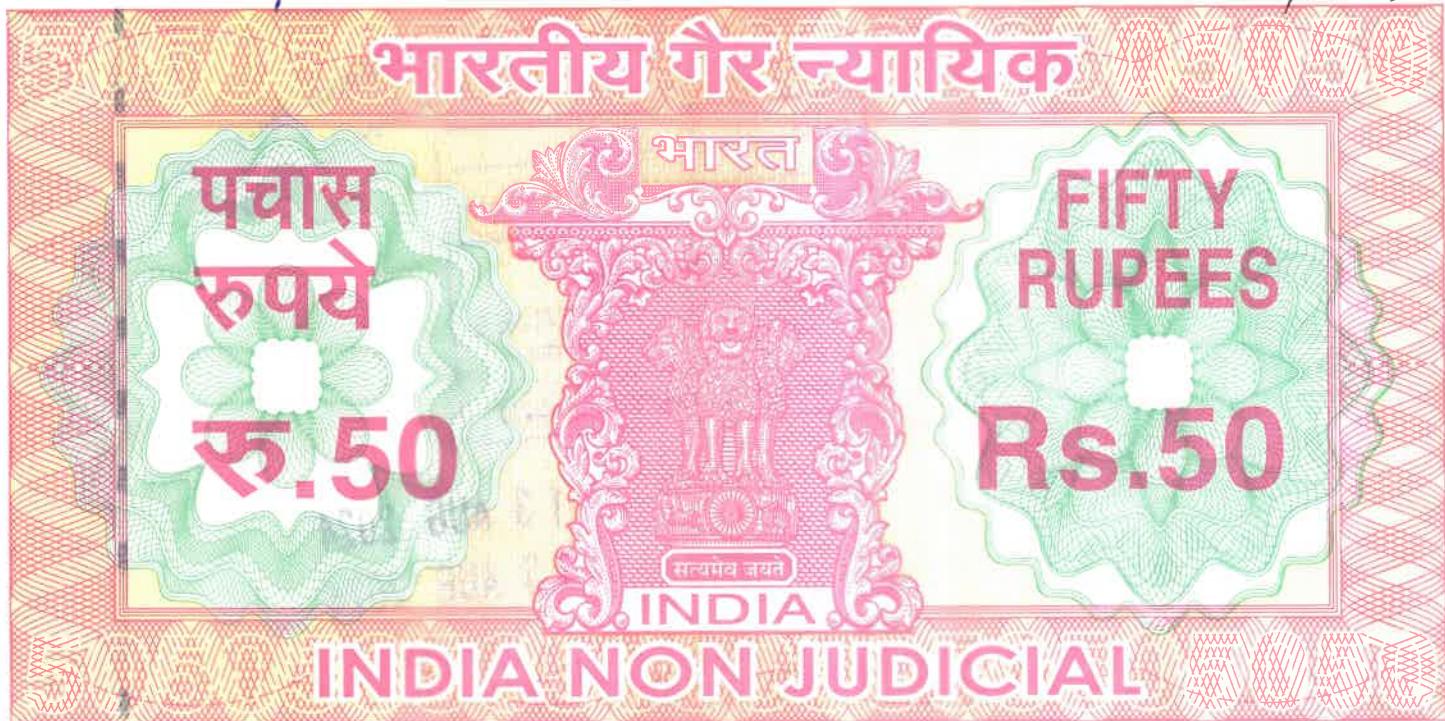


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 886819



Sudip Mukherjee

If the document is signed by the parties concerned, then the document is valid. The signatures and the photo of the parties concerned are the part of this document.



Siddhartha Mukherjee

21/02/2025
200509092/2025

THIS DEED OF CONVEYANCE ("Deed") is made on this 21st day of February Thousand and Twenty Five **BETWEEN SIDDHARTHA MUKHERJEE** (PAN ALAPM7491G & Aadhaar No. 4163 9435 0246) son of Late Sudhipriya Mukherjee, an Indian national, by faith Hindu, by occupation service and presently residing at A-1003, Keshav Kunj 2,

Particulars of the Deed

Sudip Mukherjee

Clerk

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

21 FEB 2025

114393
Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Rs.....

