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IG/06/16

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

00AB 550612



Certified that the document is submitted to registration. The signatures should be the same as those attached with the document and the rest of this document.

07 SEP 2016

Actd. Dir. Sub-Registrar
Kolkata, House 24 Park Street

THIS DEED OF CONVEYANCE is made this 4th day of August Two Thousand and Sixteen **BETWEEN** (i) RANJIT BANERJEE (Income Tax PAN ARHPB0195P) son of Late Rabindra Nath Banerjee by faith Hindu, by occupation Retired presently residing at Merlin Trinayoni, HS - 31/B, 221, Bagpota Road, PO Sarsuna, Kolkata 700 061,



of Usha Banerjee
by the pen of
Deepa Banerjee



2-4/16
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1867

PS Thakurpukur, (ii) **USHA BANERJEE** (Income Tax PAN ADPPB2117D) wife of Late Chittaranjan Banerjee by faith Hindu, by occupation Housewife presently residing at No. 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026, PO Kalighat, PS Tollygunge (iii) **DIPANKAR BANDYOPADHYAY** (Income Tax PAN ACTPB3843M), son of Late Chittaranjan Banerjee, by faith Hindu, by occupation Service presently residing at Sector 3, T7 Flat B Block, 113, Reliance Green, Reliance Green Motikhavdi, PO Reliance Green Motikhavdi, PS Meghpar Motikhavdi, Jamnagar 361142, Gujarat and is herein represented by his constituted attorney namely **Dr. Subhankar Bandyopadhyay** (Income Tax PAN AEDPB9645R), by faith Hindu, by occupation Medical Practitioner son of Late Chittaranjan Banerjee, presently residing at No. 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026, PO Kalighat, PS Tollygunge duly appointed vide power of attorney dated 12th July 2016 registered with the ADSR, Alipore in Book No. IV, volume No. 1605 – 2016, page from 12891 to 12903, being No. 160500776 of 2016, (iv) **DR. SUBHANKAR BANDYOPADHYAY** (Income Tax PAN AEDPB9645R), by faith Hindu, by occupation Medical Practitioner son of Late Chittaranjan Banerjee, presently residing at No. 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026, PO Kalighat, PS Tollygunge (v) **IVY BANERJEE** (Income Tax PAN AXXPB1527H) wife of Late Hirendra Nath Banerjee by faith Hindu, by occupation Housewife presently residing at No. 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026, PO Kalighat, PS Tollygunge and (vi) **RAJ KUMAR BANERJEE** (Income Tax PAN AGSPB6886D) son of Late Hirendra Nath Banerjee by faith Hindu, by occupation Service presently residing at No. F – 1142, Chittaranjan Park, 2nd floor, New Delhi 110 019, PO C. R. Park, PS C. R. Park hereinafter collectively referred to as the **VENDOR** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND SATWIC VIVEK RUIA** (Income Tax PAN BIZPR8842M) son of



L.T.I of urba Banerjee
by the pen of
Deepa Banerjee

NCTD
5332



NCTD
5333

Arind Banerjee



For Swastic Projects Pvt. Ltd.

[Signature]
Director



NCTD
5330

SUBHDEEP HOMES PVT. LTD.

[Signature]
Director

Signature..... *[Signature]*

05

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Deepa Banerjee
Wife of Subhanakar Bandyopadhyay
369/2 Kalitala Road, P.O. -
Karba, P.S. - Karba,
District - south 24 Parganas,
West Bengal
India
Pin - 700078

Mr. Vivek Ruia by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART AND SWASTIC PROJECTS (P) LTD.** (Income Tax PAN AADCS5305E) a company within the meaning of the Companies Act 1956 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019 represented by one of its director **Mr. Satwic Vivek Ruia** (Income Tax PAN BIZPR8842M) son of Mr. Vivek Ruia by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge and **SUBHDEEP HOMES PRIVATE LIMITED** (Income Tax PAN AAQCS4070F) a company within the meaning of the Companies Act, 1956 and presently having its registered office situate at No. 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026, PO Kalighat, PS Tollygunge and is herein represented by one of its director **Mr. Trilok Chand Naita** (income Tax PAN ACAPN4905F) son of Late Mahabir Prasad Naita by occupation Service, of No* 46, Sreedhar Roy Road, Kolkata 700019 PS Tiljala, PO Tiljala hereinafter jointly referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include the respective successors, successors – in – interest and assigns) of the **THIRD PART**:

WHEREAS:

- A. By an Indenture dated 23rd April 1931 and registered with the Sadar Sub-Registrar at Alipore in Book No. 1, volume No. 28 in pages 250 to 252 being deed No. 1770 of 1931 The Trustees for the Improvement of Kolkata sold transferred and conveyed unto and in favour of Harendra Nath Banerjee **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 07



(seven) cottahs 08 (eight) chittacks and 05 (five) sq. ft. be the same a little more or less and lying situate at and/or being Plot No. 228 of the surplus land in Improvement Scheme No. IVA (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.

