

8467/H6

T-30

9033/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 200770

24.9.16
 24.9.16
 329165/16
 MV=3,75,000/-
 Additional Registrar of
 Assurances-IV, Kolkata



CONVEYANCE

Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this Document.

Additional Registrar
 of Assurance-IV, Kolkata

1. Date: 24.09.2016

2. Place: Kolkata

3. Parties:

3.1 (Smt) RATNA BHATTACHARYA, wife of Sri Mithun Bhattacharya, by religion-Hindu, by occupation-homemaker residing at Kalikapur Post Kashinathpur Kolkata- 700135, District -24 Parganas (North) Police Station Rajarhat (PAN-ATZPB2869E) an Indian citizen hereinafter referred to as the 'VENDOR' (which includes her heirs, executors, representatives and assigns) of the FIRST PART. The Vendor is represented by her Constituted Attorney SRI BISWAJIT MONDAL son of Late Bablu Mondal by religion-Hindu, by occupation-homemaker residing at Kalikapur Post Kashinathpur Kolkata-700135, District- 24Parganas (North) Police Station Rajarhat (PAN- BUSPM4641Q) vide a Bengali General Power of Attorney registered in Book no. IV, Volume no. 1523-2016, Pages from 1346 to 1359 being Deed no. 152300055 for the year 2016 in the Office of ADSR Rajarhat.

24 SEP 2016

51368

09 SEP 2016

No. _____ Date _____
 Sold to Samrat Mukherji (Adv)
 Address 2 Hare Street, Kol-1.
100/- P
ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

09 SEP 2016



De

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
 24 SEP 2016

Identified by me:
 Samrat Mukherji
 Advocate - High Court
 No. 20, Anam Mukherji
 WB 803/1993

SAMRAT MUKHERJI
 ADVOCATE
 NICCO HOUSE, 2nd Floor
 1B & 2, Hare Street.
 Kolkata-700 001

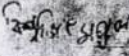
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWAJIT MONDAL
BABLU MONDAL
01/04/1972

Permanent Account Number
BUSPM4641Q


Signature



बिस्वाजीत मण्डल

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :
आयकर पैन सेवा यूनिट, यू टी आई एस एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
24 SEP 2016



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/091/669465



নির্বাচকের নাম : বিশ্বজীত মন্ডল
Elector's Name : Biswajit Mondal
পিতার নাম : বাবলু মন্ডল
Father's Name : Bablu Mondal
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 01/01/1973
Date of Birth : 01/01/1973

বিশ্বজীত মন্ডল

WB/20/091/669465

ঠিকানা:

কালিকাপুর সর্দারপাড়া রাজারহাট উত্তর ২৪ পরগনা
৭০১৩৫

Address:

KALIKAPUR SARDAR PARA RAJARHAT
NORTH 24 PARGANAS 700135

[Signature]

Date: 15/08/2012

115-রাজারহাট নিউটাউন নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

কোনও পরিবর্তন হলে নতুন ঠিকানার তথ্যের দিষ্ট বর্ষ মেসার্স এ এন আই
নথকের নতুন সচিব পরিচালনার পত্রের অথবা নির্দিষ্ট বর্ষে এই
পরিচয়পত্রের সংশোধন উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

194/5827



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DWK1393693

পরিচয় পত্র



Elector's Name Trilochan Sharma

নির্বাচকের নাম ত্রিলোচন শর্মা

Father's Name Bahawarlal Sharma

পিতার নাম বনবরী শর্মা

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 28

১.১.২০০৫-এ বয়স ২৮

Address:

2A PRETORIA STREET 63 SHAKESPEARE SARANI
Kolkata 700071

ঠিকানা:

২এ প্রিটোরিয়া স্ট্রিট ৬৩ শেকসপিয়ার সারানী কোলকাতা ৭০০০৭১

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসারের

Assembly Constituency: 146-Chowringhee

বিধানসভা নির্বাচন ক্ষেত্র : ১৪৬-চৌরঙ্গী

District: Kolkata

জেলা: কোলকাতা

Date: 15.03.2005

তারিখ: ১৫.০৩.২০০৫

ET/08/04

[Handwritten Signature]



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016

आयकर विभाग
INCOME TAX DEPARTMENT
SASWAT DEVELOPER PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



04/01/2007

Permanent Account Number

AAKCS4828D

25012007

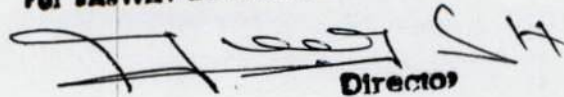
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लोटार :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

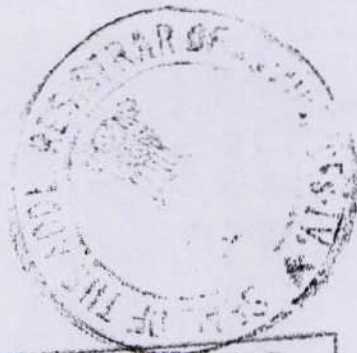
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664.
e-mail: tininfo@nsdl.co.in

FOR SASWAT DEVELOPER PVT. LTD.


