

09/08/2024

I-08982/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 96AB 430793

Certify that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document



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09/08/2024

Q-2001913127/2024



Chitrita Roy Chowdhury

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THIS DEED OF CONVEYANCE is made on this 09th day of August Two Thousand and Twenty Four **BETWEEN ASISH KUMAR ROYCHOWDHURY** (PAN ACHPR3670A & Aadhaar No. 5576 5434 9457) son of Late Amiya Kumar Roychowdhury, an Indian National, by faith Hindu, by occupation retired, presently residing at No. 8, Debendra Lal Khan Road, Kolkata 700 025 PO Bhowanipore & PS

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 AUG 2024



Kalighat 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 **FIRST PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge, PS Gariahat and is herein represented by **Mr. Satwic Vivek Ruia** (PAN BIZPR8842M) son of Mr. Vivek Ruia, an Indian national, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700 019, P.S. Gariahat, P.O. 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, nominee/s and/or assigns) of the **SECOND PART AND CHITRITA ROY CHAUDHURY** (PAN BRYPC8683D & Aadhaar No. 7377 4100 7013) daughter of Late Amiya Kumar Roychowdhury, an Indian national, by faith Hindu, by occupation retired, residing at No. 8, Debendra Lal Khan Road, Kolkata 700 025 PO Bhowanipore & PS Kalighat and **NANDITA NAG CHOWDHURY** (PAN AHVPC1933A & Aadhaar No. 3743 4048 3441) wife of Late Pranab Nag Chowdhury an Indian national, by faith Hindu, by occupation housewife, residing at No. 26A, Panditiya Place, Kolkata 700 029 PO Sarat Bose Road & PS Gariahat hereinafter jointly referred to as the **CONFIRMING PARTIES** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include both of their respective heirs executors administrators legal representatives and assign/s) of the **THIRD PART:**


WHEREAS:

A. By an Indenture dated 06th May 1932 and registered with the Registrar of Assurances, Calcutta in book No. I, volume No. 44, pages 41 to 43 being No. 1696



for the year 1932 the Trustees for the Improvement of Calcutta sold transferred and conveyed unto and in favour of Dr. Satyaranjan Bose **ALL THAT** the piece or parcel of land containing by ad-measurement an area of **07 (seven) cottahs 02 (two) chittaks and 22 (twenty two) sq. ft.** be the same a little more or less lying situate and being plot No. 302 of the surplus lands in Improvement Scheme No. IVA formed out of old municipal premises Nos. 37, Russa Road South and 1A, Ballygunge Station Road being respectively parts of Holdings Nos. 29 and 35 in Sub Division H, Division VI, Dihi Panchannogram, District 24 Parganas (hereinafter referred to as the said **LAND**).

- B. For the purpose of securing the unpaid amount towards purchase of the said Land, by an Indenture dated 06th May 1932 and registered with the Registrar of Assurances, Calcutta in book No. I, volume No. 47, pages 43 to 52 being No. 1695 for the year 1932 (hereinafter referred to as the said **Security Deed**) the said Dr. Satyaranjan Bose mortgaged the said Land unto and in favour of the said Trustees for the Improvement of Calcutta in the manner and upon the terms as contained and recorded therein.
- C. The said Dr. Satyaranjan Bose paid off all dues of the said Trustees for the Improvement of Calcutta and the charge upon the said Land was redeemed on 2nd April 1935, as endorsed on the said Security Deed.
- D. While seized and possessed of the said Land the said Dr. Satyaranjan Bose out of his own funds constructed erected and completed a two storied building and other structures thereat and the said Land along with the building was named and numbered as municipal premises No. 68/4, Pratapadiya Road, Kolkata 700 026, PS Tollygunge in ward No. 88 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- E. By a Bengali Deed of Gift dated 25th February 1951 registered with the Sadar Joint Sub – Registrar at Alipore in Book No. I , volume No. 2, pages 280 to 284 being No. 1154 for the year 1951 the said Dr. Satyaranjan Bose transferred and assigned as and by way of gift in favour of his daughter Sulata Roy Chowdhury and son – in law Amiya Kumar Roy Chowdhury **ALL THAT** the said Premises absolutely and forever in the manner as contained and recorded therein.
- F. The said Amiya Kumar Roy Chowdhury during his lifetime made and published his last will and testament dated 16th February 1980 whereby and wherein the said Amiya Kumar Roy Chowdhury upon his death gave and bequeathed all his immovable and movable assets and properties to his wife, the said Sulata Roy Chowdhury, absolutely and forever.
- G. The said Amiya Kumar Roy Chowdhury died testate on 2nd February 1987.
- H. The said Sulata Roy Chowdhury applied for grant of probate in respect of the last will and testament dated 16th February 1980 of the said Amiya Kumar Roy Chowdhury (since deceased) before the Ld. District Delegate at Alipore in Act 39 Case No. 106 of 1987 and the same was granted on 30th September 1988.
- I. Portions of the said Premises are presently under the tenancy/occupation of several persons morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and are hereinafter collectively referred to as the said **OCCUPIERS**.
- J. Thus, the said Sulata Roy Chowdhury became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances, charges, liens, lispendens, attachments, mortgages, pawn, pledge, third party interest whatsoever and/or howsoever, subject to the said Occupiers thereat.
- 

