

15/12/2022

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14386/22



1. अश्विनी कुमार पश्चिम बंगाल WEST BENGAL
 2-52 P. M.
 27/11/22
 Additional Registrar of Assurances Kolkata

ARA II 70AB 927225
 2/33 0323 9/22



Certified that the Document is admitted to Registration. The Signatures, Seal and the endorsement sheets attached to this document are the part of this Document.
 Additional Registrar of Assurances Kolkata

30 NOV 2022



THIS DEED OF CONVEYANCE is made on this 27th day of November Two Thousand and Twenty Two **BETWEEN MITA GHOSH** (PAN AUTPG5256B & Aadhaar No. 9912 8919 9249) wife of Mr. Debnath Ghosh, an Indian national, by faith Hindu by occupation Housewife residing at 121/10A, Maniktala Main Road, Kolkata 700 054

Visit Case No. 2407 & 2514
 J (1)-...
 J (2)- 250
 Total 100
 Received on 30/11/22

101628

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME _____
ADD _____
Rs. _____

1 5 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, 1st fl.

15 SEP 2022
15 SEP 2022

For Swastic Heights Pvt. Ltd.

[Signature]
Director



1

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

27 NOV 2022



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 19022003303239/2022

I. Signature of the Person(s)

at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Mita Ghosh City:- Kolkata, P.O:- Phoolbagan, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054	Seller		6619 	 27.11.2022
2	Mr Satwic Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [Swastic Heights Private Limited]		6626 	 27/11/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Siddharta Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Mrs Mita Ghosh, , Mr Satwic Vivek Ruia		6623 	 27.11.2022

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA



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



192022230188954898

GRN Details

GRN:	192022230188954898	Payment Mode:	SBI Epay
GRN Date:	24/11/2022 14:06:56	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9817787491933	BRN Date:	24/11/2022 14:07:42
Gateway Ref ID:	202232860461232	Method:	State Bank of India New PG CC
GRIPS Payment ID:	241120222018895488	Payment Init. Date:	24/11/2022 14:06:56
Payment Status:	Successful	Payment Ref. No:	2003303239/3/2022
			[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):	24/11/2022
Period To (dd/mm/yyyy):	24/11/2022
Payment Ref ID:	2003303239/3/2022
Dept Ref ID/DRN:	2003303239/3/2022

Payment Details

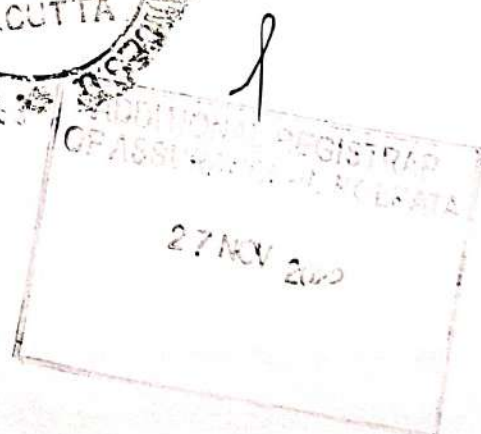
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003303239/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	12162
2	2003303239/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	3098
Total				15260

IN WORDS: FIFTEEN THOUSAND TWO HUNDRED SIXTY ONLY.

P.O. Phoolbagan, P.S. Phoolbagan 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 her 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.



- 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 Sailendra Nath Sen became entitled to **ALL THAT** the undivided 04.2592% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever

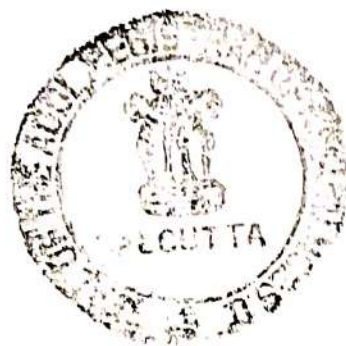




ADDITIONAL REGISTRAR
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- H. The said Sailendra Nath Sen, during his lifetime made and published his last will and testament dated 5th December, 1964 whereby and wherein the said Sailendranath Sen upon his death gave and bequeathed all his assets including his movable and immovable properties unto and in favour of his nephews Shankar Sen and Sumit Kumar Sen absolutely and forever.
- I. The said Sailendra Nath Sen died testate on 9th December 1970.
- J. The Executors to the said last will and testament dated 5th December, 1964 of the said Sailendra Nath Sen (since deceased) applied for the obtained the probate in respect of the said last will and testament dated 5th December, 1964 of the said Sailendra Nath Sen (since deceased) in Probate Case No. 102 of 1974 on 21st November 1979 from the Hon'ble Calcutta High Court.
- K. Thus, the said Shankar Sen and Sumit Kumar Sen became entitled to **ALL THAT** the undivided 04.2592% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- L. The said Jibankrishna Sen died intestate on 9th May 1964 leaving behind him surviving his wife Sneharani Sen, two sons, namely, Shankar Sen and Sumit Kumar Sen and four daughters, namely, Mayarani Mitra, Ila Mitra, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.
- M. The said Sneharani Sen, died intestate 24th November 1965 leaving behind her surviving her two sons, namely, Shankar Sen and Sumit Kumar Sen and four daughters, namely, Mayarani Mitra, Ila Mitra, Belarani Dey and Bina Bose as her only surviving legal heirs and/or representatives.





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- N. The said Mayarani Mitra, died intestate on 17th January 1966 leaving behind her surviving her two daughters, namely, Rina Ghosh and Mina Bose as her only surviving legal heirs and/or representatives
- O. The said Shankar Sen died intestate on 25th January 1969 as bachelor leaving behind him surviving his brother Sumit Kumar Sen and three surviving sisters, namely, Ila Mitra, Belarani Dey and Bina Bose as his only surviving his legal heirs and/or representatives in accordance with the Hindu Succession Act.
- P. The said Ila Mitra, died intestate on 25th May 1985 leaving behind her surviving her three sons, namely, Amit Kumar Mitra, Asit Kumar Mitra and Anup Kumar Mitra as her only surviving his legal heirs and/or representatives.
- Q. The said Sumit Kumar Sen died intestate on 11th February 1996 as bachelor leaving behind him surviving his two sisters, namely, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.
- R. The said Belarani Dey died intestate on 7th January 2004 leaving behind her surviving her only son Subrata Dey and three daughters, namely, Mita Ghosh, Nita Mitra and Rita Mitra as her legal heirs and representatives since her husband namely Arun Kumar Dey predeceased her on 12th February 1970.
- S. Thus, the said Subrata Dey, Mita Ghosh, Nita Mitra and Rita Mitra became entitled to **ALL THAT** the undivided 03.19% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- T. The said Mita Ghosh is entitled to an undivided 0.8006% part and/or share into or upon the said Premises and out of which has agreed to transfer 0.3816% part and/or share into or upon the said Premises.





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U. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the Undivided 0.3816% part and/or share into or upon the said Premises out of her undivided 0.8006% part and/or share into or upon the said Premises and belonging to the Vendor (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written at or for the consideration of Rs.2,80,000/- (Rupees Two Lakhs and Eighty Thousand) only free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

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

- (a) The Vendor are 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, lispens, 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.





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- (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 have 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 do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor are resident Indian nationals and have 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.





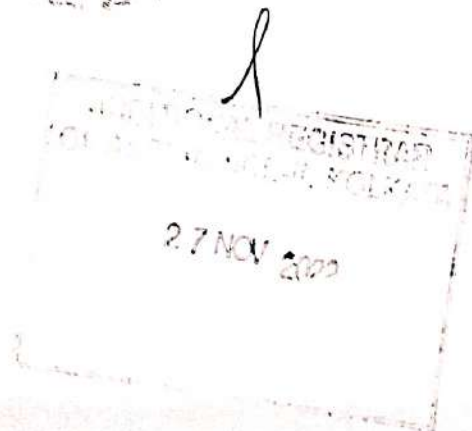
ADDITIONAL REGISTRAR
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(l) That the recitals of title mentioned hereinbefore are true and factual, the Vendor have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

W. The Purchaser has made payment of the entire consideration amount 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 has now requested the Vendor to sign and execute the deed of conveyance in his favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.2,80,000/= (Rupees Two Lakhs and Eighty 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 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 Vendor do 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 they 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 0.3816% 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



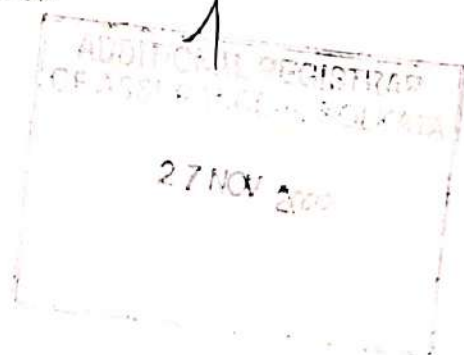
0.3816% share is hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly described in the **THIRD SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor have 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:

