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107990/13



पश्चिम बंगाल WEST BENGAL

66AA 752216

30-09-13

5-45/13

Satwic
Vivek
Ruia

Noted that the document is admitted
to registration. The signature above/a and
the endorsement there attached with this
document are the part of this document.

And Dated: 30th
Sept. 2013



Shri Satwic Vivek Ruia

30 SEP 2013

01 OCT 2013

THIS DEED OF CONVEYANCE is made on this 30th day of September Two Thousand and Thirteen BETWEEN SWASTIC GRIHO NIRMAN PRIVATE LIMITED having Income Tax PAN No. AALCS0043B, a company within the meaning of the Companies Act, 1956 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat and is herein represented by one of its director **Shri Satwic Vivek Ruia** son of Shri Vivek Ruia of No.

C. The Vendor have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the brick built buildings together with the undivided proportionate share in the land

21/2, Ballygunge Pr
having Income
Act, 1956
700

52431

SANJAY KUMAR BAID
Advocate
1, Old Post Office Street
Kolkata - 700 001

NAME.....
ADD.....
Rs.....
17 JUN 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kolkata

17 JUN 2013

17 JUN 2013

Satwic Vivek Ruia
8166

For Swastic Griho Nirman Pvt. Ltd.

Satwic Vivek Ruia
Director

VIDRIK REALTY PVT. LTD.

Satwic Vivek Ruia
(Authorised Signatory)



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
30 SEP 2013
Signature.....



8167

Bhattacharya.
Sucheta Bhattacharya

Udaybhanu Bhattacharya
S/o The Late Anadinath Bhattacharya
109E S.P. Mukherjee Road
Kolkata 700 026
P.O. Tollygunj
Retired Lecturer in English
Asutosh College
Kolkata 700 026

21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat and **VIDRIK REALTY PRIVATE LIMITED** having Income Tax PAN No. AADCV8958Q, a company within the meaning of the Companies Act, 1956 and presently having its registered office at No. P – 8, Chowringhee Square, Kolkata 700 069, PS Hare Street and is herein represented by its authorized signatory **Shri Satwic Vivek Ruia** son of Shri Vivek Ruia presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat hereinafter jointly referred to as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include each of their respective successors, successors – in – interest, nominee/s and/or assigns) of the **ONE PART AND SUCHETA BHATTACHARYA** having Income Tax Pan No. AFSPB5508H wife of Shri Uday Bhanu Bhattacharya of No. 109E, S. P. Mukherjee Road, Kolkata 700 026, PS Tollygunge and is hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor alongwith Udayan Banerjee are absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises Nos. 107, Shyama Prosad Mukherjee Road, 109/F, Shyama Prosad Mukherjee Road and 109/G, Shyama Prosad Mukherjee Road, Kolkata 700 026 PS. Tollygunge in ward No. 84 of the Kolkata Municipal Corporation together with the right over the 05 feet wide common passage running along the southern boundary thereof (hereinafter collectively referred to as the '**PREMISES**') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The front part and/or portion of the ground floor of the building at the said Premises is under the occupation of three tenants whose details appear in the **SECOND SCHEDULE** hereunder written and are hereinafter collectively referred to as the said **TENANTS**.
- C. The Vendor have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the brick built buildings together with the undivided proportionate share in the land



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Signature.....

measuring about 13 (thirteen) cottahs 06 (six) chittacks and 35 (thirty five) sq. ft. be the same a little more or less lying situate at and/or being municipal premises Nos. 107, Shyama Prosad Mukherjee Road, 109/F, Shyama Prosad Mukherjee Road and 109/G, Shyama Prosad Mukherjee Road, Kolkata 700 026 PS. Tollygunge in ward No. 84 of the Kolkata Municipal Corporation, (hereinafter referred to as the said '**SHARE**') morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written at or for the total consideration of Rs.5,000/= (Rupees Five Thousand) only.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.5,000/= (Rupees Five 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 Share hereby intended to be conveyed 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 un-demarcated and undivided **50 Sq. ft. super built up area** into or upon the brick built buildings together with the **undivided proportionate share in the land** measuring about **13 (thirteen) cottahs 06 (six) chittacks and 35 (thirty five) sq. ft.** be the same a little more or less lying situate at and/or being municipal premises Nos. **107, Shyama Prosad Mukherjee Road, 109/F, Shyama Prosad Mukherjee Road and 109/G, Shyama Prosad Mukherjee Road, Kolkata 700 026 PS. Tollygunge in ward No. 84** of the Kolkata Municipal Corporation (hereinafter referred to as the said **SHARE**) and the same is morefully and particularly described in the **THIRD 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 **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever 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 Share and every part thereof **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Share 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 Share 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 Share 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 Share 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 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, trespassers **BUT SUBJECT HOWEVER** to the said Tenants only.

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 the contrary the Vendor is lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said 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 profess to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said 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 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 him lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said 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;
- d) **THAT**, the said 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 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 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;

THE FIRST SCHEDULE ABOVE REFERRED TO

(‘PREMISES’)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 13 (thirteen) cottahs 06 (six) chittacks and 35 (thirty five) sq. ft. be the same a little more or less together with the buildings and other structures standing thereon lying situate at and/or being



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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
30 SEP 2013
Signature.....

municipal premises Nos. 107, Dr. Shyama Prasad Mukherjee Road, 109/F, Shyama Prasad Mukherjee Road and 109/G, Shyama Prasad Mukherjee Road, Kolkata 700 026 in ward No. 84 of the Kolkata Municipal Corporation within the jurisdiction of the Tollygunge Police Station together with the right over the 05 feet wide common passage running along the southern boundary thereof and is butted and bounded in the manner as follows: -

- ON THE NORTH: By municipal premises No. 105, S. P. Mukherjee Road;
- ON THE EAST: Partly by municipal premises No. 48, Satish Mukherjee Road and partly by municipal premises No. 109/E, Shyama Prasad Mukherjee Road;
- ON THE WEST: By KMC Road named as S. P. Mukherjee Road;
- ON THE SOUTH: Partly by municipal premises No. 109/E, Shyama Prasad Mukherjee Road and partly by 05 feet wide 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

(TENANT)

Sir. No.	Name	Rent (Rs.)
1	Shri Netai Malakar	700/= pm
2	Shri Sanjay Chand Roy	955/= pm
3	Shri Bijay Chand Roy	1,000/= pm
4	Homeo Research Laboratory (India)	800/= pm
5	Anup Kr. Dev, Dulal Kanti Dev, Tapan Kr. Dev & Bijoya Banerjee	800/= pm

THE THIRD SCHEDULE ABOVE REFERRED TO

('SHARE')

ALL THAT the un-demarcated and undivided 50 sq. ft. super built up area ^{Residential Purpose use.} in the two storied residential buildings together with undivided proportionate share in the land comprised in the said 'Premises'.



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07990 of 2013
(Serial No. 10055 of 2013 and Query No. 1605L000017593 of 2013)

On 30/09/2013

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

Presented for registration at 17:45 hrs on :30/09/2013, at the Private residence by Shri Satwic Vivek Ruia , one of the Executants.

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

Execution is admitted on 30/09/2013 by

1. Shri Satwic Vivek Ruia
Director, Swastic Griho Nirman Private Limited, 21/2, Ballygunge Place, Kolkata, Thana:-Gariahat,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
By Profession : Business
2. Shri Satwic Vivek Ruia
Authorised Signatory, Vidrik Realty Private Limited, P-8, Chowringhee Square, Kolkata, Thana: Hare
Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
By Profession : Business
3. Sucheta Bhattacharya, wife of Uday Bhanu Bhattacharya , 109 E, S P Mukherjee Road, Kolkata,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste
Hindu, By Profession : Others
Identified By Udaybhanu Bhattacharya, son of Late Anadinath Bhattacharya, 109 E, S P Mukherjee
Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026,
By Caste: Hindu, By Profession: Retired Person.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/10/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 3248.00/-, on 01/10/2013

(Under Article : A(1) = 3234/- ,E = 14/- on 01/10/2013)

Certificate of Market Value(WB PUVI rules of 2001)

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

01/10/2013 17:05:00

EndorsementPage 1 of 2

Witnesses:

Juday Talan

Dilip Kumar Gosh
Adv.

Satwic Vivek Ruia
||||

Director

Satwic Vivek Ruia
(Authorised Signatory)

VENDORS

Drafted by me
Dilip Kumar Gosh
Advocate
High Court, Calcutta



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Paraganas

Endorsement For Deed Number : I - 07990 of 2013
(Serial No. 10055 of 2013 and Query No. 1605L000017593 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs -2,95,000/-

Certified that the required stamp duty of this document is Rs.- 17720 /- and the Stamp duty paid as Impressive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 17720/- is paid , by the draft number 187624, Draft Date 30/09/2013, Bank : State Bank of India, P.B.B. DESHAPRIYA PARK, received on 01/10/2013

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

01/10/2013 17:05:00

EndorsementPage 2 of 2

Witnesses:

Jalaj Jalaj

Dilip Kumar Gosh
Adv.

Satwik Vivek Ruia
॥॥॥

Director

VENDORS

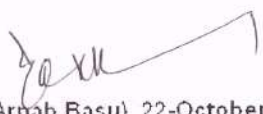
Satwik Vivek Ruia
(Authorised Signatory)

Drafted by me
Dilip Kumar Gosh
Advocate
High Court, Calcutta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 1610 to 1620
being No 07990 for the year 2013.




(Arnab Basu) 22-October-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

Jalay Talan
135, B4 B Barn Rd.
Kolkata-1

Dilip Kumar Gosh
Adv.

Satwic Vivek Ruia

For Swastic Griho Nirman Pvt. Ltd.

Satwic Vivek Ruia
||॥

Director

VIDRIK REALTY PVT. LTD.

Satwic Vivek Ruia
(Authorised Signatory)

Left

Right



SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

Ashani Bhattacharya
109 E.S.P. Mukherjee Road
KOL-26

Uday Chandra Bhattacharya
109 E S.P. Mukherjee Road
Kolkata 700 026

Bhattacharya.

Bhattacharya.

Left

Right



MEMO OF CONSIDERATION

RECEIVED of and from the PURCHASER abovenamed the within mentioned amount of Rs.5,000/= (Rupees Five Thousand) only vide valid RBI Notes in CASH in full and final payment of the consideration amount in terms hereof.

Witnesses:

Jalay Talan

Dilip Kumar Gosh
Adv.

For Swastic Griho Nirman Pvt. Ltd.

Satwic Vivek Ruia
||॥

Director

For Vidrik Realty (P) Ltd.

Satwic Vivek Ruia
(Authorised Signatory)

VENDORS

Drafted by me
Dilip Kumar Gosh
Advocate
High Court, Calcutta



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

30 SEP 2013

Signature.....