

01104833

I-10302/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল. WEST BENGAL.

Certified that the document is submitted to Registration. The signature above and the endorsement above attached with the document are the part of the document.

82AB 196516



Harbans Kaur Singh

28/08/2023
5-2002056623/2023
5:00 P.M.

THIS DEED OF CONVEYANCE is made on this 28th day of August Two Thousand and Twenty Three BETWEEN HARBANS KAUR SINGH (PAN AKLPS7782E & Aadhaar 2544 6709 8882) wife of Mr. Kanwar Baldev Singh an Indian national, by faith Hindu, by occupation Housewife presently residing at No. 1/178, Gariahat Road, Kolkata 700 068 PO

5:00 P.m.
28/8/23



Kanwar Singh

District Sub-Registrar
U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

31 AUG 2023

66012

 8895



Subhas Dasgupta
Advocate
Judge Court
Anpore

NAME.....
ADD.....
Rs.....

14 JUN 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, K.C.I

 8895
For Satvic Projects Pvt. Ltd.

 Director

14 JUN 2023
14 JUN 2023

 8899

Harbans Kaur Singh

दादा



 8898
Krishna Singh


SISIR MONDAL
Petua Mondal Para,
O Ruidaspura, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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Jodhpur Park, PS Lake, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators legal representatives and assign/s) of the **FIRST PART AND SATVIC PROJECTS PRIVATE LIMITED** (PAN AAHCS4891F) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat herein represented by one of its directors, **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar Ruia an Indian National, 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 shall be deemed to mean and include its successors, successors – in – interest, nominee/s and/or assigns) of the **SECOND PART AND KRISHNA SINGH** (PAN AKTPS2584A & Aadhaar 6651 5564 7982) wife of Kanwar Ranjit Singh an Indian national, by faith Hindu by occupation housewife presently residing at No. 1/374, Gariahat Road, Kolkata 700 068, PO Jodhpur Park & PS Lake, hereinafter referred to as the "**CONFIRMING PARTY**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators legal representatives and assign/s) of the **THIRD PART**:

WHEREAS:

- A. One Santosh Kumar Chakrabarti was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 05 cottahs 03 chittacks and 08 sq. ft. be the same a little more or less lying situate at and/or being plot No. 365 in the Tollygunge Scheme named as 1, Gariahat Road Calcutta (hereinafter referred to as the said **LAND**).

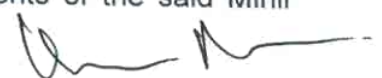




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- B. By an Indenture of Sale dated 11th September 1961 and registered with the Sub – Registrar, Alipore Sadar in Book No. I, volume No. 125 pages 201 to 214 being No. 7449 for the year 1961 the said Santosh Kumar Chakrabarti sold transferred and conveyed unto and in favour of Sakti Pada Bhattacharjee and Kamala Bhattacharjee out of the said Land **ALL THAT** the piece or parcel of land measuring about 02 cottahs and 08 chittacks be the same a little more or less being the rear northern portion of the said Land including a strip of four feet passage from municipal road which was subsequently numbered as municipal premises No. 1/365B, Gariahat Road for the consideration and in the manner as contained and recorded therein.
- C. The said Santosh Kumar Chakrabarti in the year 1962 constructed a three storied building at the remaining part or portion of the said Land located on the front side thereof and measuring about 02 cottahs 11 chittacks and 08 sq. ft. be the same a little more or less which was subsequently numbered as municipal premises No. 1/365A, Gariahat Road, Kolkata 700 068, PS Lake, ward No. 93 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- D. By the deed of settlement dated 05th May 1990 and registered with the Registrar of Assurances Calcutta in Book No. I, being No. 6225 for the year 1990 the said Santosh Kumar Chakrabarti settled for the benefit of his two sons namely Mihir Kumar Chakrabarti and Samir Kumar Chakraborty **ALL THAT** the said Premises whereby the entire second floor and the eastern demarcated part of the ground floor of the existing building shall belong to Mihir Kumar Chakraborty and the entire first floor and the western demarcated part of the ground floor of the existing building shall belong to Samir Kumar Chakrabarti in the manner and upon the terms as contained and recorded therein.
- E. The said deed of settlement dated 05th May 1990 inter-alia recorded that upon the death of the said Santosh Kumar Chakrabarti the respective entitlements of the said Mihir





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Kumar Chakrabarti and Samir Kumar Chakraborty into or upon the said Premises shall vest absolutely and forever upon the said Mihir Kumar Chakrabarti and Samir Kumar Chakraborty as absolute owners thereof.

