

15

05294

SL/NO
4

A-35
203807 T.S



पश्चिम बंगाल WEST BENGAL A 492825

Admissible under Rule 21 & 22
 of S.O. of W.P.R. Act. 1958
 duly stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 Fee Paid 10-00

Stamp duty of Rs. 48000 + 6500
 has been realized on 25/07/07
 as per Bank Draft No. 888248 dr 30/4/07
 888244 dr 30/4/07
 Date 25/07/07
 Convey/14666

Bank 24 Pargana

(D.A. B.S.)

07 MAY 2007

CONVEYANCE

THIS INDENTURE made on this 30th day of APRIL..... Two
 Thousand and Seven **BETWEEN** (1) **SMT. MINATI BHATTACHARJEE**
 wife of Late Rabindra Nath Bhattacharjee, (2) **SRI MITHUN**
BHATTACHARJEE son of Late Rabindra Nath Bhattacharjee, (3) **MISS**
PIU BHATTACHARJEE daughter of Late Rabindra Nath Bhattacharjee, all
 are by faith - Hindu, by Occupation - Household Work & Cultivation, all
 are residing at Kalikapur, Police Station - Rajarhat, in the District of 24-
 Parganas (North), all are Indian Citizen, hereinafter called the **VENDORS**
 (which expression shall unless excluded by or repugnant to the context be
 deemed to mean and include their heirs, executors, administrators,
 representatives and assigns) of the **FIRST PART.**

Rajarhat
 100
 BH 8000
 B.D 6500
 54600

Sale 23

10,90000

A-11979

H ME)

129/11

A 11979-00
 H 2800
 mb 400
 12911-00

2(1) 250-00
 2(4) 102-00
 352-00

921250
 07/04/07
 352

Case No 197 dr 30/4/07

১১১৭ তারিখ - ১৪/১০/০৩

স্বাক্ষরকারীর নাম...
নাম...
পাসপোর্ট নম্বর...
পাসপোর্ট ছাড়ার তারিখ...

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT, KOLKATA

বিবাহ নম্বর (সংক্রান্ত সিটি)
১. ১০. ১৯. ৭৩৯০. ৭৩৯১

[Handwritten Signature]

চালান নং
মোট ট্যাক্স প্রায়...
এই চালান নং-এ মোট রুপ টাকায়
ট্যাক্স খরচ করা হয়েছে
স্বাক্ষরকারীর নাম - বারাকপুর

09 FEB 2007
600000



ভেণ্ডার - মি. *[Signature]*
Registered for Registration at A.M./P.M.
on the... day of... 2007
at... of the Sadar Registration
Office at Barasat by...
of the Executant / Claimant.

[Handwritten Signature]
Mithun Bhattacharya
Mithun Bhattacharya
Mithun Bhattacharya
Mithun Bhattacharya
Mithun Bhattacharya
Mithun Bhattacharya
Mithun Bhattacharya
Mithun Bhattacharya

North 24 Parganas
D.S.R-1
02 MAY 2007

Mithun Bhattacharya

1764



Mithun Bhattacharya

1765



মি. *[Handwritten Name]*

Keshi High Mandal
Keshi High Mandal
Keshi High Mandal
District - North 24-Parganas
by Caste - Hindu/Muslim/Christian
- Profession...

স্বাক্ষর *[Handwritten Signature]*

1766



[Handwritten Signature]
কিউসি কলকাতা
কিউসি কলকাতা
কিউসি কলকাতা
কিউসি কলকাতা
কিউসি কলকাতা

North 24 Parganas
D.S.R-1

02 MAY 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 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 Rabindra Nath Bhattacharjee, was well seized and possessed of or otherwise well and sufficiently entitled to the property 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 12.50 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),
 being total area 24.00 Satak under L.R. Khatian No. 424, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS after the death of Rabindar Nath Bhattacharjee, his only wife viz; Smt. Minati Bhattacharjee, only son viz; Sri Mithun Bhattacharjee and only daughter viz; Miss Piu Bhattacharjee, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Smt. Minati Bhattacharjee, Sri Mithun Bhattacharjee, and Miss Piu Bhattacharjee, the Vendor Nos. 1 to 3 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property 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 12.50 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),
 being total area **24.00** Satak under L.R. Khatian No. **424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) 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 Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of "Bagan & Danga" land measuring an area of **24.00** Satak comprised in R.S. Dag No. **862, 863, 864**, under L.R. Khatian No. **424**, 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. 10,90,000/-** (Rupees Ten Lac Ninety Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 10,90,000/-** (Rupees Ten Lac Ninety Thousand) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors 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 Vendors 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" land measuring an area of **24.00** Satak comprised in R.S. Dag No. **862, 863, 864**, under L.R. Khatian No. **424**, 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 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 Vendors 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 Vendors or any person or persons from whom the Vendors 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, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

