

15922/2022

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14371/22

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2-40 P.M.
27/11/22
Additional Registrar of Assurances
Kolkata

2/3329046/22



Certified that the Document is admitted to
Registration. The Signatures and the
endorsement shown above in this document
are the part of this document.
Additional Registrar
of Assurances, Kolkata



Sangita Pandey Basu

30 NOV 2022

THIS DEED OF CONVEYANCE is made on this 27th day of November Two Thousand and Twenty Two **BETWEEN SANGITA PANDEY BASU** (PAN: FPJPB2851B & Aadhaar No. 4589 1653 3008) wife of Mr. Dharmendra Pandey, an Indian national, by faith Hindu by occupation housewife presently residing at No. 47/3/3, Andul 1st Bye



Sangita Ghosh

Case No. 2405-25/11
J (1)- 250
J (2)- 100
Total
Realized on 30/11/22

101623

Subhasis Dasgupta
Advocate
Alipore Judge Court

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

15 SEP 2022
15 SEP 2022

For Swastic Heights Pvt. Ltd.
Director



ADDITIONAL REGISTRAR
OF ASSURANCE-II, 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 19022003329046/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Satwik Vivek Rula City:- , P.O:- Ballygunge, P.S:-Qarlahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [Swastik Heights Private Limited]		6626 	 27/11/22
2	Mrs Sangita Pandey Basu City:- Howrah, P.O:- Danesh Sk Lane, P.S:-Andul, District:- Howrah, West Bengal, India, PIN:- 711109	Seller		6627 	 Sangita Pandey Basu
3	Mrs Sanchita Ghosh City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	Seller		6628 	 Sanchita Ghosh 27/11/22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print 6633	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 Rula, Mrs Sangita Pandey Basu, Mrs Sanchita Ghosh			 27.11.2022

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



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



192022230189042208

GRN Details

GRN:	192022230189042208	Payment Mode:	SBIPay
GRN Date:	24/11/2022 14:40:40	Bank/Gateway:	SBIPay Payment Gateway
BRN :	3079149967033	BRN Date:	24/11/2022 14:41:18
Gateway Ref ID:	202232859452782	Method:	State Bank of India New PG CC
GRIPS Payment ID:	241120222018904218	Payment Init. Date:	24/11/2022 14:40:40
Payment Status:	Successful	Payment Ref. No:	2003329046/2/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Swasticheights 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:	2003329046/2/2022
Dept Ref ID/DRN:	2003329046/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003329046/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	7631
2	2003329046/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	1919
Total				9550

IN WORDS: NINE THOUSAND FIVE HUNDRED FIFTY ONLY.

PAID

Lane, Vasundhara Apartment, ground floor, Howrah 711 109 PO Danesh Sk. Lane & PS Andul and **SANCHITA GHOSH** (PAN CMXPG4497C & Aadhaar No. 3971 0077 8453) wife of Mr. Subhasish Ghosh, an Indian national, by faith Hindu by occupation housewife presently residing at No. D -51, Katju Nagar Colony, BL – D, Kolkata 700 032 PO & PS Jadavpur hereinafter jointly referred to as the "**VENDORS**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include both of their respective 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:

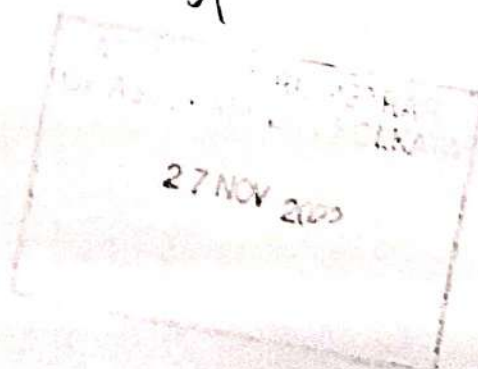
- A. Late Brohmonath Sen and Late Bhabanath Sen both sons of Late Hara Chandra Sen and governed by Dayabhaga School of Hindu Law jointly resided at 43/1 and 44, Ramkanta Bose Street, Kolkata being their family dwelling house. Late Brohmonath Sen was the elder brother of Late Bhabanath Sen and predeceased 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



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27 NOV 2022

- 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 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.

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 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.

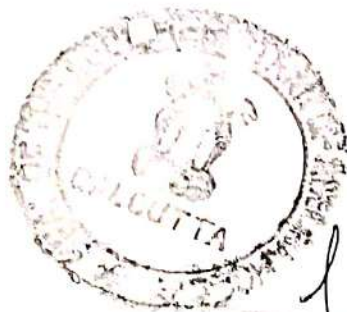
J. The said Sailendra Nath Sen died testate on 9th December 1970.

K. The Executors to the said last will and testament dated 5th December, 1964 of the said Sailendra Nath Sen (since deceased) applied for and 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.

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 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.

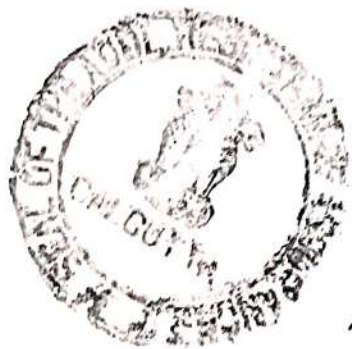




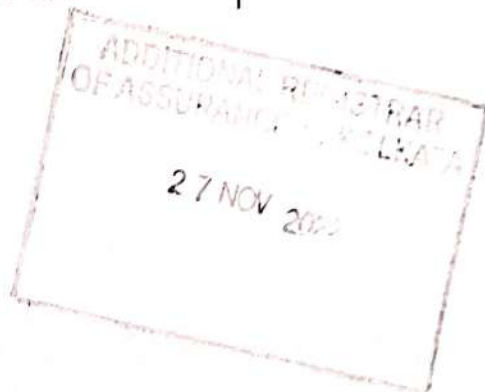
REGISTRAR
KOLKATA
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- N. The said Sailendranath Sen, during his lifetime made and published his last will and testament dated 05th December 1964 whereby and wherein the said Sailendranath Sen upon his death gave and bequeathed all his assets including his movable and immovable properties unto and in favour of his nephews Shankar Sen and Sumit Kumar Sen absolutely and forever.
- O. The said Sneharani Sen died intestate on 24th November 1965.
- P. 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.
- Q. The said Sailendranath Mitra died intestate on 10th January 1970.
- R. Thus, the said Mina Bose died intestate on 08th August 2012 leaving behind her surviving her two daughters namely Sangita Pandey Basu and Sanchita Ghosh as her surviving legal heirs and/or representatives and her husband Tapan Bose died intestate on 31st January 2018.
- S. Thus, the said Sangita Pandey Basu and Sanchita Ghosh are entitled to the undivided 0.2396% part and/or share into or upon the said Premises.
- T. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 0.2396% 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 at or for the total consideration of Rs.1,76,000/- (Rupees One Lakh and Seventy Six Thousand only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.





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U. The Vendors have 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.

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

- (a) The Vendors 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, 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 Vendors selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendors 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





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be taken by the Vendors 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 Vendors themselves.

- (g) The Vendors 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 Vendors and in respect of any outstanding rates taxes and outgoing the Vendors 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 Vendors and the Co – Owners.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendors 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.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendors 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 Vendors and the Vendors have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser has



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now requested the Vendors 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.1,76,000/- (Rupees One Lakh and Seventy Six Thousand only) of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors (the receipt whereof the Vendors 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 Vendors doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises he the Vendors 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 0.2396% 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 0.2396% 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 Vendors 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





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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 Vendors 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 Vendors **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, lispens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.





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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2012

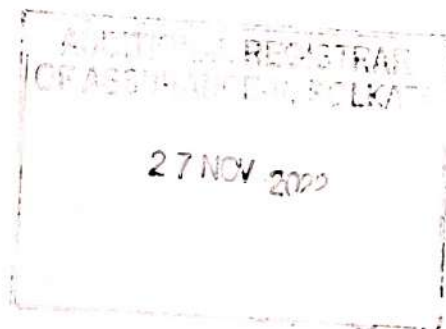
II. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors 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 Vendors do hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said 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 Vendors 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 Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done





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executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors 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 Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said 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 Vendors 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 Vendors 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 Vendors 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





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any nature accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendors.

- h) **THAT**, the Vendors 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 Vendors 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 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;



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27 NOV 2014

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;
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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 0.2396% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 44 sq. ft. in the land and 19 sq. ft. in the building and 02 sq. ft. in other structures.





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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2020

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 **VENDORS** at Kolkata

in the presence of:

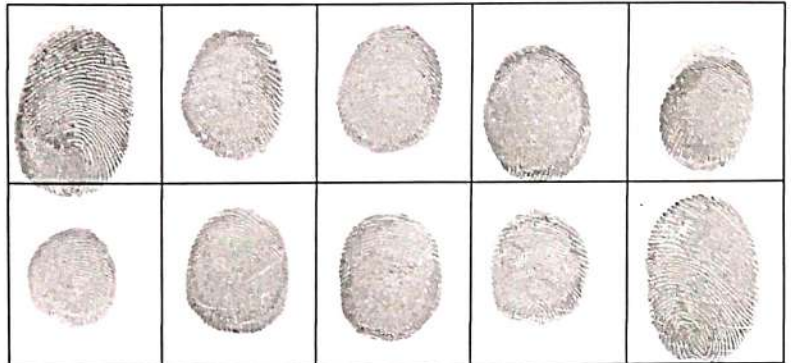
Sangita Pandey Basu.

SUGATA SEN
HAB Rankanta Base
Street,
Kolkata-70003

Jedday Jalan
135, BHB Resh ad
Kolkata-1

Left

Right



Sanchita Ghosh.

Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

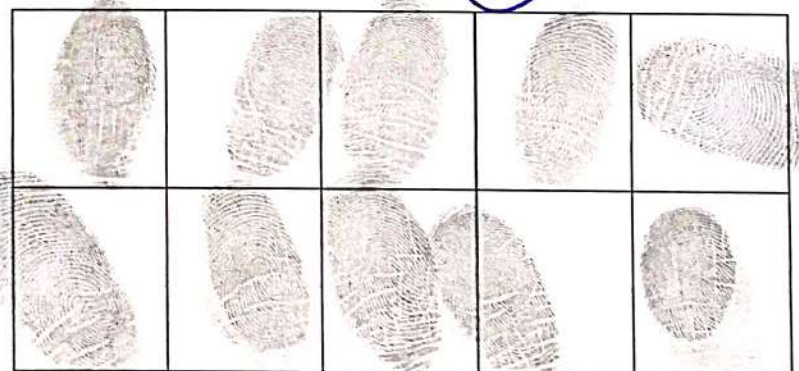
in the presence of:

For Swastic Heights Pvt. Ltd.

Director

Left

Right



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



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES ONE LAKH AND SEVENTY SIX THOUSAND ONLY RS.1,76,000/=

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	023999	Kotak Mahindra Bank	88,000/=	Sangita Pandey Basu
25.11.2022	023998	Kotak Mahindra Bank	88,000/=	Sanchita Ghosh
(Rupees One Lakhs and Seventy Six Thousand) only			Rs.1,76,000/=	

WITNESSES:

Sangita Basu
Jeday Lalai

Sangita Pandey Basu
Sanchita Ghosh.

VENDORS



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV. 2012

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকেরা পরিচয় পত্রিকা ELECTOR PHOTO IDENTITY CARD

নাম : সঙ্গিতা পাণ্ডে (বাসু)
Name : Sangita Pandey (Basu)
স্বামীর নাম : ধরেন্দ্র পাণ্ডে (বাসু)
Husband's Name : Dharendra Pandey (Basu)

ZTA1472938

Sangita Pandey Basu.

লিঙ্গ/Gender : স্ত্রী / Female
জন্ম তারিখ / বয়স : 01-09-1975
Date of Birth/ Age :
ঠিকানা : 47/3/3, আন্দুল 1ম বাই লেন, হাওড়া মিউনিসিপাল কর্পোরেশন, হাওড়া 711109
Address : 47/3/3, Andul 1st Bye Lane, Howrah Municipal Corporation, A J C Bose B Garden, HOWRAH, 711109

তারিখ/ Date : 17-01-2021 নির্বাচক নিবন্ধন অধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচনকেন্দ্রের নং ও নাম : 173-হাওড়া দক্ষিণ
(সাধারণ)
Assembly Constituency No. and Name : 173-Howrah Dakshin (GENERAL)
অংশ নং ও নাম : 266-চিরন্তনি উচ্চ বালিকা বিদ্যালয়-2
Part No. and Name : 266-Chirantani Vidyapith for Girls (High)

বিঃ দ্র : / Note
1. আশঙ্ক্যের কারণে এই কার্ড থাকলে এমন কোন নিশ্চয়তা নেই যে বর্তমান ভোটার তালিকায় আপনার নাম রয়েছে। প্রতিটি নির্বাচনের আগে অনুগ্রহ করে ভোটার তালিকায় নাম যাচাই করুন।
2. এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকায় নাম দাখিল করা বর্জ্য।
3. কোন কার্ডের জন্য মূল্য নেই।
Date of birth mentioned in this card shall not be treated as a proof of age / D O B for any purpose other than registration in electoral roll

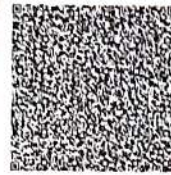
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FPJPB2851B



नाम / Name
SANGITA PANDEY BASU

पिता का नाम / Father's Name
TAPAN KUMAR BASU

जन्म की तारीख /
Date of Birth
01/09/1975

15032021

Sangita Pandey Basu.

