

196/2023

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4/8/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

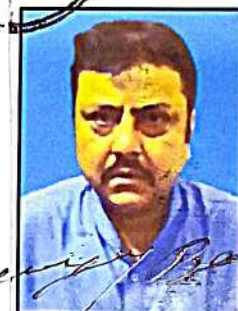
2/13641/23



77AB 450909



13 JAN 2023



THIS DEED OF CONVEYANCE is made on this 05th day of January Two Thousand and Twenty Three **BETWEEN SANJAY BASU** (PAN ADHPB8090R & Aadhaar No. 3458 2068 8163) son of Late Tapan Kumar Basu, an Indian national, by faith Hindu by occupation Business presently residing at No. 119/1 P.G.H. Shah Road, City Green Apartment, Flat No. 2K, Kolkata – 700 032 PO Jadavpur University PS Jadavpur

Confirmed that the above mentioned is admitted to Registration and the enrolment of this document are the part of the same.

Additional Registrar of Assurances Kolkata

13 JAN 2023

Vict. Cases no. 15 23/1
J(1) 250
J(2) 500
Total 750
13/1/23

154371

[Handwritten signature]

NAME _____
ADD _____
Re _____
14 DEC 2022
SURANJAN MUKHERJEE
Licensed Solicitor Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Subhasis Dasgupta
Advocate
Alipore Judge Court

60

14 DEC 2022
14 DEC 2022

For Swastic Heights Pvt. Ltd.

Director



61



THIS DEED OF CONVEYANCE

and Twenty Three B.T. (PAN ADHPB0806R & Address No. 343 2068 6163) and of all the land situated in Indian national, by fallid Hindu by

located in the City of Kolkata, No. 1181 P. G. H. Shah Road, City Green

ADDITIONAL DISTRICT
OF ASSAM
- 5 JAN 2023

62

Sisir Mondal
30- Jadav Mondal
petua Mondal para o
Ruidas para,
Hallickpur
Baruipur.
Kolkata-147.

30 JAN 2023



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 19022000013641/2023

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]		60 	 05/01/2023
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mr Sanjay Basu City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Seller		61 	 05/11/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Satwic Vivek Ruia, Mr Sanjay Basu		62 	 05.01.2023

(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 his heirs, executors, administrators, legal representatives and assign/s) of the **ONE PART AND SWASTIC HEIGHTS PRIVATE LIMITED** (PAN AABCH2817C) a Company within the meaning of the Companies Act, 2013 presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge and is herein represented by one of its directors **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge (hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include its successors, successors – in – interest and assign/s) of the **OTHER PART:**

WHEREAS:

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





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- 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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OF ASSA FANCEH, KOLKATA
- 5 JAN 2023

- 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.
- 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





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ADDITIONAL REGISTRAR
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- 5 JAN 2023

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. The said Mina Bose died intestate on 08th August 2012 leaving behind her surviving her two daughters namely Sangita Pandey Basu and Sanchita Ghosh and one son namely Sanjay Basu as her surviving legal heirs and/or representatives and her husband Tapan Bose died intestate on 31st January 2018.
- S. Thus, the said Sanjay Basu is entitled to the undivided 0.1198% part and/or share into or upon the said Premises.
- T. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 0.1198% 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.88,000/= (Rupees Eighty Eight Thousand) only free from all encumbrances, charges, liens, lispends, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.
- U. 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.



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

- 5 JAN 2023

V. 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;
- (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 himself.





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- (g) The Vendor has not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor and the Co – Owners.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor is resident Indian national and ordinarily resided in India for more than 182 days in the previous financial year and 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.

W. 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.





ADDITIONAL IN
OF ASST. Secy. W. J. ...
- 5 JAN 1923

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.88,000/= (Rupees Eighty 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 doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises 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 0.1198% 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 0.1198% 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





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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 DOTH HEREBY COVENANT WITH THE PURCHASER as follows:





ADDITIONAL SECRETARY
OF ANCHORED T & W
- 5 JAN 2023

- 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 is 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 lispens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor has 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;
- 



REGISTRAR
OF COMPANIES II, KOLKATA
-5 JAN 2023

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





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 5 JAN 2023

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less together with the 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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- 5 JAN 2023

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 0.1198% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 22 sq. ft. in the land and 10 sq. ft. in the building and 01 sq. ft. in other structures.





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 5 JAN 2023

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

[Handwritten signature]

1) *Wish Mondal*
petua Mondal para
Okaidaspara
Mallikpur
Baruipur
Kolkata - 147

2) *Ensa Saha*
4/1 B, Raja Dharma
21, Kal-9

[Handwritten signature]

Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

For Swastic Heights Pvt. Ltd.
[Handwritten signature]
Director

1) *Wish Mondal*

2) *Ensa Saha*

[Handwritten signature]

Left

Right



[Handwritten signature]

DILIP KUMAR GOEL
Advocate
Allpore Court
F/873/798/99



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 5 JAN 2023

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES EIGHTY – EIGHT THOUSAND ONLY

RS.88,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

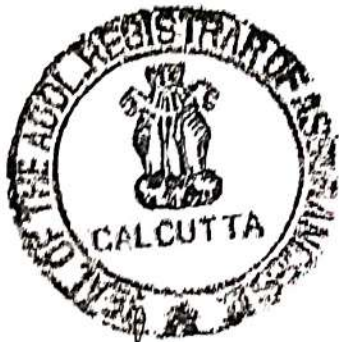
MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
03.01.2023	024084	Kotak Mahindra Bank	88,000/=	Sanjay Basu
(Rupees Eighty Eight Thousand) only			Rs.88,000/=	

WITNESSES:

- 1) *Sanjay Mondol*
- 2) *Sanjay Basu*

VENDOR



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 5 JAN 2023



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



192022230240217168

GRN Details

GRN: 192022230240217168 Payment Mode: SBI Epay
GRN Date: 02/01/2023 18:40:30 Bank/Gateway: SBICPay Payment Gateway
BRN : 7291278553737 BRN Date: 02/01/2023 18:41:07
Gateway Ref ID: 202300267452615 Method: State Bank of India New PG CC
GRIPS Payment ID: 020120232024021715 Payment Init. Date: 02/01/2023 18:40:30
Payment Status: Successful Payment Ref. No: 2000013641/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Address: 21/2 ballygunge place kolkata 700019
Mobile: 9831312355
Period From (dd/mm/yyyy): 02/01/2023
Period To (dd/mm/yyyy): 02/01/2023
Payment Ref ID: 2000013641/1/2023
Dept Ref ID/DRN: 2000013641/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000013641/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	960
Total				960

IN WORDS: NINE HUNDRED SIXTY ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020120232024021715

GRIPS Payment Detail

GRIPS Payment ID:	020120232024021715	Payment Init. Date:	02/01/2023 18:40:30
Total Amount:	960	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7291278553737	BRN Date:	02/01/2023 18:41:07
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

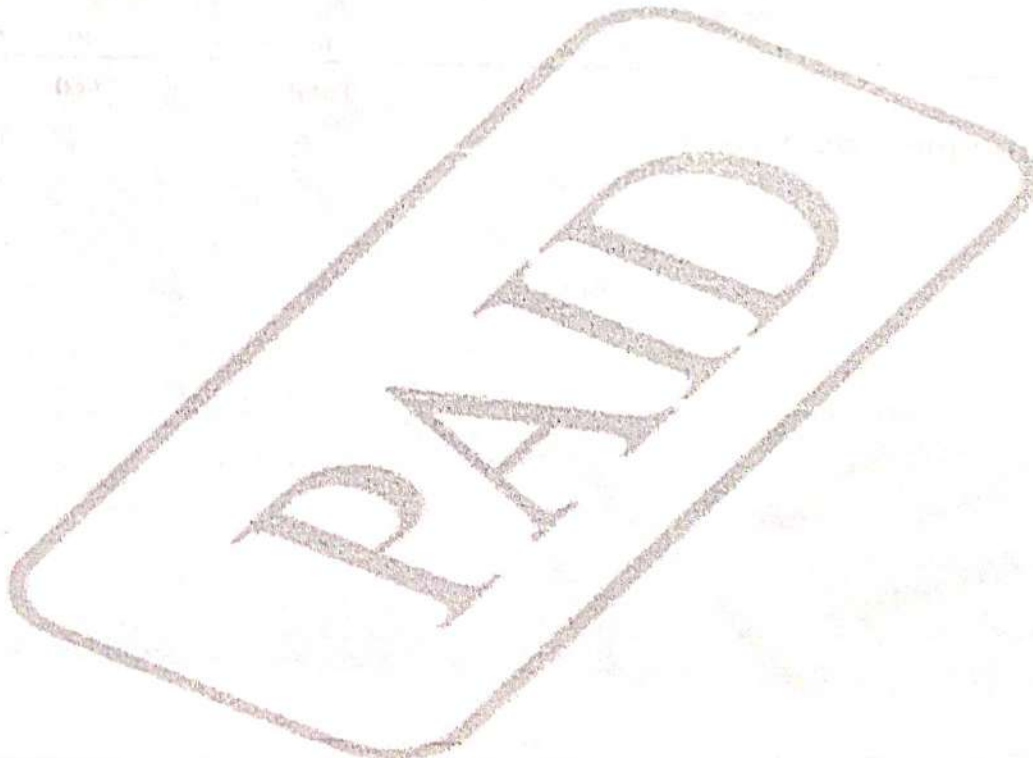
Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230240217168	Directorate of Registration & Stamp Revenue	960
Total			960

IN WORDS: NINE HUNDRED SIXTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWASTIC HEIGHTS PRIVATE LIMITED



02/12/1997

Permanent Account Number

AABCH2817C

22072013

इस कार्ड को खोले / यदि यह कृपया सुरक्षित करें / लॉस्ट
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंजरी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक, पुणे,
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



भारत सरकार

GOVERNMENT OF INDIA



सावित्र विवेक राना

Satwic Vivek Rana

जन्मदिनांक / DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:

21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ,

কলকাতা,

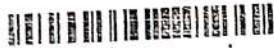
পশ্চিম বঙ্গ - 700019

21/2, BALLYGUNGE

PLACE, Ballygunge,

Kolkata,

West Bengal - 700019



1947
1200 300 1947



mailto:uidai.gov.in www.uidai.gov.in



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

आयकर विभाग
INCOME TAX DEPARTMENT
SATWIC V RUMA



भारत सरकार
GOVT. OF INDIA

VIVEN RUMA

13/07/1994

(A. No.)/1994-95/Income Tax

ENFRS843M

Signature



21/07/1994

इस कार्ड को खोले / यदि यह कार्ड खोया जाये / तो ध्यान दें:
आयकर विभाग द्वारा जारी एनएसडीयू
तीसरी मंजरी, सचिवर चेंबर,
बोम्बे टेलिफोन एक्सचेंज के पास रखें,
बोम्बे - 411 043

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 Bawer Telephone Exchange,
Bombay - 411 043

Tel: 91-20-3721 8080, Fax: 91-20-3721 8081
e-mail: tinia@nsdl.co.in



भारत सरकार

Government of India

Enrollment No: D66 U129100787

To
Sanjay Basu

802, 1st Floor, Kumar Bazar,
City Centre, Phase 2nd, Sector-
11B-1, Preeti Garden, New Delhi
Jawahar University
Jawahar University, Central Avenue, New Delhi,
New Delhi-110002



आपका आधार क्रमांक / Your Aadhaar No.:

3458 2068 8163

मेरा आधार, मेरी पहचान



Sanjay Basu
Date: 28/01/2018
3458 2068 8163



मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

SANJAY BASU

TAPAN KUMAR BASU

28/01/1969

Permanent Account Number

ADHPB8090R

Sanjay Basu

Signature



भारत सरकार

GOVT. OF INDIA



10042013

ভারতীয় নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : সিসির মন্ডল

Elector's Name : Sisir Mondal

বিত্তর নাম : যাদব মন্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ / Date of Birth : 05/01/1984

JTK3837937

ঠিকানা:
শেটুয়া মন্ডল পাড়া ও 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 বিকল্প
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার বিটে নাম
তোলা 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.

Major Information of the Deed

Deed No :	I-1902-00418/2023	Date of Registration	13/01/2023
Query No / Year	1902-2000013641/2023	Office where deed is registered	
Query Date	02/01/2023 5:03:36 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 88,000/-	Rs. 94,576/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,803/- (Article:23)	Rs. 960/- (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	22 Sq Ft	88,000/-	90,750/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				.0504Dec	88,000 /-	90,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10 Sq Ft.	0/-	3,644/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2.5 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 : 2.5 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 : 2.5 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 : 2.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	1 Sq Ft.	0/-	182/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					

	Total :	11 sq ft	0 /-	3,826 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Basu Son of Late Tapan Kumar Basu City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx0r, Aadhaar No: 34xxxxxxx8163, Status :Individual, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/01/2023 , Admitted by: Self, Date of Admission: 05/01/2023 ,Place : Pvt. Residence

Buyer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxx5326 Status : Representative, Representative of : Swastic Heights Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Satwic Vivek Ruia, Mr Sanjay Basu			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanjay Basu	Swastic Heights Private Limited-0.0504167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanjay Basu	Swastic Heights Private Limited-10.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanjay Basu	Swastic Heights Private Limited-1.00000000 Sq Ft

On 03-01-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,576/-

fin

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

On 05-01-2023

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

Presented for registration at 17:10 hrs on 05-01-2023, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 05/01/2023 by Mr Sanjay Basu, Son of Late Tapan Kumar Basu, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, 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 05-01-2023 by Mr Satwic Vivek Ruia, Director, Swastic Heights Private Limited (Private Limited Company), City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

fin

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

On 11-01-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 960.00/- (A(1) = Rs 946.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 960/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2023 6:41PM with Govt. Ref. No: 192022230240217168 on 02-01-2023, Amount Rs: 960/-, Bank: SBI EPay (SBIEPay), Ref. No. 7291278553737 on 02-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,803/- and Stamp Duty paid by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/01/2023 6:41PM with Govt. Ref. No: 192022230240217168 on 02-01-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 7291278553737 on 02-01-2023, Head of Account



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

On 13-01-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 960.00/- (A(1) = Rs 946.00/- ,E = Rs 14.00/-)
and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/01/2023 5:08PM with Govt. Ref. No: 192022230250354988 on 11-01-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 9201371424738 on 11-01-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,803/- and Stamp Duty paid by Stamp Rs 10.00/-,
by online = Rs 3,793/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15471, Amount: Rs.10.00/-, Date of Purchase: 14/12/2022, Vendor name: S
MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/01/2023 5:08PM with Govt. Ref. No: 192022230250354988 on 11-01-2023, Amount Rs: 3,793/-, Bank:
SBI EPay (SBIPay), Ref. No. 9201371424738 on 11-01-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 24331 to 24357

being No 190200418 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.18 13:44:51 -08:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/01/18 01:44:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)