

2617/2023

2-2675/23



5-25 P.M.

पश्चिम बंगाल WEST BENGAL

77AB 450950

2/22/403/23

Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement Sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances II Kolkata

28 FEB 2023

THIS DEED OF CONVEYANCE is made on this 09th day of February Thousand and Twenty
Three **BETWEEN (1) SUBIR SEN**, (PAN ALFPS7129C & Aadhaar No. 9059 2875 2746) son
of Late Haridas Sen, an Indian national, by faith Hindu, by occupation Advocate, residing at
44, Ramkanto Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (2)
SUBRATA SEN (PAN ARSPS4362G & Aadhaar No. 2096 3848 2072), son of Late Krishna



8005/F10
154330

Subhasis Dasgupta
Advocate
Alipore Judge Court

14 DEC 2022
SURANJAN JUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Park-1

14 DEC 2022
14 DEC 2022

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[Handwritten signature]

8 FEB 2023



THIS DEED OF CONVEYANCE...
BETWEEN...
of Late Haridas...
45, Ramkrishna...
SUGRATA...

ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
17 DEC 2023
[Handwritten initials]



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020220232027801220

GRIPS Payment Detail

GRIPS Payment ID:	020220232027801220	Payment Init. Date:	02/02/2023 15:08:57
Total Amount:	20649	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9664623188413	BRN Date:	02/02/2023 15:09:47
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230278012218	Directorate of Registration & Stamp Revenue	20649
Total			20649 ✓

IN WORDS: TWENTY THOUSAND SIX HUNDRED FORTY NINE ONLY.

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



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



192022230278012218

GRN Details

GRN:	192022230278012218	Payment Mode:	SBI Epay
GRN Date:	02/02/2023 15:08:57	Bank/Gateway:	SBIPay Payment Gateway
BRN :	9664623188413	BRN Date:	02/02/2023 15:09:47
Gateway Ref ID:	202303315404587	Method:	State Bank of India New PG CC
GRIPS Payment ID:	020220232027801220	Payment Init. Date:	02/02/2023 15:08:57
Payment Status:	Successful	Payment Ref. No:	2000221403/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Swastic Heights Pvt Ltd
Address:	21/2 ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	02/02/2023
Period To (dd/mm/yyyy):	02/02/2023
Payment Ref ID:	2000221403/3/2023
Dept Ref ID/DRN:	2000221403/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000221403/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	16510
2	2000221403/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	4139
Total				20649

IN WORDS: TWENTY THOUSAND SIX HUNDRED FORTY NINE ONLY.



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



192022230310607598

GRN Details

GRN: 192022230310607598 Payment Mode: SBI Epay
GRN Date: 24/02/2023 17:05:08 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3215639465125 BRN Date: 24/02/2023 17:06:07
Gateway Ref ID: 202305580707359 Method: State Bank of India New PG CC
GRIPS Payment ID: 240220232031060758 Payment Init. Date: 24/02/2023 17:05:08
Payment Status: Successful Payment Ref. No: 2000221403/13/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Swastic Heights Private Limited
Address: 21/2 Ballygunge Place Kolkata, West Bengal, 700019
Mobile: 9831312355
Email: ujalan.ors@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000221403
Applicant's Name: Mr Uday Jalan
Address: A.R.A. - II KOLKATA
Office Name: A.R.A. - II KOLKATA
Identification No: 2000221403/13/2023
Remarks: Sale, Sale Document Payment No 13
Period From (dd/mm/yyyy): 24/02/2023
Period To (dd/mm/yyyy): 24/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000221403/13/2023	Property Registration- Stamp duty	0030-02-103-003-02	1080
2	2000221403/13/2023	Property Registration- Registration Fees	0030-03-104-001-16	270
Total				1350

IN WORDS: ONE THOUSAND THREE HUNDRED FIFTY ONLY.

Chandra Sen, an Indian national, by faith Hindu, by occupation Retired, residing at 44, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (3) **SUDIPTA SEN** (PAN AKOPS5452L & Aadhaar No. 6335 4481 1529), son of Late Krishna Chandra Sen, an Indian national, by faith Hindu, by occupation Business, residing at 44, Ramkanta Bose Street, Kolkata 700 003 PO Baghbazar & PS Shyampukur; (4) **DR. SUPRATIK SEN** (PAN ALPPS3016C & Aadhaar No. 4021 4454 6128), son of Late Deb Kumar Sen, an Indian national, by faith Hindu, by occupation Doctor, presently residing at Flat No. B 6/6, Calcutta Greens, Phase – I, Kolkata-700 075 PO Santoshpur & PS Regent Park; (5) **SUPRIYO SEN** (PAN AJFPS9406A & Aadhaar No. 2225 5079 3665), son of Late Deb Kumar Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (6) **BASANTI SEN** (PAN BGSPS5794L & Aadhaar No. 9049 2791 5777) wife of Late Deb Kumar Sen an Indian national, by faith Hindu, by occupation Housewife residing at 42B Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur and all are herein represented by their constituted attorney **Swastic Heights Private Limited** (PAN AABCH2817C) 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. Satwik Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia, an Indian national, by faith Hindu, by occupation Business and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat duly appointed vide power of attorney dated 20th January 2023 and registered with the Additional Registrar of Assurances – II, in Book No. I, volume No. 1902 – 2023 page from 40131 to 40180 being No. 190200976 for the year 2023 hereinafter collectively 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 their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND (1) JAYASREE SEN** (PAN CURPS1974A & Aadhaar No. 8171 5107 5660), wife of Late Dilip Kumar Sen, an Indian national, by faith Hindu, by occupation Housewife, residing at 44, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS



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Shyampukur; (2) URMI GHOSH (PAN BRLPG9480R & Aadhar No. 3068 9850 1969), wife of Mr. Teertha Ghosh, an Indian national, by faith Hindu, by occupation Housewife, presently residing at Flat 21G, Tower 4, South City Residency, 375 Price Anwar Shah Road, Kolkata – 700 068, PO Jadavpur & PS Jadavpur; (3) DYUTI GANGULY (PAN BGBPG1793C & Aadhaar No. 9236 4928 4600), wife of Mr. Debasis Ganguly, an Indian national, by faith Hindu, by occupation Advocate, presently residing at 1/4 Radhamadhab Goswami Lane, Kolkata – 700 003, PO Baghbazar & PS Shyampukur (4) CHANDRA SEN (PAN CDAPS8200H & Aadhaar No. 9308 0661 1777), wife of Late Prasanta Kumar Sen, an Indian national, by faith Hindu, by occupation Housewife, residing at 44, Ramkanto Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (5) ALO BASU (PAN AGXPB1347G & Aadhaar No. 5700 0232 5532), wife of Dr. Saumyajit Basu, an Indian national, by faith Hindu, by occupation Housewife, presently residing at 44/1A, Ramdhan Mitra Lane, Kolkata – 700 004 PO Shyambazar & PS Shyampukur; (6) ISHITA SEN (PAN CTLPS4493R & Aadhaar No. 9784 1004 5328), daughter of Late Jayanta Sen, an Indian national, by faith Hindu, by occupation Service, residing at 44 Ramkanto Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (7) PRITAM SEN (PAN BQEPS9586C & Aadhaar No. 5441 9651 9559), son of Late Prafulla Kumar Sen, an Indian national, by faith Hindu, by occupation Service, residing at 44, Ramkanto Bose Street, Kolkata – 700 003 PO Baghbazar & PS Shyampukur; (8) SIDDHARTHA SEN (PAN AKUPS0330B & Aadhaar No. 8955 9292 0862), son of Late Satyendra Nath Sen an Indian national, by faith Hindu, by occupation Business, presently residing at A-3/G-2, Bidyakut Abasan, Narayanpur, Kolkata - 700 136 PO R. Gopalpur & PS Airport (Naranpur); (9) SUGATA SEN (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (10) HON'BLE JUSTICE (RETD.) SHYAMAL KUMAR SEN (PAN ALAPS8316A & Aadhaar No. 8702 4983 9491), son of Late Dinabandhu Sen, an Indian national, by faith Hindu by occupation Retired presently residing at 50, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (11) DR. SATYAJIT SEN (PAN AAMPS1223P & Aadhaar No. 9434 5206 4660),



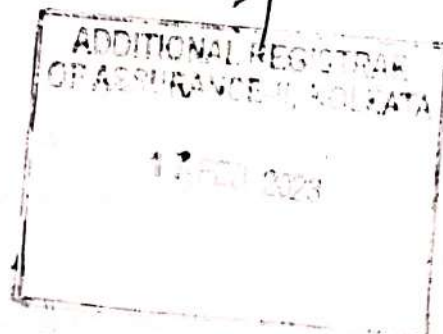
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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
17-10-2013

son of Late Suhrit Chandra Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 1A2 Brook Tower, Hilland Park, 1925 Chakgaria, Kolkata – 700 094, PO Panchsayar & PS Jadavpur (South); (12) SANGHAMITRA SEN (PAN FXVPS5018D & Aadhaar No. 5517 4066 5751) wife of Late Ambarjit Sen an Indian national, by faith Hindu, by occupation Housewife, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (13) PURABI SEN (PAN AUHPS3067L & Aadhaar No. 7199 3160 2200), wife of Late Somen Chandra Sen, an Indian national, by faith Hindu, by occupation Housewife, residing at 44, Ramkanta Bose Street, Kolkata-700 003 PO Baghbazar & PS Shyampukur; (14) ALOKA SEN (PAN COOPS6839H & Aadhaar No. 3463 3518 3776), wife of Late Pradyut Kumar Sen, an Indian national, by faith Hindu, by occupation Housewife, presently residing at 157/2A A P C Road, Flat #2A, Uttam Plaza, Kolkata – 700 004, PO Shyambazar & PS Shyampukur; (15) DEBAPRIYO SEN (PAN ATIPS1631A & Aadhaar No. 6107 8999 6774), son of Late Pradyut Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 157/2A A P C Road, Flat #2A, Uttam Plaza, Kolkata – 700 004, PO Shyambazar & PS Shyampukur; (16) KUMKUM SEN (PAN BVMPS4970D & Aadhaar No. 3470 5211 5231), wife of Late Bidyut Sen, an Indian national, by faith Hindu, by occupation Housewife, presently residing at 44 Ramkanto Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (17) DEBABRATA SEN (PAN BMOPS8884D & Aadhaar No. 7012 7984 3088), son of Late Bidyut Kumar Sen, an Indian national, by faith Hindu, by occupation Business, residing at 44 Ramkanto Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur; (18) SWARNAMOYEE SEN (PAN COFPS1005G & Aadhaar No. 3039 6552 9331) wife of Mr. Rahul Bhattacharya, an Indian national, by faith Hindu, by occupation Service, presently residing at A-701 Shiam Apartments, Plot No. 5D, Sector – 11, Dwarka, New Delhi – 110 075, PO Dwarka Sector 6 & PS Dwarka Sector 21, (19) MINA ROY (PAN AUZPR5260L & Aadhaar No. 5375 9888 4670) wife of Late Sudhangshu Kumar Roy an Indian national, by faith Hindu, by occupation Housewife residing at 96/1B, Garpar Road, Kolkata 700009, PO Parshibagan, PS Narkeldanga and all herein represented by their constituted attorney Swastic Heights Private Limited (PAN AABCH2817C) a company within the

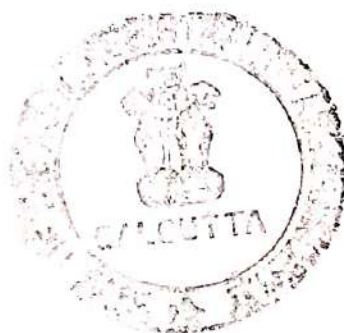


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OF ASSURANCE, AGRATA
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meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat through one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia, an Indian national, by faith Hindu, by occupation Business and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat appointed vide power of attorney dated 20th January 2023 and registered with the Additional Registrar of Assurances – II, in Book No. I, volume No. 1902 – 2023 page from 40131 to 40180 being No. 190200976 for the year 2023, (20) **SHAISTA QADEER** (PAN AAJPQ8104E & Aadhaar No. 6928 0128 6390), wife of Mr. Arif Qadeer, an Indian national, by faith Muslim, by occupation Housewife, presently residing at 1509, Block A, Juma Al Majdid, Al Nahda, Sharjah, UAE and is herein represented by her constituted attorney **Swastic Heights Private Limited** (PAN AABCH2817C) 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 and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat appointed vide power of attorney dated 11th January 2023 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 25th January 2023; (21) **SARAH SAIF AHMAD** (PAN CHNPA7463D & Aadhaar No. 9265 7812 5570), wife of Mr. Saif Uddin Ahmed, an Indian national, by faith Muslim, by occupation Housewife, presently residing at 1407 Al Manoor Tower, Al Nahda, Sharjah, UAE and is herein represented by her constituted attorney **Swastic Heights Private Limited** (PAN AABCH2817C) 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 and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat appointed vide power of attorney dated 11th January 2023 authenticated by the Office of the



Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 25th January 2023; (22) **RASHEN SEN** (PAN ALXPS7175A & Aadhaar No. 8897 8833 9512), son of Late Pranab Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at Flat No. 607, 6th Floor, Saud Bahwan Residency-1, Building #63, Way # 281, Al-khuiwair – 133, Muscat, Oman and is herein represented by her constituted attorney **Swastic Heights Private Limited** (PAN AABCH2817C) 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 and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat appointed vide power of attorney dated 18th January 2023 authenticated by the Office of the Embassy of India in Muscat and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 06th February 2023; (23) **SUVAJIT SEN** (PAN DEXPS4715A & Aadhaar No. 9825 6586 4409), son of Late Dr. Asoke Kumar Sen, a citizen of USA, by faith Hindu, by occupation Service, presently residing at 6901 Sobrante Road, Oakland, CA, 94611, USA and is herein represented by his constituted attorney **Mr. Indrajit Sen** (PAN AOXPS1764E & Aadhaar No. 5414 4119 7137), son of Late Dr. Asoke Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at No. 49, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly appointed vide power of attorney dated 16th March 2022 registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, volume 1901 – 2022, page from 174683 to 174697 being No. 190102401 for the year 2022 and (24) **SWASTIC HEIGHTS PRIVATE LIMITED** (PAN AABCH2817C) 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 PS Gariahat, PO Ballygunge 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 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 individuals their respective heirs, executors, administrators, legal representatives and/or assigns and in case of the company its successors, successors – in – interest and assing/s) of the **OTHER PART**:

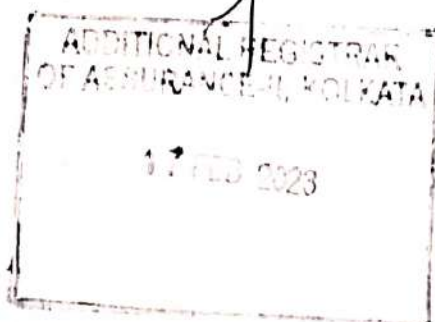
WHEREAS:

- A. The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owners of **ALL THAT** the municipal premises No. 42B (including 42C & 42D), Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No. 08 of the Kolkata Municipal Corporation (hereinafter referred to as the 'PREMISES') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The Vendors have agreed to sell and transfer and the Purchasers have agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 100 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.3,50,000/= (Rupees Three Lakhs and Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,50,000/= (Rupees Three Lakhs and Fifty Thousand) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchasers 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 Purchasers 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 Purchasers herein **ALL THAT**





the un-demarcated and undivided 100 Sq. ft. area into or upon the land situate at municipal premises No. 42B (including 42C & 42D), Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No. 8 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 Purchasers and/or their 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



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and in use of the Purchasers 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 PURCHASERS 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 are 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 Purchasers 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 Purchasers 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





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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 Purchasers 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 Purchasers and/or its successors in interest in the manner as aforesaid as shall or may be required;

THE FIRST SCHEDULE ABOVE REFERRED TO

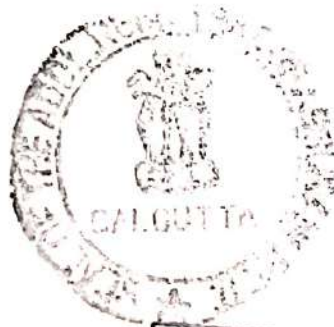
('PREMISES')

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 10 (ten) cottahs 12 (twelve) chittacks and 26 (twenty six) sq. ft. be the same little more or less together with the 50 year old cemented flooring three storied building (having floor area of about 500 sq. ft. each i.e. aggregating to 1500 sq. ft. more or less) and other temporary structures (having a total area of about 1,000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 42B (including 42C & 42D), Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 110084400660 and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 38/1A Bose Para Lane;

ON THE EAST: Partly by municipal premises No. 41/1A, Ramkanta Bose Street, partly by municipal premises No. 41/1B, partly by





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municipal premises No. 41/1C, Ramkanta Bose Street & partly by municipal premises No. 41/1D, Ramkanta Bose Street;

ON THE WEST: Partly by Common Passage partly by municipal premises No. 43, partly by municipal premises No. 42F, partly by municipal premises No. 42E & partly by municipal premises No. 44, Ramkanta Bose Street and partly by municipal premises No. 38/1B Bose Para Lane;

ON THE SOUTH: Partly by municipal premises No. 42A Ramkanta Bose Street, and partly by Common Passage;

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 100 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 Subir Sen, Suprata Sen, Sudipta Sen,
Dr. Supratik Sen, Supriyo Sen & Basanti Sen

(as authorised signatory of Swastic Heights
Private Limited their constituted attorney)

24 Subir Mondal
petua Mondalpara
O Ruidaspara
Mallikpur
Kolkata-147

Left

Right





1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
17 FEB 2023

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

in the presence of:

D. Sujay Thakur
29, B.N. Lane Kol-85

2/ Sisir Mondal
petua Mondal pur.
Okuidaspara
Haldipur
Kolkata-147.

For Jaysree Sen & Ors.

(as authorised signatory of Swastic Heights
Private Limited their constituted attorney)

For Swastic Heights Pvt. Ltd.

|| 55 ||

Director

For Suvajit Sen

Suvajit Sen
(constituted attorney)

Suvajit Sen

Left

Right



D. Sujay Thakur
2/ Sisir Mondal

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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

17 FEB 2023

MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of Rs.3,50,000/= (Rupees Three Lakhs and Fifty Thousand) only vide book entry credited in the books of accounts of the Vendors in the name of the Purchasers.

