

01/09/23

I-12672/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

82AB 196533



Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



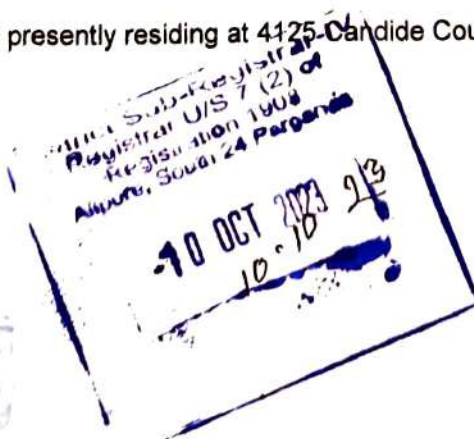
S. K. Banerjee

District Sub-Registrar-IV
Alipore, South 24-Parganas

THIS DEED OF CONVEYANCE is made on this 26th day of September Two Thousand and Twenty Three **BETWEEN SIPRA BANERJEE** (PAN EUNPB0509L & OCI No. A3118889) wife of Late Dipak Banerjee a citizen of USA, by faith Hindu by occupation Housewife and presently residing at 4125 Candide Court, Alpharetta, Georgia 30004,



Halita



Nisha Ruia

26/09/2023
3-40 P.M.
3-40 P.M.

3-40 P.M.
26/9/23

65975

Nisha Ruia



10099

Nisha Ruia



10100

Sipra Banerjee



10098

Lalita Ruia



10096 10097

Sheela Tukyan

NAME.....
ADD.....
Rs.....
14 JUN 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kol-1

Subhasis Dasgupta
Advocate
Alipore Judge Court

14 JUN 2023

14 JUN 2023



Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Barailpur, 24 PGS (S)
Kolkata-700147

District Sub-Registrar-IV
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USA hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** AND (i) **SHEELA TULSYAN** (PAN ABUPT3683K) wife of Mr. Ashok Kumar Tulsyan an Indian national, by faith Hindu, by occupation Housewife residing at No. 12, Sunny Park, Ashray Apartment, flat 4B, Kolkata 700 019 PO Ballygunge PS Ballygunge, (ii) **LALITA RUIA** (PAN ACQPR3322L) wife of Late Sheo Kumar Ruia an Indian national, by faith Hindu by occupation Housewife presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019 PO Ballygunge PS Gariahat and (iii) **NISHA RUIA** (PAN ACPPR8540K) wife of Mr. Vivek Ruia an Indian national, by faith Hindu by occupation Housewife presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019 PO Ballygunge PS Gariahat hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assign/s) of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 22nd February, 1958 and registered before the Sadar, Registration Office Alipore, 24 Parganas in Book No. I, Volume No.27, Pages 107 to 115, being No.995, for the year 1958, Amarendra Nath Chowdhury, Fanindra Nath Chowdhury, Birendra Nath Chowdhury, Satyendra Nath Chowdhury, Sankari Nath Chowdhury, Smt. Alokha Chowdhury, widow of Late Rabindra Nath Chowdhury and Chandra Nath Chowdhury sold, transferred, conveyed and assured unto and in favour of Jitendra Nath Chowdhury **ALL THAT** the divided and demarcated portion measuring more or less 17 Cottahs 02 Chittacks and 14 Sq. Ft. out of the Premises Nos. 5/1A and 6/1/1, Gariahat Road, Calcutta (hereinafter

referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.

- B. By a Deed of Rectification dated 10th July, 1958 and registered before the Sadar Registration Office, Alipore, 24 Parganas in Book No.1, Volume No.50, Pages 141 to 144, being No.3009, for the year 1958 the certain details pertaining to the said Land was recorded and confirmed.
- C. The said Jitendra Nath Chowdhury duly mutated his name in the records of the Kolkata Municipal Corporation in respect of the said Land and the same was assessed separately as municipal Premises No. 5 Gariahat Road and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and is hereinafter referred to as the said **PREMISES**.
- D. The said Jitendra Nath Chowdhury caused a two storied building to be constructed at the said Premises as per building plan having sanction No.BS490 dated 6th November, 1959.
- E. The said Jitendra Nath Chowdhury a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 10th February 1964 leaving him surviving his wife Mira Chowdhury and two married daughters namely Bani Banerjee, wife of Satyaprabhat Banerjee and Sipra Banerjee, widow of Late Dipak Kumar Banerjee, as his Class I heirs and legal representatives within the meaning of the Hindu Succession Act, 1956 who jointly inherited the estate of the said Jitendra Nath Chowdhury in their equal 1/3rd undivided share therein.
- F. The said Mira Chowdhury, Bani Banerjee and Sipra Banerjee inducted Sulochana Kanoi as monthly tenant in respect of the said Premises who is the current recorded tenant (hereinafter referred to as "the said **TENANT**") at a monthly rent of Rs.7,500/-.



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- G. The said Mira Chowdhury a Hindu governed by the Dayabhaga School of Hindu Law died intestate in or about 16th January, 2002 leaving her surviving aforesaid two married daughters namely Bani Banerjee and Sipra Banerjee as her only Class I heirs and legal representatives within the meaning of Hindu Succession Act, 1956 who have jointly inherited the estate of the said Mira Chowdhury including her share in the said Premises, in equal shares.
- H. Pursuance to the above the said Bani Banerjee and Sipra Banerjee became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises subject to the said Tenant only otherwise free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar whatsoever and/or howsoever.
- I. The said Bani Banerjee and Sipra Banerjee duly mutated their names in the records of the Kolkata Municipal Corporation as the recorded owners of the said Premises and are regularly and punctually making payment all the Municipal rates and taxes and other outgoings in respect of the said Premises.
- J. By an agreement dated 8th October 2012 and registered with the Additional District Sub Registrar, Alipore in Book No. I, CD volume No. 36 pages 1852 to 1896 being No. 08114 for the year 2012 the said Bani Banerjee entered into an agreement for development with U.S. Developers Pvt Ltd. in respect of her undivided 1/2 part and/or share into or upon the said Premises on the terms and conditions mentioned therein.
- K. The said Sipra Banerjee has made an application before the Ld. 10th Senior Civil Judge at Alipore in Title Suit No. 17 of 2014 which has since been transferred to the Ld. 2nd Civil Judge (Sr. Division) at Alipore as Title Suit No. 34 of 2020 (hereinafter referred to as the said **PARTITION SUIT**) for partition of the various



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properties and assets held jointly by the said Bani Banerjee and Sipra Banerjee and the same is pending.

- L. By the deed of gift dated 21st August 2013 and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, CD volume No. 16 in pages 586 to 599 being No. 08152 for the year 2013 the said Bani Banerjee gifted her entire share into or upon the said Premises unto and in favour of her son namely Satyadarsi Banerjee in the manner as contained and recorded therein.
- M. By an agreement dated 20th February 2018 and registered with the Additional District Sub Registrar, Alipore in Book No. I, volume No. 1605 – 2018 pages 35038 to 35083 being No. 160501008 for the year 2018 the said Sipra Banerjee entered into an agreement for development with Silverpeak Projects Pvt. Ltd. in respect of her undivided 1/2 part and/or share into or upon the said Premises on the terms and conditions mentioned therein.
- N. By the Cancellation Agreement dated 21st March 2023 and registered with the Additional District Sub – Registrar, Alipore, South 24 Parganas in book No. I, volume No. 1605 – 2023 in pages 18176 to 18192 being No. 160500493 for the year 2023 made between the said U.S. Developers Pvt Ltd. and the said Satyadarsi Banerji the said agreement dated 8th October 2012 and registered with the Additional District Sub Registrar, Alipore in Book No. I, CD volume No. 36 pages 1852 to 1896 being No. 08114 for the year 2012 was cancelled in the manner as contained and recorded therein.
- O. By an agreement for sale dated 22nd March 2023 and registered with the District Sub – Registrar – IV, South 24 Parganas in book No. I, volume No. 1604 – 2023 in pages 107563 to 107591 being No. 160403507 for the year 2023 (hereinafter referred to as the said **SALE AGREEMENT**) the Vendor has agreed to sell and transfer and the Purchasers have collectively agreed to purchase and acquire **ALL**



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THAT the undivided one half part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) **SUBJECT HOWEVER** to the said Tenant and the agreement with the said Silverpeak Projects Pvt. Ltd. only **BUT OTHERWISE** free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, debuttar, HUF, any other third party interest, guarantee whatsoever and/or howsoever at or for the total consideration of Rs.9,00,00,000/= (Rupees Nine Crores) only in the manner and upon the terms as hereinafter recorded.

