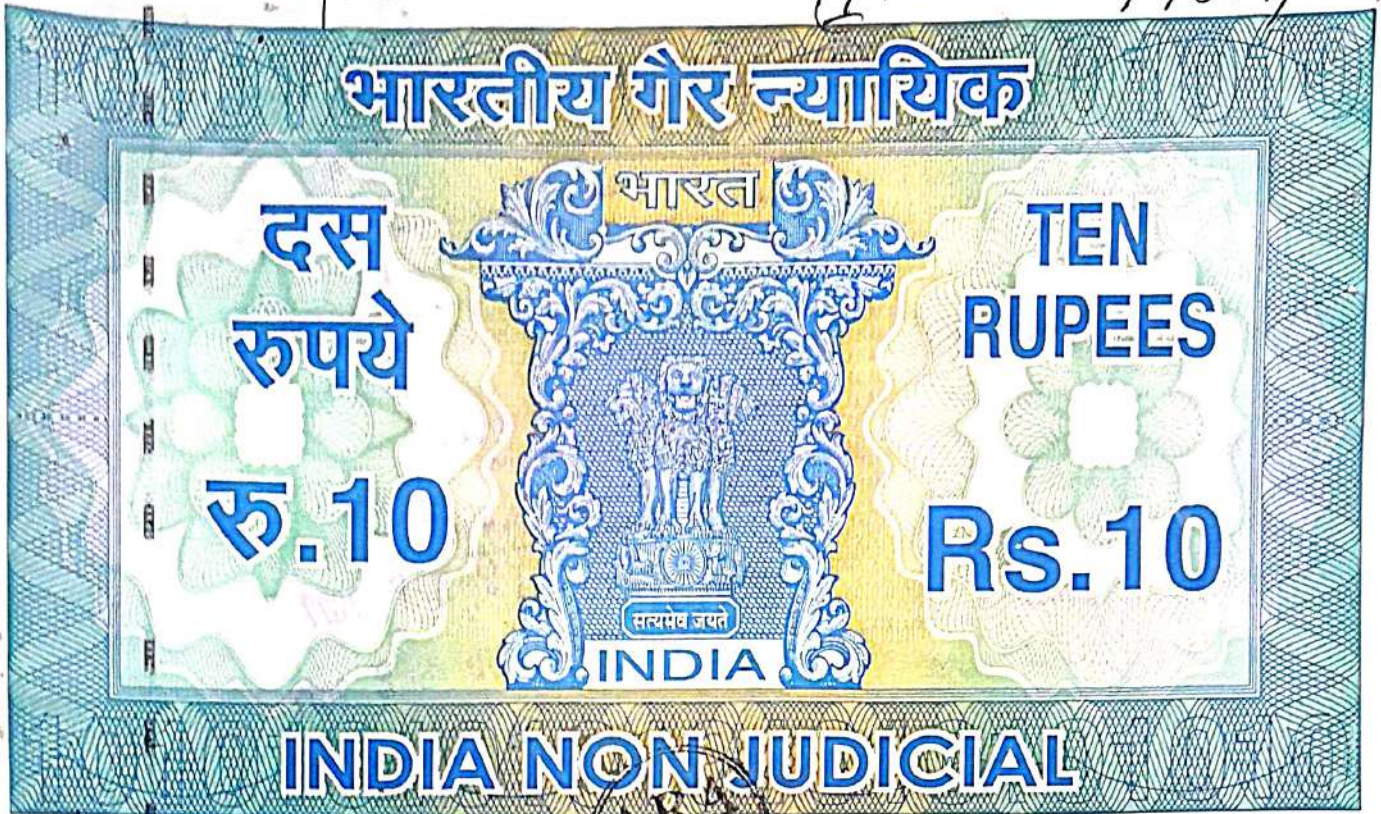


15862/2022

1

14384/22



5-10 P.M.

पश्चिम बंगाल WEST BENGAL

70AB 927226



2/33035/4/22

Additional Registrar of Assurances
Kolkata

HIS DEED OF CONVEYANCE is made on this 27th day of November Two Thousand and Twenty Two **BETWEEN RAJNI MITRA** (PAN AAAPM0219K & Aadhaar No. 8177 2252 9648), wife of Late Amit Kumar Mitra, an Indian national, by faith Hindu by occupation housewife presently residing at No. B – 122, Sector – 26, Noida, Gautam Buddha Nagar, Uttar Pradesh 201 301 PO Sector 27 Noida PS Sector 20 Noida

Certified that the Document is admitted to Registration The Signer is the part of this document
Additional Registrar of Assurances
Kolkata

30 NOV 2022

Case No. 2904/25/11
J(1)- 250
J(2)- 100
Total
Realized on 30/11/22

101627

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME _____
ADD. _____
Re _____
1 5 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

15 SEP 2022

15 SEP 2022

For Swastie Heights Pvt. Ltd.

|| 95 ||

Director



28 NOV 2022



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



192022230189019158

GRN Details

GRN:	192022230189019158	Payment Mode:	SBI Epay
GRN Date:	24/11/2022 14:31:04	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0189132077333	BRN Date:	24/11/2022 14:31:48
Gateway Ref ID:	202232859725290	Method:	State Bank of India New PG CC
GRIPS Payment ID:	241120222018901912	Payment Init. Date:	24/11/2022 14:31:04
Payment Status:	Successful	Payment Ref. No:	2003303514/1/2022
			[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: 2003303514/1/2022
Dept Ref ID/DRN: 2003303514/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003303514/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	15113
2	2003303514/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3835
Total				18948

IN WORDS: EIGHTEEN THOUSAND NINE HUNDRED FORTY EIGHT ONLY.








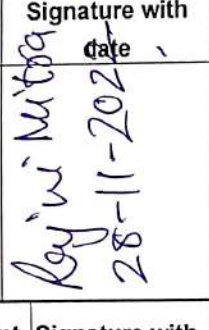


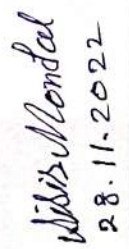
Government of West Bengal

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 19022003303514/2022

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Satwic Vivek 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]		6643 	 28/11/2022
2	Mrs Rajni Mitra City:- , P.O:- Noida, P.S:-NOIDA SECTOR-20, District:- Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201301	Seller		6644 	 28-11-2022
SI No.	Name and Address of identifier	Identified by		Finger Print	Signature with date
1	Mr SISIR MONDAL Son of JADAV MONDAL SUBHASGRAM, City:- Not Specified, P.O:- SUBHASGRAM, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700147	Mr Satwic Vivek Ruia, Mrs Rajni Mitra			 28.11.2022

(Satyajit Biswas)

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

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.



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JOINT HON. REGISTRAR
OF ASS. FENCED, KOLKATA
28 NOV 2000

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 Late Jibankrishna Sen became entitled to **ALL THAT** the undivided 04.259% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.





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ADDITIONAL REGISTRAR
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28 NOV 2022

- H. Similarly, in accordance with the said Will of Late Bhabanath Sen, the said Late Sailendra Nath Sen became entitled to **ALL THAT** the undivided 04.259% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- I. The said Jibankrishna Sen, died intestate 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.
- J. The said Sailendranath Sen, during his lifetime made and published his last will and testament dated 05th 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.
- K. The said Sneharani Sen died intestate on 24th November 1965.
- L. The said Mayarani Mitra, died intestate on 17th January 1966 leaving behind her surviving her husband Sailendranath Mitra and two daughters, namely, Rina Ghosh and Mina Bose as her only surviving legal heirs and/or representatives.
- M. The Sailendranath Sen died testate on 9th December 1970 as bachelor.
- N. The probate in respect of the last will and testament dated 05th December 1964 of the said Late Sailendranath Sen was granted by the Hon'ble High Court at Calcutta in Probate Case No. 102 of 1974 on 12th May 1980.
- 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 legal heirs and representatives.
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ADDITIONAL REGISTRAR
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28 NOV 2022

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 since her husband namely Arniya Krishna Mitra predeceased her on 13th November 1970.

Q. The said Amit Kumar Mitra died intestate on 23rd October 2013 leaving behind him surviving his wife Rajani Mitra as his only surviving legal heir and/or representative.

R. Thus, the said Rajani Mitra became entitled to **ALL THAT** the undivided 0.4739% 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.

S. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share free of all encumbrances whatsoever and/or howsoever at or for the total consideration of Rs.3,48,000/- (Rupees Three Lakhs and Forty Eight Thousand only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

T. At or before the execution of these presents 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;





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ADDITIONAL REGISTRAR
INSURANCE-II, KOLKATA
28 NOV 2022

- (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 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.





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
28 NOV 2022

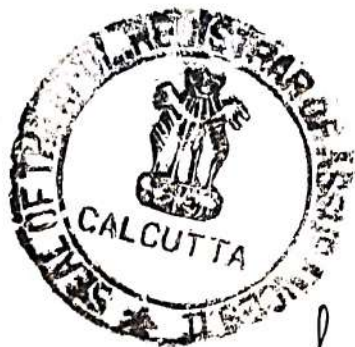
- (i) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor and the Co – Owners.
- (j) The Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor are resident Indian 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 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.

U. 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 have now requested the Vendor to sign and execute the deed of conveyance in their favour.

NOW THIS INDENTURE WITNESSETH:

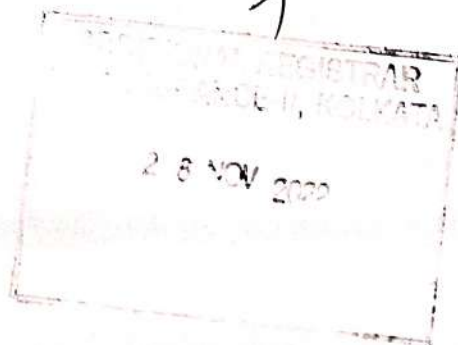
In pursuance of the said agreement and in consideration of the said sum of Rs.3,48,000/- (Rupees Three Lakhs and Forty Eight Thousand only) of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor do 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





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
28 NOV 2022

Premises they the Vendor and each one of them jointly and severally do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said undivided 0.4739% 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 undivided 0.4739% part and/or 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 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



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ADDITIONAL REGISTRAR
OF ASSURANCE II, KOLKATA
28 NOV 2020

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





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OFFICE OF THE SECRETARY
OF ASSURANCE-II, KOLKATA
28 NOV 2022

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.
- 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 1,000 sq. ft.) standing on part thereof





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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 NOV 2012

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, 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 0.4739% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 87 sq. ft. in the land and 38 sq. ft. in the building and 04 sq. ft. in other structures.






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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
28 NOV 2012

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:

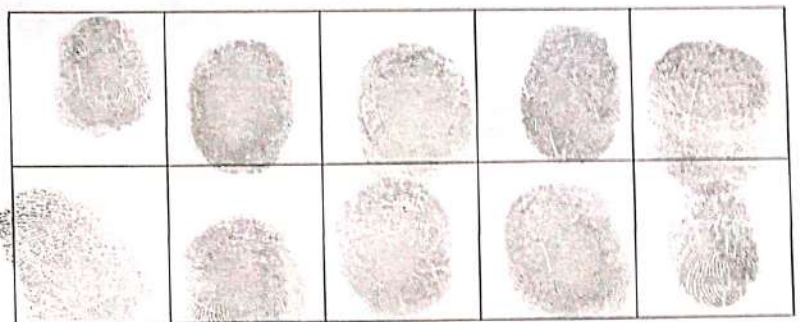
1/ Sisir Mondal
petua montalpara
O Kuidespara
Mallikapur
Basuipur
Kolkata - 147

2/ Raju Das
Ali Pore
KOL - 24

Raju Mitra

Left

Right



Raju Mitra

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

1/ Sisir Mondal

2/ Raju Das

Sisir Mondal

Left

Right



For Swastic Heights Pvt. Ltd.

Director

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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES THREE LAKHS AND FORTY

EIGHT THOUSAND ONLY

RS.3,48,000/=

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
25.11.2022	023961	Kotak Mahindra Bank	3,48,000/=	Rajni Mitra
(Rupees Three Lakhs & Forty Eight Thousand) only			Rs. <u>3,48,000/=</u>	

WITNESSES:

1) *Sibi Mendal*

2) *Rajni Das*

Rajni Mitra

VENDOR



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 NOV 2020

इस कार्ड को खोने / पाणे पर कृपया सूचित करें / लीडरः
आयकर पैन सेवा इकाई, एनएसडीएल
5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला 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



Director

02/12/1997

Permanent Account Number

AABCH2817C



THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

KYC OF Registration of purchase Deed
Premises No. 44, Ramakanta Basu Street
Kolkata.

25072013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

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

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

आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजिल, साफ़ायर चेंबर,
बानेर टेलिफोन एक्स्चेंज केनजदीक,
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 Banner Telephone Exchange,
Banner, Pune - 411 045

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



भारत सरकार

GOVERNMENT OF INDIA



सार्विक विवेक रूइता

Satwic Vivek Ruita

जन्मदिनांक / DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE 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 (ই.ম. বালিগঞ্জ),
কলকাতা-700019

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



1947
1206 300 1747



mail@uidai.gov.in

www.uidai.gov.in

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

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



নির্বাচকের নাম : সিসির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ / Date of Birth : 05/01/1968

Sisir Mondal

JTK3837937

ঠিকানা:
শেঠিয়া মণ্ডল গাড়া ও কইদাসপাড়া 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 সিস্টেম নাম
ভোলার ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে 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.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

सांस्कृतिक क्रम / Enrollment No : 1211/71935/40099

To
रजनी मिश्रा
Rajni Mitra
W/O. Amit Kumar Mitra
b-122
sector-28
Noida
Noida
Gautam Buddha Nagar Gautam Buddha Nagar
Uttar Pradesh 201301
9818419252
MP719903580FT



आपका आधार क्रमांक / Your Aadhaar No. :

8177 2252 9648

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



रजनी मिश्रा
Rajni Mitra
जन्म तिथि / DOB 18/10/1953
महिला / Female



8177 2252 9648

आधार - आम आदमी का अधिकार

Rajni Mitra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

राजनी मित्रा
Rajni Mitra

पंजीकृत खाता संख्या
PAN Card Number
AAAPMD218K

राजनी मित्रा
Rajni Mitra

पंजीकृत नाम
Registered Name
BHISAM DEV TALWAR

16/10/1953

Signature

16/10/2013

Lajmi Mitra

Major Information of the Deed

Deed No :	I-1902-14384/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003303514/2022	Office where deed is registered	
Query Date	21/11/2022 8:51:12 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. 3,48,000/-		Rs. 3,77,829/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 15,123/- (Article:23)		Rs. 3,835/- (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	87 Sq Ft	3,48,000/-	3,58,876/-	Property is on Road
Grand Total :				.1994Dec	3,48,000 /-	3,58,876 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	38 Sq Ft.	0/-	18,224/-	Structure Type: Structure
Gr. Floor, Area of floor : 9.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 9.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 9.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 9.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	4 Sq Ft.	0/-	729/-	Structure Type: Structure
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					
Total :		42 sq ft	0 /-	18,953 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Rajni Mitra Wife of Late Amit Kumar Mitra City:- , P.O:- Noida, P.S:-NOIDA SECTOR-20, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx9K, Aadhaar No: 81xxxxxxxx9648, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 28/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 28/11/2022 ,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.:: B1xxxxxx2M, 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 JADAV MONDAL SUBHASGRAM, City:- Not Specified, P.O:- SUBHASGRAM, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			

Identifier Of Mr Satwic Vivek Ruia, Mrs Rajni Mitra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Rajni Mitra	Swastic Heights Private Limited-0.199375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Rajni Mitra	Swastic Heights Private Limited-38.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Rajni Mitra	Swastic Heights Private Limited-4.00000000 Sq Ft

On 28-11-2022

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

Presented for registration at 17:10 hrs on 28-11-2022, at the Private residence by Mr Satwic Vivek Rula ,

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

Execution is admitted on 28/11/2022 by Mrs Rajni Mitra, Wife of Late Amit Kumar Mitra, P.O: Noida, Thana: NOIDA SECTOR-20, , Gautam Buddha Nagar, UTTAR PRADESH, India, PIN - 201301, by caste Hindu, by Profession House wife

Indetified by Mr SISIR MONDAL, , , Son of JADAV MONDAL, SUBHASGRAM, P.O: SUBHASGRAM, Thana: Barulpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

Execution is admitted on 28-11-2022 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 JADAV MONDAL, SUBHASGRAM, P.O: SUBHASGRAM, Thana: Barulpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

fm2

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 3,77,829/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,835.00/- (A(1) = Rs 3,828.00/- ,E = Rs 7.00/-) and Registration Fees paid by by online = Rs 3,835/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:31PM with Govt. Ref. No: 192022230189019158 on 24-11-2022, Amount Rs: 3,835/-, Bank: SBI EPay (SBlePay), Ref. No. 0189132077333 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. 15,123/- and Stamp Duty paid by by online = Rs 15,113/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:31PM with Govt. Ref. No: 192022230189019158 on 24-11-2022, Amount Rs: 15,113/-, Bank: SBI EPay (SBlePay), Ref. No. 0189132077333 on 24-11-2022, Head of Account 0030-02-103-003-02

fm2

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,123/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101627, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE

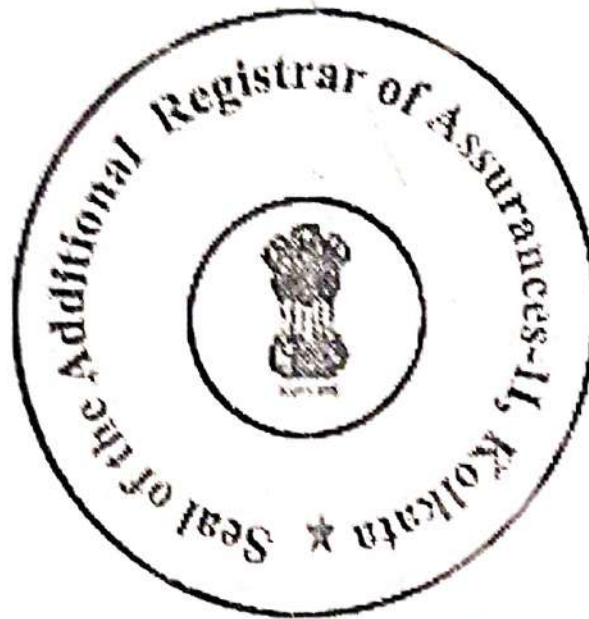
hng

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 485267 to 485293
being No 190214384 for the year 2022.



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

fin

(Satyajit Biswas) 2022/12/03 04:06:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)