13 AUG 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kali 1

13 AUG 2024
13 AUG 2024



Soumya
SOUMYA MUKHERJEE
130 R.N. Tagore Road
Purbachal, Kolkata-700053

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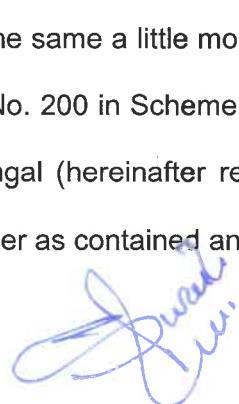
District Sub-Registrar - Alipore
Registration No. S 7 (2) - 1998
Alipore, South 24 Parganas

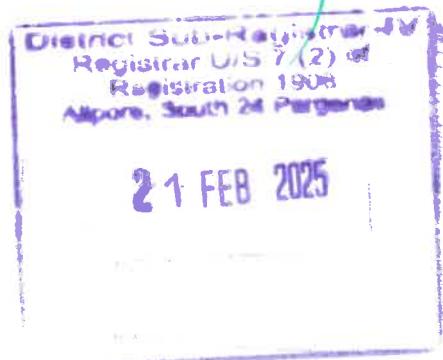
21 FEB 2025

Sector 15, Sanpada, Navi Mumbai 400 705 PO Thane, PS Sanpada and **DR. PARTHO MUKHERJEE** (PAN AQGPM0137J & Aadhaar No. 2841 0284 8958) son of Late Sudhipriya Mukherjee, an Indian national, by faith Hindu, by occupation professional and presently residing at 63 3A5 Doctors, Residential Campus, Christian Medical College, Ranipet Campus, Vellore 632 517 PO Ratnagiri & PS Ranipet 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 both of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND SWASTIC PROJECTS PRIVATE LIMITED** (PAN AADCS5305E), a Private Limited Company incorporated and registered under the Indian Companies Act, 1956 (as amended up to date) and having registered office No. 21/2, Ballygunge Place, Kolkata-700 019, PS Gariahat, PO Ballygunge and is herein represented by one of its Directors. **Mr. Swastic Vivek Ruia** (PAN AQDPR8202J), son of Mr. Vivek Ruia, an Indian National by faith Hindu, by occupation Business of 21/2, Ballygunge Place, Kolkata – 700 019, PS Gariahat, PO Ballygunge 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 its successor, successor – in – interest, nominee/s, transferor/s and assign/s) of the **OTHER PART**:

WHEREAS:

A. By the Bengali Kobala dated 23rd August 1930 and registered with the Sadar Sub – Registrar, Alipore in Book No. I, volume No. 78 in pages 124 to 128 being No. 3303 of 1930, Jogendra Nath Sen sold transferred and conveyed unto and in favour of Phanilal Mallick **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 05 cottahs 15 chittacks and 20 sq. ft. be the same a little more or less lying situate at and/or being plot No. 18, forming part of No. 200 in Scheme No. XVB of C. I. T. in 24 Parganas town of Calcutta in West Bengal (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.





B. The said Phanilal Mallick died on 20th January 1933 leaving behind him surviving his wife Rajlakshmi Mallick and two sons namely Krishnapada Mallick and Sibapada Mallick as his only surviving legal heirs and/or representatives in accordance with the Hindu Law of Succession prevailing at that time.

C. By the Bengali Kobala dated 29th May 1935 and registered with the District Sub – Registrar, 24 Parganas, Alipore in Book No. I, volume No. 55 in pages 27 to 32 being No. 2122 of 1935 the said Krishna Pada Mallick, Shibapada Mallick and Rajlakshmi Mallick sold transferred and conveyed unto and in favour of Bibhabati Das **ALL THAT** the said Land for the consideration and in the manner as contained and recorded therein.

D. By a Bengali Kobala dated 15th January 1937 and registered with the District Sub – Registrar, 24 Parganas, Alipore in Book No. I, volume No. 13 in pages 208 to 213 being No. 174 of 1937 the said Bibhabati Das along with her husband namely Sunil Kumar Das sold transferred and conveyed unto and in favour of Khirode Sundari Devi **ALL THAT** the said Land for the consideration and in the manner as contained and recorded therein.

The documents mentioned in Clause A, C & D above shall be collectively called as **TITLE DOCUMENTS.**

E. The said Khirode Sundari Devi during her lifetime constructed a brick built building upon the said Land and the entirety of the same was named and numbered as municipal premises No. 29, Parkside Road, Calcutta 700 026 (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

F. The said Khirode Sundari Devi a Hindu died intestate on 06th December 1978 leaving behind her surviving her two daughters namely Snehilata Banerjee and Priyalata



District Sub-Registrar of Registration 1937
Registration 1937
Almora, South 24 Parganas

21 FEB 2025

Mukherjee as her only surviving legal heirs and/or representatives since her husband namely Raibahadur Hiralal Moulik predeceased her on 15th July 1948.

G. The said Snehlata Banerjee a Hindu governed under the Dayabhaga law of succession died intestate on 04th April 1992 leaving behind her surviving her two sons namely Suhas Banerjee and Suraj Bandyopadhyay and one daughter Santi Mukherjee as her only surviving legal heirs and/or representatives since her husband namely Satyendra Nath Bandhopadhyay predeceased her on 05th May 1976.