K. By an Indenture dated 26th April 1990 registered with the District Sub – Registrar Alipore, South 24 Parganas in book No. I, volume No. 151 page No. 171 to 179 being No. 6299 for the year 1990 the said Sulata Roychowdhury sold transferred and conveyed unto and in favour of Ashish Kumar Roychowdhury **ALL THAT** the one roomed flat measuring 500 sq. ft. more or less comprising of one room along with common bath room – cum – privy, kitchen and verandah on the eastern side of the first floor of the existing building at the said Premises together with common user of roof of the entire building, staircase, water reservoir, tank and land and side space (hereinafter referred to as the said **FLAT**) morefully and particularly mentioned and described in the **PART – I** of the **THIRD SCHEDULE** hereunder written for the consideration and in the manner as contained and recorded therein and the same represents 1/10th part and/or share in the said Premises.

L. The said Sulata Roy Chowdhury was during her lifetime governed by the Dayabhaga School of Hindu law died intestate on 26th August 2002 leaving behind her surviving her one son namely Ashish Kumar Roychowdhury and two daughters namely Chitrita Roy Chaudhury and Nandita Nag Chowdhury and as her only surviving legal heirs and/or representatives.

M. The said Ashish Kumar Roychowdhury, Chitrita Roy Chaudhury and Nandita Nag Chowdhury thus inherited from the said Sulata Roychowdhury **ALL THAT** the remaining constructed area in the said Premises and measuring about 4500 sq. ft. i.e. 9/10th part and/or share in the said Premises (hereinafter referred to as the **UNDIVIDED PROPERTIES**) morefully and particularly mentioned and described in the **PART – II** of the **THIRD SCHEDULE** hereunder written free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, pawn, pledge, third party interest, debuttar whatsoever and/or howsoever but subject however to the said Occupiers only.

N. Thus, the Vendor herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT FIRSTLY** the said Flat i.e. 1/10th part and/or share in the said Premises AND **SECONDLY** the undivided one – third part and/or share into or upon the said Undivided Properties i.e. 3/10th part and/or share in the said Premises (hereinafter collectively referred to as the said **SHARE IN PREMISES**) morefully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written free of all encumbrances, charges, liens, lispendens, attachments, mortgages, pawn, pledge, third party interest whatsoever and/or howsoever, subject to the tenants and trespassers thereat.

O. The Vendor has with the consent and concurrence of the Confirming Parties herein agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Share in Premises at or for the total consideration of Rs.1,37,00,000/= (Rupees One Crore and Thirty Seven Lakhs) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, pawn, pledge, third party interest, debuttar whatsoever and/or howsoever.

P. 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 Share in Premises as the absolute owner with a marketable title in respect thereof;
- (b) The said Share in Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, life interest right of any person 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 Share in Premises to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or pledge and/or pawn and/or guarantee and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any amount, advance, loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor himself.
- (g) The Vendor has not entered into any agreement for sale and/or transfer in respect of the said Share in Premises 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 and in respect of any outstanding rates taxes and outgoing including reassessment 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) Save and except the said Occupiers there is no trespasser and/or any tenant into or 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 Confirming Parties.

- (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 has 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.


Q. 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 Share in Premises to the Purchaser and as such the Purchaser has now requested the Vendor to sign and execute the deed of conveyance in his favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.1,37,00,000/= (Rupees One Crore and Thirty Seven Lakhs) 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 in Premises 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 with the consent



and concurrence of the Confirming Parties grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT FIRSTLY** the said Flat i.e. 1/10th part and/or share in the said Premises AND **SECONDLY** the undivided one – third part and/or share into or upon the said Undivided Properties i.e. 3/10th part and/or share in the said Premises being **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **07 (seven) cottahs 02 (two) chittaks and 22 (twenty two) sq. ft.** be the same a little more or less together with the partly two and partly three storied building (having a total covered area of 5000 sq. ft. i.e. 2200 sq. ft. on the ground floor, 2200 sq. ft. on the first floor and 600 sq. ft. on the second floor) lying situate at and/or being municipal premises No. **68/4, Pratapadiya Road, Kolkata 700 026**, PS Tollygunge in ward No. 88 of the Kolkata Municipal Corporation (the entire property is hereinafter referred to as the said **PREMISES** and is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and the said 04/10th share is hereinafter referred to as the said **SHARE IN PREMISES**) and is morefully and particularly described in the **FOURTH SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its



successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Share in Premises 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 Share in Premises being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

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

- 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 Share in Premises 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 Share in Premises 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 in Premises 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 Share in Premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;
- d) **THAT**, the said Share in 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 Share in 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 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 in Premises 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 has ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendor.
- 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.



- III. The Confirming Parties do hereby ratify and confirm the share of the Vendor into or upon the said Premises and also the sale thereof in accordance hereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT piece or parcel of land containing by admeasurement an area of about **07 (seven) cottahs 02 (two) chittaks and 22 (twenty two) sq. ft.** be the same a little more or less together with the partly two and partly three storied building (having a total covered area of 5000 sq. ft. i.e. 2200 sq. ft. on the ground floor, 2200 sq. ft. on the first floor and 600 sq. ft. on the second floor) being plot No. 302 of the surplus lands in Improvement Scheme No. IVA and now lying situate at and/or being municipal premises No. **68/4, Pratapadiya Road, Kolkata 700 026**, PS Tollygunge in ward No. 88 of the Kolkata Municipal Corporation and assessee No. 110881101464, Sub Registry Office Alipore and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 68/3, Pratapaditya Road;
 ON THE EAST: By KMC Road;
 ON THE WEST: By municipal premises No. 68/3, Pratapaditya Road;
 ON THE SOUTH: Partly by municipal premises No. 70B, Pratapaditya Road and partly by municipal premises No. 13, Kalia Colony

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

(OCCUPIERS)

Slr.	Name	Location	Rent (Rs.)
1.	J. P Chatterjee	Eastern side of ground floor	
2.	Satyanarjan Chakravorty	Western side of ground floor	
3.	Biren Banik	One room on 1 st floor & area on roof (2 nd flr.)	
4.	Ramola Halder	Western side of first floor	



THE THIRD SCHEDULE ABOVE REFERRED TO

PART – I

(FLAT)

ALL THAT the one roomed flat measuring 500 sq. ft. more or less comprising of one room along with common bath room – cum – privy, kitchen and verandah on the eastern side of the first floor of the existing building at the said Premises referred to in the First Schedule above together with common user of roof of the entire building, staircase, water reservoir, tank and land and side space and which being 1/10th part and/or share in the said Premises referred to in the First Schedule above.

PART – II


(UNDIVIDED PROPERTIES)

ALL THAT the entire ground floor, remaining area of the first floor and entire second floor of the partly two and partly three storied building together with undivided 09/10th part and/or share in the land comprised in the said Premises referred to in the First Schedule above.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SHARE IN PREMISES)

ALL THAT FIRSTLY the said Flat referred to in the Part – I of the Third Schedule above viz 1/10th share in the said Premises referred to in the First Schedule above SECONDLY the undivided 1/3rd part and/or share into or upon the said Undivided Properties referred to in the Part – II of the Third Schedule above i.e. 3/10th part and/or share into or upon the said Premises referred to in the First Schedule above i.e. an aggregate of 4/10th part and/or share into or upon the said Premises referred to in the First Schedule above (2060.80 sq. ft. lad area) and constructed area of 2000 sq. ft. (i.e. 733 sq. ft. on ground floor, 1067 sq. ft. on the first floor and 200 sq. ft. on the second floor).



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:

Abanish Das
Advocate
10, Old Post office
Street,
Kolkata 70001.
Abanish Kumar Roychoudhury

Left

Right



Jedey Lalun
135, B & B Bazar Rd
Kolkata - 1

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

Jedey Lalun
Trilok Chandra Naita
46, Sridhan Roy Rd.
Kolkata - 39

Left

Right



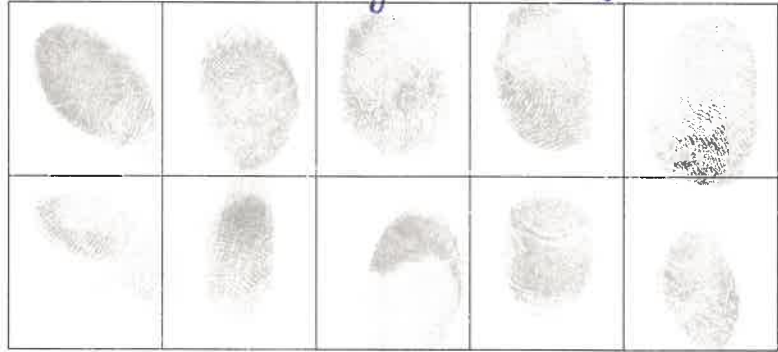
SIGNED SEALED AND DELIVEREDby the **CONFIRMING PARTIES** at Kolkata

in the presence of:

Chirita Roy Chaudhury

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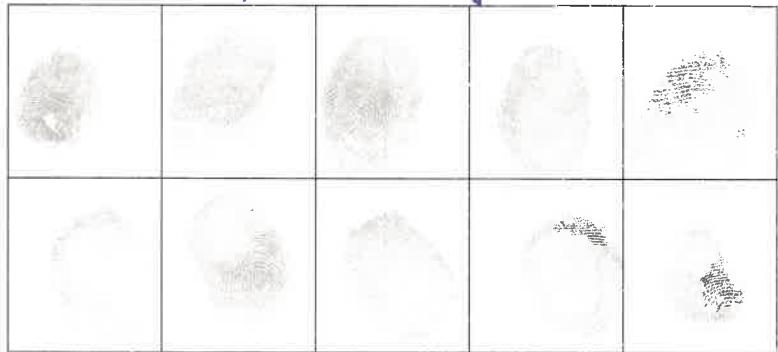
1. Jyoti Bhawan Chakrabarty
 Alipore High Court
 Petition - 700027

Nandita Nag Choudhury

Left

Right

Nandita Nag Choudhury



Proneeta Nag Choudhury
 26/A, Pandit Place
 Kolkata - 700029

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

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES ONE CRORE AND THIRTY-SEVEN LAKHS ONLY RS.1,37,00,000/=

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
07.08.2024	623230	Kotak Mahindra Bank	1,35,63,000/=	Asish Kumar Roychowdhury

TDS 1,37,000/=

Rupees One Crore and Thirty Seven Lakhs) only Rs. 1,37,00,000/=

WITNESSES:

[Handwritten signature]
[Handwritten signature]

Asish Kumar Roychowdhury
VENDOR



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001913127/2024	Office where deed will be registered
Query Date	18/07/2024 6:54:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]
Set Forth value		Market Value
Rs. 1,37,00,000/-		Rs. 1,37,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 9,59,020/- (Article:23)		Rs. 1,37,014/- (Article:A(1), E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Protapaditya Road, , Premises No: 68/4, , Ward No: 088, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2060.8 Sq Ft	1,29,35,000/-	1,29,35,000/-	Property is on Road Encumbered by Tenant,
Grand Total :				4.7227Dec	129,35,000 /-	129,35,000 /-	





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



192024250157808998

GRN Details

GRN:	192024250157808998	Payment Mode:	SBI Epay
GRN Date:	08/08/2024 15:29:26	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9000033597313	BRN Date:	08/08/2024 15:34:11
Gateway Ref ID:	30919395	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	080820242015780898	Payment Init. Date:	08/08/2024 15:29:26
Payment Status:	Successful	Payment Ref. No:	2001913127/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SWASTIC PROJECTS PVT LTD
Address:	21/2 BALLYGUNGE PLACE, KOLKATA 700019
Mobile:	9038336847
Depositor Status:	Buyer/Claimants
Query No:	2001913127
Applicant's Name:	Mr Uday Jalan
Identification No:	2001913127/5/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	08/08/2024
Period To (dd/mm/yyyy):	08/08/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001913127/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	959010
2	2001913127/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	137014
Total				1096024

IN WORDS: TEN LAKH NINETY SIX THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1604-08982/2024	Date of Registration	09/08/2024
Query No / Year	1604-2001913127/2024	Office where deed is registered	
Query Date	18/07/2024 6:54:58 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
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. 1,37,00,000/-		Rs. 1,37,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 9,59,020/- (Article:23)		Rs. 1,37,046/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



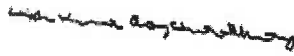





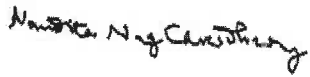
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Protapaditya Road, , Premises No: 68/4, , Ward No: 088 Pin Code : 700026

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	2060.8 Sq Ft	1,29,35,000/-	1,29,35,000/-	Property is on Road Encumbered by Tenant,
Grand Total :				4.7227Dec	129,35,000 /-	129,35,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	7,65,000/-	7,65,000/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 733 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1067 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	7,65,000 /-	7,65,000 /-	










Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Asish Kumar Roychowdhury Son of Late Amiya Kumar Roychowdhury Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: acxxxxxx0a, Aadhaar No: 55xxxxxxxx9451, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
2	Name Mrs Chitrita Roy Chaudhury Daughter of Late Amiya Kumar Roychowdhury Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: brxxxxxx3d, Aadhaar No: 73xxxxxxxx7013, Status :Confirming Party, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
3	Name Mrs Nandita Nag Chowdhury Wife of Mr Pranab Nag Chowdhury Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ahxxxxxx3a, Aadhaar No: 37xxxxxxxx3441, Status :Confirming Party, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Swastic Projects Pvt Ltd City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX3 , PAN No.:: aaxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office</td><td> Aug 9 2024 2:28PM</td><td> Captured LTI 09/08/2024</td><td> 09/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	 Aug 9 2024 2:28PM	 Captured LTI 09/08/2024	 09/08/2024
Name	Photo	Finger Print	Signature						
Mr Satwic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	 Aug 9 2024 2:28PM	 Captured LTI 09/08/2024	 09/08/2024						
City:- Kolkata, 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, Date of Birth:XX-XX-1XX4 , PAN No.:: bixxxxxx2m, Aadhaar No: 37xxxxxxxx5326 Status : Representative, Representative of : Swastic Projects Pvt Ltd (as Director)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saumya Mukherjee Son of Mr Ranjit Mukherjee City:- Kolkata, P.O:- Thakurpukur, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700063		 Captured	
	09/08/2024	09/08/2024	09/08/2024
Identifier Of Mr Asish Kumar Roychowdhury, Mrs Chitrita Roy Chaudhury, Mrs Nandita Nag Chowdhury, Mr Satwic Vivek Ruia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Asish Kumar Roychowdhury	Swastic Projects Pvt Ltd-4.72267 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Asish Kumar Roychowdhury	Swastic Projects Pvt Ltd-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160408982 / 2024

On 09-08-2024

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.

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

Presented for registration at 14:15 hrs on 09-08-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Satwic Vivek Ruia ,.

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 1,37,00,000/-

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

Execution is admitted on 09/08/2024 by 1. Mr Asish Kumar Roychowdhury, Son of Late Amiya Kumar Roychowdhury, P.O: Bhawanipore, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Retired Person, 2. Mrs Chitrita Roy Chaudhury, Daughter of Late Amiya Kumar Roychowdhury, P.O: Bhawanipore, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 3. Mrs Nandita Nag Chowdhury, Wife of Mr Pranab Nag Chowdhury, P.O: Sarat Bose Road, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Saumya Mukherjee, , , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

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

Execution is admitted on 09-08-2024 by Mr Satwic Vivek Ruia, Director, Swastic Projects Pvt Ltd (Private Limited Company), City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Saumya Mukherjee, , , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,37,046.00/- (A(1) = Rs 1,37,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,37,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2024 3:34PM with Govt. Ref. No: 192024250157808998 on 08-08-2024, Amount Rs: 1,37,014/-, Bank: SBI EPay (SBlePay), Ref. No. 9000033597313 on 08-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,59,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 9,59,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23002, Amount: Rs.10.00/-, Date of Purchase: 03/05/2024, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2024 3:34PM with Govt. Ref. No: 192024250157808998 on 08-08-2024, Amount Rs: 9,59,010/-, Bank: SBI EPay (SBlePay), Ref. No. 9000033597313 on 08-08-2024, Head of Account 0030-02-103-003-02



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