Witnesses:

D. Sujay Thakur
is Videsh Mondal.

For Subir Sen, Subrata Sen, Sudipta Sen
Dr. Supratik Sen, Supriyo Sen & Basanti Sen


(as authorised signatory of Swastic Heights
Private Limited their constituted attorney)

VENDORS



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

17 FEB 2023






Government of West Bengal



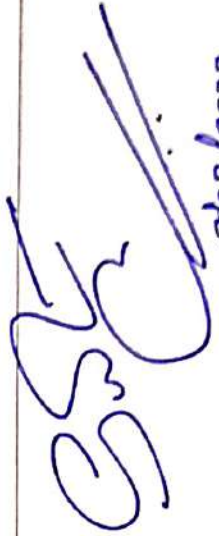
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022000221403/2023

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	Represent ative of Buyer [Swastic Heights Private Limited]			 17/02/2023.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl 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 [Mr Subir Sen] .[Mr Subrata Sen] .[Mr Sudipta Sen] .[Dr Supratik Sen] .[Mr Supriyo Sen] .[Mrs Basanti Sen] .[Mr Jayasree Sen] .[Mrs Urmi Ghosh] .[Mrs Dyuti Ganguly] .[Mrs Chandra Sen] .[Mrs Alo Basu] .[Ms Ishita Sen] .[Mr Pritam Sen] .[Mr Siddharth a Sen] .[Mr Shyamal Kumar Sen]			 17/02/2023

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		,[Dr Satyajit Sen] ,[Mrs Sanghamit ra Sen] ,[Mrs Purabi Sen] ,[Mrs Aloka Sen] ,[Mr Debapriyo Sen] ,[Mrs Kumkum Sen] ,[Mr Debabrata Sen] ,[Mrs Swarnamo yee Sen] ,[Mr Sugata Sen] ,[Mrs Mina Roy] ,[Mrs Shaista Qadeer] ,[Mrs Sarah Saif Ahmad] ,[Mr Rashen Sen]			 17/02/2023

I. Signature of the Person(s)

n at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Indrajit Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Attorney of Buyer [Mr Suvajit Sen]		1390 	Indrajit Sen 17/2/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, 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, Mr Indrajit Sen		1391 	Sisir Mondal 17.02.2023.

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCEOFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal

ভারতের নির্বাচন কমিশন
পশ্চিম বঙ্গ
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : জাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ / Date of Birth : 05/01/1984

JTK3837937

ঠিকানা:
পেটুয়া মণ্ডল গাড়া ও রুইদাসগাড়া মল্লিকপুর বারুই পুর
দক্ষিণ 24 পরগণা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui Pur South 24 Parganas
700147

Date: 12/08/2007
104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম 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 at the changed address and to obtain the card
with same number.



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

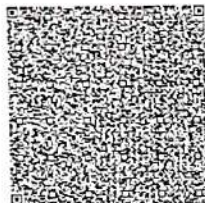
ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 0635/10174/70730

To
ইন্দ্রজিত সেন
Indrajit Sen
49 RAMKANTA BOSE STREET
Baghbazar
Baghbazar
Kolkata Kolkata
West Bengal 700003
9830627952
148075844
ME480758447FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5414 4119 7137

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



ইন্দ্রজিত সেন
Indrajit Sen
জন্মতারিখ / DOB : 29/10/1969
পুরুষ / Male



5414 4119 7137

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AOXPS1764E

नाम / Name
INDRAJIT SEN

पिता का नाम / Father's Name
ASOKE SEN

जन्म तिथि / Date of Birth
20/10/1969

सहस्र / Signature
Indrajit Sen





भारत सरकार
GOVERNMENT OF INDIA



सात्विक विवेक रूइया

Satwic Vivek Ruia

जन्मतिथि/ DOB: 15/07/1994

पुरुष / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ,
কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address

21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



1947
1800 300 1947



help@uidai.gov.in www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994
Permanent Account Number

BIZPR8842M

Signature

08/08/2012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWASTIC HEIGHTS PRIVATE LIMITED



02/12/1997

Permanent Account Number

AABCH2817C

25072013

Major Information of the Deed

Deed No :	I-1902-02675/2023	Date of Registration	28/02/2023
Query No / Year	1902-2000221403/2023	Office where deed is registered	
Query Date	28/01/2023 8:45:39 PM	A.R.A. - II KOLKATA, District: Kolkata	
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. 4,39,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,600/- (Article:23)	Rs. 4,409/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Kanta Bose Street, , Premises No: 42B, , Ward No: 008 Pin Code : 700003

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	100 Sq Ft	3,40,000/-	4,12,501/-	Property is on Road
Grand Total :				.2292Dec	3,40,000 /-	4,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	27,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Subir Sen Son of Late Haridas Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: alxxxxxx9c, Aadhaar No: 90xxxxxxxxx2746, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	Mr Subrata Sen Son of Late Krishna Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: arxxxxx2g, Aadhaar No: 20xxxxxxxx2072, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Sudipta Sen Son of Late Krishna Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxx2l, Aadhaar No: 63xxxxxxxx1529, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Dr Supratik Sen Son of Late Deb Kumar Sen City:- , P.O:- Santoshpur, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: alxxxxx6c, Aadhaar No: 40xxxxxxxx6128, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr Supriyo Sen Son of Late Deb Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx6a, Aadhaar No: 22xxxxxxxx3665, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs Basanti Sen Wife of Late Deb Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxx4l, Aadhaar No: 90xxxxxxxx5777, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Heights Private Limited City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx7c, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Mr Jayasree Sen Wife of Late Dilip Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cuxxxxx4a, Aadhaar No: 81xxxxxxxx5660, Status :Individual, Executed by: Attorney
3	Mrs Urmi Ghosh Wife of Mr Teertha Ghosh City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: brxxxxx0r, Aadhaar No: 30xxxxxxxx1969, Status :Individual, Executed by: Attorney
4	Mrs Dyuti Ganguly Wife of Mr Debasis Ganguly City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxx3c, Aadhaar No: 92xxxxxxxx4600, Status :Individual, Executed by: Attorney
5	Mrs Chandra Sen Wife of Late Prasanta Kumar Sen City:- , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cdxxxxx0h, Aadhaar No: 93xxxxxxxx1777, Status :Individual, Executed by: Attorney
6	Mrs Alo Basu Wife of Dr Saumyajit Basu City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxx7g, Aadhaar No: 57xxxxxxxx5532, Status :Individual, Executed by: Attorney
7	Ms Ishita Sen Daughter of Late Jayanta Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ctxxxxx3r, Aadhaar No: 97xxxxxxxx5328, Status :Individual, Executed by: Attorney
8	Mr Pritam Sen Son of Late Prafulla Kumar Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bqxxxxx6c, Aadhaar No: 54xxxxxxxx9559, Status :Individual, Executed by: Attorney

9	Mr Siddhartha Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:-Alrport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxx0b, Aadhaar No: 89xxxxxxxx0862, Status :Individual, Executed by: Attorney
10	Mr Shyamal Kumar Sen Son of Late Dinabandhu Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: alxxxxx6a, Aadhaar No: 87xxxxxxxx9491, Status :Individual, Executed by: Attorney
11	Dr Satyajit Sen Son of Late Suhrit Chandra Sen City:- , P.O:- Panchsayar, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: aaxxxxx3p, Aadhaar No: 94xxxxxxxx4660, Status :Individual, Executed by: Attorney
12	Mrs Sanghamitra Sen Wife of Late Ambarjit Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fxxxxxx8d, Aadhaar No: 55xxxxxxxx5751, Status :Individual, Executed by: Attorney
13	Mrs Purabi Sen Wife of Late Somen Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxx7l, Aadhaar No: 71xxxxxxxx2200, Status :Individual, Executed by: Attorney
14	Mrs Aloka Sen Wife of Late Pradyut Kumar Sen City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: coxxxxx9h, Aadhaar No: 34xxxxxxxx3776, Status :Individual, Executed by: Attorney
15	Mr Debapriyo Sen Son of Late Pradyut Kumar Sen City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: atxxxxx1a, Aadhaar No: 61xxxxxxxx6774, Status :Individual, Executed by: Attorney
16	Mrs Kumkum Sen Wife of Late Bidyut Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bvxxxxx0d, Aadhaar No: 34xxxxxxxx5231, Status :Individual, Executed by: Attorney
17	Mr Debabrata Sen Son of Late Bidyut Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bmxxxxx4d, Aadhaar No: 70xxxxxxxx3088, Status :Individual, Executed by: Attorney
18	Mrs Swarnamoyee Sen Wife of Mr Rahul Bhattacharya City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: coxxxxx5g, Aadhaar No: 30xxxxxxxx9331, Status :Individual, Executed by: Attorney
19	Mr Sugata Sen Son of Late Satyendra Nath Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: byxxxxx4e, Aadhaar No: 74xxxxxxxx2934, Status :Individual, Executed by: Attorney
20	Mrs Mina Roy Wife of Late Sudhangshu Kumar Roy City:- Kolkata, P.O:- Parshibagan, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxx0l, Aadhaar No: 53xxxxxxxx4670, Status :Individual, Executed by: Attorney
21	Mrs Shaista Qadeer Wife of Mr Arif Qadeer City:- Not Specified, P.O:- Sarjah, Sharja, United Arab Emirates, PIN:- 000001 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: aaxxxxx4e, Aadhaar No: 69xxxxxxxx6390, Status :Individual, Executed by: Attorney
22	Mrs Sarah Saif Ahmad Wife of Mr Saif Uddin Ahmed City:- Not Specified, P.O:- Sarjah, Sharja, United Arab Emirates, PIN:- 000001 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: chxxxxx3d, Aadhaar No: 92xxxxxxxx5570, Status :Individual, Executed by: Attorney

23	Mr Rashen Sen Son of Late Pranab Kumar Sen City:- , P.O:- Al Khuiwar, Masqat, Oman, PIN:- 133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: alxxxxxx5a, Aadhaar No: 88xxxxxxxx9512, Status :Individual, Executed by: Attorney
24	Mr Suvajit Sen Son of Late Ashoke Kumar Sen City:- , P.O:- Oakland, California, United States, PIN:- 94611 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: dexxxxxx5a, Aadhaar No Not Provided by UIDAI, 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, Swastic Heights 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 Subir Sen, Mr Subrata Sen, Mr Sudipta Sen, Dr Supratik Sen, Mr Supriyo Sen, Mrs Basanti Sen, Mr Jayasree Sen, Mrs Urmi Ghosh, Mrs Dyuti Ganguly, Mrs Chandra Sen, Mrs Alo Basu, Ms Ishita Sen, Mr Pritam Sen, Mr Siddhartha Sen, Mr Shyamal Kumar Sen, Dr Satyajit Sen, Mrs Sanghamitra Sen, Mrs Purabi Sen, Mrs Aloka Sen, Mr Debapriyo Sen, Mrs Kumkum Sen, Mr Debabrata Sen, Mrs Swarnamoyee Sen, Mr Sugata Sen, Mrs Mina Roy, Mrs Shaista Qadeer, Mrs Sarah Saif Ahmad, Mr Rashen Sen
2	Mr Indrajit Sen Son of Late Dr Ashoke Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aoxxxxxx4e, Aadhaar No: 54xxxxxxxx7137 Status : Attorney, Attorney of : Mr Suvajit Sen

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 : Swastic Heights Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, 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, Mr Indrajit Sen			

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Sen	Swastic Heights Private Limited-0.00159144 Dec, Mr Jayasree Sen-0.00159144 Dec, Mrs Urmi Ghosh-0.00159144 Dec, Mrs Dyuti Ganguly-0.00159144 Dec, Mrs Chandra Sen-0.00159144 Dec, Mrs Alo Basu-0.00159144 Dec, Ms Ishita Sen-0.00159144 Dec, Mr Pritam Sen-0.00159144 Dec, Mr Siddhartha Sen-0.00159144 Dec, Mr Shyamal Kumar Sen-0.00159144 Dec, Dr Satyajit Sen-0.00159144 Dec, Mrs Sanghamitra Sen-0.00159144 Dec, Mrs Purabi Sen-0.00159144 Dec, Mrs Aloka Sen-0.00159144 Dec, Mr Debapriyo Sen-0.00159144 Dec, Mrs Kumkum Sen-0.00159144 Dec, Mr Debabrata Sen-0.00159144 Dec, Mrs Swarnamoyee Sen-0.00159144 Dec, Mr Sugata Sen-0.00159144 Dec, Mrs Mina Roy-0.00159144 Dec, Mrs Shaista Qadeer-0.00159144 Dec, Mrs Sarah Saif Ahmad-0.00159144 Dec, Mr Rashen Sen-0.00159144 Dec, Mr Suvajit Sen-0.00159144 Dec
2	Mr Subrata Sen	Swastic Heights Private Limited-0.00159144 Dec, Mr Jayasree Sen-0.00159144 Dec, Mrs Urmi Ghosh-0.00159144 Dec, Mrs Dyuti Ganguly-0.00159144 Dec, Mrs Chandra Sen-0.00159144 Dec, Mrs Alo Basu-0.00159144 Dec, Ms Ishita Sen-0.00159144 Dec, Mr Pritam Sen-0.00159144 Dec, Mr Siddhartha Sen-0.00159144 Dec, Mr Shyamal Kumar Sen-0.00159144 Dec, Dr Satyajit Sen-0.00159144 Dec, Mrs Sanghamitra Sen-0.00159144 Dec, Mrs Purabi Sen-0.00159144 Dec, Mrs Aloka Sen-0.00159144 Dec, Mr Debapriyo Sen-0.00159144 Dec, Mrs Kumkum Sen-0.00159144 Dec, Mr Debabrata Sen-0.00159144 Dec, Mrs Swarnamoyee Sen-0.00159144 Dec, Mr Sugata Sen-0.00159144 Dec, Mrs Mina Roy-0.00159144 Dec, Mrs Shaista Qadeer-0.00159144 Dec, Mrs Sarah Saif Ahmad-0.00159144 Dec, Mr Rashen Sen-0.00159144 Dec, Mr Suvajit Sen-0.00159144 Dec
3	Mr Sudipta Sen	Swastic Heights Private Limited-0.00159144 Dec, Mr Jayasree Sen-0.00159144 Dec, Mrs Urmi Ghosh-0.00159144 Dec, Mrs Dyuti Ganguly-0.00159144 Dec, Mrs Chandra Sen-0.00159144 Dec, Mrs Alo Basu-0.00159144 Dec, Ms Ishita Sen-0.00159144 Dec, Mr Pritam Sen-0.00159144 Dec, Mr Siddhartha Sen-0.00159144 Dec, Mr Shyamal Kumar Sen-0.00159144 Dec, Dr Satyajit Sen-0.00159144 Dec, Mrs Sanghamitra Sen-0.00159144 Dec, Mrs Purabi Sen-0.00159144 Dec, Mrs Aloka Sen-0.00159144 Dec, Mr Debapriyo Sen-0.00159144 Dec, Mrs Kumkum Sen-0.00159144 Dec, Mr Debabrata Sen-0.00159144 Dec, Mrs Swarnamoyee Sen-0.00159144 Dec, Mr Sugata Sen-0.00159144 Dec, Mrs Mina Roy-0.00159144 Dec, Mrs Shaista Qadeer-0.00159144 Dec, Mrs Sarah Saif Ahmad-0.00159144 Dec, Mr Rashen Sen-0.00159144 Dec, Mr Suvajit Sen-0.00159144 Dec
4	Dr Supratik Sen	Swastic Heights Private Limited-0.00159144 Dec, Mr Jayasree Sen-0.00159144 Dec, Mrs Urmi Ghosh-0.00159144 Dec, Mrs Dyuti Ganguly-0.00159144 Dec, Mrs Chandra Sen-0.00159144 Dec, Mrs Alo Basu-0.00159144 Dec, Ms Ishita Sen-0.00159144 Dec, Mr Pritam Sen-0.00159144 Dec, Mr Siddhartha Sen-0.00159144 Dec, Mr Shyamal Kumar Sen-0.00159144 Dec, Dr Satyajit Sen-0.00159144 Dec, Mrs Sanghamitra Sen-0.00159144 Dec, Mrs Purabi Sen-0.00159144 Dec, Mrs Aloka Sen-0.00159144 Dec, Mr Debapriyo Sen-0.00159144 Dec, Mrs Kumkum Sen-0.00159144 Dec, Mr Debabrata Sen-0.00159144 Dec, Mrs Swarnamoyee Sen-0.00159144 Dec, Mr Sugata Sen-0.00159144 Dec, Mrs Mina Roy-0.00159144 Dec, Mrs Shaista Qadeer-0.00159144 Dec, Mrs Sarah Saif Ahmad-0.00159144 Dec, Mr Rashen Sen-0.00159144 Dec, Mr Suvajit Sen-0.00159144 Dec
5	Mr Supriyo Sen	Swastic Heights Private Limited-0.00159144 Dec, Mr Jayasree Sen-0.00159144 Dec, Mrs Urmi Ghosh-0.00159144 Dec, Mrs Dyuti Ganguly-0.00159144 Dec, Mrs Chandra Sen-0.00159144 Dec, Mrs Alo Basu-0.00159144 Dec, Ms Ishita Sen-0.00159144 Dec, Mr Pritam Sen-0.00159144 Dec, Mr Siddhartha Sen-0.00159144 Dec, Mr Shyamal Kumar Sen-0.00159144 Dec, Dr Satyajit Sen-0.00159144 Dec, Mrs Sanghamitra Sen-0.00159144 Dec, Mrs Purabi Sen-0.00159144 Dec, Mrs Aloka Sen-0.00159144 Dec, Mr Debapriyo Sen-0.00159144 Dec, Mrs Kumkum Sen-0.00159144 Dec, Mr Debabrata Sen-0.00159144 Dec, Mrs Swarnamoyee Sen-0.00159144 Dec, Mr Sugata Sen-0.00159144 Dec, Mrs Mina Roy-0.00159144 Dec, Mrs Shaista Qadeer-0.00159144 Dec, Mrs Sarah Saif Ahmad-0.00159144 Dec, Mr Rashen Sen-0.00159144 Dec, Mr Suvajit Sen-0.00159144 Dec

6	Mrs Basanti Sen	Swastic Heights Private Limited-0.00159144 Dec, Mr Jayasree Sen-0.00159144 Dec, Mrs Urmi Ghosh-0.00159144 Dec, Mrs Dyuti Ganguly-0.00159144 Dec, Mrs Chandra Sen-0.00159144 Dec, Mrs Alo Basu-0.00159144 Dec, Ms Ishita Sen-0.00159144 Dec, Mr Pritam Sen-0.00159144 Dec, Mr Siddhartha Sen-0.00159144 Dec, Mr Shyamal Kumar Sen-0.00159144 Dec, Dr Satyajit Sen-0.00159144 Dec, Mrs Sanghamitra Sen-0.00159144 Dec, Mrs Purabi Sen-0.00159144 Dec, Mrs Aloka Sen-0.00159144 Dec, Mr Debapriyo Sen-0.00159144 Dec, Mrs Kumkum Sen-0.00159144 Dec, Mr Debabrata Sen-0.00159144 Dec, Mrs Swarnamoyee Sen-0.00159144 Dec, Mr Sugata Sen-0.00159144 Dec, Mrs Mina Roy-0.00159144 Dec, Mrs Shaista Qadeer-0.00159144 Dec, Mrs Sarah Saif Ahmad-0.00159144 Dec, Mr Rashen Sen-0.00159144 Dec, Mr Suvajit Sen-0.00159144 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Sen	Swastic Heights Private Limited-0.69444444 Sq Ft, Mr Jayasree Sen-0.69444444 Sq Ft, Mrs Urmi Ghosh-0.69444444 Sq Ft, Mrs Dyuti Ganguly-0.69444444 Sq Ft, Mrs Chandra Sen-0.69444444 Sq Ft, Mrs Alo Basu-0.69444444 Sq Ft, Ms Ishita Sen-0.69444444 Sq Ft, Mr Pritam Sen-0.69444444 Sq Ft, Mr Siddhartha Sen-0.69444444 Sq Ft, Mr Shyamal Kumar Sen-0.69444444 Sq Ft, Dr Satyajit Sen-0.69444444 Sq Ft, Mrs Sanghamitra Sen-0.69444444 Sq Ft, Mrs Purabi Sen-0.69444444 Sq Ft, Mrs Aloka Sen-0.69444444 Sq Ft, Mr Debapriyo Sen-0.69444444 Sq Ft, Mrs Kumkum Sen-0.69444444 Sq Ft, Mr Debabrata Sen-0.69444444 Sq Ft, Mrs Swarnamoyee Sen-0.69444444 Sq Ft, Mr Sugata Sen-0.69444444 Sq Ft, Mrs Mina Roy-0.69444444 Sq Ft, Mrs Shaista Qadeer-0.69444444 Sq Ft, Mrs Sarah Saif Ahmad-0.69444444 Sq Ft, Mr Rashen Sen-0.69444444 Sq Ft, Mr Suvajit Sen-0.69444444 Sq Ft
2	Mr Subrata Sen	Swastic Heights Private Limited-0.69444444 Sq Ft, Mr Jayasree Sen-0.69444444 Sq Ft, Mrs Urmi Ghosh-0.69444444 Sq Ft, Mrs Dyuti Ganguly-0.69444444 Sq Ft, Mrs Chandra Sen-0.69444444 Sq Ft, Mrs Alo Basu-0.69444444 Sq Ft, Ms Ishita Sen-0.69444444 Sq Ft, Mr Pritam Sen-0.69444444 Sq Ft, Mr Siddhartha Sen-0.69444444 Sq Ft, Mr Shyamal Kumar Sen-0.69444444 Sq Ft, Dr Satyajit Sen-0.69444444 Sq Ft, Mrs Sanghamitra Sen-0.69444444 Sq Ft, Mrs Purabi Sen-0.69444444 Sq Ft, Mrs Aloka Sen-0.69444444 Sq Ft, Mr Debapriyo Sen-0.69444444 Sq Ft, Mrs Kumkum Sen-0.69444444 Sq Ft, Mr Debabrata Sen-0.69444444 Sq Ft, Mrs Swarnamoyee Sen-0.69444444 Sq Ft, Mr Sugata Sen-0.69444444 Sq Ft, Mrs Mina Roy-0.69444444 Sq Ft, Mrs Shaista Qadeer-0.69444444 Sq Ft, Mrs Sarah Saif Ahmad-0.69444444 Sq Ft, Mr Rashen Sen-0.69444444 Sq Ft, Mr Suvajit Sen-0.69444444 Sq Ft
3	Mr Sudipta Sen	Swastic Heights Private Limited-0.69444444 Sq Ft, Mr Jayasree Sen-0.69444444 Sq Ft, Mrs Urmi Ghosh-0.69444444 Sq Ft, Mrs Dyuti Ganguly-0.69444444 Sq Ft, Mrs Chandra Sen-0.69444444 Sq Ft, Mrs Alo Basu-0.69444444 Sq Ft, Ms Ishita Sen-0.69444444 Sq Ft, Mr Pritam Sen-0.69444444 Sq Ft, Mr Siddhartha Sen-0.69444444 Sq Ft, Mr Shyamal Kumar Sen-0.69444444 Sq Ft, Dr Satyajit Sen-0.69444444 Sq Ft, Mrs Sanghamitra Sen-0.69444444 Sq Ft, Mrs Purabi Sen-0.69444444 Sq Ft, Mrs Aloka Sen-0.69444444 Sq Ft, Mr Debapriyo Sen-0.69444444 Sq Ft, Mrs Kumkum Sen-0.69444444 Sq Ft, Mr Debabrata Sen-0.69444444 Sq Ft, Mrs Swarnamoyee Sen-0.69444444 Sq Ft, Mr Sugata Sen-0.69444444 Sq Ft, Mrs Mina Roy-0.69444444 Sq Ft, Mrs Shaista Qadeer-0.69444444 Sq Ft, Mrs Sarah Saif Ahmad-0.69444444 Sq Ft, Mr Rashen Sen-0.69444444 Sq Ft, Mr Suvajit Sen-0.69444444 Sq Ft
4	Dr Supratik Sen	Swastic Heights Private Limited-0.69444444 Sq Ft, Mr Jayasree Sen-0.69444444 Sq Ft, Mrs Urmi Ghosh-0.69444444 Sq Ft, Mrs Dyuti Ganguly-0.69444444 Sq Ft, Mrs Chandra Sen-0.69444444 Sq Ft, Mrs Alo Basu-0.69444444 Sq Ft, Ms Ishita Sen-0.69444444 Sq Ft, Mr Pritam Sen-0.69444444 Sq Ft, Mr Siddhartha Sen-0.69444444 Sq Ft, Mr Shyamal Kumar Sen-0.69444444 Sq Ft, Dr Satyajit Sen-0.69444444 Sq Ft, Mrs Sanghamitra Sen-0.69444444 Sq Ft, Mrs Purabi Sen-0.69444444 Sq Ft, Mrs Aloka Sen-0.69444444 Sq Ft, Mr Debapriyo Sen-0.69444444 Sq Ft, Mrs Kumkum Sen-0.69444444 Sq Ft, Mr Debabrata Sen-0.69444444 Sq Ft, Mrs Swarnamoyee Sen-0.69444444 Sq Ft, Mr Sugata Sen-0.69444444 Sq Ft, Mrs Mina Roy-0.69444444 Sq Ft, Mrs Shaista Qadeer-0.69444444 Sq Ft, Mrs Sarah Saif Ahmad-0.69444444 Sq Ft, Mr Rashen Sen-0.69444444 Sq Ft, Mr Suvajit Sen-0.69444444 Sq Ft

5	Mr Supriyo Sen	Swastic Heights Private Limited-0.69444444 Sq Ft,Mr Jayasree Sen-0.69444444 Sq Ft,Mrs Urmi Ghosh-0.69444444 Sq Ft,Mrs Dyuti Ganguly-0.69444444 Sq Ft,Mrs Chandra Sen-0.69444444 Sq Ft,Mrs Alo Basu-0.69444444 Sq Ft,Ms Ishita Sen-0.69444444 Sq Ft,Mr Pritam Sen-0.69444444 Sq Ft,Mr Siddhartha Sen-0.69444444 Sq Ft,Mr Shyamal Kumar Sen-0.69444444 Sq Ft,Dr Satyajit Sen-0.69444444 Sq Ft,Mrs Sanghamitra Sen-0.69444444 Sq Ft,Mrs Purabi Sen-0.69444444 Sq Ft,Mrs Aloka Sen-0.69444444 Sq Ft,Mr Debapriyo Sen-0.69444444 Sq Ft,Mrs Kumkum Sen-0.69444444 Sq Ft,Mr Debabrata Sen-0.69444444 Sq Ft,Mrs Swarnamoyee Sen-0.69444444 Sq Ft,Mr Sugata Sen-0.69444444 Sq Ft,Mrs Mina Roy-0.69444444 Sq Ft,Mrs Shaista Qadeer-0.69444444 Sq Ft,Mrs Sarah Saif Ahmad-0.69444444 Sq Ft,Mr Rashen Sen-0.69444444 Sq Ft,Mr Suvajit Sen-0.69444444 Sq Ft
6	Mrs Basanti Sen	Swastic Heights Private Limited-0.69444444 Sq Ft,Mr Jayasree Sen-0.69444444 Sq Ft,Mrs Urmi Ghosh-0.69444444 Sq Ft,Mrs Dyuti Ganguly-0.69444444 Sq Ft,Mrs Chandra Sen-0.69444444 Sq Ft,Mrs Alo Basu-0.69444444 Sq Ft,Ms Ishita Sen-0.69444444 Sq Ft,Mr Pritam Sen-0.69444444 Sq Ft,Mr Siddhartha Sen-0.69444444 Sq Ft,Mr Shyamal Kumar Sen-0.69444444 Sq Ft,Dr Satyajit Sen-0.69444444 Sq Ft,Mrs Sanghamitra Sen-0.69444444 Sq Ft,Mrs Purabi Sen-0.69444444 Sq Ft,Mrs Aloka Sen-0.69444444 Sq Ft,Mr Debapriyo Sen-0.69444444 Sq Ft,Mrs Kumkum Sen-0.69444444 Sq Ft,Mr Debabrata Sen-0.69444444 Sq Ft,Mrs Swarnamoyee Sen-0.69444444 Sq Ft,Mr Sugata Sen-0.69444444 Sq Ft,Mrs Mina Roy-0.69444444 Sq Ft,Mrs Shaista Qadeer-0.69444444 Sq Ft,Mrs Sarah Saif Ahmad-0.69444444 Sq Ft,Mr Rashen Sen-0.69444444 Sq Ft,Mr Suvajit Sen-0.69444444 Sq Ft

On 09-02-2023

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 4,39,501/-



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 17-02-2023

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

Presented for registration at 17:25 hrs on 17-02-2023, at the Private residence by Mr Satwic Vivek Ruia .

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

Execution is admitted on 17-02-2023 by Mr Satwic Vivek Ruia, Director, Swastic Heights Private Limited (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, Subhashgram, 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

1. Execution by Mr Satwic Vivek Ruia, Director, Swastic Heights 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 Subir Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Subrata Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mr Sudipta Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 4. Dr Supratik Sen P.O: Santoshpur, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 5. Mr Supriyo Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 6. Mrs Basanti Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 7. Mr Jayasree Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 8. Mrs Urmi Ghosh P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 9. Mrs Dyuti Ganguly P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 10. Mrs Chandra Sen P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 11. Mrs Alo Basu P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, 12. Ms Ishita Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 13. Mr Pritam Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 14. Mr Siddhartha Sen P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 15. Mr Shyamal Kumar Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 16. Dr Satyajit Sen P.O: Panchsayer, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, 17. Mrs Sanghamitra Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 18. Mrs Purabi Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 19. Mrs Aloka Sen P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, 20. Mr Debapriyo Sen P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, 21. Mrs Kumkum Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 22. Mr Debabrata Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 23. Mrs Swarnamoyee Sen P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, 24. Mr Sugata Sen P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 25. Mrs Mina Roy P.O: Parshibagan, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, 26. Mrs Shaista Qadeer P.O: Sarjah, Sharja, United Arab Emirates, PIN - 000001, 27. Mrs Sarah Saif Ahmad P.O: Sarjah, Sharja, United Arab Emirates, PIN - 000001, 28. Mr Rashan Sen P.O: Al Khuiwar, Masqat, Oman, PIN - 133 is admitted by him

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

2. Execution by Mr Indrajit Sen, , Son of Late Dr Ashoke Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service as constituted attorney for Mr Suvajit Sen P.O: Oakland, California, United States, PIN - 94611 is admitted by him

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

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Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 21-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,409.00/- (A(1) = Rs 4,395.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 4,139/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2023 3:09PM with Govt. Ref. No: 192022230278012218 on 02-02-2023, Amount Rs: 4,139/-, Bank: SBI EPay (SBlePay), Ref. No. 9664623188413 on 02-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,600/- and Stamp Duty paid by by online = Rs 16,510/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2023 3:09PM with Govt. Ref. No: 192022230278012218 on 02-02-2023, Amount Rs: 16,510/-, Bank: SBI EPay (SBlePay), Ref. No. 9664623188413 on 02-02-2023, Head of Account 0030-02-103-003-02

hmg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 28-02-2023

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 4,409.00/- (A(1) = Rs 4,395.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 270/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/02/2023 5:06PM with Govt. Ref. No: 192022230310607598 on 24-02-2023, Amount Rs: 270/-, Bank: SBI EPay (SBlePay), Ref. No. 3215639465125 on 24-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,600/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,080/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 154330, Amount: Rs.10.00/-, Date of Purchase: 14/12/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/02/2023 5:06PM with Govt. Ref. No: 192022230310607598 on 24-02-2023, Amount Rs: 1,080/-, Bank: SBI EPay (SBlePay), Ref. No. 3215639465125 on 24-02-2023, Head of Account 0030-02-103-003-02

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Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 91437 to 91468

being No 190202675 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.03.02 13:52:27 +05:30
Reason: Digital Signing of Deed.

fm2

(Satyajit Biswas) 2023/03/02 01:52:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)