Director



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016

AND

- 3.2 **M/s SASWAT DEVELOPER PRIVATE LIMITED**, a limited Company, registered under the Companies Act, 1956, represented by its Director, **TRILOCHAN SHARMA** son of Sri Banwari Lal Sharma having its office at Om Tower, 9th Floor, 32, Jawaharlal Nehru Road Chowringhee Kolkata-700071(PAN AAKCS4828D) Post Office Middleton Row & Police Station Park Street **herein after referred to as "Purchaser" of the SECOND PART** which includes its successors-in-interest and/or assigns)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS INDENTURE OF CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Indenture of Conveyance:

Transfer of Land: ALL THAT piece and parcel of the Bagan Land of 01.25 (one point two five) decimals out of land total admeasuring 8.50 decimals situate at in R.S/L.R Dag no. 862, Mouza Kalikapur Gram, J.L no.-40, R.S no. 143, L.R Khatian no. 2987 (Previously 342), Hal Touzi no.10 District: 24 Parganas (North) Police Station Rajarhat, within the office of Additional District Sub-Registrar, Rajarhat, New Town under Patharghata Gram Panchayet under the Government of West Bengal togetherwith all rights of easement thereto (**Said Plot**) morefully described in Schedule hereunder.

5. Background, Representations, Warranties and Covenants

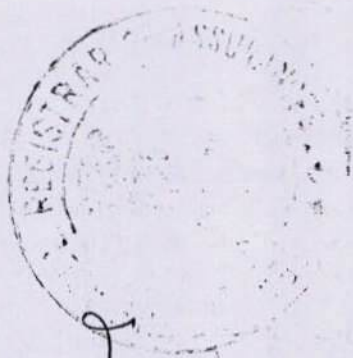
- 5.1.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA

24 SEP 7

- 5.1.2 **Land Owner:** (Smt) Ratna Bhattacharjee wife of Sri Mithun Bhattacharjee, purchased all the piece and parcel of land admeasuring about 08.50 decimals (0.08 acres) situate at Mouza Kalikapurgram, J.L no.-40, R.S no. 143, L.R Khatian no. 2987 (Previously 342), Hal Touzi no.10 District: 24 Parganas (North) Police Station Rajarhat, within the office of Additional District Sub-Registrar, Rajarhat, New Town under Patharghata Gram Panchayet comprising 01.16 (one point one six) decimals out of 28 (twenty eight) decimals of Danga land in R.S/L.R Dag no. 469; 01.25 (one point two five) decimals out of 10(ten) decimals of Bagan land in R.S/L.R Dag no. 862; 01.09 (one point zero nine) decimals out of 1.31(thirty one) decimals of Shali land in R.S/L.R Dag no. 895; 01.25 (one point two five) decimals out of 10 (ten) decimals of Shali land in R.S/L.R Dag no.900 and 3.75 decimals of Shali land in R.S/ L.R 1181 under the Government of West Bengal togetherwith all rights of easement thereto from the recorded owner, one Biswanath Bhattacharjee (**Said Land**) and the same was transferred through a Bengali Deed of Conveyance dated 4th September 2015 registered in Book no. I, Volume no. 1502-2015 Pages 24517 to 24535 being no. 150202536 for the year 2015 for valued consideration mentioned therein.
- 5.1.3 **Mutation:** (Smt) Ratna Bhattacharjee having thus become the owner of the said Land duly recorded in her name in the record of rights before the concerned Block Land and Land Reforms Office.
- 5.1.4 **Power of Attorney:** Further by a Bengali General Power of Attorney (*Amoktarnama*) dated 27th January 2016 (Smt) Ratna Bhattacharjee gave power in favour of one Biswanath Mondal and had the same registered in Book no. IV, Volume no. 1523-2016 being Deed no.152300055 Pages 1346 to 1359 for the year 2016 in the Office of ADSR Rajarhat.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Plot and declared that the Said Plot is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.



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- 5.2.2 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Plot or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Transfer:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Plot to the Purchaser.
- 5.2.4 **No Dues:** No revenue, cess, tax or imposition in respect of the Said Plot is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- 5.2.5 **No Right of Preemption:** No person or persons whatsoever have/had/has ever claimed any right of preemption over and in respect of the Said Plot or any part thereof.
- 5.2.6 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Plot or any part thereof.
- 5.2.7 **Free From All Encumbrances:** The Said Plot is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor and the title of the Vendor to the Said Plot is free, clear and marketable.
- 5.2.8 **No Personal Guarantee:** The Said Plot is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from agreeing to sell, assign, transfer and/or alienate the Said Plot or any part thereof.



REGISTRAR OF ASSURANCES
GOVT. OF KARNATAKA
24 SEP 2016

6. **Basic Understanding**

- 6.1 **Agreement to Assign and Transfer:** The Vendor has approached the Purchaser and offered to sell the Said Plot to the Purchaser and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its various sub-clauses above (collectively **Representations**), has agreed to purchase the Said Plot from the Vendor, free from all encumbrances and with *khas*, vacant, peaceful and physical possession of all parts and portions of the Said Plot together with the right of easement attached thereto.

7. **Transfer**

- 7.1 **Hereby Made:** That in pursuance of the Agreement and in consideration of the said sum of ₹. 2,25,000/- (Rupees two lakh twenty five thousand) only of lawful money well and truly paid by the **Purchaser** unto the **Vendor** doth hereby as well and as by the receipt hereunder given admits and acknowledge and the Vendor confirms and of and from the same, and every part thereof do hereby acquit, release and for ever discharge the Purchaser and all easements and other rights in respect thereof as well as the said Plot hereby conveyed and sold the Vendor do hereby absolutely and indefensibly grant, convey, sell, transfer, assign and assure unto the Purchaser free from all encumbrances **ALL THAT** piece and parcel of land situate at Mouza Kalikapurgram, J.L no.-40, R.S no. 143, L.R Khatian no. 2987 (Previously 342), Hal Touzi no.10 District: 24 Parganas (North) Police Station Rajarhat, within the office of Additional District Sub-Registrar, Rajarhat, New Town under Patharghata Gram Panchayet comprising of 01.25 (one point two five) decimals out of 08.50 (eight point five) decimals of Bagan land in R.S/L.R Dag no. 862 under the Government of West Bengal togetherwith all rights of easement thereto **AND** all the estate, right title and interest inheritance and demand whatsoever of the Vendor into and upon the said Plot **AND THE** Vendor do hereby covenant with the Purchaser that the **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor, done or executed or knowingly suffered to the contrary to the Vendor are absolutely seized and possessed of or otherwise well and sufficiently entitled to an estate equivalent to an absolute estate or inheritance in fee simple in possession or an estate equivalent thereto free from all encumbrances mortgages, charges, attachments, liens, lispensens, judgments, orders, decrees trusts and encumbrances whatsoever created or made by the Vendor **AND THAT** the Vendor now have good rightful power and absolute authority to grant convey, sell transfer, assign and assure the said Plot



ADDITIONAL REGISTRAR
OF ASSURANCES - W. KOLKATA
24 SEP 2016

hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser and that the **PURCHASER** shall and may at all times hereafter peaceably and quietly enjoy the said Plot and receive the rents issues and profits thereof without any lawful, eviction interruption claim or demand whatsoever from or by the Vendor or any person lawfully equitably claiming from under and clearly and absolutely acquitted, exonerated and released and well and sufficiently indemnified by and at the cost of the Vendor from and against all manner or claim mortgages charges, liens debts, attachments, judgments decrees and encumbrances created or made by the Vendor and all person legally or equitably claiming any estate right, title and thereof from under or in trust for them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or caused to be done or executed all such assurances nets, deeds, matters and things for further better and more perfectly granting, selling, transferring or assuring the said Plot and every part and parcel thereof unto and to the user of the **Purchaser** as shall or may be reasonably required **and together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature, free from all encumbrances and with *khas*, vacant, peaceful and physical possession of the Said Plot.

