

05126

SL/NO
2

203435

A-17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 708365

Admissible under Rule 21 & sec 49
 s/s 6 (1) of W.B.L.R. Act. 1969
 duly Stamp under the Indian
 Stamp Act 1899. Subsequently
 amended Schedule I.A. No

Stamp duty of Rs 49010 + 10000
 has been realized on 27/4/07
 as per Bank's Cash Draft No 80457
 dated 27/4/07

Bank of India
 Cash 24 Pargana
 (M.S. 251)

27 APR 2007

S. R. P
 Manager, North 2 Pargana
 27/4/07

Convey/14583

CONVEYANCE

THIS INDENTURE made on this 25th day of April

Two Thousand and Seven BETWEEN NEWTRAL HOLDINGS PVT. LTD., a limited company, registered under the Companies Act, 1956, represented by its Director MONALISA GANDHI having its office at CF-305, Salt Lake City, Sector - I, Kolkata - 700 064, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns; of the FIRST PART.

1000
 3000
 60010
 A 1389-00
 E 7-00
 H 28-00
 1400 MB
 132 28-00
 13189
 7
 28
 13528

250-00
 255-00
 505-00

800 250
 255
 505
 1100 250
 255

2231 23/4/07

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT, KOLKATA

09 APR 2007
600000



সংক্রান্ত
মোট টাকার পরিমাণ
এই চান্স নামে মোট কত টাকা
টাকার নাম করা হয়েছে
টেকারীর নাম - পান্ডা গাধী
ভুক্তির নাম - মিতা গাধী

located for Registration at ...
on the ... 25th day of April 2007
at the ... Office at Baranati by ...
one of the ...

Manalisa Gadhikar

North 24 Parganas
(D. S. B. S.)
25 APR 2007

Manalisa Gadhikar
Director for
North 24 Parganas
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian

1661



Manalisa Gadhikar

Somava Datta
810 Kundas Datta
130 ...
Res. No. 115
Service.

Somava Datta
North 24 Parganas
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian
25 APR 2007

AND

SASWAT DEVELOPER PVT. LTD., a limited company, registered under the Companies Act, 1956, represented by its Director **SRI TRILOCHAN SHARMA** and having its office at Om Tower, 9th floor, 32, Jawahar Lal Nehru Road, Police Station - Park Street, Kolkata hereinafter, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Conveyance dated 05.03.2007, registered at the office of the District Registrar Barasat, Copied in Book No. I, Being No. 2983 for the year 2007, Sri Amar Bhattacharyya, Smt. Pratima Bhattacharyya, Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya, sold, transferred and conveyed Newtral Holding Pvt. Ltd., ALL THAT piece or parcel of land measuring

an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),

an area 09.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),

an area 09.25 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),

an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Sali),

an area 01.33 Satak out of 08 Satak comprised in R.S. Dag No. 470 (Sali).

being total area **28.08 Satak** under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Newtral Holding Pvt. Ltd., the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the "Bagan, Danga and Sali" land measuring

an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),

an area 09.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),

an area 09.25 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),

an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Sali),

an area 01.33 Satak out of 08 Satak comprised in R.S. Dag No. 470 (Sali).

being total area **28.08 Satak** under L.R. Khatian No. **472**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) and



Signature and Stamp
Date 24 February
G.S. Saha

25 APR 2017

records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the said plot of "Bagan, Danga & Sali" land measuring an area **26.75 Satak** comprised in R.S. Dag No. **862, 863, 681, 684**, under L.R. Khatian No. **472**, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 12,00,000/-** (Rupees Twelve Lac) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 12,00,000/-** (Rupees Twelve Lac) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Bagan, Danga & Sali" Land admeasuring an area **26.75 Satak** comprised in R.S. Dag No. **862, 863, 681, 684**, under L.R. Khatian No. **472**, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or



Signature and Stamp
North 24 Parganas
C.D. & S.D. N

25 APR 2017

reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;



Seal of Office of the District Registrar
North 24 Parganas
West Bengal

25 APR 2007

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;



সি.এ.ও. (D.A.R.-II)
24 Fargana
02. & 03

25 APR 2017

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Bagan, Danga & Sali" land measuring an area **26.75 Satak** comprised in R.S. Dag No. **862, 863, 681, 684**, under L.R. Khatian No. **472**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No.126, Touzi No. 10, in the District of 24-Parganas (North).

