

01/09/23

I-12567/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

82AB 196534



Signature of the man in the portrait.

Certified that the document is admitted for Registration. The signature sheets and the endroesment sheets attached with the document are the part of this document.

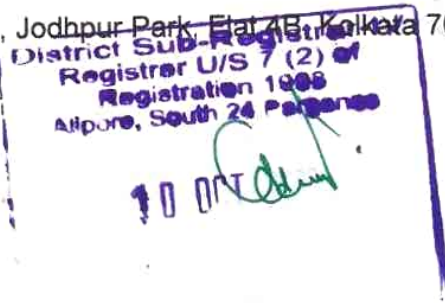
27/09/2023

2002402474/2023

3-15 P.M.

THIS DEED OF CONVEYANCE is made on this 26th day of September Thousand and Twenty Three **BETWEEN PARTHA BHATTACHARYA** (PAN ACWPB3947M & Aadhaar 5904 1121 9276) son of Late Shaktipada Bhattacharya an Indian national, by faith Hindu by occupation retired presently residing at No. 353, Jodhpur Park, Flat 4B, Kolkata 700 068 PO

Signature of Partha Bhattacharya.



3-15 PM
27/9/23

SIRIR MONDAL
P. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

65434

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Rs.....
14 JUN 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. G. Roy Road, Kol-1

14 JUN 2023
14 JUN 2023

ESK

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ESK

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ESK



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
27 SEP 2023

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

Jodhpur Park & PS Lake and is herein represented by his constituted attorney **Satvic Projects Private Limited** (PAN AAHCS4891F) a company within the meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat through one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian National, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge duly appointed vide power of attorney dated 17th August 2023 registered with the District Sub – Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604 – 2023 in pages 327105 to 327124 being No. 160410333 of 2023 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assign/s) of the **ONE PART** AND (i) **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 and is herein represented by one of its directors, **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian National, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge, (ii) **BISHWARUP CHAKRABARTI** (PAN AGTPC2960N & Aadhaar No. 6761 0008 8727) son of Mr. Mihir Kumar Chakrabarti and grandson of Late Santosh Kumar Chakrabarti, an Indian national, by faith Hindu, by occupation lawyer, having his permanent residential address at 365 (1/365A), Jodhpur Park, Kolkata 700 068, PO Jodhpur Park & PS Lake and presently residing at Flat No. 402, 4th Floor, Horizon Building, 5th Road, Plot No. 285, Chembur East, Mumbai 400 071 PO Chembur, PS Chembur, (iii) **SAMIR KUMAR CHAKRABORTY** (PAN AKNPC2382E & Aadhaar 5805 8032 5864) son of Late Santosh Kumar Chakrabarti an Indian national, by faith Hindu by occupation professional presently residing at No. 1/365A, Gariahat Road, Kolkata 700 068 PO Jodhpur Park & PS Lake and (iv) **KRISHNA SINGH** (PAN AKTPS2584A & Aadhaar 6651 5564 7982) wife of Kanwar Ranjit Singh an Indian



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national, by faith Hindu by occupation housewife presently residing at No. 1/374, Gariahat Road, Kolkata 700 068, PO Jodhpur Park & PS Lake and both are herein represented by their constituted attorney **Satvic Projects Private Limited** (PAN AAHCS4891F) a company within the meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat through one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia an Indian National, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019, PS Gariahat, PO Ballygunge duly appointed vide power of attorney dated 17th August 2023 registered with the District Sub – Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604 – 2023 in pages 327105 to 327124 being No. 160410333 of 2023 hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include in case of the individual each of their respective heirs, executors, administrators, legal representatives and/or assigns and in case of the company its successors, successors – in – interest and assign/s) of the **OTHER PART**:

WHEREAS:

- A. 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**).
- 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



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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 (hereinafter referred to as the said **1/365B, GARIAHAT ROAD**) for the consideration and in the manner as contained and recorded therein.

- C. The said Sakti Pada Bhattacharjee and Kamala Bhattacharjee jointly constructed a partly two and partly three storied building in the year 1962 into or upon the land comprised in the said 1/365B, Gariahat Road.
- D. 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 Kumar Chakrabarti and Samir Kumar Chakraborty into or upon the said 1/365A Gariahat Road shall vest absolutely and forever upon the said Mihir Kumar Chakrabarti and Samir Kumar Chakraborty as absolute owners thereof.
- E. 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 1/365A Gariahat Road in the manner as stated in the said deed of settlement dated 05th May 1990.
- F. The said Sakti Pada Bhattacharjee died intestate on 19th June 1999 leaving behind him surviving his wife namely Kamala Bhattacharjee and one son namely Partha Bhattacharya as his only legal heirs and/or representatives.
- G. The said Kamala Bhattacharya died intestate on 25th August 2000 leaving behind her surviving her only son namely Partha Bhattacharya as her only legal heir and/or representative.
- H. In view of the aforesaid and by virtue of his inheritance as aforesaid, the name of Partha Bhattacharya has been duly mutated in the records of the Kolkata Municipal Corporation





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on 13th August 2018 and the said Partha Bhattacharya has the right, title, interest and full ownership as well as occupation of the existing residential building constructed over the said plot being said 1/365B, Gariahat Road admeasuring 02 cottahs and 08 chittacks.

- I. The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 1/365B, Gariahat Road, Kolkata 700 068 PO Jodhpur Park, PS Lake in ward No. 93 of the Kolkata Municipal Corporation (hereinafter referred to as the '**PREMISES**') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- J. The Vendor has agreed to sell and transfer and the Purchaser have agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 sq. ft. area into or upon the land comprised in the said Premises (hereinafter collectively referred to as the said '**SHARE**') morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.3,25,000/= (Rupees Three Lakhs and Twenty Five Thousand) only free of all encumbrances whatsoever and/or howsoever.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,25,000/= (Rupees Three Lakhs and Twenty Five Thousand) 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 Share 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 un-demarcated and undivided 50 Sq. ft. area into or upon the land situate at municipal premises No. 1/365B, Gariahat Road, Kolkata 700 068 PO Jodhpur





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Park, PS Lake in ward No. 93 of the Kolkata Municipal Corporation (hereinafter referred to as the said **SHARE**) and the same is morefully and particularly described in the **SECOND 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 **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever 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 Share and every part thereof **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Share 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 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 Share and every part thereof 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 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 TO HAVE AND TO HOLD** the said 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, trespassers.





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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 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 lispendens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said 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 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 them lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said 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;
- d) **THAT**, the said Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;





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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 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 Share 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;

THE FIRST SCHEDULE ABOVE REFERRED TO

('PREMISES')

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 02 cottahs and 08 chittacks be the same a little more or less be the same a little more or less together with two storied building and other structures standing thereon and all lying situate at and/or being municipal premises No. 1/365B, Gariahat Road, Kolkata 700 068 PO Jodhpur Park PS Lake in ward No. 93 of the Kolkata Municipal Corporation, having assessee No. 210930404810 Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 1/353, Gariahat Road;

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

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

ON THE SOUTH: By municipal premises No. 1/365A, Gariahat 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

('SHARE')

ALL THAT the **un-demarcated and undivided 50 sq. ft. area** in the land comprised in the said 'Premises' referred to in the First Schedule above.





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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

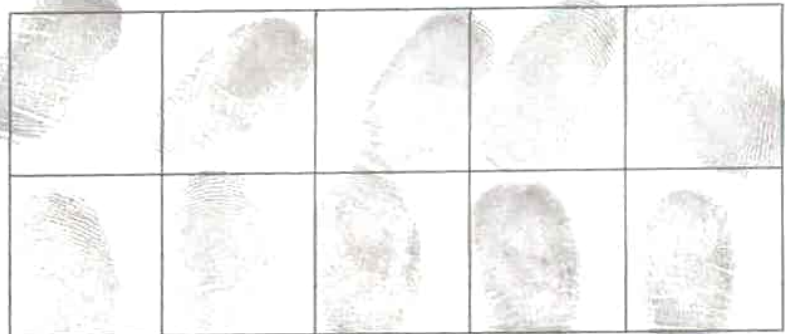
1) *Sisir Mondal*
SISIR MONDAL
 Petua Mondal Para,
 O Ruidaspara, Petua,
 Baruipur, 24 PGS (S),
 Kolkata-700147

2) *Sujay Thakur*
 29, B.N. Lane
 Kol-85

Sisir Mondal
Sujay Thakur

Left

Right



For Partha Bhattacharya

(as director of Satvic Projects (P) Ltd.
 their constituted attorney)

SIGNED SEALED AND DELIVERED

by the **PURCHASERS** at Kolkata

in the presence of:

1) *Sisir Mondal*

2) *Sujay Thakur*

For Satvic Projects Pvt. Ltd.

|| 95 ||

Director

For Bishwarup Chakrabarti,
 Samir Kumar Chakraborty &
 Krishna Singh

(as director of Satvic Projects (P) Ltd.
 their constituted attorney)

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



District Sub-Registrar-I.
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MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of Rs.3,25,000/= (Rupees Three Lakhs and Twenty Five Thousand) only vide book entry in the books of accounts of the Vendor in the name of the Purchaser.

Witnesses:

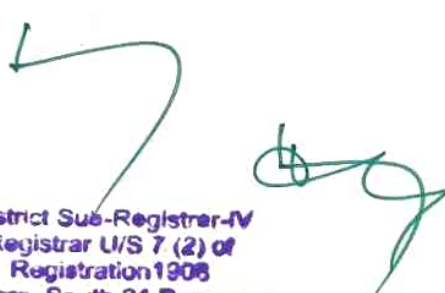
- 1) *[Signature]*
- 2) *[Signature]*

For Partha Bhattacharya

(as director of Satvic Projects (P) Ltd.
their constituted attorney)

VENDOR




District Sub-Registrar-IV
Registrar U/S 7 (2) of
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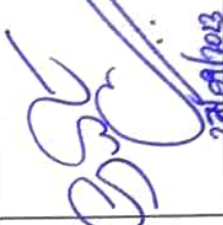


27 SEP 2023





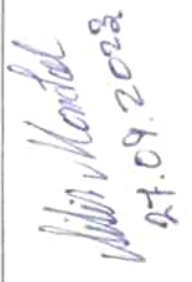
Government of West Bengal

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 16042002402474/2023

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	Mr Satwic 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]			 27/09/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Satwic Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [Mr Bishwarup Chakrabarti] ,[Mr Samir Kumar Chakraborty] ,[Mr Partha Bhattacharya] ,[Mrs Krishna Singh]			 27/09/2023



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	Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia			

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





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002402474/2023	Office where deed will be registered
Query Date	20/09/2023 5:52:44 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 4,06,251/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 16,270/- (Article:23)	Rs. 4,077/- (Article:A(1), E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	50 Sq Ft	2,00,000/-	4,06,251/-	Property is on Road Adjacent to Metal Road,
Grand Total :				.1146Dec	2,00,000 /-	4,06,251 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Bishwarup Chakrabarti Son of Mr Mihir Kumar Chakrabarti, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. agxxxxxx0n, Aadhaar No.: 67xxxxxxxx8727, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2002402474 of 2023, Printed On : Sep 20 2023 5:52PM, Generated from wbregistration.gov.in

2	Mr Samir Kumar Chakraborty Son of Late Santosh Kumar Chakrabarti, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. akxxxxxx2e, Aadhaar No.: 58xxxxxxxx5864, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Satvic Projects Pvt Ltd (Private Limited Company) City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. aaxxxxxx1f, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Mr Partha Bhattacharya Son of Late Shaktipada Bhattacharya, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. acxxxxxx7m, Aadhaar No.: 59xxxxxxxx9276, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Mrs Krishna Singh Wife of Mr Kanwar Ranjit Singh, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. akxxxxxx4a, Aadhaar No.: 66xxxxxxxx7982, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Satwic Vivek Ruia Son of Mr Vivek Ruia Director, Satvic Projects Private Limited , 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , 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. bixxxxxx2m , Aadhaar No.: 66xxxxxxxx7982	Mr Bishwarup Chakrabarti, Mr Samir Kumar Chakraborty, Mr Partha Bhattacharya, Mrs Krishna Singh

Representative Details :

SI No	Name & Address	Representative of
1	Mr Satwic Vivek Ruia Son of Mr Vivek 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. bixxxxxx2m , Aadhaar No.: 37xxxxxxxx5326	Satvic Projects Pvt Ltd (as Director)



Query No: 2002402474 of 2023, Printed On : Sep 20 2023 5:52PM, Generated from wbregistration.gov.in



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



192023240232427118

GRN Details

GRN:	192023240232427118	Payment Mode:	SBI Epay
GRN Date:	23/09/2023 15:11:37	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2644307190937	BRN Date:	23/09/2023 15:12:45
Gateway Ref ID:	202326668906283	Method:	State Bank of India New PG CC
GRIPS Payment ID:	230920232023242710	Payment Init. Date:	23/09/2023 15:11:37
Payment Status:	Successful	Payment Ref. No:	2002402474/1/2023
			[Query No./Query Year]

Depositor Details

Depositor's Name:	Ms Satvic Projects Pvt Ltd
Address:	21/2 Ballygunge Place, kolkata
Mobile:	9831312355
Period From (dd/mm/yyyy):	23/09/2023
Period To (dd/mm/yyyy):	23/09/2023
Payment Ref ID:	2002402474/1/2023
Dept Ref ID/DRN:	2002402474/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002402474/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	16260
2	2002402474/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	4077
Total				20337

IN WORDS: TWENTY THOUSAND THREE HUNDRED THIRTY SEVEN ONLY.

PAID



ভাৰতের নির্বাচন কমিশন
পারিচয় কার্ড

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TYK0005793



নির্বাচকের নাম : শশির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : জাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1984
Date of Birth

TYK0005793

ঠিকানা:
পেটুয়া মন্ডল পাড়া ও রুইদাসপাড়া পেটুয়া বারুইপুর
দক্ষিণ 24 পরগণা 700147

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

Date: 10/12/2008
140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অনুমতি প্রদানের তারিখ

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

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার মিটে নাম
ভোটা ও একই মণ্ডলের 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
roll of the changed address and to obtain the card
with same number.

CP-1/10/14

Major Information of the Deed

Deed No :	I-1604-12667/2023	Date of Registration	10/10/2023
Query No / Year	1604-2002402474/2023	Office where deed is registered	
Query Date	20/09/2023 5:52:44 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. 2,00,000/-	Rs. 4,06,251/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 16,270/- (Article:23)	Rs. 4,109/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/365A, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		50 Sq Ft	2,00,000/-	4,06,251/-	Property is on Road Adjacent to Metal Road,
Grand Total :					.1146Dec	2,00,000 /-	4,06,251 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bishwarup Chakrabarti Son of Mr Mihir Kumar Chakrabarti City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: agxxxxxx0n, Aadhaar No: 67xxxxxxxx8727, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Samir Kumar Chakraborty Son of Late Santosh Kumar Chakrabarti City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: akxxxxxx2e, Aadhaar No: 58xxxxxxxx5864, Status :Individual, Executed by: Attorney, Executed by: Attorney

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.:: aaxxxxxx1f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Mr Partha Bhattacharya Son of Late Shaktipada Bhattacharya City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx7m, Aadhaar No: 59xxxxxxxx9276, Status :Individual, Executed by: Attorney
3	Mrs Krishna Singh Wife of Mr Kanwar Ranjit Singh City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx4a, Aadhaar No: 66xxxxxxxx7982, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Director, Satvic Projects Private Limited , 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , 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.:: bixxxxxx2m, Aadhaar No: 66xxxxxxxx7982 Status : Attorney, Attorney of : Mr Bishwarup Chakrabarti, Mr Samir Kumar Chakraborty, Mr Partha Bhattacharya, Mrs Krishna Singh

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia Son of Mr Vivek 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.:: bixxxxxx2m, Aadhaar No: 37xxxxxxxx5326 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 Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bishwarup Chakrabarti	Satvic Projects Pvt Ltd-0.0190972 Dec,Mr Partha Bhattacharya-0.0190972 Dec,Mrs Krishna Singh-0.0190972 Dec
2	Mr Samir Kumar Chakraborty	Satvic Projects Pvt Ltd-0.0190972 Dec,Mr Partha Bhattacharya-0.0190972 Dec,Mrs Krishna Singh-0.0190972 Dec

Endorsement For Deed Number : I - 160412667 / 2023

On 27-09-2023

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

Presented for registration at 15:15 hrs on 27-09-2023, at the Private residence by Mr Satwic 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 4,06,251/-

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

Execution is admitted on 27-09-2023 by Mr Satwic 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

Indetified 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

Executed by Attorney

Execution by Mr Satwic Vivek Ruia, Director, Satvic Projects Private Limited (Private Limited Company), 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 as constituted attorney for 1. Mr Bishwarup Chakrabarti P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 2. Mr Samir Kumar Chakraborty P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 3. Mr Partha Bhattacharya P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 4. Mrs Krishna Singh P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

Indetified 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 09-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,109.00/- (A(1) = Rs 4,063.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 4,077/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2023 3:12PM with Govt. Ref. No: 192023240232427118 on 23-09-2023, Amount Rs: 4,077/-, Bank: SBI EPay (SBIEPay), Ref. No. 2644307190937 on 23-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,270/- and Stamp Duty paid by by online = Rs 16,260/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2023 3:12PM with Govt. Ref. No: 192023240232427118 on 23-09-2023, Amount Rs: 16,260/-, Bank: SBI EPay (SBIEPay), Ref. No. 2644307190937 on 23-09-2023, 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 10-10-2023

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 4,109.00/- (A(1) = Rs 4,063.00/- ,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. 16,270/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 65434, Amount: Rs.10.00/-, Date of Purchase: 14/06/2023, Vendor name: Suranjan Mukherjee



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 390659 to 390680
being No 160412667 for the year 2023.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2023.10.16 11:21:44 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 16/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.