- 7.2 **Consideration:** The aforesaid Deed of Conveyance is being made in consideration of a sum of ₹.2,25,000/- (Rupees two lakh twenty five thousand) only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2011

- 8.1.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the said Plot and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Plot.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about his authority to grant, sell, lease, assign and transfer the Said Plot and this Indenture is being accepted by the Purchaser on such express indemnification, which if found defective at any time, the Vendor shall, at all times hereafter, at their costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of all parts and portions of the Said Plot has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Plot, relating to the period till the date of this of Transfer, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2017

- 8.5 **Holding Possession:** The Vendor hereby covenant 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 at and every part thereof and receive 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 eviction, hindrance, 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.
- 8.6 **No Objection to Mutation:** The Vendor declare that the Purchaser is fully entitled to mutate her name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Plot in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

Schedule abovereferrred to:

(Said Plot)

ALL THAT piece and parcel of land situate at Mouza Kalikapurgram, J.L no.-40, R.S no. 143, L.R Khatian no. 2987 (Previously 342), Hal Touzi no.10 District: 24 Parganas (North) Police Station Rajarhat, within the office of Additional District Sub-Registrar, Rajarhat, New Town under Patharghata Gram Panchayet comprising of 01.25 (one point two five) decimals out of 8.5 (eight point five) decimals of Bagan land in R.S/L.R Dag no. 862 under the Government of West Bengal togetherwith all rights of easement thereto and plan showing the demarcated area bordered with RED thereon being bounded as follows:-

ON THE NORTH : By R.S Dag no. 861;

ON THE EAST : By R.S Dag no. 860P;



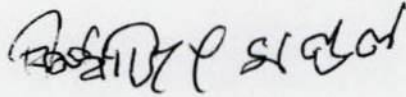
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016

ON THE SOUTH : By R.S. Dag no. 857;

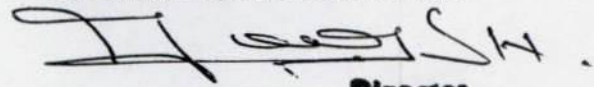
ON THE WEST : By R.S. Dag no. 863.

9. Execution & Delivery

9.1 In Witness Whereof and in support of the aforesaid contract the Parties have executed and delivered this instrument on the day, month and year written above.

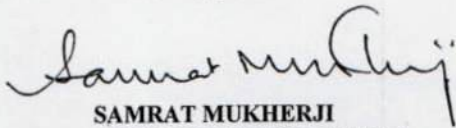


Vendor
(Through her Constituted attorney)

FOI SANSWAT DEVELOPER PVT LTD

Director

Purchaser

Drafted by me



SAMRAT MUKHERJI
ADVOCATE (HIGH COURT)
WB 803/1993

Witnesses:

Signature: <u>Saroj Das</u>	Signature: <u>Rajesh Rustagi</u>
Name: Saroj Das	Name: Rajesh Rustagi
Father's Name: Late B.Das	Father's Name: Sri Omprakash Rustagi
Address: Village Khalshiberia P.O Kajli, P.S. Marishdha District: Purba Medinipur Pin: 721422	Address: Flat no. 4C, 5/1, Rameshwar Shaw Road Kolkata- 700 014



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016

MEMO OF CONSIDERATION

Amounts paid by the Purchaser and received by the Vendor as mentioned in Clause 7.2 hereinabove:

Mode	Date	Bank	Amount (₹)	Favouring
Banker's Cheque	24.09.2016	Drawn on Oriental Bank of Commerce being cheque no. 024297	2,05,000.00	SRI BISWAJIT MONDAL
Cash	24.09.2016		20,000.00	SRI BISWAJIT MONDAL
		Total:	2,25,000.00	

[Rupees two lakh twenty five thousand only]

Sri Omprakash Rustagi

Vendor

Witnesses:

Signature: <i>Saroj Das</i>	Signature: <i>Rajesh Rustagi</i>
Name: Saroj Das	Name: Rajesh Rustagi
Father's Name: Late B.Das	Father's Name: Sri Omprakash Rustagi
Address: Village Khalshiberia P.O Kajli, P.S. Marishdha District: Purba Medinipur Pin: 721422	Address: Flat no. AC, 5/1, Rameshwar Shaw Road Kolkata-700 014

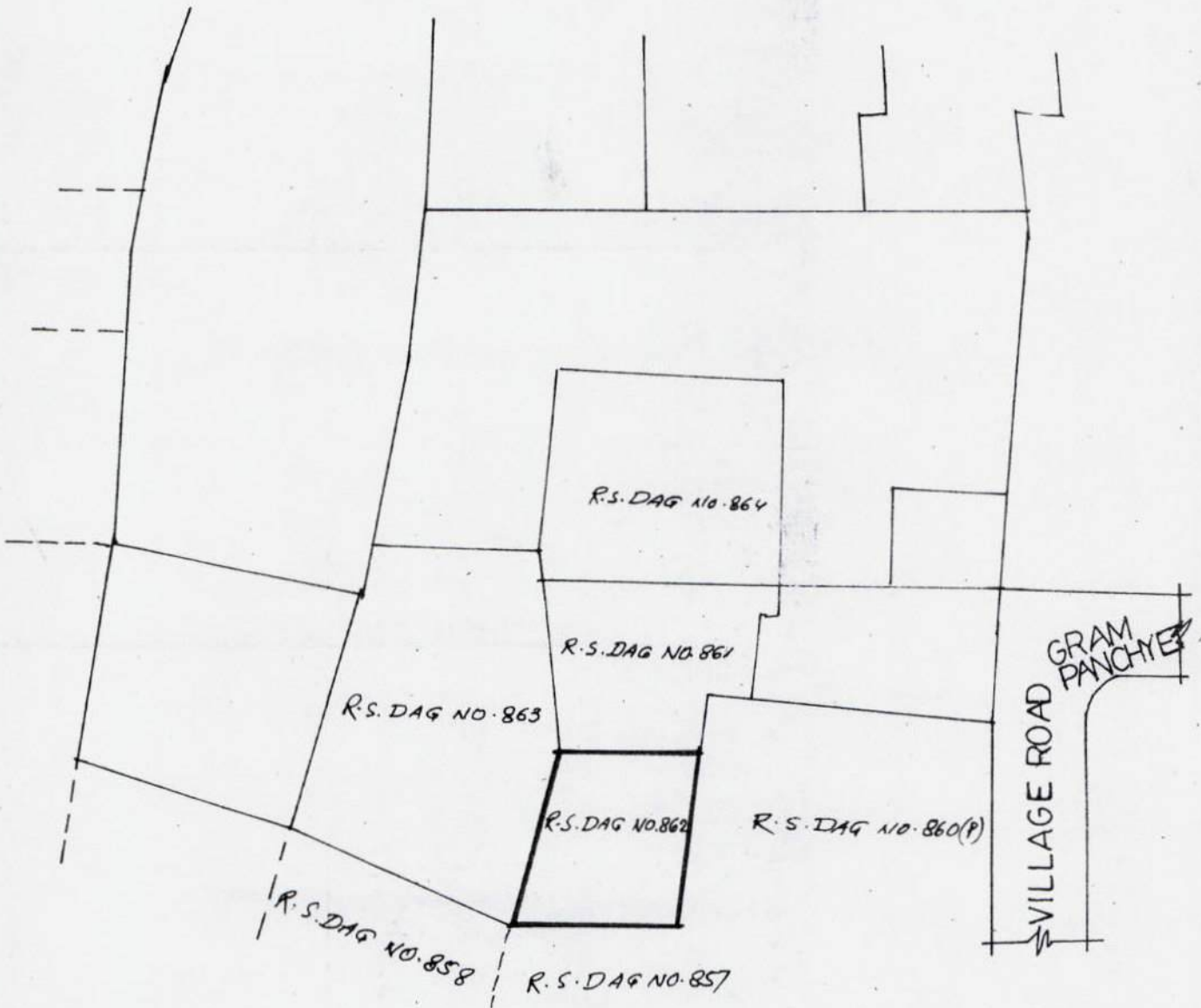


7
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016

PLAN OF BAGAN LAND SITUATE AT MOUZA - KALIKAPURGRAM,
L. NO. 40, R.S. NO. 143, HAL TOUZI NO. 10, L.R. KHATIAN NO. 2987
(PREVIOUSLY 342), R.S./L.R. DAG NO. 862, P.S. - RAJARHAT,
DIST. - NORTH 24- PARGANAS, UNDER PATHARGHATA GRAM PANCHAYET



AREA OF LAND :- 01.25 DECIMALS (MORE OR LESS)
OUT OF 8.5 DECIMALS
SHOWN IN RED COLOUR



[Handwritten signature]

SIG OF VENDOR

FOR SARWAT DEVELOPER PVT. LTD.

[Handwritten signature]

Director

SIG OF PURCHASER

Traced By
[Handwritten signature]
3A, Rajarhat
10/1-1



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2016

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>1001502105002</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>1001502105002</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 SEP 2011

Major Information of the Deed

Deed No :	I-1904-09033/2016	Date of Registration	9/24/2016 11:52:32 AM
Query No / Year	1904-1000329165/2016	Office where deed is registered	
Query Date	02/09/2016 2:16:20 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAROJ KUMAR DAS 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830647608, Status :Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,25,000/-	Rs. 3,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,870/- (Article:23)	Rs. 4,212/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-862	LR-2987	Bastu	Bagan	1.25 Dec	2,25,000/-	3,75,000/-	Property is on Road
Grand Total :					1.25Dec	2,25,000 /-	3,75,000 /-	



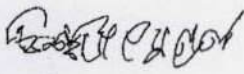
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt RATNA BHATTACHARYA Wife of Shri MITHUN BHATTACHARYA KALIKAPUR, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hin.du, Occupation: House wife, Citizen of: India, PAN No. ATZPB2869E, Status :Individual, Executed by: Attorney




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. SASWAT DEVELOPER PRIVATE LIMITED 32, JAWAHARLAL NEHRU ROAD, P.O:- MIDILTON ROW, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Status :Organization

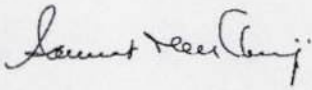
Orney Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Shri BISWAJIT MONDAL Son of Late BABLU MONDAL Date of Execution - 24/09/2016, , Admitted by: Self, Date of Admission: Sep 24 2016 , Place of Admission of Execution: Office	 Sep 24 2016 11:58AM	 LTI Sep 24 2016 11:58AM
Signature:  Sep 24 2016 11:58AM			
KALIKAPUR, P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BUSPM4649Q, Status : Attorney, Attorney of : Smt RATNA BHATTACHARYA			

Representative Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Mr TRILOCHAN SHARMA Son of Shri BANWARI LAL SHARMA Date of Execution - 24/09/2016, , Admitted by: Self, Date of Admission: Sep 24 2016 , Place of Admission of Execution: Office	 Sep 24 2016 11:57AM	 LTI Sep 24 2016 11:57AM
Signature:  Sep 24 2016 11:57AM			
32, JAWAHARLAL NEHRU ROAD, P.O:- MIDILTON ROW, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAKCS4828D, Status : Representative, Representative of : M/S. SASWAT DEVELOPER PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name & address	
Mr SAMRAT MUKHERJEE Son of Dr A MUKHERJEE 1B AND 2, HARE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri BISWAJIT MONDAL, Mr TRILOCHAN SHARMA	24/09/2016
	

Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 862(Corresponding RS Plot No:- 862), LR Khatian No:- 2987	Owner: শ্রী মতী রত্না ভট্টাচার্য, Gurdian: নির্দীন, Address: নিজ, Classification: বাগান, Area: 0.01000000 Acre,

Endorsement For Deed Number : I - 190409033 / 2016

On 03-09-2016

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 3,75,000/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-09-2016

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 11:34 hrs on 24-09-2016, at the Office of the A.R.A. - IV KOLKATA by Mr TRILOCHAN SHARMA .

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

Execution is admitted on 24-09-2016 by Mr TRILOCHAN SHARMA, DIRECTOR, M/S. SASWAT DEVELOPER PRIVATE LIMITED, 32, JAWAHARLAL NEHRU ROAD, P.O:- MIDILTON ROW, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr SAMRAT MUKHERJEI, , Son of Dr A MUKHERJEI, 1B AND 2, HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession: Advocate

Executed by Attorney

Execution by Shri BISWAJIT MONDAL, , Son of Late BABLU MONDAL, KALIKAPUR, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others as the constituted attorney of Smt RATNA BHATTACHARYA KALIKAPUR, P.O: KASHINATHPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by Mr SAMRAT MUKHERJEI, , Son of Dr A MUKHERJEI, 1B AND 2, HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,212/- (A(1) = Rs 4,114/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4,212/-

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,770/- and Stamp Duty paid by Draft Rs 18,770/- by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 51368, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: A BANERJEE

Description of Draft

1. Draft(8554) No: 955246000441, Date: 14/09/2016, Amount: Rs.18,770/-, Bank: STATE BANK OF INDIA (SBI), JADU BABUS BAZAR



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

CONVEYANCE

DATED THIS 24TH DAY OF SEPTEMBER, 2016

BETWEEN

SRI RATNA BHATTACHARYA
... VENDOR

AND

M/S SASWAT DEVELOPERS PRIVATE LIMITED
.... PURCHASER



SAMRAT MUKHERJI
ADVOCATE
BLOCK 'B' 2ND FLOOR NICCO HOUSE
2, HARE STREET KOLKATA-700 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 340367 to 340390

being No 190409033 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 17:31:39 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 03-10-2016 17:31:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)