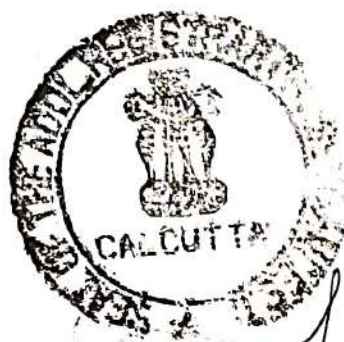
- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the 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;

- 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





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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.
- 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 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. 11008440725 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,



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27 NOV 2002

	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 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;

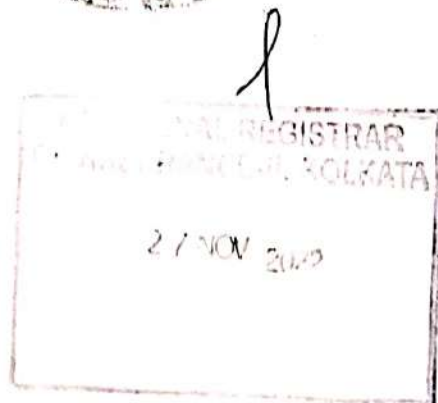
OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 0.3816% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 70 sq. ft. in the land and 30 sq. ft. in the building and 4 sq. ft. in other structures.



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:

SUGATHSEN
112B Rankin Road, Bose
Street,
Kolkata-700002
Jedday Tala
135, B&B Boro
Rd.
Kolkata - 1

Thiba Ghosh.

Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

For Swastik Heights Pvt. Ltd.

||SE||

Director

Left

Right



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



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27 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES TWO LAKHS AND EIGHTY THOUSAND ONLY

RS.2,80,000/=

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
25.12.2022	023962	Kotak Mahindra Bank	2,80,000/=	Mita Ghosh
(Rupees Two Lakhs and Eighty Thousand) only			Rs.2,80,000/=	

WITNESSES:

Sugata Sen
Jesay Salan

Mita Ghosh.

VENDOR



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27 NOV 2022



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WS / 21 / 141 / 018050

পরিচয় পত্র



Elector's Name

Mitra Nita

নির্বাচকের নাম

মিত্র নীতা

Father/Mother/

Husband's Name

Ramendra

পিতা/মাতা/স্বামীর নাম

রামেন্দ্র

Sex

F

লিঙ্গ

স্ত্রী

Age as on 1.1.1995

39

১.১.১৯৯৫-এ বয়স

৩৯

Nita. mitra

Address

21B, Mahendra Bose Lane, Calcutta.

ঠিকানা

২১বী মহেন্দ্র বোস লেন, কলিকাতা।

Facsimile Signature
Electoral Registration Officer

নির্বাচকনিবন্ধন আধিকারিক

For 141 - Shyamshukur

Assembly Constituency

১৪১ - শ্যামশুকুর

বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা

Date

10.04.95

তারিখ

১০.০৪.৯৫

Mita Ghosh



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 159 / 411513

পরিচয় পত্র



Elector's Name

Ghosh Mita

নির্বাচকের নাম

ঘোষ মিতা

Father/Mother/

Husband's Name

Debnath

পিতা/মাতা/স্বামীর নাম

দেবনাথ

Sex

F

লিঙ্গ

স্ত্রী

Age as on 1.1.1995

44

১.১.১৯৯৫-এ বয়স

৪৪

Address

121/10A, Satin Sen Sarani, Calcutta.

ঠিকানা

১২১/১০এ, সতীন সেন সরণী, কলিকাতা।



Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 159, MANIKTOLA

Assembly Constituency

১৫৯, মানিকতলা

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

30.08.95

তারিখ

৩০.০৮.৯৫

इस कार्ड को खोले / यदि हर सुचना सुचित करें / लौटाएं :
आयकर पैत्र सेवा इकाई, एन एस डी एल
5 वीं मंजिर, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलाउ चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

For Swastic Heights Pvt. Ltd.

SWASTIC HEIGHTS PRIVATE LIMITED

॥५॥

Director

02/12/1997

Permanent Account Number

AABCH2817C



25/07/2013

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Registration of purchase Deca
Premises No. 44, Ramakanto Bose Street
Kolkata.

आयकर विभाग

INCOME TAX DEPARTMENT

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M


Signature



भारत सरकार
GOVT. OF INDIA



09082012

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF Registration of purchase. Decd
premises No. 44, Ramakanto Bose
Street, Kolkata.