- B. The said Harendra Nath Banerjee also constructed a three-storied building and other structures on the said Land.
- C. Though the said Land was purchased in the name of Harendra Nath Banerjee and the building constructed thereon was also done by Harendra Nath Banerjee but all of the same was done out of the funds and money belonging exclusively to his wife namely Sarojbasini Banerjee and as such by a Bengali Deed of Release dated 08th June 1932 and registered with the Sadar Sub-Registrar at Alipore in Book No. I, volume No. 52, in pages 96 to 98 being No. 2162 of 1932 the said Harendra Nath Banerjee released and/or transferred **ALL THAT** his entire right title interest claim and/or demand into or upon the said Land alongwith the building and structures thereon unto and in favour of his wife namely Sarojbashini Banerjee in the manner as contained and recorded therein.
- D. The said Sarojbasini Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Land together with the building and structures standing thereon.
- E. The said Land alongwith the building and structures was subsequently named and numbered as municipal premises Nos. 117A and 117B, Shyama Prasad Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- F. The said Sarojbasini Banerjee was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10th June 1977 leaving behind her surviving her six sons namely Rabindra Nath Banerjee, Sailendra Nath

Banerjee, Hemendra Nath Banerjee, Hirendra Nath Banerjee, Nrishingha Prosad Banerjee and Chittaranjan Banerjee and three daughters namely Sunanda Bhattacharya, Gouri Ganguly and Mira Mukherjee as her only legal heirs and/or representatives.

- G. Thus, the said Rabindra Nath Banerjee, Sailendra Nath Banerjee, Hemendra Nath Banerjee, Hirendra Nath Banerjee, Nrishingha Prosad Banerjee, Chittaranjan Banerjee, Sunanda Bhattacharya, Gouri Ganguly and Mira Mukherjee became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises each having an undivided one-ninth ($1/9^{\text{th}}$) part and/or share therein.
- H. The said Gouri Ganguly was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 08th September 1967 leaving behind her surviving her one son namely Dhruvo Jyoti Ganguly and two daughters namely Mita Ganguly (nee Das) and Ruma Ganguly (nee Das) as her only legal heirs and/or representatives in accordance with Sec 15 of the Hindu Succession Act, 1956.
- I. The said Dhruvo Jyoti Ganguly, Mita Ganguly (nee Das) and Ruma Ganguly (nee Das) thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Gouri Ganguly each having an undivided one-twenty seventh part and/or share therein.
- J. The said Chittaranjan Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 08th November 1986 leaving behind him surviving his widow namely Usha Banerjee and two sons namely Dipankar Bandyopadhyay and Subhankar Bandyopadhyay as his only legal heirs and/or representatives.
- K. The said Usha Banerjee, Dipankar Bandyopadhyay and Subhankar Bandyopadhyay thus became absolutely seized and possessed of or otherwise



well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Chittaranjan Banerjee each having an undivided one-twenty seventh part and/or share therein.

- L. The said Sunanda Bhattacharya was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17th October 1993 leaving behind her surviving her one son namely Shanti Bhushan Bhattacharya and one daughter namely Madhuri Goswami as her only legal heirs and/or representatives.
- M. The said Shanti Bhushan Bhattacharya and Madhuri Goshwami thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Sunanda Bhattacharya each having an undivided one-eighteenth part and/or share therein.
- N. The said Shanti Bhushan Bhattacharya was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16th October 1994 leaving behind him surviving his wife namely Rita Bhattacharya and two daughters namely Sutanuka Bhattacharya and Chandrashila Bhattacharya as his only legal heirs and/or representatives.
- O. The said Rita Bhattacharya was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 01st June 2004 leaving behind her surviving her two daughters namely Sutanuka Bhattacharya and Chandrashila Bhattacharya as her only legal heirs and/or representatives.
- P. The said Sutanuka Bhattacharya and Chandrashila Bhattacharya thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-eighteenth part and/or share into or upon the said Premises belonging to the said Late Shanti Bhushan Bhattacharya each having an undivided one-thirty sixth part and/or share therein.