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

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

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री 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
4th 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



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/24/169/474386



নির্বাচকের নাম : সঞ্চিতা ঘোষ

Elector's Name : Sanchita Ghosh

মাতার নাম : শুভাশীষ ঘোষ

Mother's Name : Subhasish Ghosh

শিখ/SEX : স্ত্রী / F

জন্ম তারিখ : 11/06/1969

Date of Birth

Sanchita ghosh.

WB/24/169/474386

ঠিকানা:

D/51, কটজু নগর কলোনি, BL- D,
কোলকাতা মিউনিসিপাল কর্পোরেশন, যাদবপুর,
কলকাতা-700032

Address:

D/51, KATJUNAGAR COLONY, BL- D, KMC,
JADAVPUR, KOLKATA-700032

Date: 27/07/2017

160 - রাশবিহারী নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

160 - Rashbehari Constituency

চিকানা পরিবর্তন হলে নতুন চিকুনায় ভোটার শিটে নাম
ভোগা ও একই বছরের নতুন সচিব পরিচালিত পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচালকের নথিতে 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

270 / 926

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CMXPG4497C

नाम / Name
SANCHITA GHOSH

पिता का नाम / Father's Name
TAPAN KUMAR BASU

जन्म की तारीख / Date of Birth
11/06/1969

Sanchita Ghosh
हस्ताक्षर / Signature



16022018

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं 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

THE UNIVERSITY OF CHICAGO PRESS

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Registration of purchase Deed
premises No. 44, Roomkanto Base 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



THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF

PROOF OF Registration of purchase Deed
Premises No. 44, Ramakanto 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 केनजदीक,
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 विवरण

Satwic Vivek Rina

अवरोधित / DOB: 15/07/1994

लिंग / 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, Ramakanta Bose Street
Kolkata.

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:

21/2, বালিগঞ্জ রোড, বালিগঞ্জ,

কলকাতা,

পশ্চিম বঙ্গ - 700019

21/2, BALLYGUNGE
PLACE, Ballygunge,

Kolkata,

West Bengal - 700019



1947
1200 300 1947



mailto:uidai@uidai.gov.in



www.uidai.gov.in

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

Major Information of the Deed

Deed No :	I-1902-14371/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003329046/2022	Office where deed is registered	
Query Date	23/11/2022 6:44:56 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. 1,76,000/-	Rs. 1,90,522/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,641/- (Article:23)	Rs. 1,919/- (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	44 Sq Ft	1,76,000/-	1,81,500/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				.1008Dec	1,76,000 /-	1,81,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	19 Sq Ft.	0/-	8,657/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 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 : 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 : 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 : 4 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	2 Sq Ft.	0/-	365/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					

	Total :	21 sq ft	0 /-	9,022 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sangita Pandey Basu Wife of Mr Dharmendra Pandey City:- Howrah, P.O:- Danesh Sk Lane, P.S:-Andul, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FPxxxxxx1B, Aadhaar No: 45xxxxxxxx3008, 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
2	Mrs Sanchita Ghosh Wife of Mr Subhasish Ghosh City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cmxxxxxx7c, Aadhaar No: 39xxxxxxxx8453, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swastic Heights Private Limited City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Heights Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr 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 Mr Satwic Vivek Ruia, Mrs Sangita Pandey Basu, Mrs Sanchita Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sangita Pandey Basu	Swastic Heights Private Limited-0.0504167 Dec
2	Mrs Sanchita Ghosh	Swastic Heights Private Limited-0.0504167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sangita Pandey Basu	Swastic Heights Private Limited-9.50000000 Sq Ft
2	Mrs Sanchita Ghosh	Swastic Heights Private Limited-9.50000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sangita Pandey Basu	Swastic Heights Private Limited-1.00000000 Sq Ft
2	Mrs Sanchita Ghosh	Swastic Heights Private Limited-1.00000000 Sq Ft

On 27-11-2022

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

Presented for registration at 13:40 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 1. Mrs Sangita Pandey Basu, Wife of Mr Dharmendra Pandey, P.O: Danesh Sk Lane, Thana: Andul, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession House wife, 2. Mrs Sanchita Ghosh, Wife of Mr Subhasish Ghosh, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, 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

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 1,90,522/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,919.00/- (A(1) = Rs 1,905.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 1,919/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:41PM with Govt. Ref. No: 192022230189042208 on 24-11-2022, Amount Rs: 1,919/-, Bank: SBI EPay (SBlePay), Ref. No. 3079149967033 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. 7,641/- and Stamp Duty paid by by online = Rs 7,631/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:41PM with Govt. Ref. No: 192022230189042208 on 24-11-2022, Amount Rs: 7,631/-, Bank: SBI EPay (SBlePay), Ref. No. 3079149967033 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. 7,641/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101624, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE



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 486639 to 486665
being No 190214371 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.05 14:27:32 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/05 02:27:32 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)