<u>R.S. DAG Nos.</u>	<u>TOTAL AREA</u>	<u>SOLD AREA</u>	<u>Nature</u>
684	24 Satak	06.00 Satak	Sali
862	10 Satak	02.50 Satak	Bagan
863	36 Satak	09.00 Satak	Danga
681	38 Satak	<u>09.25 Satak</u> <u>26.75 Satak</u>	Bagan



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North 24 Parganas
West Bengal
25 APR 2017

The said plot of land is butted and bounded as follows: -

- ON THE NORTH : Part of others Dag.
- ON THE SOUTH : Part of others Dag.
- ON THE EAST : Part of others Dag.
- ON THE WEST : Part of others Dag.

IN WITNESS WHEREOF, the VENDOR has executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR At Kolkata in presence of: -

1. *Sovan DUTTA.*
434, Lancharambaha Road.
Kol. - 115

2. *ADITYA MUNDHRA*
CF - 300 SALT LAKE

Manalisa Gandhi

 SIGNATURE OF THE VENDOR














উপস্থিত কার্য
North 24 Parganas
D.A.P.-II

25 APR 2017

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

 <i>Muraha Janahi</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	<i>Muraha Janahi</i>				
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S

















Seal of Office of the District Collector
North 24 Parganas
West Bengal

25 APR 2017

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

   (TRILOCHAN SHARMA)					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



Registrar
North 24 Parganas
West Bengal

25 APR 1977



LAND PLAN PART OF R 5 DAG NO 68

RS KHATIAN NO

NAME OF MOUZA

RESA NO 143

KALIKA PUR.

L.R. KHATIAN NO

J.P. NO 10

F 5 RAJASIM

DIST N 24 PARGANAS - SCALE 50' 1"

PL. NO

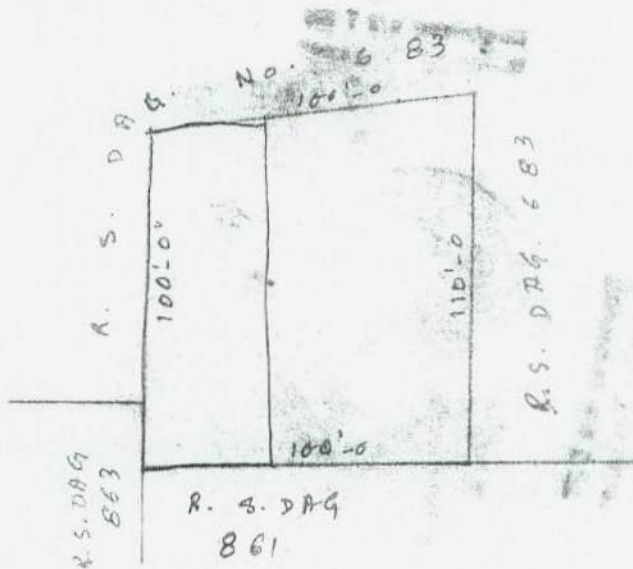
NAME OF VENDOK

NAME OF VENDEE

AREA

01

Meralia garden



1/32 ND:- UNDIVIDED SHARE OUT OF 24 DECIMAL
 COMPRISING 06 DECIMAL OF PLOT NO 684
 SHOWN - THIS

DRAWN BY
 O. A. M. DAL
 SURVEYOR



16
RECEIVED
APR 25 2007



RECEIVED
APR 25 2007

Book No.
Volume No.
Page No.
Serial No.



LAND PLD. PART OF R S DAG NO 862

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA

KALIKA PUR.

JL NO 4

RESA NO 143

P S RAJARHAT

DIST N24 PARGANAS SCALE 30' = 1"

