

01/29/23

I-12669/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

82AB 196535



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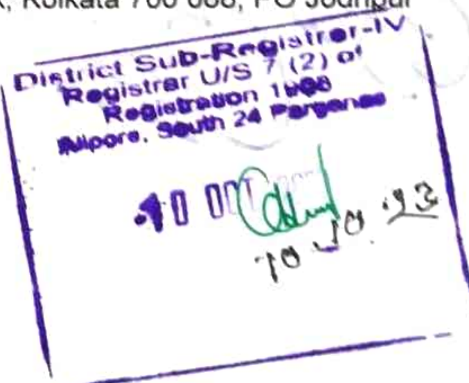
Certified that the document is admitted the Registration. The signature sheet and the endorsement sheet attached with the document are the part of this document.

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

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27/09/2023

2002402763/2023
3-10 P.M.



3-10/23
27/9/23

65933

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

Subhas Dasgupta
Advocate
Alipore Judge Court

14 JUN 2023
14 JUN 2023

[Signature]

10216

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10216

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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 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 and **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 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 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 both of their respective 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) **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 and (iii) **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



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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 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 (hereinafter referred to as the said **1/365A, GARIAHAT ROAD**).
- D. 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.
- E. 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 1/365A, Gariahat Road whereby the entire first floor and the western demarcated part of the ground floor of the existing building shall belong to Samir Kumar Chakraborty and the entire second floor and the eastern 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.
- F. 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





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

- G. 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.
- H. 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.
- I. 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.
- J. 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 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.
- K. 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 western 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 1/365A Gariahat Road together with undivided proportionate impartible share or interest in the land comprised in the said 1/365A Gariahat Road (hereinafter referred to as the said **OLD FLAT**) for the consideration and in the manner as contained and recorded therein.





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- L. The said Old 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. The said 1/365A Gariahat Road is assessed as assessee No. 21 093 0404809 and the said 1/365B Gariahat Road is assessed as assessee No. 21 093 0404810.
- M. By and under a gift deed dated 14th August 2023 and registered with the District Sub Registrar – IV, Alipore, South 24 Parganas, in Book No. I, volume No. 1604-2023 being No. 160410038 for the year 2023, the said Mihir Kumar Chakrabarti, out of love and affection, gifted the entirety of his share in the said 1/365A, Gariahat Road to his son and his sole legal heir Bishwarup Chakrabarti.
- N. The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 1/365A 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.
- O. The Vendors have 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.3,70,000/= (Rupees Three Lakhs and Seventy 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.3,70,000/= (Rupees Three Lakhs and Seventy Thousand) only** of the lawful money of





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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 into or upon the land situate at municipal premises No. 1/365A Gariahat Road, Kolkata 700 068 PO Jodhpur 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 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



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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 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





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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 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 11 chittacks and 08 sq. ft. 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. 1/365A, Gariahat Road, Kolkata 700 068 PO Jodhpur Park PS Lake in ward No. 93 of the Kolkata Municipal Corporation, having assessee No. 210930404809 Sub Registry Office Alipore and is butted and bounded in the manner as follows: - 



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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

('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.

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:

For Bishwarup Chakrabarti &
Samir Kumar Chakraborty

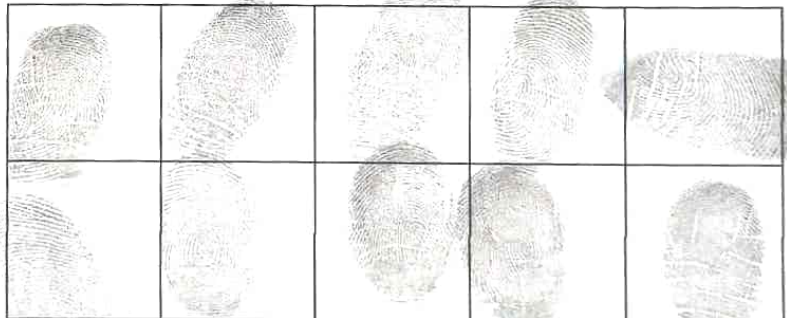
(as director of Satvir Projects (P) Ltd.
their constituted attorney)

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

Left

2) *Sujit Thakur*
29, B.N. Lane
K-1-85

Right



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

in the presence of:

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

2) *Sujit Thakur*
 27, D. N. Road
 K-1-85

For Satvic Projects Pvt. Ltd.

|| 55 ||

Director

For Partha Bhattacharya &
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

MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of **Rs.3,70,000/= (Rupees Three Lakhs and Seventy Thousand) only** vide book entry in the books of accounts of the Vendors in the name of the Purchaser.

Witnesses:

1) *Sisir Mondal*
 2) *Sujit Thakur*

For Bishwanup Chakrabarti &
Samir Kumar Chakraborty(as director of Satvic Projects (P) Ltd.
their constituted attorney)**VENDORS**



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



192023240232432528

GRN Details

GRN:	192023240232432528	Payment Mode:	SBI Epay
GRN Date:	23/09/2023 15:22:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3786870980337	BRN Date:	23/09/2023 15:23:25
Gateway Ref ID:	202326668590070	Method:	State Bank of India New PG CC
GRIPS Payment ID:	230920232023243251	Payment Init. Date:	23/09/2023 15:22:03
Payment Status:	Successful	Payment Ref. No:	2002402763/1/2023
[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:	2002402763/1/2023
Dept Ref ID/DRN:	2002402763/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002402763/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20703
2	2002402763/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	5187
Total				25890

IN WORDS: TWENTY FIVE THOUSAND EIGHT HUNDRED NINETY ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



230920232023243251

GRIPS Payment Detail

GRIPS Payment ID:	230920232023243251	Payment Init. Date:	23/09/2023 15:22:03
Total Amount:	25890	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3786870980337	BRN Date:	23/09/2023 15:23:25
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

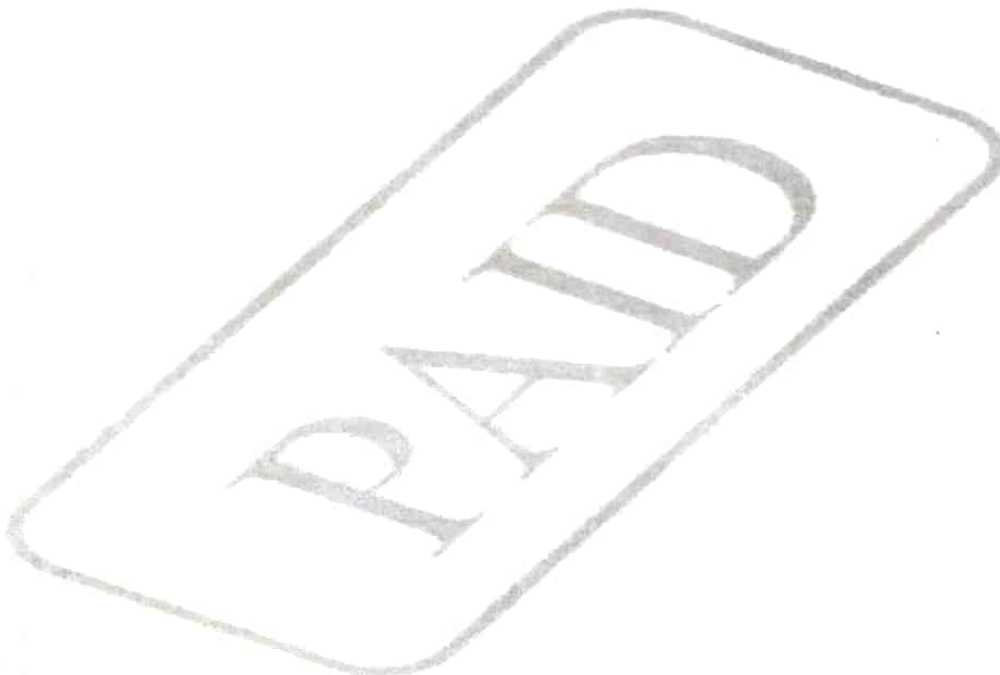
Depositor's Name: Ms Satvic Projects Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240232432528	Directorate of Registration & Stamp Revenue	25890
Total			25890

IN WORDS: TWENTY FIVE THOUSAND EIGHT HUNDRED NINETY ONLY.

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





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

Query No / Year	2002402763/2023	Office where deed will be registered
Query Date	20/09/2023 6:31:32 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. 3,50,000/-	Rs. 5,17,320/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,713/- (Article:23)	Rs. 5,187/- (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		

Apartment Details :

District: South 24-Parganas, Thana: 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	Khatia n	Floor Area (In Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 50, Super Build Area of the Apartment: 60	3,50,000/-	5,17,320/-	, Apartment Type: Flat/Apartment Semi Commercial Use , Floor Type: Mosaic, Age of Flat: 60 Year ,Property is on Road, New Flat ,

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	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.: 66xxxxxxx7982, Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2002402763 of 2023, Printed On : Sep 20 2023 6:31PM, Generated from wbregistration.gov.in

Doelung - meher
BY - Mr

2	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
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Buyer 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
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
3	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

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	Mrs Krishna Singh, Mr Bishwarup Chakrabarti, Mr Samir Kumar Chakraborty, Mr Partha Bhattacharya

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: 2002402763 of 2023, Printed On : Sep 20 2023 6:31PM, Generated from wbreregistration.gov.in

Identifier Details :

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Satwic Vivek Ruia, Mr Satwic Vivek Ruia

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Singh	Mr Bishwarup Chakrabarti-10 Sq Ft,Mr Samir Kumar Chakraborty-10 Sq Ft,Mr Partha Bhattacharya-10 Sq Ft
2	Satvic Projects Pvt Ltd	Mr Bishwarup Chakrabarti-10 Sq Ft,Mr Samir Kumar Chakraborty-10 Sq Ft,Mr Partha Bhattacharya-10 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
A1	Assessment No. : 210930454370 Premises No. : 1/365A Ward No. : 093 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT HARBANS KAUR SINGH AND , SMT KRISHNA SINGH Owner Address : 1/365A GARIAHAT ROAD , KOLKATA-700068 Pin No. : 700068	Plan Sanction No.: Building Type : Building Height : Is Heritage: Plot Area : Total Floor Area: Covered Parking Area:
L2	Assessment No. : 210930404810 Premises No. : 1/365B Ward No. : 093 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : PARTHA BHATTACHARYA Owner Address : 365/A JODHPUR PARK,KOLKATA-68 Pin No. : 700068	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.



Query No: 2002402763 of 2023, Printed On : Sep 20 2023 6:31PM, Generated from wbregistration.gov.in



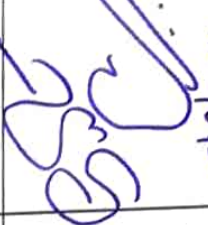




Government of West Bengal



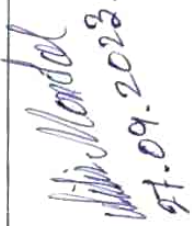
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002402763/2023

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 Rula City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Seller [Satvic Projects Pvt Ltd]			 27/09/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Satwic Vivek Rula City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [Mrs Krishna Singh] ,[Mr Bishwarup Chakrabar ti] ,[Mr Samir Kumar Chakrabor ty] ,[Mr Partha Bhattacha rya]			 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





ভাৰতীয় নিৰ্বাচন কমিশ্যন
শাসিত শাসক

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TYK0005793



নিৰ্বাচকৰ নাম : শিশিৰ মণ্ডল

Elector's Name : Sisir Mondal

পিতৃৰ নাম : জাদব মণ্ডল

Father's Name : Jadab Mondal

লিংগ / Sex : পুৰ / M

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

TYK0005793

ঠিকানা:
পেটুয়া মণ্ডল পাড়া ও কইদাসপাড়া পেটুয়া বারুইপুৰ
পশ্চিম 24 পৰগণা 700147

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

Date: 10/12/2008

140-বারুইপুৰ পশ্চিম নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচক নিবন্ধন

জাৰিকালিকৈ প্ৰাক্ৰমণ অনুষ্ঠিত

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

ঠিকানা পৰিৱৰ্তন হলে নতুন ঠিকনাত ভোটাৰ মিটে নাম
ভোলা ও একই নম্বৰেৰে নতুন সচিব পৰিচালক পাণ্ডাৰ
কৰ্মা নিৰ্বাহ কৰে এই পৰিচালকৰে নম্বৰটি উল্লেখ কৰিব।
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.

CG 12/10/10

Major Information of the Deed

Deed No :	I-1604-12669/2023	Date of Registration	10/10/2023
Query No / Year	1604-2002402763/2023	Office where deed is registered	
Query Date	20/09/2023 6:31:32 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. 3,50,000/-	Rs. 5,17,320/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,713/- (Article:23)	Rs. 5,219/- (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: 50, Super Built-up Area: 60	3,50,000/-	5,17,320/-	, Apartment Type: Flat/Apartment Semi Commercial Use , Floor Type: Mosaic, Age of Flat: 60 Year ,Property is on Road, New Flat ,

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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: 66xxxxxxx7982, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	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, Executed by: Representative

Buyer 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
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
3	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

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

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 A1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Singh	Mr Bishwarup Chakrabarti-10.000000 Sq Ft,Mr Samir Kumar Chakraborty-10.000000 Sq Ft,Mr Partha Bhattacharya-10.000000 Sq Ft
2	Satvic Projects Pvt Ltd	Mr Bishwarup Chakrabarti-10.000000 Sq Ft,Mr Samir Kumar Chakraborty-10.000000 Sq Ft,Mr Partha Bhattacharya-10.000000 Sq Ft

Endorsement For Deed Number : I - 160412669 / 2023

On 27-09-2023

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

Presented for registration at 15:10 hrs on 27-09-2023, at the Private residence by Mr Satwic Vivek Rula ,.

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 5,17,320/-

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

Execution is admitted on 27-09-2023 by Mr Satwic Vivek Rula, 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

Executed by Attorney

Execution by Mr Satwic Vivek Rula, 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. Mrs Krishna Singh 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. Mr Partha Bhattacharya P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

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 09-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,219.00/- (A(1) = Rs 5,173.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 5,187/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2023 3:23PM with Govt. Ref. No: 192023240232432528 on 23-09-2023, Amount Rs: 5,187/-, Bank: SBI EPay (SBIEPay), Ref. No. 3786870980337 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. 20,713/- and Stamp Duty paid by by online = Rs 20,703/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2023 3:23PM with Govt. Ref. No: 192023240232432528 on 23-09-2023, Amount Rs: 20,703/-, Bank: SBI EPay (SBIEPay), Ref. No. 3786870980337 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 5,219.00/- (A(1) = Rs 5,173.00/- ,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. 20,713/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 65993, 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 390612 to 390635
being No 160412669 for the year 2023.



(Signature)

Digitally signed by Anupam Halder
Date: 2023.10.16 11:17:48 +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.