- F. The said Santosh Kumar Chakrabarti died on 23rd July 1994 and as such the said Mihir Kumar Chakrabarti and Samir Kumar Chakraborty became the owners of the said Premises in the manner as stated in the said deed of settlement dated 05th May 1990.
- G. By the Indenture dated 27th March 2001 and registered with the ADSR Alipore in Book No. I, volume No. 153 in pages 349 to 364 being No. 4442 for the year 2001 the said Samir Kumar Chakraborty sold transferred and conveyed unto and in favour of Harbans Kaur Singh and Krishna Singh **ALL THAT** the demarcated portion of the ground floor and measuring about 673.18 sq. ft. covered area that belongs exclusively to the said Samir Kumar Chakraborty in the said Premises together with undivided proportionate impartible share or interest in the land comprised in the said Premises (hereinafter referred to as the said **FLAT**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written for the consideration and in the manner as contained and recorded therein.
- H. The said Flat has been separately assessed by the Kolkata Municipal Corporation bearing Assessee No. 21 093 0454370 in the name of the said Harbans Kaur Singh and Krishna Singh.
- I. The Vendor has with the consent and concurrence of the Confirming Party herein agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided one – half part and/or share into or upon the said Flat (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written free from all encumbrances charges liens lispens attachments trusts mortgages HUF, debottar, pledge, pawn,






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tenancies trespass whatsoever and/or howsoever at or for the total consideration of Rs.26,00,000/= (Rupees Twenty Six Lakhs) Only.

- J. At or before the execution of these presents the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -
- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
 - (b) The said Undivided Share is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, whatsoever and/or howsoever;
 - (c) There is no prohibitory orders pending or subsisting in respect of the said Undivided Share or any part thereof.
 - (d) The said Undivided Share is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
 - (e) No Notice of Acquisition or requisition affects the said Undivided Share nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
 - (f) The freehold interest and/or ownership interest of the Vendor in the said Undivided Share does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all related original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor herself.
 - (g) The Vendor has not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.





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- (h) All municipal rates taxes and outgoing payable in respect of the said Flat upto the date of execution of these presents have been duly paid and discharged and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Undivided Share upto the date of execution of this deed of conveyance.
- (i) There is no tenant and/or any trespasser and/or any occupier upon any part or portion of the said Flat that has been and always in the exclusive and khas possession and occupation of the Vender and the Confirming Party.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) That the recitals of title mentioned hereinbefore are true and factual, the Vendor has not suppressed any facts relating to the title and status of the said Undivided Share, and there are no other incidents relating to the title and status of the said Undivided Share other than those that are recited hereinabove.

K. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendor, and the Vendor has in turn delivered the vacant possession of the said Undivided Share to the Purchaser and as such the Purchaser has now requested the Vendor to sign and execute the deed of conveyance in its favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs. Rs.26,00,000/= (Rupees Two Six Lakhs) 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 Undivided Share hereby intended





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to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises and/or the said Flat she the Vendor doth hereby with the consent and concurrence of the Confirming Party indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided one – half part and/or share into or upon the flat measuring 673.18 sq. ft. more or less covered area and comprising of two adjacent rooms from west, facing the Road, part of verandah adjacent to one of said two rooms, kitchen, bath room/toilet in the North-West and the outside latrine located in the North West corner of the two storied building lying situate at and/or being municipal premises No. 1/365A, Gariahat Road, Kolkata 700 068, PS Lake, ward No. 93 of the Kolkata Municipal Corporation together with undivided proportionate share in the land together with undivided proportionate share in the common parts and portions (hereinafter referred to as the said **UNDIVIDED SHARE**) and the same is morefully and particularly described in the **THIRD SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Undivided Share 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 has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Undivided Share and/or the said Flat and/or the said Premises and/or any and/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 of the said Undivided Share or any part thereof belonging or in any way 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 Undivided Share **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Undivided Share hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise





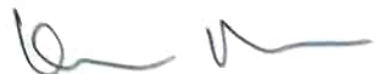
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to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Undivided Share and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Flat mentioned in the Second Schedule hereunder written and every part thereof including the said Undivided Share 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 Undivided Share 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 TOGETHER WITH** all and every right whatsoever and/or howsoever under the said Indenture dated 27th March 2001 by which the Vendor and the Confirming Party had acquired the said Flat **AND TO HAVE AND TO HOLD** the said Undivided Share 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, lispensens, attachments, trusts, mortgages, tenancies, trespassers whatsoever and/or howsoever. The Confirming Party doth hereby confirms the sale in favour of the Purchaser herein.

II. **THE VENDOR DOTH 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 Undivided Share 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 lispensens attachments trusts mortgages trespass 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 Undivided Share 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 Undivided Share 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 Undivided Share 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 Undivided Share 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 Undivided Share 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 Undivided Share hereby sold transferred





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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 require and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;
- g) **THAT**, the Vendor has ceased to have any right title interest claim and/or demand into or upon the said Undivided Share and every part thereof and/or the said Premises and every part thereof and each and every right of any nature accruing to and/or of the Vendor into or upon the said Premises shall now and hereafter for all material times belong to the Purchaser exclusively.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT piece and parcel of land containing by ad-measurement an area of about 02 cottahs 11 chittacks and 08 sq. ft. be the same a little more or less together with the three storied building (60 years Old) and other structure standing thereon and lying situate at and/or being municipal premises No. 1/365A, Gariahat Road, Kolkata 700 068, PS Lake, ward No. 93 of the Kolkata Municipal Corporation sub registry Alipore and is butted and bounded in the manner as follows: —

ON THE NORTH: By municipal premises No. 1/365B, Gariahat Road;

ON THE EAST: By municipal premises No. 1/366, Gariahat Road;





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ON THE WEST: By municipal premises No. 1/364, Gariahat Road;

ON THE SOUTH: By KMC Road named as Jodhpur Park;

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

(FLAT)

ALL THAT the flat having cemented flooring and measuring 673.18 sq. ft. more or less in covered area comprising of two adjacent rooms from west, facing the Municipal Corporation Road, part of Verandah of Lot 'A' of Settlement Deed dated 5th May, 1990 adjacent to one of said two rooms of Lot 'B' of said Settlement Deed dated 5th May, 1990 namely the middle room out of three (on the Municipal Corporation Road) South facing rooms, western half of said inner middle room of Lot 'A' its adjacent kitchen, bath room/toilet in the North-West and the outside latrine located in the North West corner of the said Premises referred to in the First Schedule above written together with undivided proportionate share in the land comprised in the said Premises referred to in the First Schedule above written together with undivided proportionate share in the common allotment as mentioned in the said Settlement Deed dated 5th May, 1990 and the said Flat is also shown within **RED** borders on the plan attached to the Indenture dated 27th March 2001. KMC Assessee No. 210930454370

THE THIRD SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided one – half part or share (measuring about 336.59 sq. ft.) into or upon the said Flat and/or the entirety of the right title interest claim or demand of the Vendor into or upon the said Flat and/or the said Premises and every part thereof with the intent and object that all-right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any part thereof of the Vendor shall belong to the Purchaser.





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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

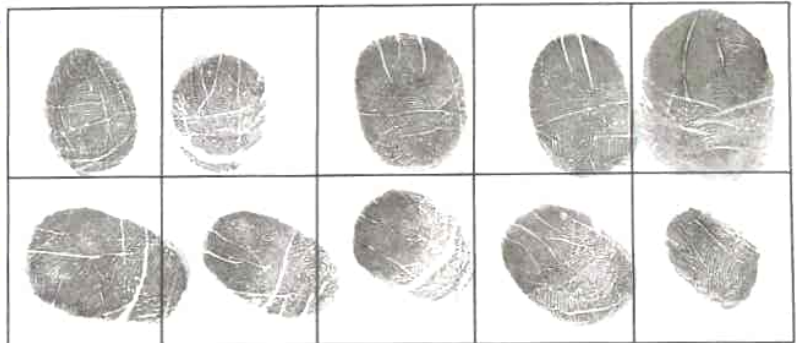
in the presence of:

Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

Harbans Kaur Singh

Left

Harbans Kaur Singh



Right

2) *Sujy Thakur*
24, B. N. Lane
Kul-81

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

For Satvic Projects Pvt. Ltd.



[Signature]

Director

Sisir Mondal

Left



Right

2) *Sujy Thakur*



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SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTY** at Kolkata

in the presence of:

Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S),
Kolkata-700147

2) *Sujit Kumar*
29, B.N. Lane
KOL-83

Koushima Singh
Left
Right

Koushima Singh



Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



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RECEIVED of and from the withinnamed

PURCHASER the within mentioned sum of

RUPEES TWENTY-SIX LAKHS ONLY

RS.26,00,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount (Rs.)	In Favour of
28.08.2023	399409	Kotak Mahindra Bank	26,00,000/=	Harbans Kaur Singh

WITNESSESES:

1) *Shri Mandal*

2) *Sujay Taran*

Harbans Kaur Singh

VENDOR



District Sub-Regi
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20 AUG 1968



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042002056623/2023

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs HARBANS KAUR SINGH City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Seller			<i>Harbans Kaur Singh</i> 28.8.23
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mrs Krishna Singh City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Seller			<i>Krishna Singh</i> 28.08.23
SI No.	Name of the Executant	Category		Finger Print	Signature with date
3	Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [Satvic Projects Pvt Ltd]			<i>[Signature]</i> 28.08.2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mrs HARBANS KAUR SINGH, Mrs Krishna Singh, Mr Vivek Ruia			 28/08/2023

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240181669838

GRN Details

GRN:	192023240181669838	Payment Mode:	SBI Epay
GRN Date:	22/08/2023 16:56:00	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9206414140319	BRN Date:	22/08/2023 16:56:41
Gateway Ref ID:	202323401812861	Method:	State Bank of India New PG CC
GRIPS Payment ID:	220820232018166982	Payment Init. Date:	22/08/2023 16:56:00
Payment Status:	Successful	Payment Ref. No:	2002056623/2/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Satvic Projects Pvt Ltd
Address:	21/2 Ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	22/08/2023
Period To (dd/mm/yyyy):	22/08/2023
Payment Ref ID:	2002056623/2/2023
Dept Ref ID/DRN:	2002056623/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002056623/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	104703
2	2002056623/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	26187
Total				130890

IN WORDS: ONE LAKH THIRTY THOUSAND EIGHT HUNDRED NINETY ONLY.





ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TYK0005793



নির্বাচকের নাম - শিশির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : XX / XX / 1984

TYK0005793

ঠিকানা:
শেটুয়া মন্ডল শাড়া ও রুইদাসপাড়া শেটুয়া বারুইপুর
দক্ষিণ 24 পরগণা 700147

Address:
PETUA MONDAL PARA O RUIDASPARA
PETUA BARUIPUR SOUTH 24
PARGANAS 700147

[Handwritten signature]

Date: 10/12/2008

140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আনুষ্ঠানিকতার স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
140-Baruipur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্টে নাম
ভোলা ও একই বছরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
list of the changed address and to obtain the card
with same number.

08 U/10/16

[Handwritten signature: Sisir Mondal]
[Handwritten signature: Jadab Mondal]

Major Information of the Deed

Deed No :	I-1604-10808/2023	Date of Registration	31/08/2023
Query No / Year	1604-2002056623/2023	Office where deed is registered	
Query Date	10/08/2023 5:02:09 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 26,00,000/-	Rs. 26,17,324/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,04,713/- (Article:23)	Rs. 26,219/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 1/365A, Ward No: 093, Road: Gariahat Road (Jodhpur Park), Pin Code : 700068

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (In Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 336.59, Super Built-up Area: 403.908	26,00,000 /-	26,17,324/ -	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 60 Year ,Property is on Road, Resale , Last Reference Deed No :1605-I-04442-2001

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs HARBANS KAUR SINGH Wife of Mr Kanwar Baldev Singh City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx2e, Aadhaar No: 25xxxxxxxx8882, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence

2	Mrs Krishna Singh Wife of Mr Ranjit Singh City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxx4a, Aadhaar No: 66xxxxxxxx7982, Status :Confirming Party, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Pvt. Residence
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Satvic Projects Pvt Ltd City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx1f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vivek Ruia (Presentant) Son of Late Sheo Kumar Ruia City:- , 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.:: acxxxxx9q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Satvic Projects Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mrs HARBANS KAUR SINGH, Mrs Krishna Singh, Mr Vivek Ruia			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mrs HARBANS KAUR SINGH	Satvic Projects Pvt Ltd-403.908000 Sq Ft

Endorsement For Deed Number : I - 160410808 / 2023

On 28-08-2023

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

Presented for registration at 17:00 hrs on 28-08-2023, at the Private residence by Mr Vivek Ruia ,

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 26,17,324/-

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

Execution is admitted on 28/08/2023 by 1. Mrs HARBANS KAUR SINGH, Wife of Mr Kanwar Baldev Singh, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Sikh, by Profession House wife, 2. Mrs Krishna Singh, Wife of Mr Ranjit Singh, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Sikh, by Profession House wife

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

Execution is admitted on 28-08-2023 by Mr Vivek Ruia, Director, Satvic Projects Pvt Ltd (Private Limited Company), City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-08-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,219.00/- (A(1) = Rs 26,173.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 26,187/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 4:56PM with Govt. Ref. No: 192023240181669838 on 22-08-2023, Amount Rs: 26,187/-, Bank: SBI EPay (SBlePay), Ref. No. 9206414140319 on 22-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,713/- and Stamp Duty paid by by online = Rs 1,04,703/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 4:56PM with Govt. Ref. No: 192023240181669838 on 22-08-2023, Amount Rs: 1,04,703/-, Bank: SBI EPay (SBlePay), Ref. No. 9206414140319 on 22-08-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 31-08-2023

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 26,219.00/- (A(1) = Rs 26,173.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,713/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 66012, Amount: Rs.10.00/-, Date of Purchase: 14/06/2023, Vendor name: Suranjan Mukherjee

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 376371 to 376396

being No 160410808 for the year 2023.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2023.10.06 11:43:10 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 06/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.