PL. NO

NAME OF VENDOR

NAME OF VENDEE

SREA

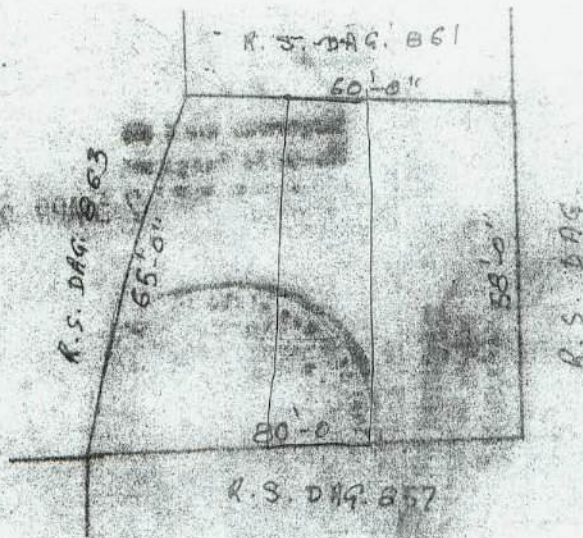
A

5.00

B

5.00

Muralisa Gandhi



6104

UNDIVIDED SHARE OUT OF 10 DECIMAL
 COMPRISING 2/5 DECIMAL OF PLOT NO 862
 SHOWN THUS



15

Collector of J & K
Jammu & Kashmir

25 APR 2017

Collector of J & K
Jammu & Kashmir



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Volume No.
Page No.
Date of the year 2017.



LAND PLAN PART OF R 5 DAG NO 863

RS KHATIAN NO

L.R. KHATIAN NO

NAME OF MOUZA

KALIKA PUR

JL NO 40

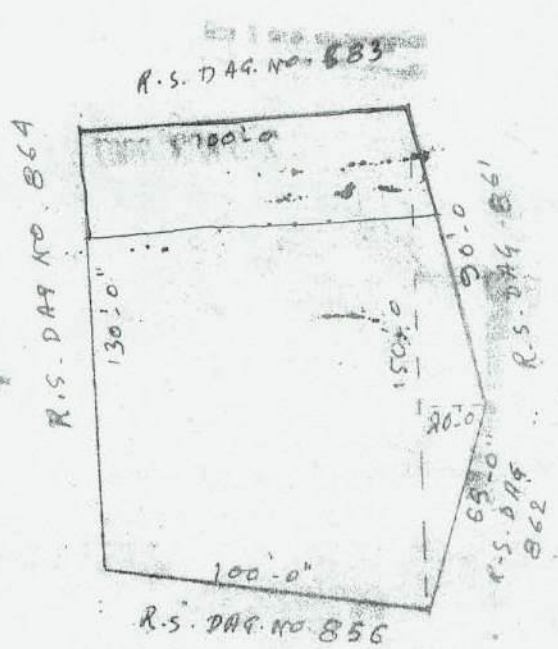
RESA NO 143

P S RAJARAM

DIST N 24 PA. JANAS SCALE 50' 1"

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			1820
B			2900

Muralica garden



~~UNDIVIDED~~ UNDIVIDED SHARE OUT OF 36 DECIMAL
 COMPRISING 09 DECIMAL OF PLOT NO 863
 SHOWN THUS

644

DATE: 10/11/2011
BY: [Signature]



25
District Registrar
District of ...

25 APR 2007

District Registrar
District of ...



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being No.
of the year 2007.



LAND PLAN PART OF R S DAG NO 681

RS KHATIAN NO

J. R KHATIAN NO

NAME OF MOUZA KALIKA PUR

J L NO

REBA NO 143

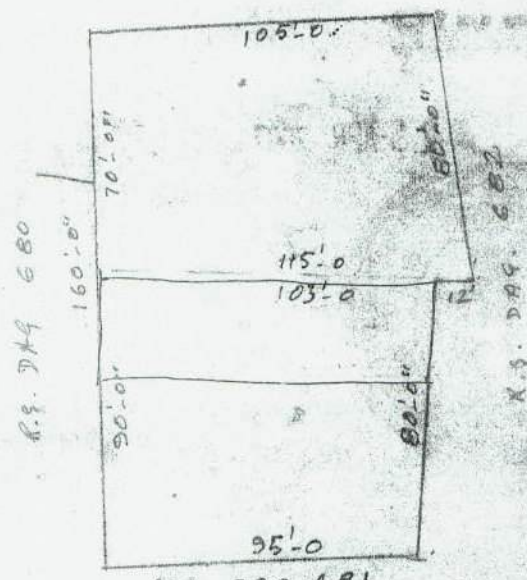
P S RAJARHA

DIST N 24 PARGANAS SCALE 50'-9"

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			0.5000
B			0.2500
C			0.1500
D			0.2500

Meratira Gashi

R.S. DAG 171



R.S. DAG 681

PART NO: UNDIVIDED SHARE OUT OF 38 DECIMALS
 COMPRISING 9.25 DECIMAL OF PLOT NO 681
 SHOWN THUS

6-10-11



PL. NO.