- Q. The said Nrisingha Prosad Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10th November 2004 leaving behind him surviving his widow namely Sova Banerjee and one son namely Samir Kumar Banerjee as his only legal heirs and/or representatives.
- R. The said Sova Banerjee and Samir Kumar Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Nrisingha Prosad Banerjee each having an undivided one-eighteenth part and/or share therein.
- S. The said Sova Banerjee was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 01st April 2006 leaving behind her surviving her only son namely Samir Kumar Banerjee as her only legal heir and/or representative.
- T. The said Samir Kumar Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-eighteenth part and/or share into or upon the said Premises belonging to the said Late Sova Banerjee.
- U. The said Sailendra Nath Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 03rd January 2006 leaving behind him surviving his widow namely Uma Banerjee and one son namely Sanjay Banerjee as his only legal heirs and/or representatives.
- V. The said Uma Banerjee and Sanjay Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Sailendra Nath Banerjee each having an undivided one-eighteenth part and/or share therein.
- W. Thus, under the circumstances the following had following shares in the said Premises: -



i.	Rabindra Nath Banerjee		1/9 th
ii.	Hemendra Nath Banerjee		1/9 th
iii.	Hirendra Nath Banerjee		1/9 th
iv.	Uma Banerjee	}	Jointly 1/9 th
v.	Sanjay Banerjee		
vi.	Samir Kumar Banerjee		1/9 th
vii.	Usha Banerjee	}	Collectively 1/9 th
viii.	Dipankar Bandyopadhyay		
ix.	Subhankar Bandyopadhyay		
x.	Mira Mukherjee		1/9 th
xi.	Madhuri Goswami	}	Collectively 1/9 th
xii.	Sutanuka Bhattacharya		
xiii.	Chandrashila Bhattacharya		
xiv.	Mita Ganguly (nee Das)	}	Collectively 1/9 th
xv.	Dhruba Jyoti Ganguly		
xvi.	Ruma Das (nee Ganguly)		

X. By a deed of conveyance dated 14th February 2007 and registered with the Additional Registrar of Assurances – I, Kolkata in book No. I, volume No. I, in pages 01 to 19 being deed No. 4693 of 2007 the said Hemendra Nath Banerjee, Samir Kumar Banerjee, Mira Mukherjee, Madhuri Goswami, Sutanuka Bhattacharya, Chandrashila Bhattacharya, Mita Ganguly (nee Das) and Dhruba Jyoti Ganguly sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. their respective share and/or the entirety of their respective right title interest claim and/or demand into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

Y. By another deed of conveyance dated 10th March 2007 and registered with the Additional Registrar of Assurances – I, Kolkata in book No. I, in volume No. I, in pages 01 to 16 being deed No. 4695 of 2007 the said Ruma Ganguly (nee Das)



sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. her share and/or the entirety of her right title interest claim and/or demand into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

- Z. Pursuance to the above the said Rabindra Nath Banerjee, Hirendra Nath Banerjee, Uma Banerjee, Sanjay Banerjee, Usha Banerjee, Dipankar Bandyopadhyay and Subhankar Bandyopadhyay by an agreement dated 14th June 2007 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) granted the exclusive right of development of the said Premises unto and in favour of Swastic Projects (P) Ltd. upon the terms and conditions as mentioned therein.
- AA. The said Hirendra Nath Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22nd March 2009 leaving behind him surviving his wife Ivy Banerjee and one son namely Raj Kumar Banerjee as his only legal heirs and/or representatives.
- BB. The said Rabindra Nath Banerjee during his life time made and published his last Will and Testament dated 26th March 2006 registered with the District Sub-Registrar – I, Alipore in Book No. III being No. 00066 of 2006 whereby and wherein the said Rabindra Nath Banerjee upon his death gave bequeathed and demised **ALL THAT** his undivided part and/or share into or upon said Premises unto and in favour of his only son Ranjit Banerjee in the manner as contained and recorded therein.
- CC. The said Rabindra Nath Banerjee died testate on 18th April, 2009.
- DD. That the Executor applied for and obtained the probate in respect of the Last Will and Testament dated 26th March 2006 from the Ld. District Delegate at Alipore in Act 39 Case No. 230 of 2009 on 03rd May 2010.
- EE. The said Sanjay Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 23rd May 2009 leaving behind him



surviving his mother Uma Banerjee as his only legal heirs and/or representatives as he was a Bachelor.

FF. Portions of the said Premises are under the occupation of several tenants and one occupier (hereinafter collectively referred to the said **TENANTS**) all of whose details appear in the **SECOND SCHEDULE** hereunder written.

GG. The said Premises having two separate municipal Nos. has been amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation and the same has been numbered as 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026.

HH. By the deed of conveyance dated 26th November 2011 and registered with ADSR, Alipore in Book No. I, CD volume No. 38, in pages 403 to 420 being No. 08673 of 2011 the said Uma Banerjee sold transferred and conveyed unto and in favour of Subhdeep Homes (P) Ltd. **ALL THAT** the undivided 01/09th part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

II. By and under an agreement dated 28th April 2016 the Vendors herein collectively having an undivided 03/09th part and/or share in the said Premises agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 03/09th part and/or share in the said Premises together with the demarcated and exclusive part and/or portion of the existing building and comprising of the together with the three rooms and toilet, privy, balcony, corridor, kitchen of the ground floor and also the three rooms and toilet, privy, balcony, corridor, kitchen of the first floor and also the two rooms and toilet on the second floor and in total ad-measuring about 2502 sq. ft. built up together with right upon the common parts and portions including the roof of the building (hereinafter referred to as the said **CONVEYED PROPERTY**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written at or for the consideration of Rs.1,44,00,000/= (Rupees One Crore and



Forty Four Lac) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages whatsoever and/or howsoever.

JJ. The Purchaser has made payment of the consideration amount as aforementioned and has now requested the Vendor to sign and execute the deed of conveyance in its favour.

KK. The Confirming Party have joined in these presents to ratify and confirm the sale and the demarcation of the areas in the existing building that shall belong exclusively to the Purchaser herein.

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the said sum of Rs.1,44,00,000/= (Rupees One Crore and Forty Four Lac) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Conveyed Property hereby intended to be conveyed they the Vendor do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said **CONVEYED PROPERTY** morefully and particularly described in the **THIRD SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of the said Conveyed



Property or any part thereof belonging or in anyway appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Conveyed Property hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises and/or any part or portion of the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Conveyed Property being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Conveyed Property being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespassers.



II. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows: -

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to ALL THAT the said Conveyed Property hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages whatsoever and/or howsoever.
- b) **THAT**, the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Conveyed Property and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Conveyed Property and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Conveyed Property and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all



charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them.

- d) **THAT**, the said Conveyed Property and/or the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership.
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Conveyed Property or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Conveyed Property hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required.
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe unobliterated and un-canceled.



- g) **THAT**, the Vendor and each one of them have ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.
3. The Vendor and the Confirming Party do hereby collectively and severally confirm and ratify that the demarcated portion of the existing building at the said Premises shall always remain exclusive to the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 07 (seven) cottahs 08 (eight) chittacks and 05 (five) sq. ft. be the same a little more less together with the three storied old dilapidated building and other structures standing thereon lying situate at and/or being municipal premises No. 117A (including 117B), Shyama Prasad Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH:	By municipal premises No. 113, Shyama Prasad Mukherjee Road;
ON THE EAST:	By municipal premises No. 115, Shyama Prasad Mukherjee Road;
ON THE WEST:	By KMC Road named as Shyama Prasad Mukherjee Road;
ON THE SOUTH:	By municipal premises No. 115, Shyama Prasad Mukherjee Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished



THE SECOND SCHEDULE ABOVE REFERRED TO

Name of Tenant	(TENANTS)		Rent Rs.
	Area Sq. ft.	Location	
1. Arindam Mukherjee	200	Front block grd. Flr.	300/=
2. R. K. Thacker	200	- Do -	365/=
3. Tarafder & Sons	250	- Do -	345/=
4. Purna Lakshman Laundry	Garage Space	- Do -	110/=

M/s Kamrupa Enterprise as an occupier in respect of one room on the ground floor.

THE THIRD SCHEDULE ABOVE REFERRED TO(UNDIVIDED SHARE)

ALL THAT the undivided 03/09th part and/or share in the land comprised in the said Premises referred to in the First Schedule hereunder written together with the demarcated and exclusive part and/or portion of the existing building and comprising of three rooms and toilet, privy, balcony, corridor, kitchen of the ground floor and also the three rooms and toilet, privy, balcony, corridor, kitchen of the first floor and also the two rooms and toilet on the second floor and in total ad-measuring about 2502 sq. ft. built up together with right upon the common parts and portions including the entire roof of the building and free of all tenants.



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mrs DEEPA BANERJEE Wife of Dr SUBHANKAR BANDYOPADHYAY 367/2, KALITALA ROAD, P.O.- KASBA, P.S.- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Mr Ranjit Banerjee, Smt Usha Banerjee, Dr Subhankar Bandopadhyay, Smt Ivy Banerjee, Mr Raj Kumar Banerjee, Dr Subhankar Bandopadhyay, Mr Satwic Vivek Rula, Mr TRILOK CHAND NAITA, Mr SATWIC VIVEK RUIA	<i>Deepa Banerjee</i> 5/8/16

(Amitava Chanda)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ALIPORE
 South 24-Parganas, West
 Bengal

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan Form

GRN: 19-201617-001719506-2
GRN Date: 02/08/2016 20:48:03

Payment Mode: Counter Payment
Bank: AXIS Bank

DEPOSITOR'S DETAILS

Id No. : 16050001086738/1/2016
(Query No./Query Year)

Name : Satwic Vivek Ruia
Contact No. : 919831312355 Mobile No. : +91 9831312355
E-mail : unisupco@hotmail.com
Address : 21/2 Ballygunge Place, Kolkata 700019
Applicant Name : Mr Ranjit Banerjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16050001086738/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	158403
2	16050001086738/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	1006020
Total				1166423

In Words : Rupees Eleven Lakh Sixty Six Thousand Four Hundred Twenty Three only



Note: Produce this challan to any branch of AXIS Bank. Please ensure, to make your payment within 09/08/2016 (banking hours). This challan form shall be invalid

09/08/2016

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BIZPR8842M, Status : Representative, Representative of : SWASTIC PROJECTS PRIVATE LTD (as Director)
2	Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 117A, SHYAMA PRASAD MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAQCS4070F, Status : Representative, Representative of : SUBHDEEP HOMES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mrs DEEPA BANERJEE Wife of Dr SUBHANKAR BANDYOPADHYAY 367/2, KALITALA ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Identifier Of Mr Ranjit Banerjee, Smt Usha Banerjee, Dr Subhankar Bandopadhyay, Smt Ivy Banerjee, Mr Raj Kumar Banerjee, Dr Subhankar Bandopadhyay, Mr Satwic Vivek Ruia, Mr TRILOK CHAND NAITA, Mr SATWIC VIVEK RUIA

Major Information of the Deed

Deed No :	I-1605-06106/2016	Date of Registration	9/7/2016 2:41:37 PM
Query No / Year	1605-0001086738/2016	Office where deed is registered	
Query Date	02/08/2016 11:28:14 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ranjit Banerjee 221, Bag Pota Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,44,00,000/-	Rs. 1,49,01,115/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,43,108/- (Article:23)	Rs. 1,63,925/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S - Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SHYAMA PRASAD MUKHERJEE ROAD, , Premises No. 117A, Ward No: 87

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1801.67 Sq Ft	1,38,25,335/-	1,38,25,335/-	Property is on Road Encumbered by Tenant,
Grand Total :					4.1288Dec	138,25,335 /-	138,25,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	5,74,665/-	10,75,780/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2500 sq ft	5,74,665 /-	10,75,780 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ranjit Banerjee Son of Late: Rabindra Nath Banerjee Meril Trinayani, HS-31/B, 221, Bagpota Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ARHPB0195P, Status :Individual, Executed by: Self, Date of Execution: 04/08/2016 , Admitted by: Self, Date of Admission: 04/08/2016 ,Place : Pvt. Residence

2	Smt Usha Banerjee Wife of Late Chittaranjan Banerjee 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADPPB2117D, Status :Individual, Executed by: Self, Date of Execution: 04/08/2016 , Admitted by: Self, Date of Admission: 04/08/2016 ,Place : Pvt. Residence
3	Mr Dipankar Bandopadhyay Son of Late Chittaranjan Banerjee Sector-3, T7 Flat B Block, 113, Reliance Green, Re, P.O:- Reliance Green Motikhavdi, P.S:- MEGHPUR PADANA, District:-Jamnagar, Gujarat, India, PIN - 361142 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACTPB3843M, Status :Individual, Executed by: Attorney
4	Dr Subhankar Bandopadhyay Son of Late Chittaranjan Banerjee 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEDPB9645R, Status :Individual, Executed by: Self, Date of Execution: 04/08/2016 , Admitted by: Self, Date of Admission: 04/08/2016 ,Place : Pvt. Residence
5	Smt Ivy Banerjee Daughter of Late Hirendra Nath Banerjee 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AXXPB1527H, Status :Individual, Executed by: Self, Date of Execution: 04/08/2016 , Admitted by: Self, Date of Admission: 04/08/2016 ,Place : Pvt. Residence
6	Mr Raj Kumar Banerjee Son of Late Hirendra Nath Banerjee No. F-1142, Chittaranjan Park, 2nd Floor, P.O:- C R Park, P.S:- Chittaranjan Park, District:-New Delhi, Delhi, India, PIN - 110019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGSPB6886D, Status :Individual, Executed by: Self, Date of Execution: 04/08/2016 , Admitted by: Self, Date of Admission: 04/08/2016 ,Place : Pvt. Residence
7	SWASTIC PROJECTS PRIVATE LTD 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AADCS5305E, Status :Organization, Executed by: Representative
8	SUBHDEEP HOMES PRIVATE LIMITED 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAQCS4070F, Status :Organization Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SATWIC VIVEK RUIA Son of Mr VIVEK RUIA 21/2, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BIZPR8842M, Status :Individual

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dr Subhankar Bandopadhyay Son of Late Chittaranjan Banerjee 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEDPB9645R, Status : Attorney, Attorney of : Mr Dipankar Bandopadhyay

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Banerjee	Mr SATWIC VIVEK RUIA-0.516104 Dec
2	Smt Usha Banerjee	Mr SATWIC VIVEK RUIA-0.516104 Dec
3	Mr Dipankar Bandopadhyay	Mr SATWIC VIVEK RUIA-0.516104 Dec
4	Dr Subhankar Bandopadhyay	Mr SATWIC VIVEK RUIA-0.516104 Dec
5	Smt Ivy Banerjee	Mr SATWIC VIVEK RUIA-0.516104 Dec
6	Mr Raj Kumar Banerjee	Mr SATWIC VIVEK RUIA-0.516104 Dec
7	SWASTIC PROJECTS PRIVATE LTD	Mr SATWIC VIVEK RUIA-0.516104 Dec
8	SUBHDEEP HOMES PRIVATE LIMITED	Mr SATWIC VIVEK RUIA-0.516104 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Banerjee	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
2	Smt Usha Banerjee	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
3	Mr Dipankar Bandopadhyay	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
4	Dr Subhankar Bandopadhyay	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
5	Smt Ivy Banerjee	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
6	Mr Raj Kumar Banerjee	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
7	SWASTIC PROJECTS PRIVATE LTD	Mr SATWIC VIVEK RUIA-18.75 Sq Ft
8	SUBHDEEP HOMES PRIVATE LIMITED	Mr SATWIC VIVEK RUIA-18.75 Sq Ft

Endorsement For Deed Number : I - 160506106 / 2016

On 02-08-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,01,115/-



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 04-08-2016

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:40 hrs on 04-08-2016, at the Private residence by Mr SATWIC VIVEK RUIA
Claimant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 04/08/2016 by 1. Mr Ranjit Banerjee, Son of Late Rabindra Nath Banerjee, Merli Trinayani, HS-31/B, 221, Baggota Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 2. Smt Usha Banerjee, Wife of Late Chittaranjan Banerjee, 117A, Shyama Prasad Mukherjee Road, P.O. Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Dr Subhankar Bandopadhyay, Son of Late Chittaranjan Banerjee, 117A, Shyama Prasad Mukherjee Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 4. Smt Ivy Banerjee, Daughter of Late Hirendra Nath Banerjee, 117A, Shyama Prasad Mukherjee Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 5. Mr Raj Kumar Banerjee, Son of Late Hirendra Nath Banerjee, No. F-1142, Chittaranjan Park, 2nd Floor, P.O: C R Park, Thana: Chittaranjan Park, , New Delhi, DELHI, India, PIN - 110019, by caste Hindu, by Profession Service, 6. Mr SATWIC VIVEK RUIA, Son of Mr VIVEK RUIA, 21/2, BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mrs DEEPA BANERJEE, Wife of Dr SUBHANKAR BANDYOPADHYAY, 367/2, KALITALA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession House wife

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04/08/2016 by Mr Satwic Vivek Ruia Director, SWASTIC PROJECTS PRIVATE LTD, 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mrs DEEPA BANERJEE, Wife of Dr SUBHANKAR BANDYOPADHYAY, 367/2, KALITALA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession House wife

Execution is admitted on 04/08/2016 by Mr TRILOK CHAND NAITA DIRECTOR, SUBHDEEP HOMES PRIVATE LIMITED, 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mrs DEEPA BANERJEE, Wife of Dr SUBHANKAR BANDYOPADHYAY, 367/2, KALITALA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession House wife

Executed by Attorney

Execution by Dr Subhankar Bandopadhyay, Son of Late Chittaranjan Banerjee, 117A, Shyama Prasad Mukherjee Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others as the constituted attorney of Mr Dipankar Bandopadhyay Sector-3, T7 Flat B Block, 113, Reliance Green, Re, P.O: Reliance Green Motikhavdi, Thana: MEGHPUR PADANA, , Jamnagar, GUJARAT, India, PIN - 361142 is admitted by him

Indetified by Mrs DEEPA BANERJEE, Wife of Dr SUBHANKAR BANDYOPADHYAY, 367/2, KALITALA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession House wife



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 08-08-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,63,925/- (A(1) = Rs 1,63,911/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 1,58,403/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/08/2016 3:21PM with Govt. Ref. No: 192016170017195062 on 02-08-2016, Amount Rs: 1,58,403/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. WB030820160125852 on 03-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,43,098/- and Stamp Duty paid by by online = Rs 10,08,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/08/2016 3:21PM with Govt. Ref. No: 192016170017195062 on 02-08-2016, Amount Rs: 10,08,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. WB030820160125852 on 03-08-2016, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 07-09-2016

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,63,925/- (A(1) = Rs 1,63,911/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,522/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/09/2016 3:36PM with Govt. Ref. No: 192016170021866222 on 06-09-2016, Amount Rs: 5,522/-, Bank: AXIS Bank (UTIB0000005), Ref. No. WB060920160132630 on 06-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,43,098/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 35,078/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 41550, Amount: Rs.10/-, Date of Purchase: 21/06/2016, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/09/2016 3:36PM with Govt. Ref. No: 192016170021866222 on 06-09-2016, Amount Rs: 35,078/-, Bank: AXIS Bank (UTIB0000005), Ref. No. WB060920160132630 on 06-09-2016, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan Form

GRN: 19-201617-002186622-2

Payment Mode Counter Payment

GRN Date: 06/09/2016 13:31:26

Bank: AXIS Bank

DEPOSITOR'S DETAILS

Id No. : 16050001086738/6/2016
(Query No./Query Year)

Name : SATWIC VIVEK RUIA

Contact No. :

Mobile No. : +91 9831312355

E-mail :

Address : 21/2, BALLYGUNGE PLACE

Applicant Name : Mr Ranjit Banerjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001086738/6/2016	Property Registration- Registration Fees	0030-03-104-001-16	5522
2	16050001086738/6/2016	Property Registration- Stamp duty	0030-02-103-003-02	35078
Total				40600

In Words : Rupees Forty Thousand Six Hundred only

Note: Produce this challan to any branch of AXIS Bank. Please ensure, to make your payment within 13/09/2016 (banking hours). This challan form shall be invalid

13/09/2016

Suy Banerjee

Suy Banerjee

Left



Right



Banerjee

RAJKUMAR BANERJEE

Banerjee

Left



Right



Left



Right



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

Deepa Banerjee
369/2 Kalitola Rd,
Kolkata-78

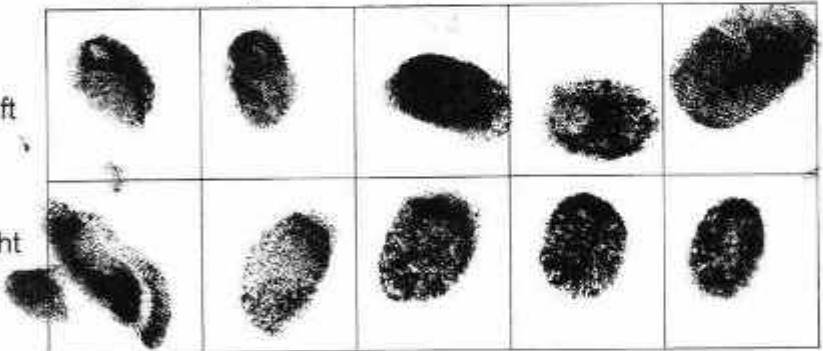
M. Banerjee
Pitali Banerjee
F. 1142. C. R. Park
New Delhi

L.T.I of Usha Banerjee
by the pen of
Deepa Banerjee

Ranika Banerjee



L.T.I of Usha Banerjee by the pen of Deepa Banerjee



Sushankar Banerjee
for self & Constituted Attorney of DIPANKAR BANERJEE

Drafted by me
Ashim Kumar Saha
Advocate
Niyam Police Court
Clt-27
WB-1674/83;

Sushankar Banerjee










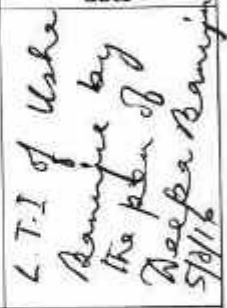



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue










OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050001086738/2016









I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ranjit Banerjee Merli Trinayani, HS-31/B, 221, Bagpota Road, P.O:- Sarsuna, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Seller			
2	Smt Usha Banerjee 117A, Shyma Prosad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			 L.T.I of Usha Banerjee by the pen of Deepta Banerjee 5/8/16
3	Dr Subhankar Bandopadhyay 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			 Subhankar Bandopadhyay 05/08/16

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Ivy Banerjee 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			 5/8/16
5	Mr Raj Kumar Banerjee No. F-1142, Chittaranjan Park, 2nd Floor, P.O:- C R Park, P.S:- Chittaranjan Park, District:- New Delhi, Delhi, India, PIN - 110019	Seller			 05/08/16
6	Dr Subhankar Bandopadhyay 117A, Shyama Prasad Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Attorney of Seller [Mr Dipankar Bandopadhyay]			 07/08/16

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Satwic Vivek Rujia 21/2, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller [SWASTI C PROJECT S PRIVATE LTD]			 05/08/16
8	Mr TRILOK CHAND NAITA 117A, SHYAMA PRASAD MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Toilygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Represent ative of Seller [SUBHDE EP HOMES PRIVATE LIMITED]			 01/08/16
9	Mr SATWIC VIVEK RUJIA 21/2, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			 05/08/16

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

Je Dayal Saha
135, Bhatia
Kolkata-1

Left

Dilip Kumar Goel
29, Ramkrishna Mission
Howrah-711101

Right



SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTY** at Kolkata

in the presence of:

Je Dayal Saha

Dilip Kumar Goel

For Swastic Projects Pvt. Ltd.

Director

SUBHDEEP HOMES PVT. LTD.

Director

Left

Right



RECEIVED of and from the withinnamed
PURCHASER the withinmentioned sum of

RUPEES ONE CRORE & FORTY FOUR LAC ONLY

RS.1,44,00,000/=

being the total Consideration in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque/D. D. No.	Drawn on	Amount Rs.	In favour of
28.04.2016	371116	Axis Bank Ltd.	1,65,000/-	Dr. Subhankar Bandyopadhyay
		TDS	1,666/-	
28.04.2016	371117	Axis Bank Ltd.	4,95,000/-	Ranjit Banerjee
		TDS	5,000/-	
14.05.2016	371125	Axis Bank Ltd.	1,65,000/-	Usha Banerjee
		TDS	1,667/-	
14.05.2016	371127	Axis Bank Ltd.	2,47,500/-	Ivy Banerjee
		TDS	2,500/-	
14.05.2016	371128	Axis Bank Ltd.	2,47,500/-	Rajkumar Banerjee
		TDS	2,500/-	
14.05.2016	371129	Axis Bank Ltd.	1,65,000/-	Dipankar Bandyopadhyay
		TDS	1,667/-	
21.07.2016	021472	Axis Bank Ltd.	6,57,000/-	Ranjit Banerjee
22.07.2016	195102	HDFC Bank	36,00,000/-	Ranjit Banerjee
		TDS	43,000/-	
21.07.2016	021467	Axis Bank Ltd.	3,28,500/-	Ivy Banerjee
22.07.2016	195106	HDFC Bank	18,00,000/-	Ivy Banerjee
		TDS	21,500/-	
21.07.2016	021468	Axis Bank Ltd.	3,28,500/-	Rajkumar Banerjee
22.07.2016	195104	HDFC Bank	18,00,000/-	Rajkumar Banerjee
		TDS	21,500/-	
21.07.2016	021469	Axis Bank Ltd.	2,19,000/-	Dr. Subhankar Bandyopadhyay
22.07.2016	195101	HDFC Bank	12,00,000/-	Dr. Subhankar Bandyopadhyay
		TDS	14,334/-	
21.07.2016	021470	Axis Bank Ltd.	2,19,000/-	Dipankar Bandyopadhyay
22.07.2016	195105	HDFC Bank	12,00,000/-	Dipankar Bandyopadhyay
		TDS	14,333/-	
21.07.2016	021471	Axis Bank Ltd.	2,19,000/-	Usha Banerjee
22.07.2016	195103	HDFC Bank	12,00,000/-	Usha Banerjee
		TDS	14,333/-	
			RS.1,44,00,000/=	

(RUPEES ONE CRORE & FORTY FOUR LAC ONLY)

WITNESSES:

Keefa Banerjee
H. Banerjee

Subhankar Bandyopadhyay
for self & as authorized
Attorney of DIPANKAR
BANDYOPADHYAY
by Bandyopadhyay

Banerjee

Banerjee

VENDOR

L.T.D. of
Usha Banerjee
by the pen of
Keefa Banerjee