

15923/2022

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14372/22



2-43  
27/11/22

पश्चिम बंगाल WEST BENGAL



2/3328407/22

Additional Registrar of Assurances II, Kolkata



Certified that the Document is admitted to Registration. This Stamp and Label and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II Kolkata



Rina Ghosh.

30 NOV 2022

**THIS DEED OF CONVEYANCE** is made on this 27<sup>th</sup> day of November Two Thousand and Twenty Two **BETWEEN RINA GHOSH** (PAN CAZPG2369F & Aadhaar No. 2783 9675 6203), wife of Mr. Dharendra Nath Ghosh, an Indian national, by faith Hindu by occupation housewife presently residing at No. 19/4, Panchanantala Road, Howrah

*[Signature]*

Visi Case No. 2408 25/11  
J(1)-... 250  
J(2)-... 100  
Total  
Realized on 30/11/22



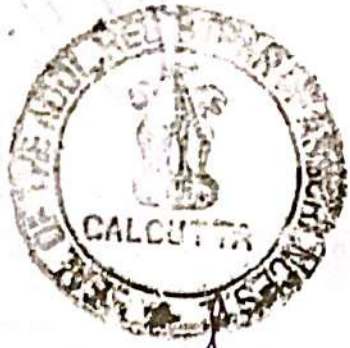
10/6/25

Subhasis Dasgupta  
Advocate  
Alipore Judge Court

NAME \_\_\_\_\_  
ADD. \_\_\_\_\_  
Rs. \_\_\_\_\_  
1 5 SEP 2022  
SURANJAN CHAKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, KOL-1

15 SEP 2022  
15 SEP 2022

For Swastik Heights Pvt. Ltd.  
|| 5 ||  
Director



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 NOV 2022



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



192022230189003838

GRN Details

GRN:	192022230189003838	Payment Mode:	SBI Epay
GRN Date:	24/11/2022 14:25:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9432020673933	BRN Date:	24/11/2022 14:26:04
Gateway Ref ID:	202232859906329	Method:	State Bank of India New PG CC
GRIPS Payment ID:	241120222018900382	Payment Init. Date:	24/11/2022 14:25:02
Payment Status:	Successful	Payment Ref. No:	2003328407/1/2022
[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:	2003328407/1/2022
Dept Ref ID/DRN:	2003328407/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003328407/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11267
2	2003328407/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2828
Total				14095

IN WORDS: FOURTEEN THOUSAND NINETY FIVE 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 19022003328407/2022

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 ]		6626 	 27/11/2022
2	Mrs Rina Ghosh City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Seller		6631 	Rina Ghosh 27.11.22
SI No.	Name and Address of identifier	Identifier	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	Mr Satwic Vivek Ruia, Mrs Rina Ghosh		6633 	SIDDHARTHA SEN 27.11.2022

(Satyajit Biswas)

ADDITIONAL REGISTRAR  
OF ASSURANCE

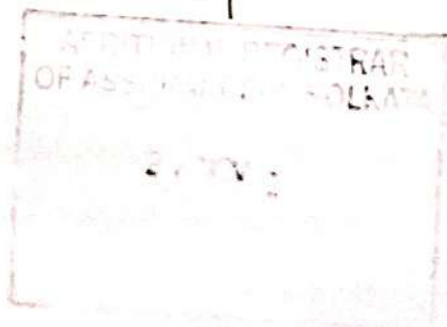
OFFICE OF THE A.R.A. -  
II KOLKATA

Kolkata, West Bengal

711 101 PO & PS Howrah 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 01<sup>st</sup> 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 20<sup>th</sup> day of May 1910 (hereinafter referred to as the said **WILL**).
- D. The said Bhabanath Sen (since deceased) died testate on 16<sup>th</sup> September 1914 and his wife namely Jaykali Sen predeceased him on 20<sup>th</sup> June 1909.
- E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4<sup>th</sup> 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.



DELL



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 NOV 2022

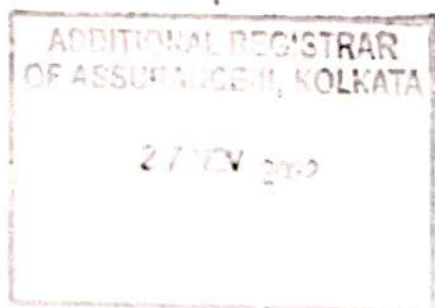


- H. Similarly, in accordance with the said Will of Late Bhabanath Sen, the said Late Sailendra Nath Sen became entitled to **ALL THAT** the undivided 04.259% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- I. The said Sailendra Nath Sen, during his lifetime made and published his last will and testament dated 5<sup>th</sup> 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.
- J. The said Sailendra Nath Sen died testate on 9<sup>th</sup> December 1970.
- K. The Executors to the said last will and testament dated 5<sup>th</sup> 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 5<sup>th</sup> December, 1964 of the said Sailendra Nath Sen (since deceased) in Probate Case No. 102 of 1974 on 21<sup>st</sup> November 1979 from the Hon'ble Calcutta High Court.
- L. 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.
- M. The said Jibankrishna Sen, died intestate 9<sup>th</sup> 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.
- N. The said Sailendranath Sen, during his lifetime made and published his last will and testament dated 05<sup>th</sup> December 1964 whereby and wherein the said Sailendranath Sen upon his death gave and bequeathed all his assets including his movable and





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immovable properties unto and in favour of his nephews Shankar Sen and Sumit Kumar Sen absolutely and forever.

O. The said Sneharani Sen died intestate on 24<sup>th</sup> November 1965.

P. The said Mayarani Mitra, died intestate on 17<sup>th</sup> 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.

Q. The said Sailendranath Mitra died intestate on 10<sup>th</sup> January 1970.

R. Thus, the said Rina Ghosh became entitled to **ALL THAT** the undivided 0.354% 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 at or for the total consideration of Rs.2,60,000/- (Rupees Two Lakhs and Sixty 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;





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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
27 NOV 2022



- (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





ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

27 NOV 2020



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.

U. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendor and the Vendor has 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 its favour.

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sum of Rs.2,60,000/- (Rupees Two Lakhs and Sixty 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



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ADDITIONAL REGISTRAR  
OF ASSAM  
27 NOV 2011

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 he 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 said undivided 0.354% part and/or share each 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 0.354% 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





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REGISTERED  
CALCUTTA

27 NOV 2009

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 DOTH 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.



REGISTERED  
27 NOV 2



- 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





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ADDITIONAL REGISTRAR OF ASSURANCE, CALCUTTA
27 NOV 2

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.
- 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







1  
ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
27 NOV 2002

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 building being 50 year old and having cemented flooring 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** an undivided 0.354% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 65 sq. ft. in the land and 28 sq. ft. in the building and 03 sq. ft. in other structures.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 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

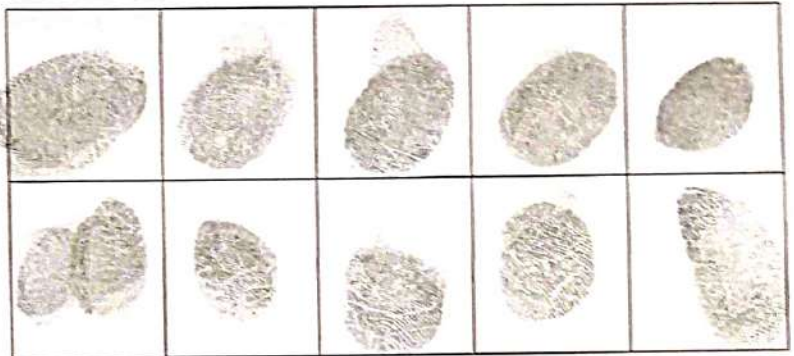
in the presence of:

*Rina Ghosh.*

*Sugata Sen*  
*42B Rankanta Bose*  
*Street, Kolkata - 700029*  
*Jalal Jalau*  
*135, B&B Besant*  
*Kolkata-1*  
*Rina Ghosh*

Left

Right



**SIGNED SEALED AND DELIVERED**

by the PURCHASER at Kolkata

in the presence of:

For Swastic Heights Pvt. Ltd.

|| ५५ ||

Director

Left

Right



*Sugata Sen*  
*Jalal Jalau*  
*[Signature]*

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



8  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 NOV 2012

**RECEIVED** of and from the within named

**PURCHASER** the within mentioned sum of

**RUPEES TWO LAKHS AND SIXTY THOUSAND ONLY**

**RS.2,60,000/=**

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	023997	Kotak Mahindra Bank	<u>2,60,000/=</u>	Rina Ghosh
(Rupees Two Lakhs and Sixty Thousand) only			Rs. <u>2,60,000/=</u>	

**WITNESSES:**

4  
Sugata Sen  
Jeday Talan

Rina Ghosh.

**VENDOR**





ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 NOV. 2022

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल 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

AABCH2817G

THIS XEROX IS ATTACHED AND  
GIVE ONLY FOR PURPOSE OF

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

25/07/2013



भारत सरकार

GOVERNMENT OF INDIA



गानिक विवेक रुइया

Satwik Vivek Ruita

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  
44, Ramakant o Base street  
Kolkata.

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:

21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ.

কলকাতা.

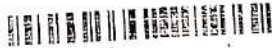
পিন কোড - 700019

21/2, BALLYGUNGE

PLACE, Ballygunge,

Kolkata,

West Bengal - 700019



1947  
1200 500 1947



ndp@uidai.gov.in www.uidai.gov.in



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



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 Deed  
premises No. 44, Ramakanto Bose  
street, Kolkata -

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

आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफ़ायर 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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



08082012

THIS XEROX IS ATTACHED AND  
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KYC OF Registration of purchase Deed  
Premises No. 44, Ramekanto Bosc  
Street, Kolkata.

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

आयकर पैन सेवा इकाई, एनएसडीएल

तीसरी मंजिल, सफायर चेंबर,

बानेर टेलिफोन एक्चेंज केनजवीक,

बानेर, पुना - 411 045

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3rd Floor, Sapphire Chambers,

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Baner, Pune - 411 045

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

e-mail: tininfo@nsdl.co.in

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारें:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, 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

SWASTIC HEIGHTS PRIVATE LIMITED



02/12/1997

Permanent Account Number

AABCH2817C

For Swastic Heights Pvt. Ltd.

॥५॥

Director

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

25072013



## Major Information of the Deed

Deed No :	I-1902-14372/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003328407/2022	Office where deed is registered	
Query Date	23/11/2022 5:22:45 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. 2,60,000/-		Rs. 2,81,432/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,277/- (Article:23)		Rs. 2,828/- (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	65 Sq Ft	2,60,000/-	2,68,125/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				.149Dec	2,60,000 /-	2,68,125 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	28 Sq Ft.	0/-	12,760/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 7 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 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 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 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	3 Sq Ft.	0/-	547/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					



	<b>Total :</b>	<b>31 sq ft</b>	<b>0 /-</b>	<b>13,307 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Rina Ghosh</b> Wife of Mr Dharendra Nath Ghosh City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAxxxxxx9F, Aadhaar No: 27xxxxxxxx6203, 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	<b>Swastic Heights Private Limited</b> 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	<b>Mr Satwic Vivek Ruia (Presentant )</b> 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
<b>Mr Siddharta Sen</b> Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
Identifier Of Mr Satwic Vivek Ruia, Mrs Rina Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Ghosh	Swastic Heights Private Limited-0.148959 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Ghosh	Swastic Heights Private Limited-28.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Ghosh	Swastic Heights Private Limited-3.00000000 Sq Ft



**Endorsement For Dood Number : I - 190214372 / 2022**

**On 27-11-2022**

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

Presented for registration at 14:43 hrs on 27-11-2022, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 27/11/2022 by Mrs Rina Ghosh, Wife of Mr Dharendra Nath Ghosh, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, 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 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 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

*hmg*

**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 2,81,432/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,828.00/- ( A(1) = Rs 2,814.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 2,828/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:26PM with Govt. Ref. No: 192022230189003838 on 24-11-2022, Amount Rs: 2,828/-, Bank: SBI EPay ( SBlePay), Ref. No. 9432020673933 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. 11,277/- and Stamp Duty paid by by online = Rs 11,267/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:26PM with Govt. Ref. No: 192022230189003838 on 24-11-2022, Amount Rs: 11,267/-, Bank: SBI EPay ( SBlePay), Ref. No. 9432020673933 on 24-11-2022, Head of Account 0030-02-103-003-02

*hmg*

**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**Kolkata, West Bengal**

On 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. 11,277/- and Stamp Duty paid by Stamp Rs 10.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101625, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE

*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 486612 to 486638  
being No 190214372 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.12.05 14:21:23 -08:00  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/05 02:21:23 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)