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

आयकर पैन सेवा इकाई, एनएसडीएल

तीसरी मंजील, सफायर चेंबर,

बानेर टेलिफोन एक्सचेंज केनज दीक,

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: timinfo@nsdl.co.in



भारत सरकार

GOVERNMENT OF INDIA



नामिक विवरण

Satwik Vivek Rupa

जन्मदिनांक / DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

आमर आधार, आमर परिचय

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF *Registration of purchase Deed*
Premises No. 44, Ramakanto Bose
Street, Kolkata.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना: 21/2, बालीगुंज (पश्चिम बालीगुंज),
21/2, BALLYGUNGE
कोलकाता, West Bengal - 700019
कोलकाता, Kolkata,
पिन कोड - 700019 West Bengal - 700019



1947
1100 300 1047

<http://uidai.gov.in> www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-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



01/07/2012

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF Registration of purchase Deca
premises No. 44, Ramakanta Bose
street, Kolkata.

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

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 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



भारत सरकार

GOVERNMENT OF INDIA



नामिक विवेक रुइया

Satwic Vivek Ruia

जन्मतिथि/ DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

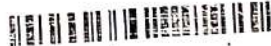
THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF Registration of purchase Deed
premises NO, - 44, Ramakanto Bose
Street, Kolkata.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:
21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ.
কলকাতা.
পশ্চিম বঙ্গ - 700019
21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



1947
120x 300 1747



mail@uidai.gov.in www.uidai.gov.in



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

इस कार्ड को खोने / चाने पर कृपया सूचित करें / लौटाएं :
आयकर विन सेवा कार्ड, एन एस डी एल
इवी मॉडल, मंजी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, पीप मंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

For Swastik Heights Pvt. Ltd.

SWASTIC HEIGHTS PRIVATE LIMITED



॥५॥

Director

02/12/1997

Permanent Account Number

AABCH2817G

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF Registration of purchase Deed
premises No. 14, Room No. 10 B, B. Street
Kolkata -

Major Information of the Deed

Deed No :	I-1902-14386/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003303239/2022	Office where deed is registered	
Query Date	21/11/2022 8:10:36 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], [4306] Other than Immovable Property, Sale [Rs : 1/-]		
Set Forth value	Market Value		
Rs. 2,80,000/-	Rs. 3,04,060/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 12,172/- (Article:23)	Rs. 3,098/- (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	70 Sq Ft	2,80,000/-	2,88,751/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				.1604Dec	2,80,000 /-	2,88,751 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	30 Sq Ft.	0/-	14,580/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 7.5 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 : 7.5 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 : 7.5 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 : 7.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	4 Sq Ft.	0/-	729/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 4 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					

	Total :	34 sq ft	0 /-	15,309 /-	
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Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Mita Ghosh Wife of Mr Debnath Ghosh City:- Kolkata, P.O:- Phoolbagan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx6B, Aadhaar No: 99xxxxxxxx9249, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence

Buyer Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Rula (Presentant) Son of Mr Vivek Rula 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 Siddharta Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			

Identifier Of Mrs Mita Ghosh, , Mr Satwic Vivek Rula

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Ghosh	Swastic Heights Private Limited-0.160417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Ghosh	Swastic Heights Private Limited-30.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mita Ghosh	Swastic Heights Private Limited-4.00000000 Sq Ft

On 27-11-2022

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

Presented for registration at 14:52 hrs on 27-11-2022, at the Private residence by Mr Satwic Vivek Rula ,

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

Execution is admitted on 27/11/2022 by Mrs Mita Ghosh, Wife of Mr Debnath Ghosh, P.O: Phoolbagan, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Indetified by Mr Siddharta Sen, , , Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 27-11-2022 by Mr Satwic Vivek Rula, 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 Siddharta Sen, , , Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

On 29-11-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,04,060/-

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

On 30-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,098.00/- (A(1) = Rs 3,091.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:07PM with Govt. Ref. No: 192022230188954898 on 24-11-2022, Amount Rs: 3,098/-, Bank: SBI EPay (SBlePay), Ref. No. 9817787491933 on 24-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,172/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 12,162/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101628, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:07PM with Govt. Ref. No: 192022230188954898 on 24-11-2022, Amount Rs: 12,162/-, Bank: SBI EPay (SBlePay), Ref. No. 9817787491933 on 24-11-2022, Head of Account 0030-02-103-003-02

fin

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 1902-2022, Page from 485322 to 485349
being No 190214386 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.03 16:06:38 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/03 04:06:38 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)