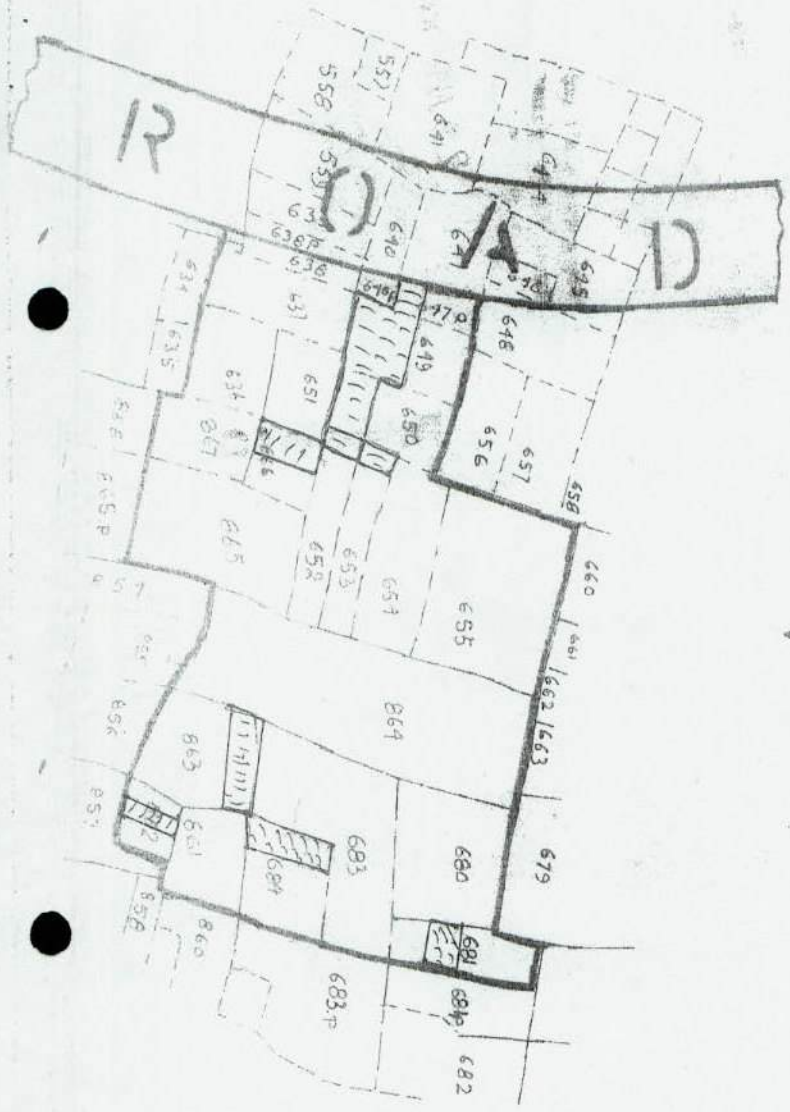
NAME OF VENDOR

NAME OF VENDEE

AREA

LAND PLAN PART OF P.S. DPG NO 638 P.S. + 664906412649 660 651 652 653 654
 655 660 681 683 684 881 862 863 864 865 866 867 R.S. KHATTIAN NO
 L.R. KHATTIAN NO MUDIA KALIKAPUR J.L. NO 40 RESNO. 1A3
 OF COURTESY DIST. NO. 31 BARDOLAI SCHEM

Muraria Gadhvi



DRAWN BY
 S. N. NENDHIL
 SUR. E. C.

Book No.
Volume No.
Page No.
Being No.
for the year 1913.



**Library of the
University of Chicago
1837-1913**

25 APR 1917



**Library of the
University of Chicago
1837-1913**

MEMO OF CONSIDERATION

Paid by Cheque No. 207739 dated 24.04.2007 on
Standard Chartered Bank, Salt lake Branch, Kolkata. **Rs. 12,00,000/-**

Rs. 12,00,000/-

(Rupees Twelve Lac) only.

Witness: -

1. *Suman Dutta*

2. *ADITYA MUNDHRA*

Meravisa Singh
SIGNATURE OF THE VENDOR

Drafted by: -

Arun Kumar Bhaumik
ARUN KUMAR BHAUMIK (Advocate)
Kolkata High Court
Registration No.905/1983
63/21, Dum Dum Road, Koi-74
Surer Math, Dial 2529-2531.



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District Registrar
District of Parganas
West Bengal
25 APR 2007



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Serial No.
Date of the order 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 2174 to 2190
being No 03435 for the year 2007.



(X) 06-August-2007
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal