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SL/No-23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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6.25/10

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

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

76 JUN 2010

Convey/19644

CONVEYANCE

THIS INDENTURE made on this 15th day of June Two Thousand and Ten BETWEEN SRI MITHUN BHATTACHARJEE son of Late Rabindra Nath Bhattacharjee, by faith - Hindu, by Occupation - Business, residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), Indian Citizen, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators representatives and assigns) of the **ONE PART**.

Visit card No - 01713/10
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ক্রমিক নাম _____
সাং _____
স্বাক্ষর ভেদার স্বাক্ষর _____
বিধান নগর (সল্টলেক সিটি) এ ডি এস জায়গা _____
মোট স্টাম্প কর তর _____
চালান নং _____

ARUN KR. BHOWMICI
ADVOCATE
HIGH COURT, KOLKATA

7 MAY 2010
650000

টেজারী বারাকপুর ভেদার মিতা দস্ত

Milini Bhattacharya



3992

Milini Bhattacharya



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Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

15 JUN 2010

AND

SASWAT DEVELOPER PVT. LTD., a limited company, registered under the Companies Act, 1956, having its office at Om Tower, 9th floor, 32, Jawahar Lal Nehru Road, Police Station - Park Street, Kolkata - 700 071, represented by its Director **SRI TRILOCHAN SHARMA** son of Sri Banwari Lal Sharma, by faith - Hindu, by Occupation - Business, residing at 2A, Pretoria Street, Kolkata - 700 071, Police Station - Shakespeare Sarani, 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 30.04.1993, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 68, Pages 371 to 378, Being No. 3152 for the year 1993, Sri Biswanath Bhattacharyya sold, transferred and conveyed to Smt. Minati Bhattacharjee ALL THAT piece or parcel of land measuring an area 09 Satak out of 36 Satak comprised in R.S. Dag No. 863 under L.R. Khatian No. 342, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS after the said purchase Smt. Minati Bhattacharjee, duly mutated her names in the records of B.L. and L.R.O. under L.R. Khatian No. 1229.

AND WHEREAS after the death of Smt. Minati Bhattacharjee, her only son viz; Sri Mithun Bhattacharjee and only daughter viz; Miss. Piue Bhattacharjee, became the joint owners of her share in the aforesaid land by virtue of succession

AND WHEREAS Sri Mithun Bhattacharjee, the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 04.50 Satak out of 36 Satak comprised in R.S. Dag No. **863 (Danga)**, under L.R. Khatian No. **342 now 1229**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule hereunder written 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 "DANGA" land measuring an area 04.50 Satak out of 36 Satak comprised in R.S. Dag No. **863**, under L.R. Khatian No. 342 now 1229, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map



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or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 2,04,500/-** (Rupees Two Lac Four Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 2,04,500/-** (Rupees Two Lac Four Thousand Five Hundred) 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 "Danga" land measuring an area **04.50 Satak** out of 36 Satak comprised in R.S. Dag No. **863**, under L.R. Khatian No. **342 now 1229**, 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 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, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever.



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II. THE VENDOR DOETH 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 are 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;
- 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



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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.

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;

I, hereby declare that with mutual understanding with other co-sharers of the said Dag. I am enjoying the possession of the land, which I am selling as per annexed plan, duly earmarked with specified boundary mentioned.

I have applied for the land use conversion of the said plot of land.

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "DANGA" land measuring an area **04.50 Satak** out of 36 Satak comprised in R.S. Dag No. **863**, under L.R. Khatian No. **342 now 1229**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar Salt Lake City, 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).



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<u>R.S. DAG Nos.</u>	<u>TOTAL AREA</u>	<u>SOLD AREA</u>	<u>NATURE</u>
863	36 Satak	04.50 Satak	Danga.

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

ON THE NORTH : R.S DAG - 863 (P)
 ON THE SOUTH : R.S DAG - 863 (P)
 ON THE EAST : R.S DAG - 863 (P)
 ON THE WEST : R.S DAG - 864

Mithi Challaclayee

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. *[Handwritten signature]*

[Handwritten signature]

[Handwritten signature]

2. *[Handwritten signature]*

[Handwritten signature]

Mithi Challaclayee
 SIGNATURE OF THE VENDOR



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

15 JUN 2010

MEMO OF CONSIDERATION

Paid by
through Oscar Business Pvt. Ltd;

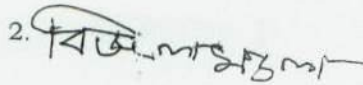
Rs. 2,04,500/-

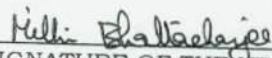
Total : Rs. 2,04,500/-

(Rupees Two Lac Four Thousand Five Hundred) only.

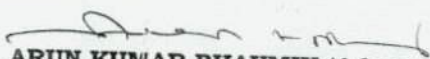
Witness: -

1. 

2. 


SIGNATURE OF THE VENDOR

Drafted by: -


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












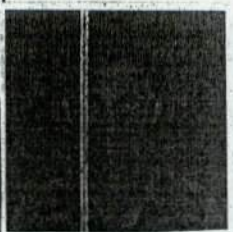












Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

15 JUN 2010

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 <i>Milhi Battaalaye</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



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

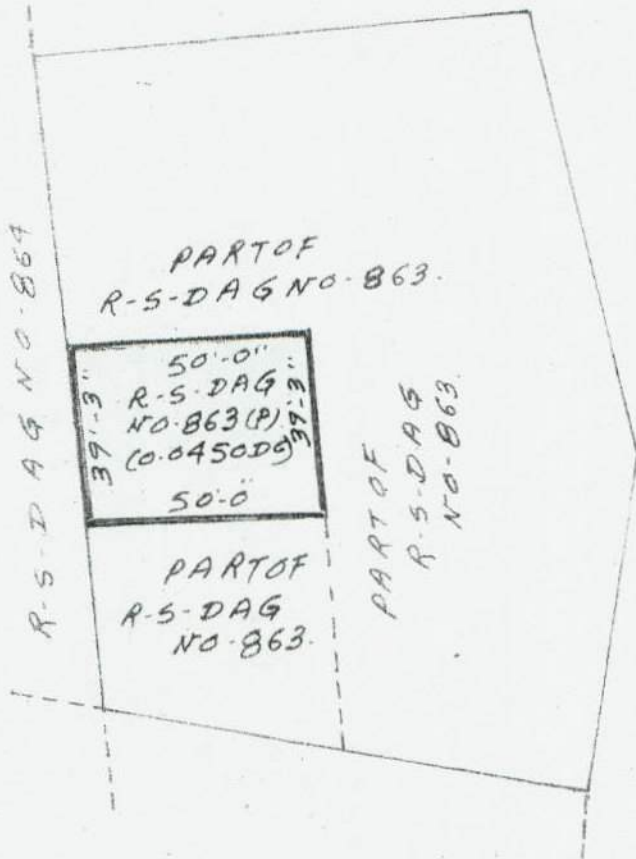
15 JUN 2012

THE PLAN PART OF R-S-DAG NO-863
MOUZA-KALIKAPUR J-L NO-40 R-S NO-143
R-KH NO-1229. P-S RAJARHAT. DIST-NORTH 24
PARGANAS. AREA-(0.045000) (IN RED COLOUR)
VENDOR. SRI MITHUN BHATTACHARYA.

SCALE: 40=1" (IN)

N

VENDEE



Mithun Bhattacharya

SIG. OF VENDOR

As per
24/2/2010.

Surveyor
Chandpur
18727

DRAWN BY



15 JUN 2010

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 06203 of 2010
(Serial No. 06155 of 2010)

On 15/06/2010

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

Presented for registration at 18.25 hrs on :15/06/2010, at the Private residence by Mithun Bhattacharjee ,Executant.

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

Execution is admitted on 15/06/2010 by

1. Mithun Bhattacharjee, son of Late Rabindra Nath Bhattacharjee , Kalikapur, , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
Identified By Mostafa Molla, son of Sajat Ali Molla, Kalika Pur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Cultivation.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 16/06/2010

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2244/- ,E = 14/- on 16/06/2010

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.-204500/-

Certified that the required stamp duty of this document is Rs.- 10245 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

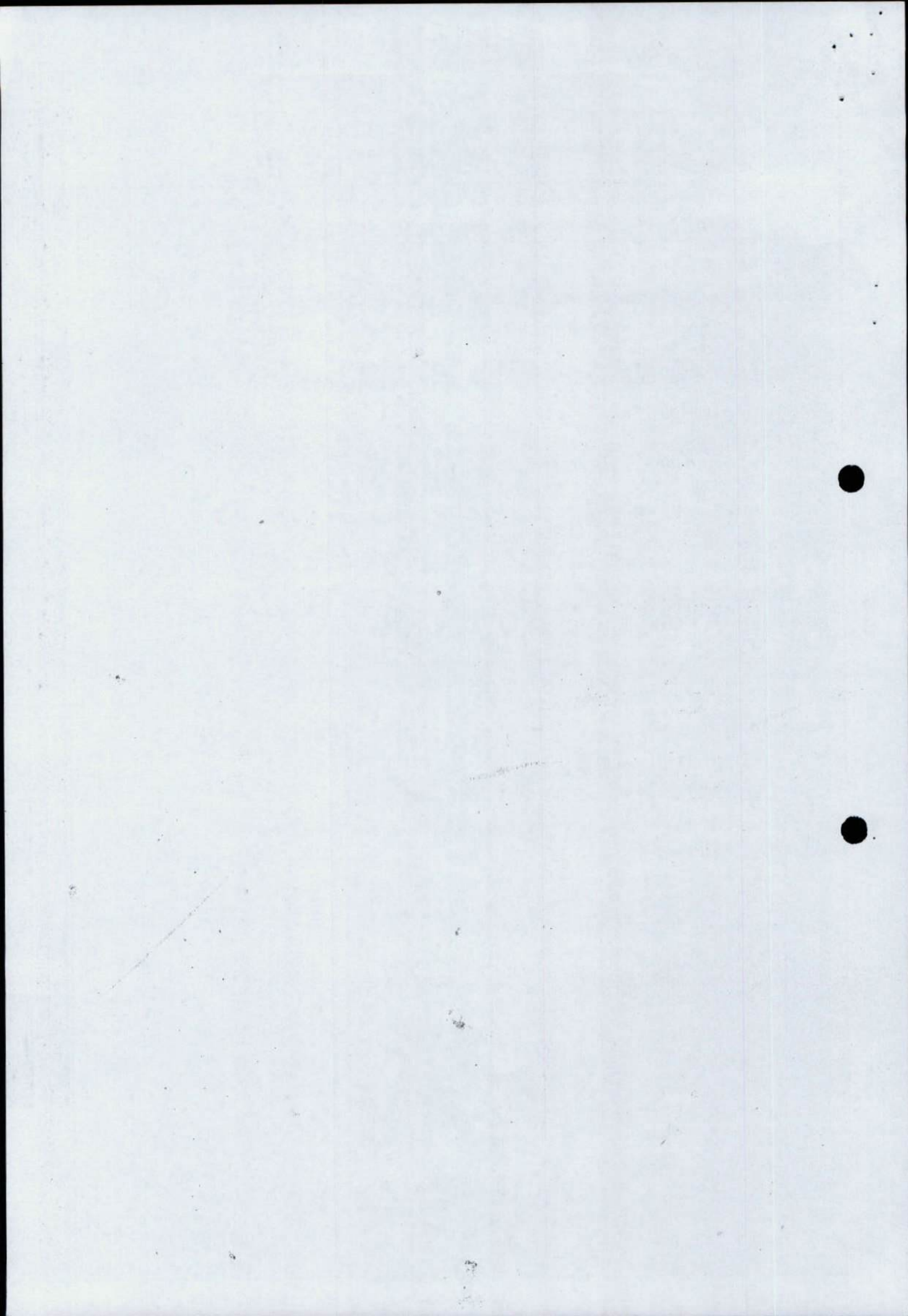
Deficit stamp duty Rs. 10150/- is paid 07229916/06/2010 State Bank of India, NAGERBAZAR DUM DUM, received on 16/06/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Rajendra Prasad Upadhyay)

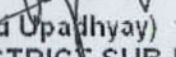
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 2557 to 2568
being No 06203 for the year 2010.




(Rajendra Prasad Upadhyay) 17 June-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal