

15/11/2022

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14385/22



2-45 P. M.
27/11/22
Additional Registrar of Assurances
Kolkata

पश्चिम बंगाल WEST BENGAL

2/3328340/22

ARA
170AB 927231



[Handwritten signature]

Verified that the Document is admitted to
Registration The Signatures and the
enforcement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances Kolkata

30 NOV 2022



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THIS DEED OF CONVEYANCE is made on this 27th day of November Two Thousand and Twenty Two BETWEEN TRITIRTHA CHATTERJEE (PAN AMDPC1083C & Aadhaar No. 4127 5944 1817), son of Late Gautam Chatterjee, an Indian national, by faith Hindu by occupation service presently residing at No. 81ABC, B. B. Chatterjee

[Handwritten signature]

Val Case No. 2397 225/11
J (1)- 250
J (2)- 100
Total
Realized on 30/11/22

10/022
Subhasis Dasgupta
Advocate
Alipore Judge Court

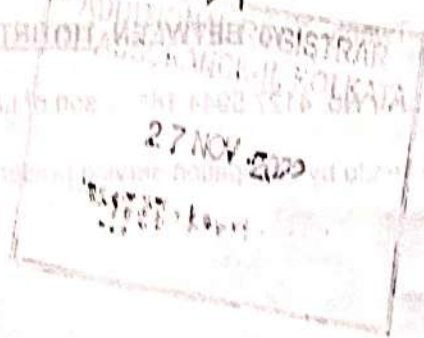


15 SEP 2022
15 SEP 2022

For Swastik Heights Pvt. Ltd.

11/04/11

Director







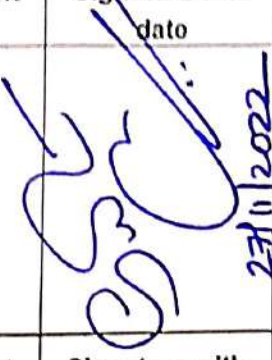


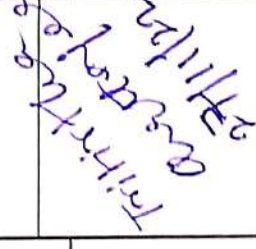



Government of West Bengal

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 19022003328340/2022

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]		6626 	 27/11/2022
2	Mr Tritirtha Chatterjee City:- , P.O:- Kasba, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042	Seller		6629 	 27/11/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Siddharta Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Mr Satwic Vivek Ruia, Mr Tritirtha Chatterjee		6633 	 27.11.2022

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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



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



192022230188980838

GRN Details

GRN:	192022230188980838	Payment Mode:	SBI Epay
GRN Date:	24/11/2022 14:16:24	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2179162923533	BRN Date:	24/11/2022 14:17:04
Gateway Ref ID:	202232839820279	Method:	State Bank of India New PG CC
GRIPS Payment ID:	241120222018898082	Payment Init. Date:	24/11/2022 14:16:24
Payment Status:	Successful	Payment Ref. No:	2003328340/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Address: 21/2 ballygunge place kolkata 700019
Mobile: 9831312355
Period From (dd/mm/yyyy): 24/11/2022
Period To (dd/mm/yyyy): 24/11/2022
Payment Ref ID: 2003328340/1/2022
Dept Ref ID/DRN: 2003328340/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003328340/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	7814
2	2003328340/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	1965
Total				9779

IN WORDS: NINE THOUSAND SEVEN HUNDRED SEVENTY NINE ONLY.

Road, Flat No. C/T-2, Kolkata 700 042 PO & PS Kasba 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.



1
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 NOV 2020
Page 25.

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 Chandi Charan Sen became entitled to **ALL THAT** the undivided 11.8245% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.





8

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 NOV-2022

- H. The said Chandicharan Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 19th December 1926 leaving behind him surviving his wife namely Khirodamohini Sen and three sons, namely, Narendranath Sen, Jnanendranath Sen and Birendranath Sen as his only surviving legal heirs and/or representatives. The said Khirodamohini Sen died intestate on 18th July 1930.
- I. Pursuance to the above, the said Narendranath Sen, Jnanendranath Sen and Birendranath Sen inherited the said undivided 11.8245% part and/or share into or upon the said Premises each having an undivided 03.941% part and/or share therein.
- J. The said Birendranath Sen, was during his lifetime governed by the Dayabhaga School of Hindu law died intestate on 20th November 1956 leaving behind him surviving his wife Jamunabala Sen, five sons, namely, Bimalendu Sen, Barendranath Sen, Brojendranath Sen, Balendranath Sen and Prafulla Kumar Sen and five daughters, namely, Dipali Ghosh, Santi Sen, Anjali Sen, Latika Ghosh and Mala Ghosh.
- K. The said Brojendranath Sen, the third son of Birendranath Sen died intestate on 3rd December 1970 as bachelor leaving behind him surviving his mother Jamunabala Sen as his only legal heiress and/or representative.
- L. The said Jamunabala Sen died intestate in the year 1971 leaving behind her surviving her four sons namely Bimalendu Sen, Barendranath Sen, Balendranath Sen and Prafulla Kumar Sen and five daughters, namely, Dipali Ghosh, Santi Sen, Anjali Sen, Latika Ghosh and Mala Ghosh as her only surviving legal heirs and heiress and/or representatives.



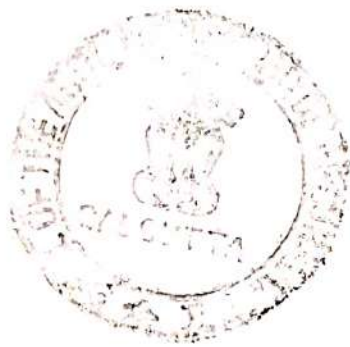


ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2020

- M. The said Prafulla Kumar Sen died intestate on 3rd June 1991 leaving behind him surviving his wife Pranati Sen, one daughter Chandana Sengupta and one son Pritam Sen as his only surviving legal heirs and representatives.
- N. The said Santi Sen, the second daughter of Late Birendranath Sen died intestate as spinster on 21st January 1992 leaving behind her surviving her three brothers, namely, Bimalendu Sen, Barendranath Sen and Balendranath Sen and four sisters, namely, Dipali Ghosh, Anjali Sen, Latika Ghosh and Mala Ghosh as her only legal heirs and/or representatives.
- O. The said Dipali Ghosh, died intestate on 13th September 1998 leaving behind her surviving her two daughters, namely, Annapurna Mitra and Kamala Chatterjee as her only surviving legal heirs and/or representatives since her husband namely Sisir Kumar Ghosh predeceased her on 09th October 1997.
- P. The said Kamala Chatterjee died intestate on 31st January 1998 leaving behind her surviving her husband namely Gautam Chatterjee and only son Tritirtha Chatterjee as her only legal heirs and/or representative. The husband of the said Kamala Chatterjee (since deceased) namely Gautam Chatterjee died intestate on 4th September 2014.
- Q. Thus, the said Tritirtha Chatterjee became entitled to **ALL THAT** the undivided 0.245% 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.
- R. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share free of all encumbrances whatsoever and/or howsoever at or for the total consideration of





8

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2022

Rs.1,80,000/- (Rupees One Lakh and Eighty Thousand only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

S. 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





1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2022

be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor themselves.

(g) The Vendor has not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.

(h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all 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.

T. The Purchaser has made payment of the entire consideration amount as aforementioned to the Vendor and the Vendor has in turn delivered the vacant





possession of the said Premises to the Purchaser and as such the Purchaser has now requested the Vendor to sign and execute the deed of conveyance in its favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.1,80,000/- (Rupees One Lakh and Eighty 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 0.245% 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 0.245% 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

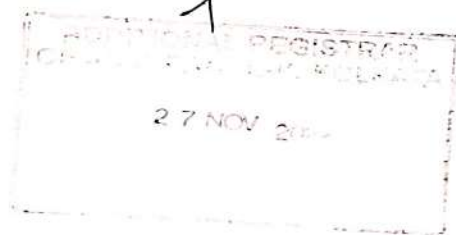


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REGISTRAR
KRAJOWY REJESTR SRODOWISKA
27 IV 2009

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





II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;
- 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



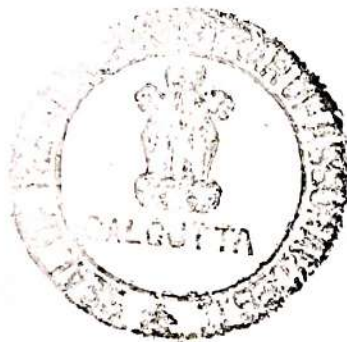


ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
27 NOV 2020

and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;

- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof 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





8
ADDITIONAL REGISTRAR
OF ASSISTANCE-II, KOLKATA
27 NOV 2022

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

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

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

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



1
ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA

27 NOV 2011

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 0.245% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 45 sq. ft. in the land and 20 sq. ft. in the building and 02 sq. ft. in other structures.





ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA

27 NOV 2012

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

Sugala Sen
12B Ramkrishna Basu
Street,
Kolkata-70003
Jeday Talwar
135 B&B Barn rd
Kolkata-1

Left

Right



Chatterjee

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

Sugala Sen
Jeday Talwar

Left

Right



For Swastic Heights Pvt. Ltd.

|| 5 ||

Director

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



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 EIGHTY THOUSAND ONLY

RS.1,80,000/=

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	024000	Kotak Mahindra Bank	1,80,000/=	Tritirtha Chatterjee
(Rupees One Lakh and Eighty Thousand) only			Rs.1,80,000/=	

WITNESSES:

Syde
Jedey Lalau

Chatterjee
VENDOR



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT
TRITIRTHA CHATTERJEE



भारत सरकार
GOVT. OF INDIA

GAUTAM KUMAR CHATTERJEE

15/08/1984

Permanent Account Number
AMDPC1083C

Chatterjee

Signature



04122915

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

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

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

Major Information of the Deed

Deed No :	I-1902-14385/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003328340/2022	Office where deed is registered	
Query Date	23/11/2022 5:15:30 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. 1,80,000/-	Rs. 1,95,102/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,824/- (Article:23)	Rs. 1,965/- (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	45 Sq Ft	1,80,000/-	1,85,625/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				.1031Dec	1,80,000 /-	1,85,625 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	20 Sq Ft.	0/-	9,112/-	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 : 5 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 :	22 sq ft	0 /-	9,477 /-	
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Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Tritirtha Chatterjee Son of Late Gautam Chatterjee City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx3C, Aadhaar No: 41xxxxxxxx1817, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 :

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.:: BIxxxxxx2M, 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, Mr Tritirtha Chatterjee			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Trilitha Chatterjee	Swastika Heights Private Limited 0 103125 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mr Trilitha Chatterjee	Swastika Heights Private Limited 20,00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To, with area (Name-Area)
1	Mr Trilitha Chatterjee	Swastika Heights Private Limited 2 000000000 Sq Ft

On 27-11-2022

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

Presented for registration at 14:45 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 Mr Tritirtha Chatterjee, Son of Late Gautam Chatterjee, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service

Identified 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

Identified 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

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 1,95,102/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,965.00/- (A(1) = Rs 1,951.00/- ,E = Rs 14.00/-) and Registration Fees paid by online = Rs 1,965/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:17PM with Govt. Ref. No: 192022230188980838 on 24-11-2022, Amount Rs: 1,965/-, Bank: SBI EPay (SBlePay), Ref. No. 2179162923533 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. 7,824/- and Stamp Duty paid by online = Rs 7,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2022 2:17PM with Govt. Ref. No: 192022230188980838 on 24-11-2022, Amount Rs: 7,814/-, Bank: SBI EPay (SBlePay), Ref. No. 2179162923533 on 24-11-2022, 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 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. 7,824/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101622, 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 485294 to 485321
being No 190214385 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.03 04:06:27 -08:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/12/03 04:06:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)