

09/09/23

I-19668/23

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

अभिषेक पश्चिम बंगाल WEST BENGAL

82AB 196536



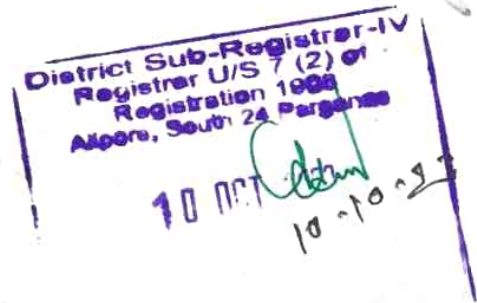
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Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

27/09/2023
Q-2002402622/2023
3-12 P.M.

THIS DEED OF CONVEYANCE is made on this 26th day of September Thousand and Twenty Three BETWEEN 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

Handwritten signature in blue ink.



3-12 P.M.
27/9/23

82AB 196536
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

65592

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

14 JUN 2023

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1

Subhasis Dasgupta
Advocate
Alipore Judge Court

14 JUN 2023

14 JUN 2023

10216

10216



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

Park & PS Lake herein represented by her 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 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. 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 hereinafter jointly referred to as the **VENDORS** (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 her heirs, executors, administrators, legal representatives and/or assigns and in case of the company its successors, successors – in – interest and assign/s) of the **ONE PART AND** (i) **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 Jodhpur Park & PS Lake, (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 &



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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 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 each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER 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**).
- 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 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 Samir Kumar Chakraborty and the entire second floor and the western demarcated part of the ground floor of the existing building shall belong to Mihir 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 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.
- 



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- 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. By the deed of conveyance dated 28th August 2023 and registered with the District Sub – Registrar – IV, Alipore, South 24 Parganas in Book No. I, volume No. 1604 – 2023 being No. 10808 of 2023 the said Harbans Kaur Singh with the consent and concurrence of the said Krishna Singh sold transferred and conveyed unto and in favour of Satvic Projects (P) Ltd. **ALL THAT** the undivided one – half part and/or share into or upon the said Flat free from all encumbrances for the consideration and in the manner as contained and recorded therein.
- 



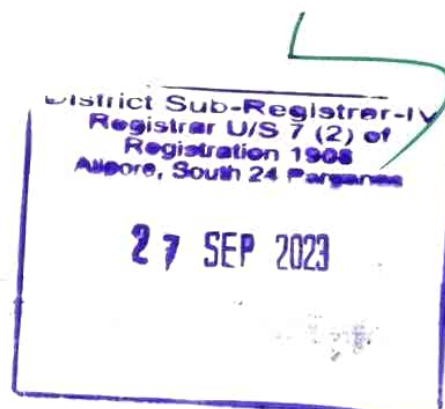
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- J. Thus, the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Flat free of all encumbrances whatsoever and/or howsoever.
- K. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 sq. ft. area into or upon the said Flat together with undivided proportionate share in the land attributable thereto (hereinafter collectively referred to as the said '**SHARE**') morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written at or for the total consideration of Rs.4,75,000/= (Rupees Four Lakhs and Seventy 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.4,75,000/= (Rupees Four Lakhs and Seventy 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 Vendors (the receipt whereof the Vendors do 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 Vendors do hereby acquit release and discharge the Purchaser and the said Share hereby intended to be conveyed they the Vendors 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 together with undivided proportionate share in the land attributable thereto out of the demarcated portion of the ground floor and measuring about 673.18 sq. ft. covered area lying situate at 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 **SHARE**) and the same is 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 **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 Vendors 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 Vendors **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, lispendens, attachments, trusts, mortgages, trespassers.

II. **THE VENDORS 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 Vendors to the contrary the Vendors is lawfully and/or otherwise absolutely seized and possessed of otherwise





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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 Vendors do hereby profess to transfer subsists and that the Vendors 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 Vendors 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 Vendors 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 Vendors and/or the predecessors in title of the Vendors;
- 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;
- e) **THAT**, the Vendors 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





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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 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 two storied building 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;

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





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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
('SHARE')

ALL THAT the **un-demarcated and undivided 50 sq. ft. area** out of the Flat referred to in the Second Schedule above together with undivided proportionate share in the land attributable thereto.

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 **VENDORS** at Kolkata

in the presence of:

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

For Krishna Singh
[Signature]
(as director of Satvic Projects (P) Ltd.
her constituted attorney)

For Satvic Projects Pvt. Ltd.
[Signature]
Director



Left

Right

Sig. Flak
29. B. R. G.
Kel-88



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SIGNED SEALED AND DELIVEREDby the **PURCHASERS** at Kolkata

in the presence of:

For Partha Bhattacharya, Bishwarup
Chakrabarti and Samir Kumar Chakrabarty

Sisir Mondal
SISIR MONDAL
 Petua Mondal Para,
 O Ruidar, Petua,
 Baruip, PGS (S)
 Kolkata-700147

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

MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of **Rs.4,75,000/= (Rupees Four Lakhs and Seventy Five Thousand) only** vide book entry duly credited in the books of accounts of the Vendors in the name of the Purchaser.

Witnesses:

Sisir Mondal
Sisir Mondal

For Satvic Projects Pvt. Ltd.

|| ५५ ||

Director

For Krishna Singh

[Signature]
 (as director of Satvic Projects (P) Ltd.
 her constituted attorney)

VENDORS*Dilip Kumar Goel*

DILIP KUMAR GOEL
 Advocate
 Alipore Court
 F/873/798/99



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ভাৰতীয় নিৰ্বাচন কমিশ্যন
পাঠকৰ পত্ৰ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TYK0005793



নিৰ্বাচকৰ নাম : শিশিৰ মণ্ডল

Elector's Name : Sisir Mondal

পিতাৰ নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিংগ / Sex : পুৰ / M

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

TYK0005793

ঠিকানা:
শেঠিয়া বস্তল পাড়া ও কইদাসপাড়া শেঠিয়া বারুইপুৰ
দক্ষিণ 24 পরগনা 700147

Address:

PETUA MONDAL PARA O RUIDASPARA
PETUA BARUIPUR SOUTH 24
PARGANAS 700147

Date: 10/12/2008

140-বারুইপুৰ পশ্চিম নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচক নিবন্ধন
আধিকাৰিকৰ স্বাক্ষৰৰ অনুমতি

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

টিকটৰ পৰিৱৰ্তন হ'লে নতুন টিকটত ভোটাৰ নিম্নে নাম
ভোলা ও একই নম্বৰৰ নতুন সঠিক পৰিৱেশৰ পাওহাৰ
কৰা নিমিত্ত কৰ্মে এই পৰিৱেশৰ নম্বৰটি উল্লেখ কৰা
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
after some number



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



192023240232429728

GRN Details

GRN:	192023240232429728	Payment Mode:	SBI Epay
GRN Date:	23/09/2023 15:16:13	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2925546588537	BRN Date:	23/09/2023 15:17:13
Gateway Ref ID:	202326631225189	Method:	State Bank of India New PG CC
GRIPS Payment ID:	230920232023242971	Payment Init. Date:	23/09/2023 15:16:13
Payment Status:	Successful	Payment Ref. No:	2002402622/1/2023
[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):	23/09/2023
Period To (dd/mm/yyyy):	23/09/2023
Payment Ref ID:	2002402622/1/2023
Dept Ref ID/DRN:	2002402622/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002402622/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	13823
2	2002402622/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	3467
Total				17290

IN WORDS: SEVENTEEN THOUSAND TWO HUNDRED NINETY ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



230920232023242971

GRIPS Payment Detail

GRIPS Payment ID:	230920232023242971	Payment Init. Date:	23/09/2023 15:16:13
Total Amount:	17290	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2925546588537	BRN Date:	23/09/2023 15:17:13
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

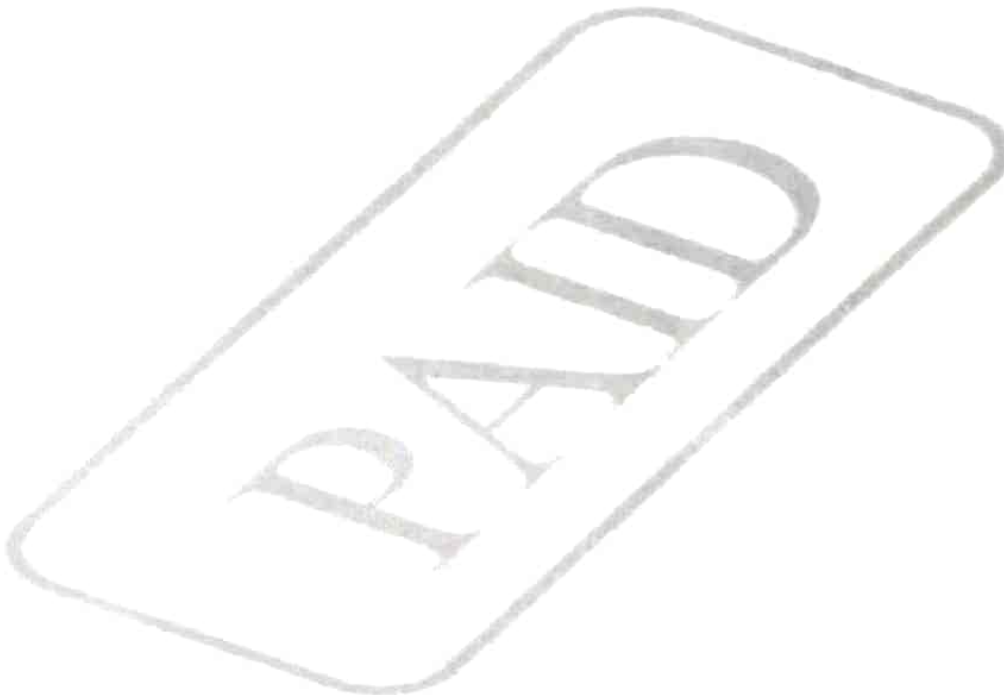
Depositor's Name: Ms Satvic Projects Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240232429728	Directorate of Registration & Stamp Revenue	17290
Total			17290

IN WORDS: SEVENTEEN THOUSAND TWO HUNDRED NINETY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





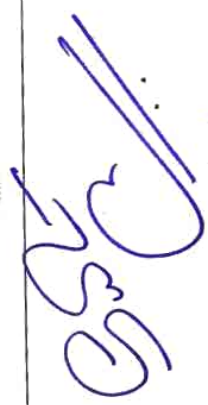






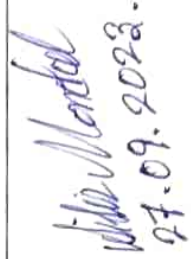
Government of West Bengal

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 16042002402622/2023

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

Sl No.	Name of the Executant	Category	Photo	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
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 Partha Bhattacharya] [Mr Bishwarup Chakrabarti] [Mr Samir Kumar Chakraborty] [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			 27.09.2023.

(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	2002402622/2023	Office where deed will be registered
Query Date	20/09/2023 6:13:17 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. 3,45,313/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 13,833/- (Article:23)	Rs. 3,467/- (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: 1/365B, , Ward No: 093, Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	50 Sq Ft	2,00,000/-	3,45,313/-	Width of Approach Road: 8 Ft.,
Grand Total :				.1146Dec	2,00,000 /-	3,45,313 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Partha Bhattacharya Son of Late Saktipada 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

Darbhanga - meepm
BY - Mr



Query No: 2002402622 of 2023, Printed On : Sep 20 2023 6:13PM, Generated from wbregistration.gov.in

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 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
3	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
4	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.: 37xxxxxxxx5326	Mr Partha Bhattacharya, Mr Bishwarup Chakrabarti, Mr Samir Kumar Chakraborty, 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: 2002402622 of 2023, Printed On : Sep 20 2023 6:13PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-12668/2023	Date of Registration	10/10/2023
Query No / Year	1604-2002402622/2023	Office where deed is registered	
Query Date	20/09/2023 6:13:17 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. 3,45,313/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 13,833/- (Article:23)	Rs. 3,499/- (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: 1/365B, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	50 Sq Ft	2,00,000/-	3,45,313/-	Width of Approach Road: 8 Ft.,
Grand Total :				.1146Dec	2,00,000 /-	3,45,313 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Partha Bhattacharya Son of Late Saktipada 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, Executed by: Attorney

Buyer Details :

SI 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 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
3	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
4	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 :

SI 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: 37xxxxxxxx5326 Status : Attorney, Attorney of : Mr Partha Bhattacharya, Mr Bishwarup Chakrabarti, Mr Samir Kumar Chakraborty, Mrs Krishna Singh

Representative Details :

SI 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 L2

SI.No	From	To. with area (Name-Area)
1	Mr Partha Bhattacharya	Satvic Projects Pvt Ltd-0.0286459 Dec,Mr Bishwarup Chakrabarti-0.0286459 Dec,Mr Samir Kumar Chakraborty-0.0286459 Dec,Mrs Krishna Singh-0.0286459 Dec

Endorsement For Deed Number : I - 160412668 / 2023

On 27-09-2023

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

Presented for registration at 15:12 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 3,45,313/-

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, Satwic 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, Satwic 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 Partha Bhattacharya P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 2. Mr Bishwarup Chakrabarti P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 3. Mr Samir Kumar Chakraborty 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 3,499.00/- (A(1) = Rs 3,453.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 3,467/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2023 3:17PM with Govt. Ref. No: 192023240232429728 on 23-09-2023, Amount Rs: 3,467/-, Bank: SBI EPay (SBIEPay), Ref. No. 2925546588537 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. 13,833/- and Stamp Duty paid by by online = Rs 13,823/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2023 3:17PM with Govt. Ref. No: 192023240232429728 on 23-09-2023, Amount Rs: 13,823/-, Bank: SBI EPay (SBIEPay), Ref. No. 2925546588537 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 3,499.00/- (A(1) = Rs 3,453.00/- ,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. 13,833/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 65992, 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 390636 to 390658
being No 160412668 for the year 2023.



(Signature)

Digitally signed by Anupam Halder
Date: 2023.10.16 11:19:34 +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.