- P. By the Cancellation Agreement dated 22nd March 2023 and registered with the Additional District Sub – Registrar, Alipore, South 24 Parganas in book No. I, volume No. 1605 – 2023 in pages 18157 to 18175 being No. 160500492 for the year 2023 made between the said Silverpeak Projects Pvt. Ltd. and the said Sipra Banerjee the said agreement dated 20th February 2018 registered with the Additional District Sub Registrar, Alipore in Book No. I, volume No. 1605 – 2018 pages 35038 to 35083 being No. 160501008 for the year 2018 was cancelled in the manner as contained and recorded therein.
- Q. By the agreement dated 22nd March 2023 and registered with the District Sub – Registrar – IV, South 24 Parganas in book No. I, volume No. 1604 – 2023 in pages 107592 to 107631 being No. 160403495 for the year 2023 the said Satyadarsi Banerjee granted the exclusive right of development of the remaining undivided one – half part and/or share into or upon the said Premises, belonging to him, unto and in favour of Swastic Praniti Private Limited in the manner and upon the terms as contained and recorded therein.
- R. The said Sipra Banerjee and the said Satyadarsi Banerji jointly made an application before the Ld. Civil Judge (Sr. Division) 2nd Court Alipore in respect of the said



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Partition Suit for grant of leave of the Court to sell, transfer, convey and/or to deal with their respective share in the said Premises and the Ld. Court was pleased allow the prayer and necessary order permitting the same was granted on 17th July 2023.

- S. The Purchasers have made payment of the entire consideration amount as aforementioned and the Vendor has delivered the notional and legal possession to the Purchasers and the Vendor has agreed to sign and execute the deed of conveyance in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.9,00,00,000/= (Rupees Nine Crores)** only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchasers 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 Purchasers and the said Undivided Share into or upon the said Premises hereby intended to be conveyed she the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchasers herein **ALL THAT** the undivided One – Half part and/or share (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly described in the **SECOND SCHEDULE** hereunder written into or upon the piece or parcel of land containing by ad-measurement an area of about **17 Cottahs 02 Chittacks and 14 Sq. Ft.** together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. **5, Leela Roy Sarani, (Gariahat Road)** **Kolkata 700 019** PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly described

in the



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in the **FIRST 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 into or upon 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 Purchasers and/or their respective 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 re-pass 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 and/or any part or portion of the said Premises mentioned in the First Schedule hereunder written and every part thereof 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



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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 Purchasers hereafter and forever in the manner as aforesaid **SUBJECT HOWEVER** to the said Tenant only **BUT OTHERWISE** free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespassers, occupiers, pledge, pawn, encroachment, HUF, debuttar whatsoever and/or howsoever including any outgoing whatsoever and/or howsoever.

II. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS** 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 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 lispendens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor doth hereby professes 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 Purchasers 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 Purchasers 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

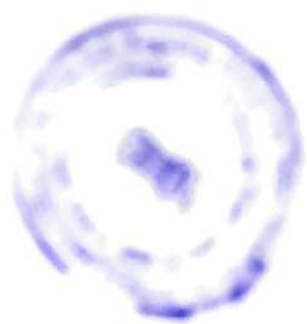


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persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear 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 non assessment of taxes, electricity charges, water taxes, 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;

- d) **THAT**, the said Premises 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 Premises or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchasers 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 Purchasers and/or their heirs, executors, administrators, legal representatives 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 Purchasers make do produce or cause to be made done produced to the Purchasers or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as



100

- 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 Purchasers such attested or other true copies of them as the Purchasers may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled;
- g) **THAT**, the Vendor has ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and every right of any nature accruing shall now belong collectively to the Purchasers exclusively.

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **17 Cottahs 02 Chittacks 14 sq. ft.** be the same a little more or less together with the partly two and partly three storied building and other structures standing thereon (having an aggregate area of about 7500 sq. ft. i.e. 4500 sq. ft. on the ground floor, 2400 sq. ft. on the second floor and 600 sq. ft. on the third floor) and lying situate at and/or being municipal premises No. **5, Leela Roy Sarani, (Gariahat Road) Kolkata 700 019** PS Gariahat in ward No. 68 of the Kolkata Municipal Corporation and having assessee No. 1106825000037 and is butted and bounded in the manner as follows: -

ON THE NORTH:	Partly by municipal premises No. 92B, Bondel Road and partly by municipal premises No. 3A, Gariahat Road;
ON THE EAST:	By municipal premises No. 5/1A, Gariahat Road;
ON THE WEST:	By KMC Road;
ON THE SOUTH:	By KMC Road;

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



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THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided one – half i.e. 50% part or share into or upon the said Premises i.e. 08 cottahs 09 chittacks and 07 sq. ft. in the land and 3750 sq. ft. aggregate constructed area (i.e. 2250 sq. ft. on the ground floor, 1200 sq. ft. on the second floor and 300 sq. ft. on the third floor) and/or the entirety of the right title interest claim or demand of the Vendor into or upon the said Premises and every part thereof with the intent and object that all right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any part thereof of the Vendor shall belong to the Purchaser.

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

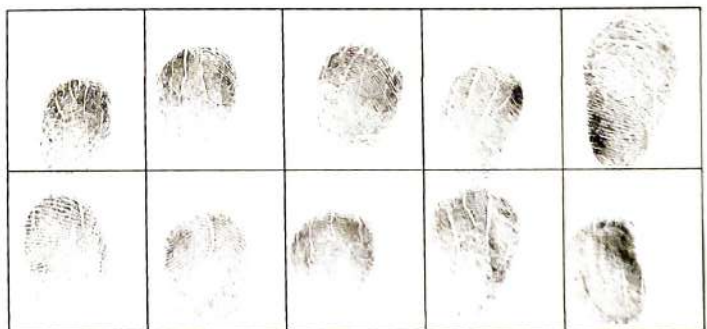
Sipra Banerjee

Sisir Mondal
SISIR MONDAL
 Petua Mondal Para,
 O Ruidaspara, Petua,
 Baruipur, 24 PGS (S),
 Kolkata-700147

Sipra Banerjee

Left

Right



2) *Abitya Gupta*
 190/1, Rashbehari Avenue
 Kolkata - 700029

SIGNED
by the



District Sub-Registrar-IV
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SIGNED SEALED AND ACCEPTEDby the **PURCHASERS** at Kolkata

in the presence of:

Sisir Mondal
SISIR MONDAL
 Petua Mondal Para,
 O Ruidaspara, Petua,
 Baruipur, 24 PGS (S),
 Kolkata-700147

2> **ADITYA GUPTA**

1901, Rashkehan Avenue

KOLKATA-700029

Sheela Tulsyan

Sheela Tulsyan

Left

Right

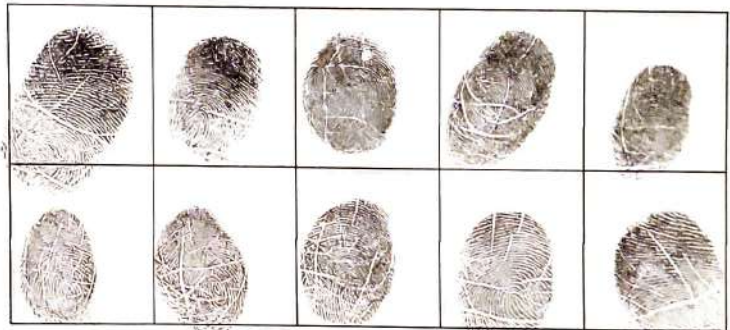


Lalita Ruia

Lalita Ruia

Left

Right



Nisha Ruia

Nisha Ruia

Left

Right



Dilip Kumar Goel

DILIP KUMAR GOEL

Advocate

Allpore Court

F/873/798/99

RECEIVED
P



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9 SEP 1973

RECEIVED of and from the within named

PURCHASERS the within mentioned sum of

RUPEES NINE CRORES ONLY

RS.9,00,00,000/=

being the total consideration amount in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
22.03.2023	438448	Citibank	1,60,88,400/=	Sipra Banerjee
22.03.2023	024022	Kotak Mahindra Bank	80,44,200/=	Sipra Banerjee
22.03.2023	024021	Kotak Mahindra Bank	80,44,200/=	Sipra Banerjee
	TDS		1,28,23,200/=	
	Towards reimbursement of KMC Taxes		2,52,924/=	
22.09.2023	482897	Citibank	1,59,82,783/=	Sipra Banerjee
25.09.2023	399425	Kotak Mahindra Bank	79,91,392/=	Sipra Banerjee
26.09.2023	399429	Kotak Mahindra Bank	79,49,701/=	Sipra Banerjee
	TDS		<u>1,28,23,200/=</u>	
	(Rupees Nine Crores) only		Rs. <u>9,00,00,000/=</u>	

WITNESSES:

14 *Aditya Mondal*

Sipra Banerjee

VENDOR

27 *Aditya Mondal*



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas





Signature / LTI Sheet of Query No/Year 16048002395010/2023

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	Mrs Sheela Tulsyan City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700019	Buyer			sheela Tulsyan 26.09.23
2	Mrs Sipra Banerjee City:- , P.O:- Alpharetta, Georgia, United States, PIN:- 30004	Seller			Sipra Banerjee 26.09.2023
3	Mrs Lalita Ruia City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Buyer			Lalita Ruia 26.09.23



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
4	Mrs Nisha Ruia City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Buyer			Nisha Ruia 26.09.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SISIR MONDAL Son of Mr JADAV MONDAL Petua Mondal Para, City:- Not Specified, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700147	Mrs Sheela Tulsyan, Mrs Sipra Banerjee, Mrs Lalita Ruia, Mrs Nisha Ruia			Sisir Mondal 26.09.2023

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





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



192023240232442828

GRN Details

GRN:	192023240232442828	Payment Mode:	SBI Epay
GRN Date:	23/09/2023 15:42:11	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6182986551037	BRN Date:	23/09/2023 15:42:56
Gateway Ref ID:	202326668001890	Method:	State Bank of India New PG CC
GRIPS Payment ID:	230920232023244281	Payment Init. Date:	23/09/2023 15:42:11
Payment Status:	Successful	Payment Ref. No:	8002395010/5/2023
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Swastic praniti pvt ltd
Address:	21/2 Ballygunge place kolkata
Mobile:	9038336847
Contact No:	9831312355
Depositor Status:	Buyer/Claimants
Query No:	8002395010
Applicant's Name:	Mr UDAY JALAN
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	8002395010/5/2023
Remarks:	Sale, Sale after registered sale agreement without possession Payment No 5
Period From (dd/mm/yyyy):	23/09/2023
Period To (dd/mm/yyyy):	23/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002395010/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	10
2	8002395010/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	900032
Total				900042

IN WORDS: NINE LAKH FORTY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230920232023244281

GRIPS Payment Detail

GRIPS Payment ID:	230920232023244281	Payment Init. Date:	23/09/2023 15:42:11
Total Amount:	900042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6182986551037	BRN Date:	23/09/2023 15:42:56
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Swastic praniti pvt ltd
Mobile: 9038336847

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240232442828	Directorate of Registration & Stamp Revenue	900042
Total			900042

IN WORDS: NINE LAKH FORTY TWO ONLY.

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



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002395010/2023	Office where deed will be registered
Query Date	20/09/2023 11:22:34 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	UDAY JALAN 21/2 BALLYGUNGE PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830129355, Status : Advocate	
Transaction	Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession		
Set Forth value	Market Value	
Rs. 9,00,00,000/-	Rs. 9,00,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:23)	Rs. 9,00,032/- (Article:A(1), M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160403507/2023	

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Leela Roy Sarani, , Premises No: 5, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 9 Chatak 7 Sq Ft	8,50,00,000/-	8,50,00,000/-	Property is on Road Encumbered by Tenant, Project Name :
Grand Total :				14.1442Dec	850,00,000 /-	850,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3750 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		3750 sq ft	50,00,000 /-	50,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Sipra Banerjee Wife of Late Dipak BanerjeeCity:- , P.O:- Alpharetta, Georgia, United States, PIN:- 30004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United States, PAN No.:: euxxxxxx9l,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Sheela Tulsyan Wife of Mr Ashok Kumar TulsyanCity:- , P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: abxxxxxx3k,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Lalita Ruia Wife of Late Sheo Kumar RuiaCity:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Nisha Ruia Wife of Mr Vivek RuiaCity:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx0k,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr SISIR MONDAL Son of Mr JADAV MONDAL Petua Mondal Para, City:- Not Specified, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Sheela Tulsyan, Mrs Sipra Banerjee, Mrs Lalita Ruia, Mrs Nisha Ruia

Note:



संविधान संशोधन केंद्र
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD
सं. १०८५/२००३



चयनकर्ता का नाम - सविंदर मंडल

Elector's Name - San Mondal

पिता का नाम - जल्लु मंडल

Father's Name - Jallu Mondal

लिंग / लिंग - पुरुष / M

जन्म तिथि - ११/११/१९६४
Date of Birth

TYK0005793

पेटुआ
पेटुआ बरुपूर पार्सा ओ कहीबासपार्सा पेटुआ बरुपूर
पश्चिम २४ पारगना ७००१४७

Address:
PETUA MONDAL PARA O RUIDASPARA
PETUA BARUIPUR SOUTH 24
PARGANAS 700147

Date: 10/12/2003

१४०-बारुपूर पश्चिम विधान क्षेत्र के निर्वाचक विभाग
अधिकारिक बरुपूर अनुवृत्ति

Facsimile Signature of the Electoral
Registration Officer for
140-Baruipur Paschim Constituency

चयनकर्ता परिवर्तन होने नभून प्रिकाना डोटार सिटे नाम
डोटार ओ एकई नभऊन नभून सतिर परिचयपत्र पाठ्यार
बना प्रिंटे करे ई परिचयपत्र नभनी टिप्पण करन।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll of the changed address and to obtain the card
with same number

00 L 10 10

Major Information of the Deed

Deed No :	I-1604-12672/2023	Date of Registration	10/10/2023
Query No / Year	1604-8002395010/2023	Office where deed is registered	
Query Date	20/09/2023 11:22:34 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	UDAY JALAN 21/2 BALLYGUNGE PLACE,Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830129355, Status :Advocate		
Transaction		Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession			
Set Forth value		Market Value	
Rs. 9,00,00,000/-		Rs. 9,00,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 20/- (Article:23)		Rs. 9,00,032/- (Article:A(1), M(b))	
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160403507/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Leela Roy Sarani, , Premises No: 5, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 9 Chatak 7 Sq Ft	8,50,00,000/-	8,50,00,000/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				14.1442Dec	850,00,000 /-	850,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3750 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		3750 sq ft	50,00,000 /-	50,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sipra Banerjee Wife of Late Dipak Banerjee City:- , P.O:- Alpharetta, Georgia, United States, PIN:- 30004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United States, PAN No.:: euxxxxxx9l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sheela Tulsyan Wife of Mr Ashok Kumar Tulsyan City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: abxxxxxx3k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Pvt. Residence
2	Mrs Lalita Ruia Wife of Late Sheo Kumar Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Pvt. Residence
3	Mrs Nisha Ruia (Presentant) Wife of Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx0k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SISIR MONDAL Son of Mr JAGAV MONDAL Petus Mondal Para, City:- Not Specified, P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147			

Identifier Of Mrs Sheela Tulsyan, Mrs Sipra Banerjee, Mrs Lalita Ruia, Mrs Nisha Ruia

Endorsement For Deed Number : I - 160412672 / 2023

On 20-09-2023

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 9,00,00,000/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-09-2023

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

Presented for registration at 15:40 hrs on 26-09-2023, at the Private residence by Mrs Nisha Ruia , one of the Claimants.

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

Execution is admitted on 26/09/2023 by 1. Mrs Sheela Tulsyan, Wife of Mr Ashok Kumar Tulsyan, P.O: Ballygunge, Thana: Ballygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mrs Sipra Banerjee, Wife of Late Dipak Banerjee, P.O: Alpharetta, Georgia, United States, PIN - 30004, by caste Hindu, by Profession House wife, 3. Mrs Lalita Ruia, Wife of Late Sheo Kumar Ruia, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Mrs Nisha Ruia, Wife of Mr Vivek Ruia, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife
Indetified by Mr SISIR MONDAL, , , Son of Mr JADAV MONDAL, Petua Mondal Para, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,00,032.00/- (A(1) = Rs 9,00,000.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 9,00,032/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2023 3:42PM with Govt. Ref. No: 192023240232442828 on 23-09-2023, Amount Rs: 9,00,032/-,
Bank: SBI EPay (SBIPay), Ref. No. 6182986551037 on 23-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by online = Rs 10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 23/09/2023 3:42PM with Govt. Ref. No: 192023240232442828 on 23-09-2023, Amount Rs: 10/-, Bank: SBI
(SBIPay), Ref. No. 6182986551037 on 23-09-2023, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-10-2023

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 65995, Amount: Rs.10.00/-, Date of Purchase: 14/06/2023, Vendor name:
Suranjan Mukherjee

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 16091 to 16117
being No 160412672 for the year 2023.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.01.15 12:31:54 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/01/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.