

17/805/2022

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16097/22

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

2-30 P.M.

पश्चिम बंगाल WEST BENGAL



29 DEC 2022 2/347/357/22



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Certified that the document is admitted to Registration. The Stamp and Seal and the endorsement are the part of this document.



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2-30 P.M.
24/12/22

THIS DEED OF CONVEYANCE is made on this 24th day of December Two Thousand and Twenty Two **BETWEEN SURAJIT SEN** (PAN BRSPS9144R & Aadhaar No. 2730 7761 5810) son of Late Samiran Sen and grandson of Late Srish Chandra Sen, an Indian national, by faith Hindu by occupation retired presently residing at Sri Aurobinda

Stamp Code No. 2717 22/12
J(1) 250
J(2) 600
Total 600
Received at 29/12/22

154382

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME _____
ADD _____
RE _____
14 DEC 2022
SUFARJAN SICKHEROFF
Licence to Vendor
C.C. Court
213-3-16 Subh, Barua, Bar.

14 DEC 2022

14 DEC 2022

[Handwritten signatures and a thumbprint]

THIS DEED OF CONVEYANCE was made on the 14th day of December Two Thousand and Twenty Two BETWEEN SUFARJAN SICKHEROFF & ANOTHER No. 2130 (1981 5810) son of Late Samiran Sen and grandson of Late Sush Chandra Sen, an Indian national, by late Hindu by occupation retired presently residing at 24 Alipanda

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 DEC 2022



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



192022230217196828

GRN Details

GRN:	192022230217196828	Payment Mode:	SBI Epay
GRN Date:	15/12/2022 17:33:10	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4220592962338	BRN Date:	15/12/2022 17:34:35
Gateway Ref ID:	202234997036452	Method:	State Bank of India New PG CC
GRIPS Payment ID:	151220222021719681	Payment Init. Date:	15/12/2022 17:33:10
Payment Status:	Successful	Payment Ref. No:	2003471357/6/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Swastic heights pvt ltd
Address:	21/2 ballygunge place klkata
Mobile:	9831312333
Depositor Status:	Buyer/Claimants
Query No:	2003471357
Applicant's Name:	Mr Uday Jalan
Identification No:	2003471357/6/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	15/12/2022
Period To (dd/mm/yyyy):	15/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003471357/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	155344
2	2003471357/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	38848
Total				194192

IN WORDS: ONE LAKH NINETY FOUR THOUSAND ONE HUNDRED NINETY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



151220222021719681

GRIPS Payment Detail

GRIPS Payment ID:	151220222021719681	Payment Init. Date:	15/12/2022 17:33:10
Total Amount:	194192	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4220592962338	BRN Date:	15/12/2022 17:34:35
Payment Status:	Successful	Payment Init. From:	mGRIPS

Depositor Details

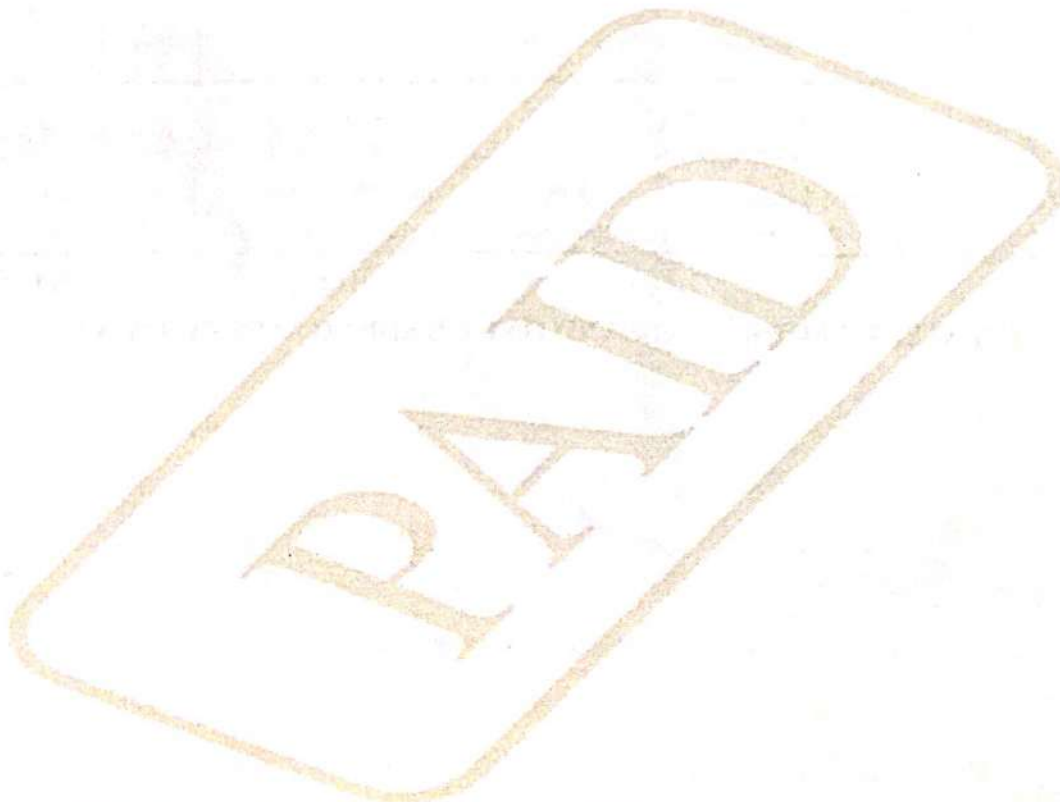
Depositor's Name: Swastic heights pvt ltd
Mobile: 9831312333

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230217196828	Directorate of Registration & Stamp Revenue	194192
Total			194192

IN WORDS: ONE LAKH NINETY FOUR THOUSAND ONE HUNDRED NINETY TWO ONLY.

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





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 19022003471357/2022

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

Sl No.	Name of the Executant	Category	Photo	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]		7874 	 24/12/2022
2	Mr Swastic Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [Mr Surajit Sen]		7675 	 24.12.2022
Sl No.	Name and Address of identifier	Identifier	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Satwic Vivek Ruia, Mr Swastic Vivek Ruia		7676 	 24.12.2022.

(Satyajit Biswas)

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

Ashram, Sri Aurobinda Marg, Hauz Khas, New Delhi - 110 016, P.O. Hauz Khas, P.S. Malviya Nagar and is herein represented by his constituted attorney **Mr. Swastic Vivek Rula** (PAN AQDPR8202J) son of Mr. Vivek Ruia an Indian National, by faith Hindu and by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat PO Ballygunge duly appointed vide special power of attorney dated 08th December 2022 registered with the Sub Registrar V New Delhi in Book No. IV, volume No. 4817 in page 96 to 99 being No. 2193 of 2022 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.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
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[Signature]

- B. The said Late Bhabanath Sen during his lifetime acquired several immovable properties which included 45, Ramkanta Bose Street, 37 Bose Para Lane, 43/1, Ramkanta Bose Street & 44 Ramkanta Bose Street Kolkata – 700 003, now collectively recorded as municipal premises No. 44, Ramkanta Bose Street, Kolkata – 700 003, (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- C. The said Bhabanath Sen during his lifetime made and published his last Will and Testament dated 20th day of May 1910 (hereinafter referred to as the said **WILL**).
- D. The said Bhabanath Sen (since deceased) died testate on 16th September 1914 and his wife namely Jaykali Sen predeceased him on 20th June 1909.
- E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4th September 1915.
- F. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -
- a. one Moiety of their family dwelling house comprising of 43/1, and 44, Ramkanta Bose Street was bequeathed to his sons namely Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen. The other Moiety was inherited by the heirs of Late Brohmonath Sen.
 - b. The house at 45 Ramkanta Bose Street, Kolkata – 700 003 to his eldest son namely, Priyonath Sen.
 - c. the land to the north of the family dwelling house previously known as 37 Bose Para Lane was to be divided into eight (8) equal shares out of which Six (6) shares will vest upon his 06 sons i.e. Priyo Nath Sen, Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish





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Chandra Sen and Nandalal Sen, and Two (2) shares will vest upon his nephews Chandi Charan Sen and Manilal Sen.

- G. The said Manmathanath Sen, the second son of Bhabanath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22nd June 1945 leaving behind him surviving his three brothers namely Satishchandra Sen, Srishchandra Sen and Nandalal Sen as his only surviving legal heirs and/or representatives since he was issue less and his wife Akshaykumari Sen predeceased him on 16th July 1914.
- H. Thus, in accordance with the said Will of Late Bhabanath Sen, the said Srishchandra Sen became entitled to **ALL THAT** the undivided 14.6351% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- I. The said Srishchandra Sen during his lifetime made and published his last will and testament dated 22nd November 1948 whereby and wherein the said Srishchandra Sen upon his death gave devised and bequeathed his undivided share into or upon the said Premises divided in 5 equal parts out of which one part to his wife Lilabati Devi, one part each to his three sons namely Samiran Sen, Surhit Sen and Somen Chandra Sen and one part for life to his another son Sushil Chandra Sen and after his demise to the legal heirs of his son Sushil Chandra Sen. The said Srishchandra Sen did not give any right and/or share to his fifth son namely Saral Chandra Sen.
- J. The said Srishchandra Sen died testate on 25th August 1958.
- K. The executors to the last will and testament dated 22nd November 1948 of the said Srishchandra Sen (since deceased) applied for and obtained probate in respect of the last will and testament dated 22nd November 1948 of the said Srishchandra





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Sen (since deceased) from the High Court at Calcutta in case No. 239 of 1959 on 8th September 1959.

- L. The said Lilabati Sen died intestate on 11th December 1966 leaving behind her surviving her four sons, namely, Sushil Chandra Sen, Samiran Sen, Suhritchandra Sen and Somenchandra Sen as her only surviving legal heirs and representatives, since her another son namely Saral Chandra Sen predeceased her on 18th August 1966.
- M. The said Sushil Chandra Sen died intestate leaving behind him surviving his three brothers namely Samiran Sen, Suhritchandra Sen and Somenchandra Sen as his only surviving legal heirs and/or representatives.
- N. The said Samiran Sen, died intestate on 14th July 1991 leaving behind him surviving his wife Rekha Sen and only son Surajit Sen as his only surviving legal heirs and/or representatives.
- O. The said Rekha Sen died intestate on 23rd December 2020 leaving behind her surviving her only son Surajit Sen as her only surviving legal heir and/or representative.
- P. Thus, the said Surajit Sen became entitled to **ALL THAT** the undivided 04.8784% 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.
- Q. By an agreement dated 08th December 2022 the Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share belonging to the Vendor at or for the total consideration of Rs.35,84,000/= (Rupees Thirty Five Lakhs and Eighty Four Thousand) only free





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from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy whatsoever and/or howsoever.

R. At or before the execution of these presents all 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



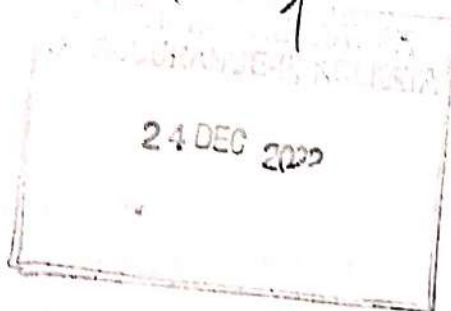


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OF ASSURANCE-II, KOLKATA
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all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor themselves.

- (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 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.

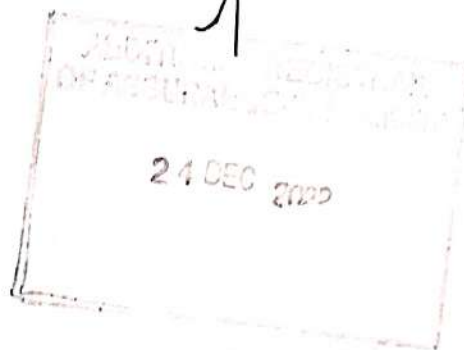
S. The Purchaser has made payment of the entire consideration amounts respectively as aforementioned to the Vendor and the Vendor have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendor to sign and execute the deed of conveyance in their favour.



NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.35,84,000/= (Rupees Thirty Five Lakhs and Eighty Four 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 she the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 04.8784% 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 04.8784% 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 has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way





appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

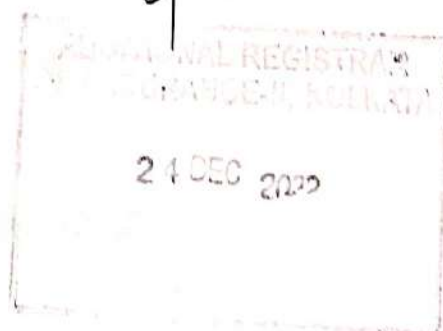
II. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to





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the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;

- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;





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REGISTRAR OF INSURANCE
OF ASSURANCE - K. U. P. A. T. A.
24 DEC 2022

- 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.





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24 DEC 1972

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less together with the 50 year old cemented flooring four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 11008440725 and is butted and bounded in the manner as follows: -

ON THE NORTH	Partly by municipal premises No. 29B, Bose Para Lane, partly by municipal premises No. 38C, Bose Para Lane and partly by municipal premises No. 38/1B, Bose Para Lane;
ON THE EAST	Partly by municipal premises No. 43, Ramkanta Bose Street, partly by municipal premises No. 42F, Ramkanta Bose Street, partly by municipal premises No. 42E, Ramkanta Bose Street and partly by municipal premises No. 42B, Ramkanta Bose Street;
ON THE WEST	Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, 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



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	Bose Street, partly by municipal premises No. 48/1A, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street and partly by municipal premises No. 49, Ramkanta Bose Street and partly by common passage;
--	---

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

THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 04.8784% part and/or share into or upon the said
Premises referred to as in the First Schedule above i.e. 896 sq. ft. in the land and 390
sq. ft. in the building and 48 sq. ft. in other structures.





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ADDITIONAL REGISTRAR
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24 DEC 2012

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

1) Sisir Mondal
Petua Mondal para
O Rindas para
Mallikapur
Baruipur
Kali-147

2) Raju Das
Alipore
Kali-27

[Signature]

Left

Right



For,
SURASIT SEN
AS CONSTITUTED ATTORNEY

[Signature]

SWASTIC VIVEK RUIA

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

1) Sisir Mondal.

2) Raju Das

[Signature]

Left

Right



For Swastic Heights Pvt. Ltd.

[Signature]

Director

[Signature]
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



2

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 DEC 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES THIRTY FIVE LAKHS AND

EIGHTY FOUR THOUSAND ONLY

RS.35,84,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Dated	Demand Draft No.	Drawn On	Amount	In favour of
05.12.2022	001934	HDFC Bank Ltd.	Rs. 35,84,000/=	Surajit Sen
(Rupees Thirty Five Lakhs and Eighty Four Thousand) only			Rs. <u>35,84,000/=</u>	

WITNESSES:

1) *Satish Mondal*

2) *Rajiv Das*

For, SURAJIT SEN
As constituted attorney

[Signature]
VENDOR



l
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 DEC 2022

STATE ELECTION COMMISSION
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3337937



নির্বাচকের নাম : সিসির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : জদাব মন্ডল

Father's Name : Jodab Mondal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 05/04/1984
Date of Birth:

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল পাড়া ও কইদাসপাড়া মল্লিকপুর বারুই পুর
দক্ষিণ 24 পরগণা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui Pur South 24 Parganas
700147

Date: 12/08/2007
104-বারুইপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও এই 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.

आयकर विभाग

INCOME TAX DEPARTMENT

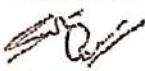
SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M



Signature



भारत सरकार

GOVT. OF INDIA



08082012

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

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी मंजील, सफायर चेंबरस,

बानेर टेलिफोन एक्चेंज केनजदीक,

बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Bauer 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



पारिवारिक विवरण

Satwic Vivek Rana

जन्मतिथि / DOB: 15/07/1994

लिंग / GENDER: MALE



3759 4046 5326

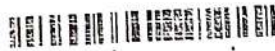
आमारा आधार, आमारा परिचय

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना: 21/2, बालिगुंज रोड, बालिगुंज, 21/2, BALLYGUNGE
कोलकाता, PLACE, Ballygunge,
पिन कोड - 700019 Kolkata,
West Bengal - 700019



1927
1200 300 1927

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

P.O. Box No. 1927,
Bangalore-560 001

इस कार्ड के 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,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWASTIC HEIGHTS PRIVATE LIMITED



02/12/1997

Permanent Account Number

AABCH2817C

25072013

आयकर विभाग
INCOME TAX DEPARTMENT
SWASTIC VIVEK RUIA



भारत सरकार
GOVT. OF INDIA



VIVEK RUIA

18/12/1990

Permanent Account Number

AQDPR8202J

*Swastic
Ruia*

Signature



25122008

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S.O Vivek Ruia 21/2, Ballygunge Place, Ballygunge, Kolkata,
West Bengal - 700019



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



भारत सरकार
GOVERNMENT OF INDIA



Swastic Vivek Ruia

जन्म तारीख / DOB: 18/12/1990

पुरुष / MALE



8907 9046 9808

आमार आधार, आमार परिचय

Major Information of the Deed

Deed No :	I-1902-16097/2022	Date of Registration	29/12/2022
Query No / Year	1902-2003471357/2022	Office where deed is registered	
Query Date	08/12/2022 4:50:06 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. 35,84,000/-		Rs. 38,83,358/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,55,354/- (Article:23)		Rs. 38,848/- (Article:A(1), E, 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 Boso 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	896 Sq Ft	35,84,000/-	36,96,006/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				2.0533Dec	35,84,000 /-	36,96,006 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	390 Sq Ft.	0/-	1,78,604/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 97.5 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 : 97.5 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 : 97.5 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 : 97.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	48 Sq Ft.	0/-	8,748/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 48 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					

	Total :	438 sq ft	0 /-	1,87,352 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Surajit Sen Son of Late Samiran Sen City:- , P.O:- Hauz Khas, P.S:-Malviya Nagar, District:-New Delhi, Delhi, India, PIN:- 110016 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: brxxxxxx4r, Aadhaar No: 27xxxxxxxx5810, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Heights Private Limited City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAXxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Swastic Vivek Ruia 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.:: AQxxxxxx2J, Aadhaar No: 89xxxxxxxx9808 Status : Attorney, Attorney of : Mr Surajit Sen

Representative Details :

SI 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 Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Satwic Vivek Ruia, Mr Swastic Vivek Ruia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Surajit Sen	Swastic Heights Private Limited-2.05334 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Surajit Sen	Swastic Heights Private Limited-390.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Surajit Sen	Swastic Heights Private Limited-48.00000000 Sq Ft

On 22-12-2022

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 38,83,358/-



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

On 24-12-2022

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

Presented for registration at 14:30 hrs on 24-12-2022, at the Private residence by Mr Satwic Vivek Ruia ,.

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

Execution is admitted on 24-12-2022 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

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

Executed by Attorney

Execution by Mr Swastic Vivek Ruia, , Son of Mr Vivek Ruia, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as constituted attorney for Mr Surajit Sen P.O: Hauz Khas, Thana: Malviya Nagar, , New Delhi, DELHI, India, PIN - 110016 is admitted by him

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



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

On 27-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,848.00/- (A(1) = Rs 38,834.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 38,848/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 5:34PM with Govt. Ref. No: 19202230217196828 on 15-12-2022, Amount Rs: 38,848/-, Bank: SBI EPay (SBlePay), Ref. No. 4220592962338 on 15-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,55,354/- and Stamp Duty paid by online = Rs 1,55,344/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 5:34PM with Govt. Ref. No: 192022230217196828 on 15-12-2022, Amount Rs: 1,55,344/-, Bank: SBI EPay (SBlePay), Ref. No. 4220592962338 on 15-12-2022, 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

On 29-12-2022**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. 1,55,354/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 154382, Amount: Rs.10.00/-, Date of Purchase: 14/12/2022, 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 1902-2023, Page from 7280 to 7305
being No 190216097 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.05 16:49:12 -08:00
Reason: Digital Signing of Deed.

fm2

(Satyajit Biswas) 2023/01/05 04:49:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)