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

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors 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 Vendors 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;

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 Vendors 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 Vendors;

iv) AND THAT the Vendors 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 Vendors 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

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 Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors 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 Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors 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 Vendors 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 Vendors 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" land measuring an area of **24.00 Satak** comprised in R.S. Dag No. **862, 863, 864**, under L.R. Khatian No. **424**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Adl. 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 No.</u>	<u>Total Area</u>	<u>Sold Area</u>	<u>Nature</u>
✓ 862	10 Satak	02.50 Satak	Bagan
✓ 863	36 Satak	09.00 Satak	Danga
✓ 864	105 Satak	<u>12.50 Satak</u>	Bagan
		<u>24.00 Satak</u>	

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

ON THE NORTH : Part of Other Dags.
 ON THE SOUTH : Part of Other Dags.
 ON THE EAST : Part of Other Dags.
 ON THE WEST : Part of Other Dags.

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

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *[Handwritten signature]*
[Handwritten name]

2. Kamaluddin Gazi
Jamalpara
Rajarhat

[Handwritten signature]












[Handwritten signature]
[Handwritten name]

SIGNATURE OF THE VENDORS







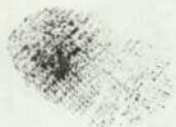




OF THE
AGENT/
AGENT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908












LH BOX - SMALL TO THUMB PRINTS
N. B. - R.H. BOX - THUMB TO SMALL PRINTS

 Milhi Bhattacharya	LH.					
	RH.					

ATTESTED: Milhi Bhattacharya

 Ananta Chatterjee	LH.					
	RH.					













ATTESTED:

 Ananta Chatterjee	LH.					
	RH.					

ATTESTED: Ananta Chatterjee

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



Milhu. Ballechauri

पञ्चवली १६६१४२५

मिर्जापुर

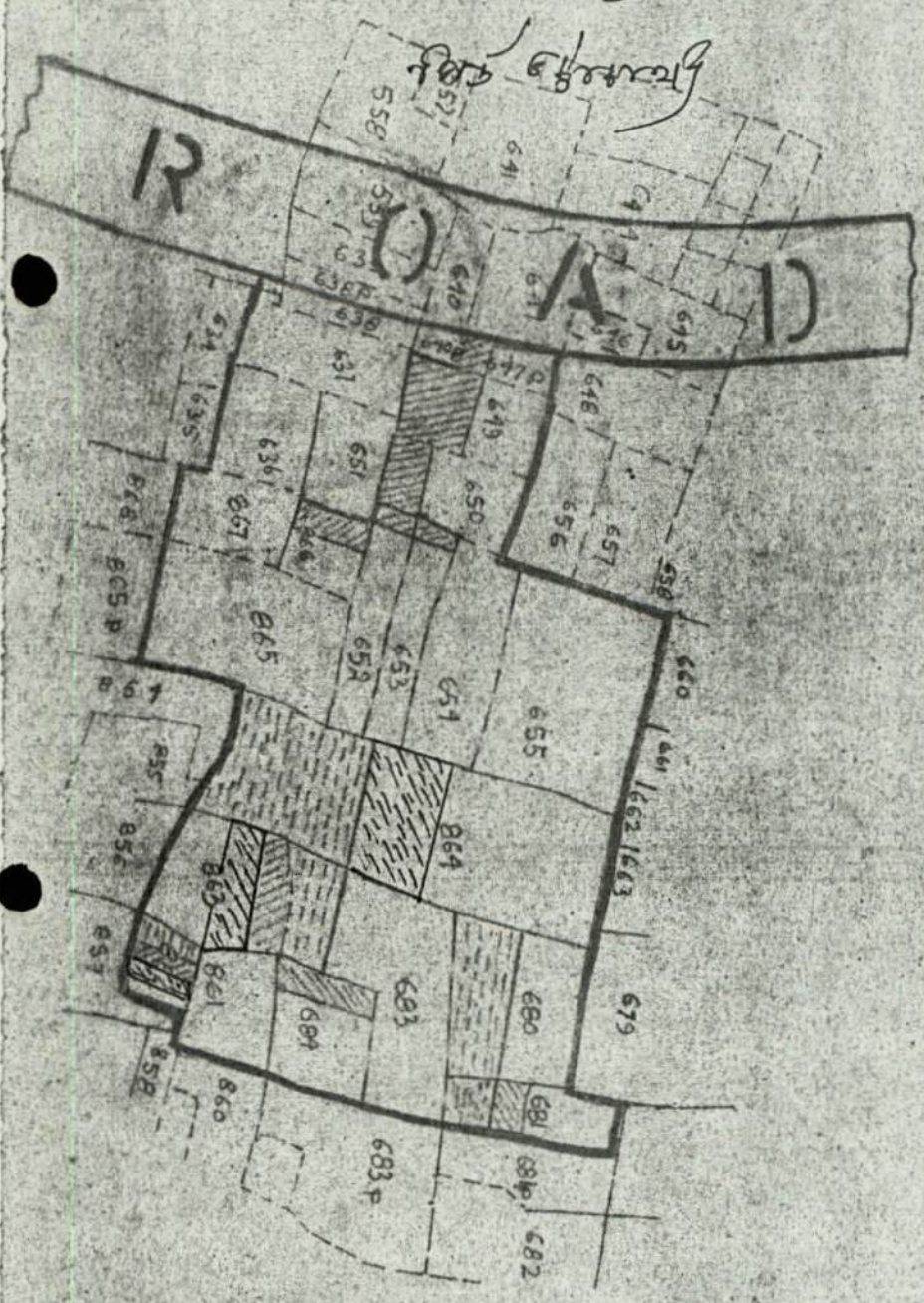
PL. NO

NAME OF VENDOR

NAME OF VENDEE

AREA

655, 680, 681, 683, 684, 681, 662, 663, 664, 665, 666, 667 R. S. KHATTIAN NO
 I. R. KHATTIAN NO. MOJIZA KALIKAPUR J. L. NO. 40 RES. NO. 143
 P. S. RAJRAHAT DIST. NO. 24 PARAGANAS SCALE



DRAWN BY
S. K. MONDAL
SURVEYOR



LAND PLAN PART OF R S DAG NO 864

RS KHATIAN NO
NAME OF MOUZA
RESA NO 143

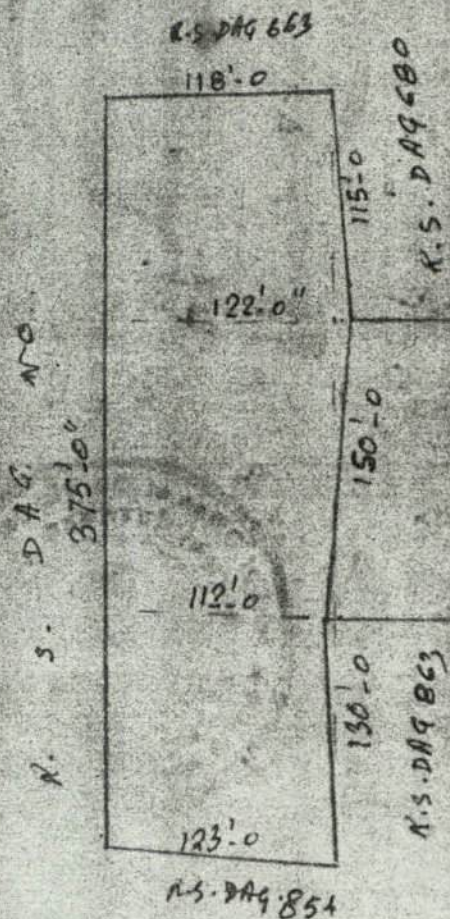
KALIKA PUR

L.R KHATIAN No
J.L NO 40
P S RAJARHAI

DIST N 24 PARGANAS SCALE 100' = 1"

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			40 DC
D			1250 DC

Mulki Ballachari
 ঝিনাই ভট্টাচার্য
 ঝিনাই ভট্টাচার্য



NOTE:- UNDIVIDED SHARE OUT OF 105 DECIMAL
 COMPRISING 1250 DECIMAL OF PLOT NO 864
 SHOWN THUS

DRAWN BY
 S. T. MONDAL
 SURVEYOR

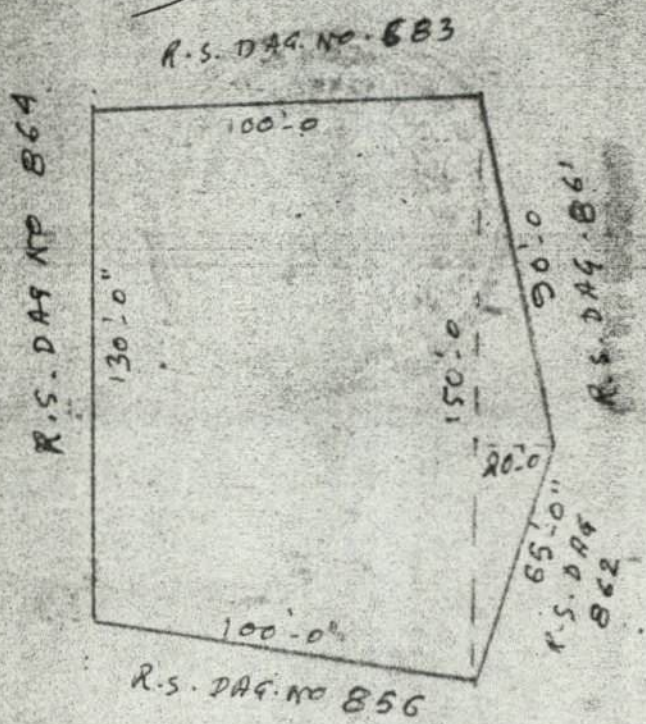


LAND PLAN PART OF R S DAG NO 863

RS KHATIAN NO
NAME OF MOUZA KALIKA PUR
RESA NO 143
DISI N 24 PA. JANAS SCALE 50' = 1"
I. R. KHATIAN IIC
J L NO 40
P S RAJARHAT

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			08 DC
B			09 DC
C			05 DC

મિલ્કતી શ્રી રાજેશ્વરી
જીવણી વડે
પરંચ કરવામાં



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

DAG NO 863
S. X. MOHILAL
SURVEYOR



LAND PLAN PART OF R S DAG NO 862

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA

KALIKA PUR

JL NO 40

RESA NO 143

P S RAJAHMUNDRAM

DIST NIZAMABAD FARGANAS SCALE 30' = 1"

PL. NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			2.5 DC
B			2.5 DC
C			2.5 DC

M. K. Baltechari
 గవర్నమెంట్ రిజిస్ట్రార్
 పండ్ల కొత్తూరు



LEGEND: UNDIVIDED SHARE OUT OF 10 DECIMAL
 COMPRISING 2.5 DECIMAL OF PLOT NO 862
 SHOWN THUS

6/14

Handwritten notes and signatures in the bottom right corner, including what appears to be a signature and some illegible text.

MEMO OF CONSIDERATION

Paid by

Rs. 10,90,000/-

Rs. 10,90,000/-

(Rupees Ten Lac Ninety Thousand) only.

Witness: -

1. *[Handwritten signature]*

2. Kamaluddin Gazi

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

SIGNATURE OF THE VENDORS

Drafted by: -

[Handwritten signature]
ARUN KUMAR BHAUMIK (Advocate)
Kolkata High Court
Registration No.905/1983
63/21, Dum Dum Road, Kol-74
Surer Math, Dial 2529-2531.



16
সি.সি.সি. (সি.সি.সি.)
South 24 Parganas
(S.S.S.)



সি.সি.সি. (সি.সি.সি.)
South 24 Parganas
(S.S.S.)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 3542 to 3557
being No 03507 for the year 2007.



(X) 07-August-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal