

551/2023

(1)

506/23



5-55 P.M.

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL



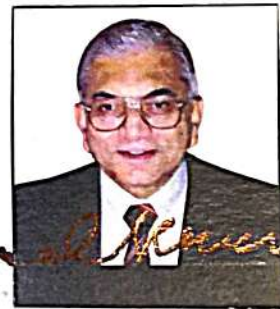
2176428/23

Additional Registrar
Kolkata



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

Additional Registrar
of Assurances



THIS DEED OF CONVEYANCE is made on this 13th day of January Two Thousand and Twenty Three **BETWEEN AMAL KUMAR SEN** (PAN AQYPS3700M & Aadhaar No. 3410 3880 9584), son of Late Dinabandhu Sen, an Indian national, by faith Hindu, by occupation Advocate, presently residing at 87, Raja Basanta Roy Road, Kolkata –

16 JAN 2023

Vol Case No. 82
J(1)... 250
J(2)... 400
Total 650
14/1/23

154358

14 DEC 2022
SUNIL KUMAR SEN
14 DEC 2022
2 & 3, K. S. Road, K. S.

Subhasis Dasgupta
Advocate
Alipore Judge Court

14 DEC 2022
14 DEC 2022

264

263

Anil Kumar Sen

265

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 JAN 2023

Subir Sen
(SUBIR SEN)
Son of Late Haridas Sen
44 Ramkranto Bose Street
P.O. Baghbaras
P.S. Shyambukur
Kolkata - 700023
Lawyer












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 19022000076428/2023

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

| SI 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] |  | 264  |  13/01/2023 |
| 2 | Mr Amal Kumar Sen City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 | Seller |  | 263  |  13/01/23 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Subir Sen Son of Late Haridas Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 | Mr Satwic Vivek Ruia, Mr Amal Kumar Sen |  | 265  |  13.01.2023 |

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

700 029, PO Sarat Bose Road & PS Rabindra Sarovar hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his heirs executors, administrators, legal representatives and assign/s) of the **ONE PART AND 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 by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include its successors, successors – in – interest and assign/s) of the **OTHER PART**:

WHEREAS:

- A. Late Brohmonath Sen and Late Bhabanath Sen both sons of Late Hara Chandra Sen and governed by Dayabhaga School of Hindu Law jointly resided at 43/1 and 44, Ramkanta Bose Street, Kolkata being their family dwelling house. Late Brohmonath Sen was the elder brother of Late Bhabanath Sen and predeceased him on 01st May 1894.
- B. The said Late Bhabanath Sen during his lifetime acquired several immovable properties which included 45, Ramkanta Bose Street, 37 Bose Para Lane, 43/1, Ramkanta Bose Street & 44 Ramkanta Bose Street Kolkata – 700 003, now collectively recorded as municipal premises No. 44, Ramkanta Bose Street, Kolkata – 700 003, (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

69



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 JAN 2023

C. The said Bhabanath Sen during his lifetime made and published his last Will and Testament dated 20th day of May 1910 (hereinafter referred to as the said **WILL**).

D. The said Bhabanath Sen (since deceased) died testate on 16th September 1914 and his wife namely Jaykali Sen predeceased him on 20th June 1909.

E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4th September 1915.

F. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -

- a. one Moiety of their family dwelling house comprising of 43/1, and 44, Ramkanta Bose Street was bequeathed to his sons namely Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen. The other Moiety was inherited by the heirs of Late Brohmonath Sen.
- b. The house at 45 Ramkanta Bose Street, Kolkata – 700 003 to his eldest son namely, Priyonath Sen.
- c. the land to the north of the family dwelling house previously known as 37 Bose Para Lane was to be divided into eight (8) equal shares out of which Six (6) shares will vest upon his 06 sons i.e. Priyo Nath Sen, Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen, and Two (2) shares will vest upon his nephews Chandi Charan Sen and Manilal Sen.

G. Thus, in accordance with the said Will of Late Bhabanath Sen, the said Manilal Sen became entitled to **ALL THAT** the undivided 11.8245% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

89



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 JAN 2023

H. The said Manilal Sen was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 15th December 1945 leaving behind him surviving his wife Nirodebala and two sons, namely, Rabindranath Sen and Dinabandhu Sen.

I. The said Nirodebala died intestate on 26th September 1948.

J. The said Dinabandhu Sen during his lifetime made and published his last will and testament dated 30th September 1965 whereby and wherein the said Dinabandhu Sen upon his death gave and bequeathed all his movable and immovable assets and properties unto and in favour of his two sons namely Amal Kumar Sen and Shyamal Kumar Sen absolutely and forever.

K. The said Dinabandhu Sen died testate on 24th May 1966.

L. The probate in respect of the said last will and testament dated 30th September 1965 of the said Dinabandhu Sen was granted by the Hon'ble High Court at Calcutta in P. L. A. No. 73 of 1969 on 11th August 1969.

M. Thus, the said Amal Kumar Sen became entitled to **ALL THAT** the undivided 02.9562% part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written free of all encumbrances whatsoever and/or howsoever.

N. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share belonging to the Vendor at or for the total consideration of Rs.21,72,000/- (Rupees Twenty One Lakhs and Seventy Two Thousand) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 JAN 2023

O. At or before the execution of these presents all the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the

Purchaser: -

- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
- (b) The said Undivided Share in the said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or pledge and/or pawn and/or guarantee and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any amount, advance, loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor themselves.



- (g) The Vendor has not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor and the Co – Owners.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor is resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year and both have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendor has not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

P. The Purchaser has made payment of the entire consideration amounts respectively as aforementioned to the Vendor and the Vendor have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendor to sign and execute the deed of conveyance in their favour.





1
ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
13 JAN 2023

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.21,72,000/= (Rupees Twenty One Lakhs and Seventy Two Thousand) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises she the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 02.9562% part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) Cottahs and 08 (eight) Chittacks be the same a little more or less together with the four storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44, Ram Kanto Bose Street, Kolkata 700003, P.O. Baghbazar, P.S. Shyampukur (the entire property is hereinafter referred to as the said **PREMISES** and is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and the said 02.9562% share is hereinafter referred to as the said **UNDIVIDED SHARE** and 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 with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises 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 Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises 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 Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

II. **THE VENDOR 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 Vendor to



l

ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
13 JAN 2009

the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;

- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 JAN 2023

- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;
- g) **THAT**, the Vendor have ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendor.





1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 JAN 2023

- h) **THAT**, the Vendor shall be liable and/or be held responsible only for any acts, deeds, matters and things, done and/or caused to be done by the Vendor and/or their predecessor in interest and not be liable for any acts, deeds, matters and things done and/or caused to be done by any other co-owners of the remaining undivided share in the said Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less together with the 50 year old cemented flooring four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 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. 110084400725 and is butted and bounded in the manner as follows: -

| | |
|--------------|--|
| ON THE NORTH | Partly by municipal premises No. 29B, Bose Para Lane, partly by municipal premises No. 38C, Bose Para Lane and partly by municipal premises No. 38/1B, Bose Para Lane; |
| ON THE EAST | Partly by municipal premises No. 43, Ramkanta Bose Street, partly by municipal premises No. 42F, Ramkanta Bose Street, partly by municipal premises No. 42E, Ramkanta Bose Street and partly by municipal premises No. 42B, Ramkanta Bose Street; |
| ON THE WEST | Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, Ramkanta Bose Street, partly by municipal premises No.50/1C, Ramkanta Bose Street and partly by common passage; |
| ON THE SOUTH | Partly by KMC Road named by Ramkanta Bose Street, partly by municipal premises No. 46, Ramkanata Bose |



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 JAN 2023

| | |
|--|---|
| | Street, partly by municipal premises No. 47, Ramkanta Bose Street, partly by municipal premises No. 48/1A, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street and partly by municipal premises No. 49, 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

(UNDIVIDED SHARE)

ALL THAT the undivided 02.9562% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 543 sq. ft. in the land and 236 sq. ft. in the building and 29 sq. ft. in other structures.





[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 JAN 2023

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

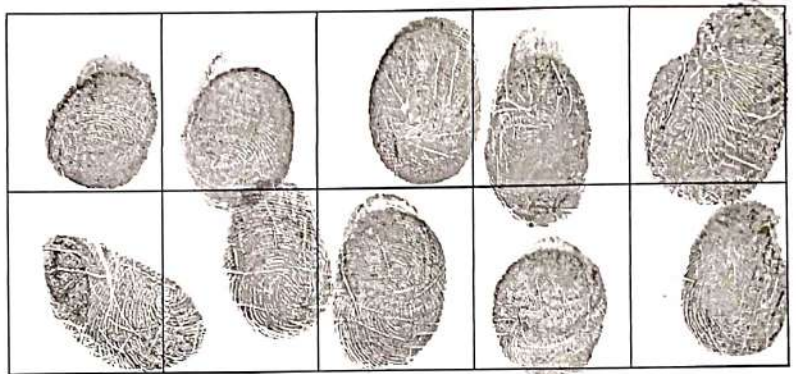
Arunal Kumar Sen

Arulinfy
44 Ramkranto
Bose Street,
Kolkata-700003

Kay'adhu
87. Raja Baran
Ray Road
Kolkata 77

Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

For Swastic Heights Pvt. Ltd.

LSH

Director

Arulinfy
Kay'adhu

Left

Right



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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 JAN 2023

RECEIVED of and from the within named
PURCHASER the within mentioned sum of
**RUPEES TWENTY ONE LAKHS AND SEVENTY
TWO THOUSAND ONLY**


RS.21,72,000/=

being the full payment of the total Consideration
in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

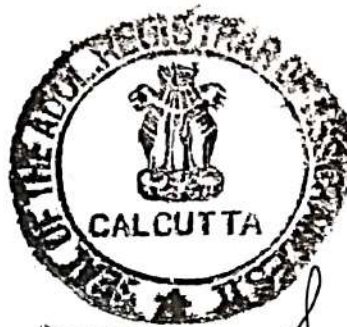
| Date | Pay Order No. | Drawn On | Amount Rs. | In favour of |
|--|---------------|---------------------|----------------|----------------|
| 10.01.2023 | 024002 | Kotak Mahindra Bank | 21,72,000/= | Amal Kumar Sen |
| (Rupees Twenty One Lakhs & Seventy Two Thousand) only | | | Rs.21,72,000/= | |

WITNESSES:


Rajal Sen



VENDOR



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 JAN 2023



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IUE0112680



নির্বাচকের নাম : সুবীর সেন

Elector's Name : Subir Sen

পিতার নাম : হরিদাস সেন

Father's Name : Haridas Sen

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 06/06/1948

Subir Sen

IUE0112680

ঠিকানা:
৪৪, রামকান্ত বোস স্ট্রীট, ওয়ার্ড নং-৮, কলকাতা
মিউনিসিপাল কর্পোরেশন, শ্যামপুর, কলকাতা,
700003

Address:
44, RAMKANTO BOSE STREET, WARD
NO- 8, KOLKATA MUNICIPAL
CORPORATION, SHYAMPUR,
KOLKATA, 700003

Date: 10/08/2010

166-শ্যাম পুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
166-Shyampur Constituency

টিকার পরিবর্তন হলে নতুন টিকার ভোটার লিটে নাম তোলার ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

0160514

Subir Sen



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100120232024799942

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 100120232024799942 | Payment Init. Date: | 10/01/2023 15:37:55 |
| Total Amount: | 117659 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 9779320863326 | BRN Date: | 10/01/2023 15:39:09 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

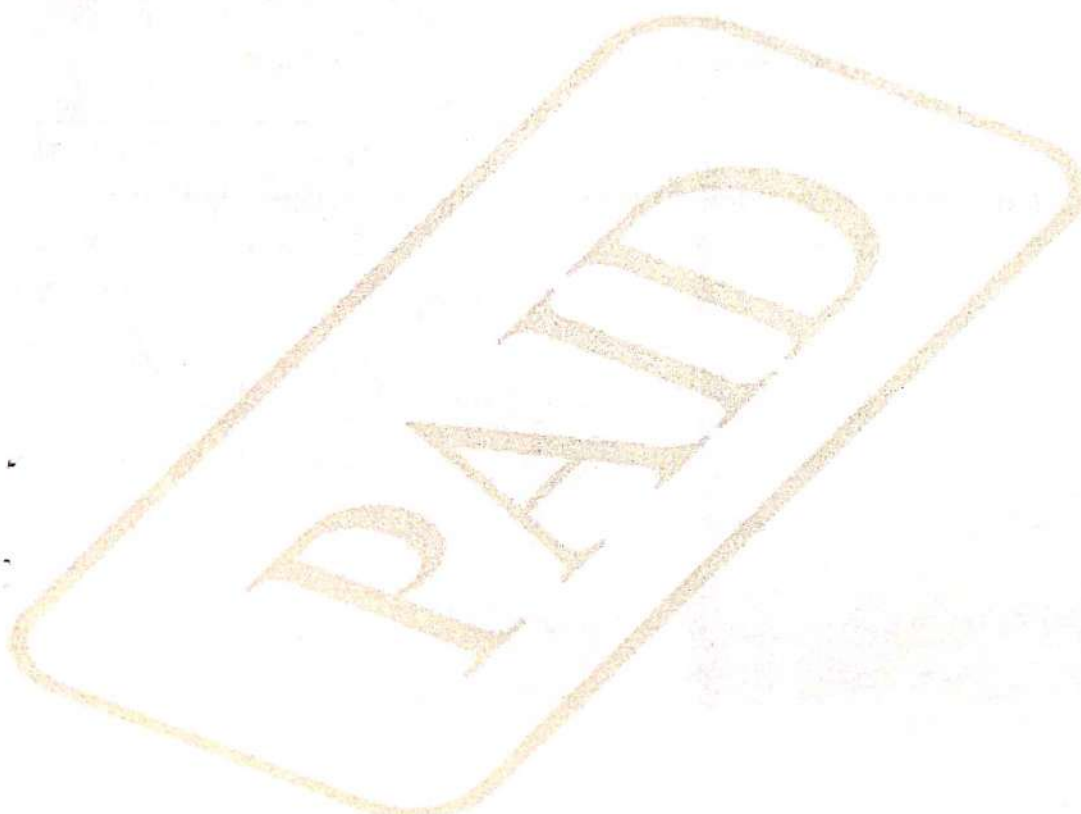
Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192022230247999438 | Directorate of Registration & Stamp Revenue | 117659 |
| Total | | | 117659 |

IN WORDS: ONE LAKH SEVENTEEN THOUSAND SIX HUNDRED FIFTY 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



192022230247999438

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------------|
| GRN: | 192022230247999438 | Payment Mode: | SBI Epay |
| GRN Date: | 10/01/2023 15:37:55 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 9779320863326 | BRN Date: | 10/01/2023 15:39:09 |
| Gateway Ref ID: | 202301022728385 | Method: | State Bank of India New PG CC |
| GRIPS Payment ID: | 100120232024799942 | Payment Init. Date: | 10/01/2023 15:37:55 |
| Payment Status: | Successful | Payment Ref. No: | 2000076428/1/2023 |
| | | | [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): | 10/01/2023 |
| Period To (dd/mm/yyyy): | 10/01/2023 |
| Payment Ref ID: | 2000076428/1/2023 |
| Dept Ref ID/DRN: | 2000076428/1/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000076428/1/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 94118 |
| 2 | 2000076428/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 23541 |

Total 117659

IN WORDS: ONE LAKH SEVENTEEN THOUSAND SIX HUNDRED FIFTY NINE ONLY.

PAID



ভারত সরকার
Government of India



অমল কুমার সেন
Amal Kumar Sen
পিতা : দীনবন্ধু সেন
Father : Dinabandhu Sen
জন্মতারিখ / DOB : 30/07/1934
পুরুষ / Male



3410 3880 9584

আধার – সাধারণ মানুষের অধিকার

স্থায়ী লেখা সংখ্যা /PERMANENT ACCOUNT NUMBER
AQYPS3700M



নাম /NAME
AMAL KUMAR SEN

পিতা কা নাম /FATHER'S NAME
DINABANDHU SEN

জন্ম তারিখ /DATE OF BIRTH
30-07-1934

হস্তাক্ষর /SIGNATURE

Amal Kumar Sen

আয়কর আয়ুক্ত, প.ব.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Amal Kumar Sen

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWASTIC HEIGHTS PRIVATE LIMITED



02/12/1997

Permanent Account Number

AABCH2817C

25072013

Issued for registration of
Deed of Conveyance of
44, Rumbanta Base Street,
Kolkata



भारत सरकार

GOVERNMENT OF INDIA



সাত্বিক বিবেক রুইয়া

Satwic Vivek Ruia

জন্মতারিখ/ DOB: 15/07/1994

পুরুষ / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

Issued for registration of conveyance deed
of 44, Lambata Base Street, Kolkata



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

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

Address

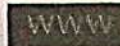
21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



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

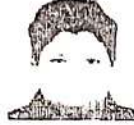
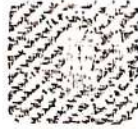
VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



09082012

Issued for registration
of conveyance deed of
M/s. Lambata Rase SF
Ldbeta.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी मंजील, सफायर चेंबर,

बानेर टेलिफोन एक्सचेंज के नजदीक,

बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1902-00506/2023 | Date of Registration | 16/01/2023 |
| Query No / Year | 1902-2000076428/2023 | Office where deed is registered | |
| Query Date | 09/01/2023 9:19:05 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. 21,72,000/- | Rs. 23,52,692/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 94,128/- (Article:23) | Rs. 23,541/- (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: 44, , 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 |
|---------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 543 Sq Ft | 21,72,000/- | 22,39,879/- | Property is on Road |
| Grand Total : | | | | 1.2444Dec | 21,72,000 /- | 22,39,879 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 236 Sq Ft. | 0/- | 1,07,528/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 59 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 59 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 59 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 59 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| S2 | On Land L1 | 29 Sq Ft. | 0/- | 5,285/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 29 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p> | | | | | |
| Total : | | 265 sq ft | 0 /- | 1,12,813 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Amal Kumar Sen Son of Late Dinabandhu Sen City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aqxxxxxx0m, Aadhaar No: 34xxxxxxxx9584, Status :Individual, Executed by: Self, Date of Execution: 13/01/2023 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2023 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence |

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.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Satwic Vivek Ruia (Presentant) 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.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Heights Private Limited (as Director) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr Subir Sen Son of Late Haridas Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 | | | |

Identifier Of Mr Satwic Vivek Ruia, Mr Amal Kumar Sen

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Amal Kumar Sen | Swastic Heights Private Limited-1.24438 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mr Amal Kumar Sen | Swastic Heights Private Limited-236.00000000 Sq Ft |

Transfer of property for S2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---|
| 1 | Mr Amal Kumar Sen | Swastic Heights Private Limited-29.00000000 Sq Ft |

On 11-01-2023

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 23,52,692/-

fm2

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

On 13-01-2023

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

Presented for registration at 17:55 hrs on 13-01-2023, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 13/01/2023 by Mr Amal Kumar Sen, Son of Late Dinabandhu Sen, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr Subir Sen, , Son of Late Haridas Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Retired Person

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

Execution is admitted on 13-01-2023 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 Subir Sen, , Son of Late Haridas Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Retired Person

fm2

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

On 16-01-2023

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 23,541.00/- (A(1) = Rs 23,527.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 23,541/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2023 3:39PM with Govt. Ref. No: 192022230247999438 on 10-01-2023, Amount Rs: 23,541/-, Bank: SBI EPay (SBlePay), Ref. No. 9779320863326 on 10-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,128/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 94,118/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 154358, 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 10/01/2023 3:39PM with Govt. Ref. No: 192022230247999438 on 10-01-2023, Amount Rs: 94,118/-, Bank: SBI EPay (SBlePay), Ref. No. 9779320863326 on 10-01-2023, Head of Account 0030-02-103-003-02



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 26489 to 26514

being No 190200506 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.19 13:53:37 -08:00
Reason: Digital Signing of Deed.

fm2

(Satyajit Biswas) 2023/01/19 01:53:37 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)