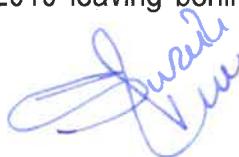
H. The said Priyalata Mukherjee during her lifetime made and published her last will and testament dated 2nd August 1983 whereby and wherein the said Priyalata Mukherjee upon her death gave and bequeathed **ALL THAT** her undivided one – half part and/or share into or upon the said Premises unto and in favour of her two sons namely Shibapriya Mukherjee and Sudhi Priya Mukherjee absolutely and forever.

I. The said Priyalata Mukherjee died testate on 29th May 1986.

J. The Executors to the said last Will and Testament dated 02nd August 1983 of the said Late Priyalata Mukherjee applied before the Ld. District Delegate at Alipore in Act XXXIX Case No. 284 of 1986 for grant of probate in respect of the said last Will and Testament dated 02nd August 1983 of the said Late Priyalata Mukherjee and the same was granted on 06th June 1990.

K. The said Santi Mukherjee a Hindu died intestate on 14th September 1998 leaving behind her surviving her one son namely Swapan Kumar Mukherjee as her only surviving legal heir and/or representative since her husband namely Sudangshu Sekhar Mukherjee predeceased her on 07th March 1973.

L. The said Suhas Banerjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 13th November 2010 leaving behind him surviving his wife Suvra





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

21 FEB 2025

Banerjee and one daughter namely Sumita Ganguly as his only legal heiresses and/or representatives.

M. The said Suraj Bandyopadhyay a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 29th September 2010 leaving behind him surviving his wife namely Nilima Banerjee and one daughter namely Sugita Mukhopadhyay as his only legal heiresses and/or representatives.

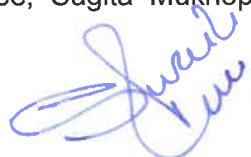
N. The said Shibapriya Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 16th December 2000 leaving behind him surviving his one son namely Soumya Priya Mukherjee and one daughter namely Suparna Chakraborty as his only legal heirs and/or representatives since his wife namely Anima Mukherjee predeceased him on 07th December 1999.

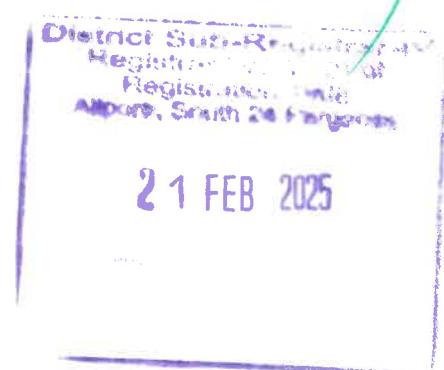
O. The said Suvra Banerjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 29th July 2017 leaving behind her surviving her only daughter namely Sumita Ganguly as her only legal heiress and/or representative.

P. The said Swapan Kumar Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 10th October 2017 leaving behind him surviving his wife namely Bithika Mukherjee and one daughter namely Madhumita Mukherjee as his only surviving legal heiresses and/or representatives.

Q. The said Bithika Mukherjee a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 21st November 2017 leaving behind her surviving her only daughter namely Madhumita Mukherjee as her only legal heiress and/or representative.

R. By an agreement dated 31st July 2018 registered with the ADSR, Alipore in Book No. I, volume No. 1605-2018 in pages 162471 to 162530 being No. 160505080 for the year 2018 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the said Nilima Banerjee, Sugita Mukhopadhyay, Sumita Ganguly, Madhumita Mukherjee,

A handwritten signature in blue ink, appearing to read "Suraj Bandyopadhyay".



Sudhi Priya Mukherjee and Suparna Chakraborty granted unto and in favour of Swastic Projects (P) Ltd. the exclusive right of development of the said Premises in respect of their share therein in the manner and upon the terms as contained and recorded therein.

S. By another agreement dated 19th December 2018 registered with the ADSR, Alipore in Book No. I, volume No. 1605-2018 in pages 262680 to 262724 being No. 160508211 for the year 2018 the said Col. Soumya Priya Mukherjee granted unto and in favour of Swastic Projects (P) Ltd. the exclusive right of development of the said Premises in respect of his share therein in the manner and upon the terms as contained and recorded therein.

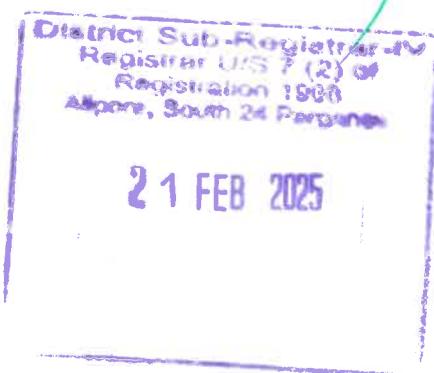
T. The said Nilima Banerjee (since deceased) who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 23rd July 2020 leaving behind her surviving her only daughter Sugita Mukhopadhyay as her only legal heiress.

U. The said Sudhi Priya Mukherjee, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 4th September 2024 leaving behind him surviving his two sons namely Siddharta Mukherjee and Dr. Partho Mukherjee as his only surviving legal heirs and/or representatives since his wife namely Ratna Mukherjee predeceased him 28th June 2019.

V. Parts and/or portions of the said Premises are presently under the occupation of several tenants (hereinafter referred to as the said **TENANTS**) details whereof appear in the **SECOND SCHEDULE** hereunder written.

W. Pursuance to the demise of both parents of the Vendor herein and since both of them do not stay in Kolkata and is difficult for them to manage the affairs of the properties and assets in Kolkata including the said Premises, the Vendors have envisaged interest to sell and transfer their entire share i.e. the undivided one – fourth share into





or upon the said Premises, and after protracted negotiations between the parties the Purchaser has agreed to purchase the said undivided one – fourth share into or upon the said Premises belonging to the Vendors.

X. The Vendor have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided one fourth 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 **THIRD SCHEDULE** hereunder written) **SUBJECT HOWEVER** to the said Tenants and the said development agreement dated 31st July 2018 **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.1,17,00,000/= (Rupees One Crore and Seventeen Lakhs) only and terms and conditions as contained hereinafter.

Y. At or before the execution of these presents the Vendor and each one of them assured and represented to the Purchaser as follows which has been fully relied upon by the Purchaser and acting on good faith thereof the Purchaser as agreed to purchase and acquire the said Undivided Share from the Vendor on “as is where is” basis: -

(a) That, the Vendor are along with Sugita Mukhopadhyay, Sumita Ganguly, Madhumita Mukherjee, Col. Soumya Priya Mukherjee and Suparna Chakraborty seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners with a marketable title in respect thereof and each one of them have a distinct but undivided share thereon;

(b) That, the said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, pawn, pledge, guarantee, personal guarantee by the Vendor or his predecessor in interest and/or title whatsoever and/or howsoever;





District Sub-Registrar JV
Registrar U/S 7 (2) of
Registration 1968
Alibors, South 24 Parganas

21 FEB 2025

- (c) That, there is no suit or legal proceeding or prohibitory orders pending or subsisting in respect of the said Premises or any part thereof;
- (d) That, the said Premises is not subject to any notice of attachment under the Income Tax Act or under the Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations whatsoever and/or howsoever
- (e) That, 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 to the Purchaser.
- (f) That, the freehold interest and/or ownership interest of the Vendor share in the said Premises does not stand mortgaged and/or encumbered or agreed to be mortgaged by the Vendor and/or their predecessor in interest by way of security or additional security and/or collateral security 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 loan taken by the Vendor and/or their predecessor in interest or to be taken by the Vendor for any purpose whatsoever and/or howsoever.
- (g) That, the Vendor have not entered into any agreement for sale and/or transfer and/or any other writing whatsoever and/or howsoever in respect of the said Premises or any part thereof, save and except as stated herein.
- (h) That, the Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (i) That, both the Vendors are resident Indian in accordance with the Income Tax Act and have resided within the territory of India for a period exceeding 182 days in the last three preceding years.
- (j) That, the recitals of title mentioned hereinbefore are true and factual, the Vendor have not suppressed any facts relating to the title and status of the said Premises, and there is no other incident relating to the title and status of the said Premises other than those that are recited hereinabove.

*Swati
Jain*



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

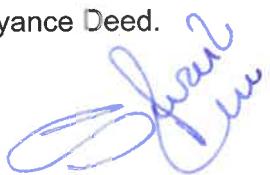
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(k) That the Title Documents in respect of the said Premises have been lost or misplaced and /or not traceable at the end of the Vendor. As a result of that in order to mitigate the risk the Purchaser may have in respect of the said Premises due to non- availability of the Title Documents, the Vendor has agreed to execute the following documents: -

1. The GD with the Tollygunge police station,
2. The Affidavit for loss of the title deeds,
3. the Indemnity bond in favour of the Purchaser, and

Z. At or before the execution of these presents the Purchaser has assured and represented to the Vendor as follows, which has been fully relied upon by the Vendor:

- a) That the Purchaser has inspected the said Premises and satisfied with the condition of said Undivided Share.
- b) That the Purchaser has inspected the photocopies of the TITLE DOCUMENTS of the said Premises that includes the said Undivided Share and have satisfied themselves about the title of Vendors and the other co- owners into or upon the said Premises and of the Vendor in particular pertaining to the said **Undivided Share** into or upon the said Premises to be purchased and acquired by the Purchaser.
- c) That the Purchaser has an absolute authority under the law to purchase the said Undivided Share of the Vendor.
- d) That the Purchaser has adequate resources to pay the consideration agreed between the Vendor and Purchaser to purchase and acquire the said Undivided Share into or upon the said Premises and belonging to the Vendor in accordance hereof .
- e) The Purchaser represents and warrants that they have verified the title of the Vendor to the said Undivided Share, are satisfied with the same, and hereby accept the said Undivided Share of the Vendor in the said Premises. The Purchaser further covenants to discharge all future liabilities, including property taxes, property dues, and property statutory charges in respect of the said Undivided Share, from the date of execution of this Conveyance Deed.





District Sub-Registrar (S.R.)
Registrar U/S 7 (2) of
Registration 1908
Altoona, South 24 Parganas

21 FEB 2025

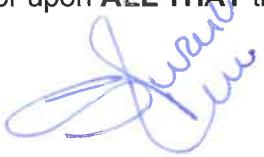
f) Save and except for any acts, deeds, matters and things done and/or caused to be done either by the Vendors and/or any of them and/or their predecessor in interest, the Purchaser shall not hold the Vendors liable and/or responsible for the acts, deeds, matters and things that the other co-owners and their predecessors may have done or caused to be done, and for all of the same the Vendors shall stand absolved of any liability to that end.

AA. The Vendor and the Purchaser have arrived the consideration amount after much deliberation and intense negotiation without there being any mistake, fraud, coercion, collusion and/or undue influence and that each of them has entered into this Deed on their own respective free will and volition in an amicable manner, after fully understanding the contents hereof and taking appropriate legal guidance.

BB. The Purchaser has made payment of the total consideration amount and the Vendor has delivered vacant peaceful and khas possession of the portions of the said Premises that were under their possession and/or occupation to the Purchaser.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.1,17,00,000/= (Rupees One Crore and Seventeen 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 do hereby jointly and severally 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 do hereby acquit, release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed to the Purchaser they the Vendor do hereby jointly and severally indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein entirety of the share of the Vendor **ALL THAT** the undivided **25%** i.e. one – fourth part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement

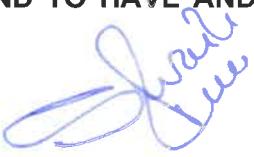




District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

21 FEB 2025

an area of about **05 cottahs 15 chittacks and 20 sq. ft.** be the same a little more or less together with the four storied building in aggregate measuring about 8065 sq. ft. lying situate at and/or being municipal premises No. **29, Parkside Road, Kolkata 700 026**, PS Tollygunge, in ward No. 84 of the Kolkata Municipal Corporation (hereinafter referred to as the said **UNDIVIDED 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 Undivided Share and every part thereof **AND ALSO TOGETHER WITH** all the benefits of the said Development Agreement **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Undivided 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 Undivided 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 Undivided 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 Undivided Share **AND TO HAVE AND TO HOLD** the said Share being hereby sold transferred





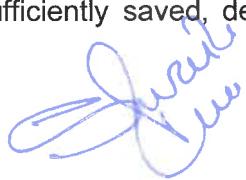
District Sub-Registrar
Registration U/27 (2) of
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Alipore, South 24 Parganas

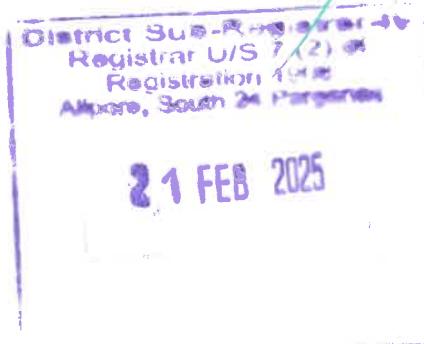
11 FEB 2025

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.

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 are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold, transferred, conveyed, assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances, charges, liens, lispendens attachments, trusts, mortgages, whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor do 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 Purchaser herein in the manner as aforesaid and in accordance to the true intent, object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold, occupy, and enjoy the said Undivided Share and to receive the rents, issues and profits thereof without any eviction, interruption, hindrance, claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for them lawfully and/or equitably any claim, estate, right, title, demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear, freely and clearly and absolutely acquitted, exonerated and forever discharged and/or otherwise by the Vendor, well and sufficiently saved, defended, kept harmless and indemnified of and from and





against all charges, arrear of rates, and taxes, encumbrances and deposits, whatsoever and/or howsoever made, done, executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor;

- 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 Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge, execute, register, and perform all such further and other lawful and reasonable acts, deeds, conveyances, matters, assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold, transferred, conveyed, assigned, assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;

III. AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

- a) After the execution of this Deed, should the Vendor locate and/or find the originals of the said Title Deeds and/or any of them, the Vendor shall immediately inform the Purchaser regarding the same and shall also forthwith deliver the same to the Purchaser, without any claim and/or demand in respect thereof;
- b) After the execution of this Deed, should any of the other owners of the said Premises find the original of the said Title Deeds and all or any of them bring the same to the knowledge of the Purchaser, the Purchaser shall immediately thereafter inform the same to the Vendor herein, for their records, rendering the indemnity documents null & void with immediate effect.





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

21 FEB 2025

THE FIRST SCHEDULE ABOVE REFERRED TO
(‘PREMISES’)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05 cottahs 15 chittacks and 20 sq. ft.** be the same a little more or less together with the four storied building in aggregate measuring about 8065 sq. ft. lying situate at and/or being municipal premises No. **29, Parkside Road, Kolkata 700 026**, PS Tollygunge, in ward No. 84 and having assessee No. 110841500349 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By KMC road named as Parkside Road;

ON THE SOUTH: By municipal premises No. 20A, Deshpriya Park Road;

ON THE EAST: By municipal premises No. 27, Parkside Road;

ON THE WEST: By KMC road named as Deshpriya Park Road;

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
(TENANTS)

- a. Shila Roy
- b. Rakesh Bhatia
- c. Dilip Kumar Goel

THE THIRD SCHEDULE ABOVE REFERRED TO
(‘SHARE’)

ALL THAT the **undivided one – fourth** i.e. 25% part or share into or upon the said Premises i.e. 01 cottahs 07 chittacks and 38.75 sq. ft. in the land and 2065 sq. ft. aggregate constructed area i.e. 900 sq. ft. on the ground floor, 400 sq. ft. on the first floor, 400 sq. ft. on the second floor and 365 sq. ft. on the third floor) and/or the entirety of the right, title, interest, claim or demand of the Vendors 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 Vendors shall belong to the Purchaser





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

21 FEB 2025

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

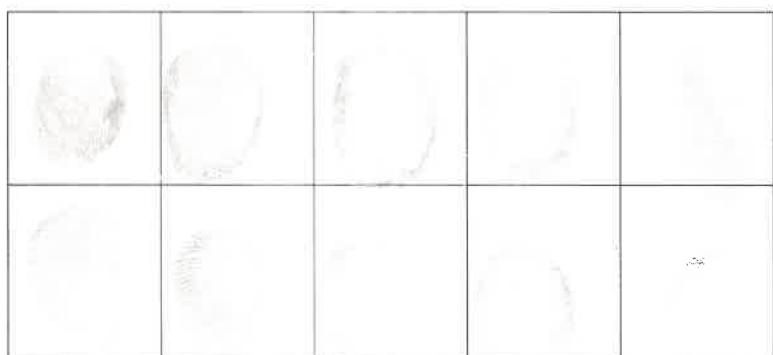
in the presence of:

Soumya
SOUMYA MUKHERJEE
 130 R.N. Tagore Road
 Purbachal, Kolkata-700063

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

Soumya Mukherjee
Sisir Mondal

Satyarthi Mukherjee



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

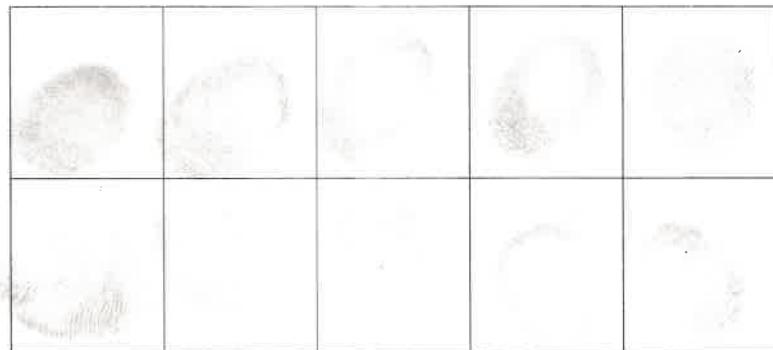
Soumya
SOUMYA MUKHERJEE
 130 R.N. Tagore Road
 Purbachal, Kolkata-700063

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

Soumya Mukherjee
Sisir Mondal

For Swastic Projects Pvt. Ltd.

Dilip Kumar Goel
DILIP KUMAR GOEL
 Director



Dilip Kumar Goel
DILIP KUMAR GOEL
 Advocate
 Alipore Court
 F/873/788/99



District Sub-Registrar JV
Registrar U/S 7 (2) of
Registration 1908
Algoa, South Africa

21 FEB 2025

RECEIVED of and from the within named

PURCHASER the within mentioned amount of

RUPEES ONE CRORE AND SEVENTEEN LAKHS ONLY **RS.1,17,00,000/=**

in full and final payment of the herein mentioned

consideration amount in the manner as follows:

MEMO OF CONSIDERATION

Date	Mode	Drawn on	Amount Rs.	In favour of
21.02.2025	RTGS	Kotak Mahindra Bank UTR No. KKBKR52025022100707929	57,91,500/=	Siddharta Mukherjee
21.02.2025	RTGS	Kotak Mahindra Bank UTR No. KKBKR52025022100708449	57,91,500/=	Partho Mukherjee
		Tax Deducted at Source (Rupees One Crore and Seventeen Lakhs) only	1,17,000/= Rs.1,17,00,000/=	

Witnesses:

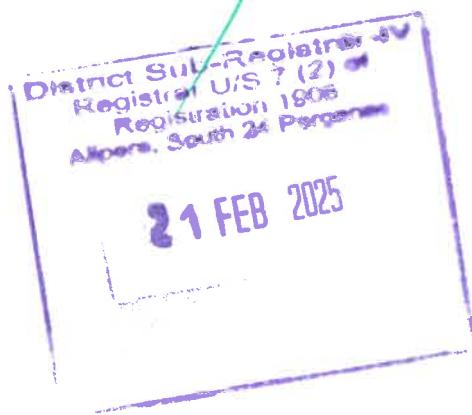
1) *Siddharta Mukherjee*

2) *Partho Mukherjee*

Siddharta Mukherjee

Partho Mukherjee

VENDOR



786 Rail



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

Query No / Year	2000509092/2025	Office where deed will be registered
Query Date	19/02/2025 6:48:43 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. 1,17,00,000/-		Rs. 1,17,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 8,19,020/- (Article:23)		Rs. 1,17,014/- (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. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, , Premises No: 29, , Ward No: 084, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 7 Chatak 38.75 Sq Ft	1,07,00,000/-	1,07,00,000/-	Property is on Road
	Grand Total :			2.4607Dec	107,00,000 /-	107,00,000 /-	



Query No: 2000509092 of 2025, Printed On : Feb 19 2025 6:48PM, Generated from wbregistration.gov.in

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2065 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 365 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total : 2065 sq ft 10,00,000 /- 10,00,000 /-					

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Siddhartha Mukherjee Son of Late Sudhipriya Mukherjee,City:- , P.O:- Thane, P.S:- SATPADI, District:-Thane, Maharashtra, India, PIN:- 400705 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. alxxxxxx1g, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Dr Partho Mukherjee Son of Late Sudhipriya Mukherjee,City:- , P.O:- Ranipet, P.S:- RANIPET, District:-Vellore, Tamil Nadu, India, PIN:- 632517 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. aqxxxxxx7j, Aadhaar No.: 28xxxxxxxx8958, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Swastic Projects Pvt Ltd ,City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporate:XX-XX-1XX3, PAN No. aaxxxxxx5e, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Swastic Vivek Ruia Son of Mr Vivek RuiaCity:- 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-1XX0, PAN No. aqxxxxxx2j, Aadhaar No.: 89xxxxxxxx6980	Swastic Projects Pvt Ltd (as Director)





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



192024250413590108

GRN Details

GRN:	192024250413590108	Payment Mode:	SBI Epay
GRN Date:	20/02/2025 15:50:47	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	1107542676639	BRN Date:	20/02/2025 15:51:30
Gateway Ref ID:	14069995	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	200220252041359009	Payment Init. Date:	20/02/2025 15:50:47
Payment Status:	Successful	Payment Ref. No:	2000509092/3/2025

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	SWASTIC PROJECTS PVT LTD
Address:	21/2 BALLYGUNGE PLACE, KOLKATA 700019
Mobile:	9038336847
Contact No:	9831312355
Depositor Status:	Buyer/Claimants
Query No:	2000509092
Applicant's Name:	Mr Uday Jalan
Identification No:	2000509092/3/2025
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	20/02/2025
Period To (dd/mm/yyyy):	20/02/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000509092/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	818970
2	2000509092/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	117014
			Total	935984

IN WORDS: **NINE LAKH THIRTY FIVE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.**



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200220252041359009

GRIPS Payment Detail

GRIPS Payment ID:	200220252041359009	Payment Init. Date:	20/02/2025 15:50:47
Total Amount:	935984	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1107542676639	BRN Date:	20/02/2025 15:51:30
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	SWASTIC PROJECTS PVT LTD
Mobile:	9038336847

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250413590108	Directorate of Registration & Stamp Revenue	935984
Total			935984

IN WORDS: **NINE LAKH THIRTY FIVE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.**

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

Major Information of the Deed

Deed No :	I-1604-01785/2025	Date of Registration	21/02/2025
Query No / Year	1604-2000509092/2025	Office where deed is registered	
Query Date	19/02/2025 6:48:43 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. 1,17,00,000/-	Rs. 1,17,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,19,020/- (Article:23)	Rs. 1,17,046/- (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: Park Side Road, Premises No: 29, Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1 Katha 7 Chatak 38.75 Sq Ft	1,07,00,000/-	1,07,00,000/-	Property is on Road
	Grand Total :				2.4607Dec	107,00,000 /-	107,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2065 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure Tenanted

Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

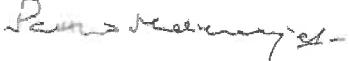
Floor No: 1, Area of floor : 400 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 3, Area of floor : 365 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Total : 2065 sq ft 10,00,000/- 10,00,000/-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Siddhartha Mukherjee Son of Late Sudhipriya Mukherjee Executed by: Self, Date of Execution: 21/02/2025 , Admitted by: Self, Date of Admission: 21/02/2025 ,Place : Office		 Captured	
21/02/2025 LTI 21/02/2025				
City:- , P.O:- Thane, P.S:-SATPADI, District:-Thane, Maharashtra, India, PIN:- 400705 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.::: alxxxxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2025 , Admitted by: Self, Date of Admission: 21/02/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Dr Partho Mukherjee Son of Late Sudhipriya Mukherjee Executed by: Self, Date of Execution: 21/02/2025 , Admitted by: Self, Date of Admission: 21/02/2025 ,Place : Office		 Captured	
21/02/2025 LTI 21/02/2025				
City:- , P.O:- Ranipet, P.S:-RANIPET, District:-Vellore, Tamil Nadu, India, PIN:- 632517 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.::: aqxxxxxxxx7j, Aadhaar No: 28xxxxxxxx8958, Status :Individual, Executed by: Self, Date of Execution: 21/02/2025 , Admitted by: Self, Date of Admission: 21/02/2025 ,Place : Office				

Buyer Details :

Sl 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.::: axxxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Swastic Vivek Ruia (Presentant) Son of Mr Vivek Ruia Date of Execution - 21/02/2025, Admitted by: Self, Date of Admission: 21/02/2025, Place of Admission of Execution: Office	 Feb 21 2025 3:29PM	 Captured	 21/02/2025
	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-1XX0, PAN No.: aqxxxxxx2j, Aadhaar No: 89xxxxxxxx6980 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:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 21/02/2025	 Captured	 21/02/2025
Identifier Of Mr Siddhartha Mukherjee, Dr Partho Mukherjee, Mr Swastic Vivek Ruia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Mukherjee	Swastic Projects Pvt Ltd-1.23034 Dec
2	Dr Partho Mukherjee	Swastic Projects Pvt Ltd-1.23034 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Mukherjee	Swastic Projects Pvt Ltd-1032.50000000 Sq Ft
2	Dr Partho Mukherjee	Swastic Projects Pvt Ltd-1032.50000000 Sq Ft

Endorsement For Deed Number : I - 160401785 / 2025

On 21-02-2025

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 14:57 hrs on 21-02-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Swastic 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 1,17,00,000/-

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

Execution is admitted on 21/02/2025 by 1. Mr Siddhartha Mukherjee, Son of Late Sudhipriya Mukherjee, P.O: Thane, Thana: SATPADI, Thane, MAHARASHTRA, India, PIN - 400705, by caste Hindu, by Profession Service, 2. Dr Partho Mukherjee, Son of Late Sudhipriya Mukherjee, P.O: Ranipet, Thana: RANIPET, Vellore, TAMIL NADU, India, PIN - 632517, by caste Hindu, by Profession Professionals

Indentified by Mr Saumya Mukherjee, , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Thakurpukur, , 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 21-02-2025 by Mr Swastic Vivek Ruia, Director, Swastic Projects Pvt Ltd, City:- Kolkata, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN- 700019

Indentified by Mr Saumya Mukherjee, , Son of Mr Ranjit Mukherjee, P.O: Thakurpukur, Thana: Thakurpukur, , 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 1,17,046.00/- (A(1) = Rs 1,17,000.00/- ,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 1,17,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2025 3:51PM with Govt. Ref. No: 192024250413590108 on 20-02-2025, Amount Rs: 1,17,014/-, Bank: SBI EPay (SBEPay), Ref. No. 1107542676639 on 20-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,19,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 8,18,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 114393, Amount: Rs.50.00/-, Date of Purchase: 13/08/2024, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2025 3:51PM with Govt. Ref. No: 192024250413590108 on 20-02-2025, Amount Rs: 8,18,970/-, Bank: SBI EPay (SBEPay), Ref. No. 1107542676639 on 20-02-2025, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 56714 to 56738

being No 160401785 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.03.07 17:15:41 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 07/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.