

02598

15-17

A-25  
Page 1 of 8  
1-02598



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

5,09,000/-

C 225851

*Handwritten signature*  
 23 MAR 2009  
 20/8/09

Convey/17911A

CONVEYANCE

**THIS INDENTURE** made on this 20th day of March Two Thousand and Nine **BETWEEN MISS. PIU BHATTACHARJEE** daughter of Late Rabindra Nath Bhattacharjee, by faith - Hindu, by Occupation - Household Work, 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 her heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

V/CASE NO- 00517/09

30-2-2009

30-2-2009

2351

1261

15/10/07

ARUN KR. BHOWMICK  
ADVOCATE  
HIGH COURT, KOLKATA

*[Handwritten signature]*

সম্পত্তির নাম  
মোট টাকার পরিমাণ  
এই টাকার নাম  
টাকার বন্টন করা হয়েছে  
স্বাক্ষরকারীর নাম  
স্বাক্ষর

16 JUL 2007

500000

Pine Bhattacharjee

Nr  
1283

Pine Bhattacharjee

Tapas Kumar Chak

S/o - Santosh Kumar Chak

Kalabera, Rajarhat - Bidhanapur  
KOL - 135

Profession - Business



*[Handwritten signature]*  
Additional District Sub-Registrar  
Bidhanagar, North 24 Pgs.

20 MAR 2009

**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, 9<sup>th</sup> 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 Biswanath Bhattacharjee, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring  
 an area 08.50 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),  
 an area 11.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),  
 an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),  
 being total area 25.50 Satak with other properties under L.R. Khatian No. 342, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS by a Deed of conveyance dated 30.04.1993, registered at the office of the Addl. District Sub-Registrar office Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 68, Pages 371 to 378, Being No. 3152 for the year 1993, Biswanath Bhattacharjee sold, transferred and conveyed to Minati Bhattacharjee ALL THAT piece or parcel of land measuring

an area 08.50 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),  
 an area 11.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),  
 an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),  
 being total area 25.50 Satak with other properties under L.R. Khatian No. 342, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule thereunder written.

AND WHEREAS after the said purchase Smt. Minati Bhattacharjee duly recorded her name in the records of B.L. and L.R.O. under L.R. Khatian No. 1229, in respect of the aforesaid land.

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

Piu  
 Bhattacharjee



১৯৯১ খ্রিস্টাব্দে স্বাধীনতা  
স্বাধীনতা (১৯৯১) ১৯৯১

28 MAR 2009

AND WHEREAS Sri Mithun Bhattacharjee, and Miss PiueBhattacharjee, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 07.00 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),  
 an area 11.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),  
 an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),  
 being total area **24.00 Satak** with other properties under L.R. Khatian No. **342 now 1229**, 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 Miss PiueBhattacharjee, the Vendor herein, has agreed to sell and the Purchaser has agreed to purchase the said plot of land measuring

an area 03.50 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),  
 an area 05.50 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),  
 an area 03.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),  
 being total area **12.00 Satak** 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 or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 5,09,000/-** (Rupees Five Lac Nine Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT:**

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 5,09,000/-** (Rupees Five Lac Nine Thousand) 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" land measuring an area of **12.00** Satak comprised in R.S. Dag No. **682, 683, 684**, 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,

Piue

Bhattacharjee



~~১৯৭২ খ্রিঃ ২৪ পরগণা জেলা অতিরিক্ত নিবন্ধকের কার্যালয়~~  
~~১৯৭২ খ্রিঃ ২৪ পরগণা জেলা অতিরিক্ত নিবন্ধকের কার্যালয়~~  
28 MAR 1972

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, 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;



২০০৯ সালের ২০ মার্চ তারিখে  
অতিরিক্ত জি. ডি. সাব রেজিস্ট্রার

20 MAR 2009



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;

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



স্বাধীনতা সৈনিক  
সেবা নিয়ন্ত্রকের কার্যালয়

20 MAR 2009

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" land measuring an area of **12.00** Satak comprised in R.S. Dag No. **682, 683, 684**, 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, 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>
682	35 Satak	03.50 Satak	Bagan
684	24 Satak	03.00 Satak	Danga
683	90 Satak	05.50 Satak	Danga
		<u>12.00 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.

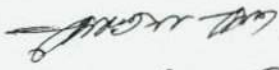



Additional District Sub Registrar  
Bahannagar, North 24 Pgs.

**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.   


2. Tapas Kumar Chakraborty  
Kalabera, Radachal - Bishnupur  
Kolkata - 751035

Pune Bhattacharjee

SIGNATURE OF THE VENDOR

















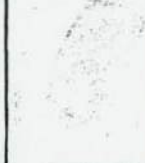






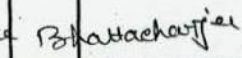


~~Additional District Sub Registrar  
Bidhannagar (North) 24 Pgs.~~

20 MAR 2009

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.      Signature of the  
Executans.

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



20 MAR 2009



**MEMO OF CONSIDERATION**

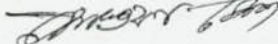
Paid by  
through Oscar Business Pvt. Ltd.,

**Rs. 5,09,000/-**

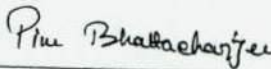
**Total : Rs. 5,09,000/-**

(Rupees Five Lac Nine Thousand) only.


Witness: -

1. 

2. Tapas Kumar Ghosh

  
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.



~~20 MAR 2009~~  
20 MAR 2009

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-02599 of :2009  
(Serial No. 02598, 2009)

On 20/03/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11.52 hrs on :20/03/2009, at the Private residence by Piue Bhattacharjee, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 20/03/2009 by

1. Piue Bhattacharjee, daughter of Lt Rabindra Nath Bhattacharjee, Kalikapur, Thana Rajarhat, By caste Hindu, by Profession House wife  
identified By Tapas Kr Ghosh, son of S Kr Ghosh Kalaberia Kol-135 Thana -, by caste Hindu By Profession Business

Name of the Registering officer :Abhijit Kumar Das  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/03/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5588/- on:23/03/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 509000/-

Certified that the required stamp duty of this document is Rs 25450 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty 1.Rs 23030/- is paid, by the draft number 351411, Draft Date 19/03/2009 Bank Name STATE BANK OF INDIA, Nagerbazar, received on :23/03/2009 2 Rs 2340/- is paid, by the draft number 312216, Draft Date 31/12/2008 Bank Name STATE BANK OF INDIA, Dum Dum, received on :23/03/2009

Name of the Registering officer :Abhijit Kumar Das  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal



অতিরিক্ত জেলা নিবন্ধক  
Additional Registrar (North 24 Pgs.)

23 MAR 2009



LAND PLAN PART OF R S DAG NO 683

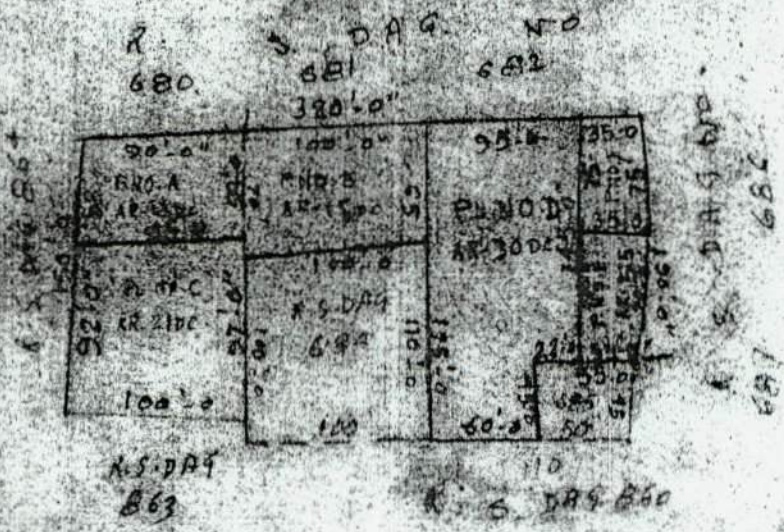
RS KHATIAN NO  
NAME OF MOUZA KALIKA PUR  
RESA NO 143

LR KHATIAN NO  
J L NO 40  
P S RAJARHAL

DAG NO 24 PARGANAS SCALE 100:1

PL NO	NAME OF VENDOR	NAME OF YENDEE	AREA
A			13.20
B			15.00
C			21.00
D			30.00
E			05.50
F			05.50

Pine Bhattacharjee



UNDIVIDED SHARE OUT OF 90 DECIMAL  
COMPRISING 55 DECIMAL OF PLOT NO 683  
SHOWN THUS

500p



~~ADD. DISTRICT SUB REGISTRAR,  
BIDHANNAGAR, NORTH 24 PGS.~~

28 MAR 2009



LAND PLAN PART OF R S DAG NO 682

RS KHATIAN NO

L.R. KHATIAN NO

NAME OF MCUZA KALIKAPUR

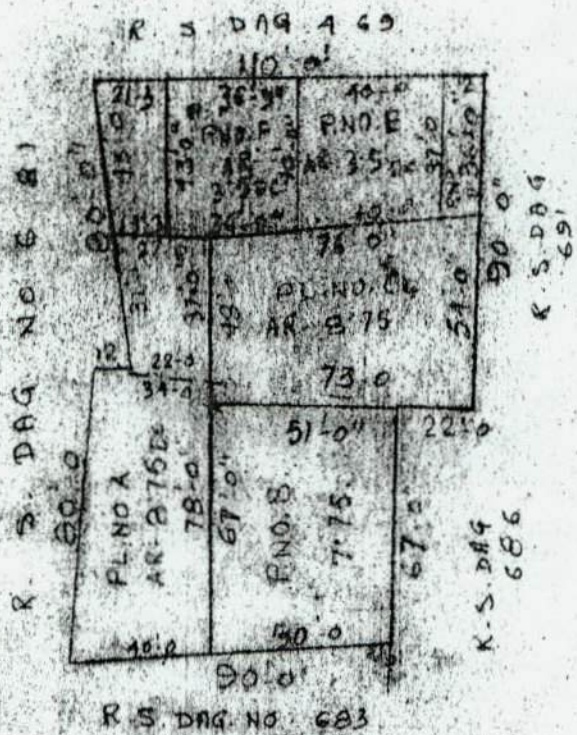
J.L. NO. 40

REGA NO 143

P S RAJARHA

DIST N 24 PARAGANAS - SCALE 50:1"

PL. NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			08.75 DC.
B			07.75 DC.
C			08.75 DC.
D			01 DC.
E			03.5 DC.
F			03.5 DC.



Pine Bhattacharjee

306

NOTE: UNDIVIDED SHARE OUT OF 35 DECIMAL COMPRISING 3.5 DECIMAL OF PLOT NO 682 SHOWN THUS

DRAWN BY S. MONDAL SURVEYOR



১৯৯৯ বিহাননগর ২৪ পরগণা  
Additional District Sub Registrar (North) Bichhannagar

28 MAR 2009



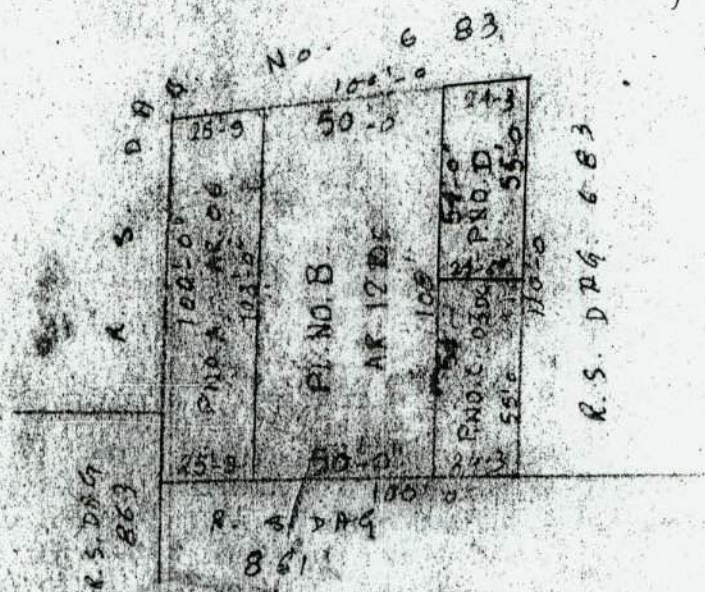


LAND PLAN PART OF R S DAG NO 684

RS KHATIAN NO  
NAME OF MOUZA KALIKHA PUR. J.R KHATIAN NO  
RESA NO 143. J.L NO 40  
P S RAJARHAT  
DIST N 24 PARGANAS - SCALE 50'-1"

PL. NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			06 DC
B			12 DC
C			03 DC
D			03 DC

*Pine Bhattacharjee*



UNDIVIDED SHARE OUT OF 24 DECIMAL  
COMPRISING 03 DECIMAL OF PLOT NO 684  
SHOWN THUS

*DRAWN BY  
D. K. MITTAL  
SURVEYOR*



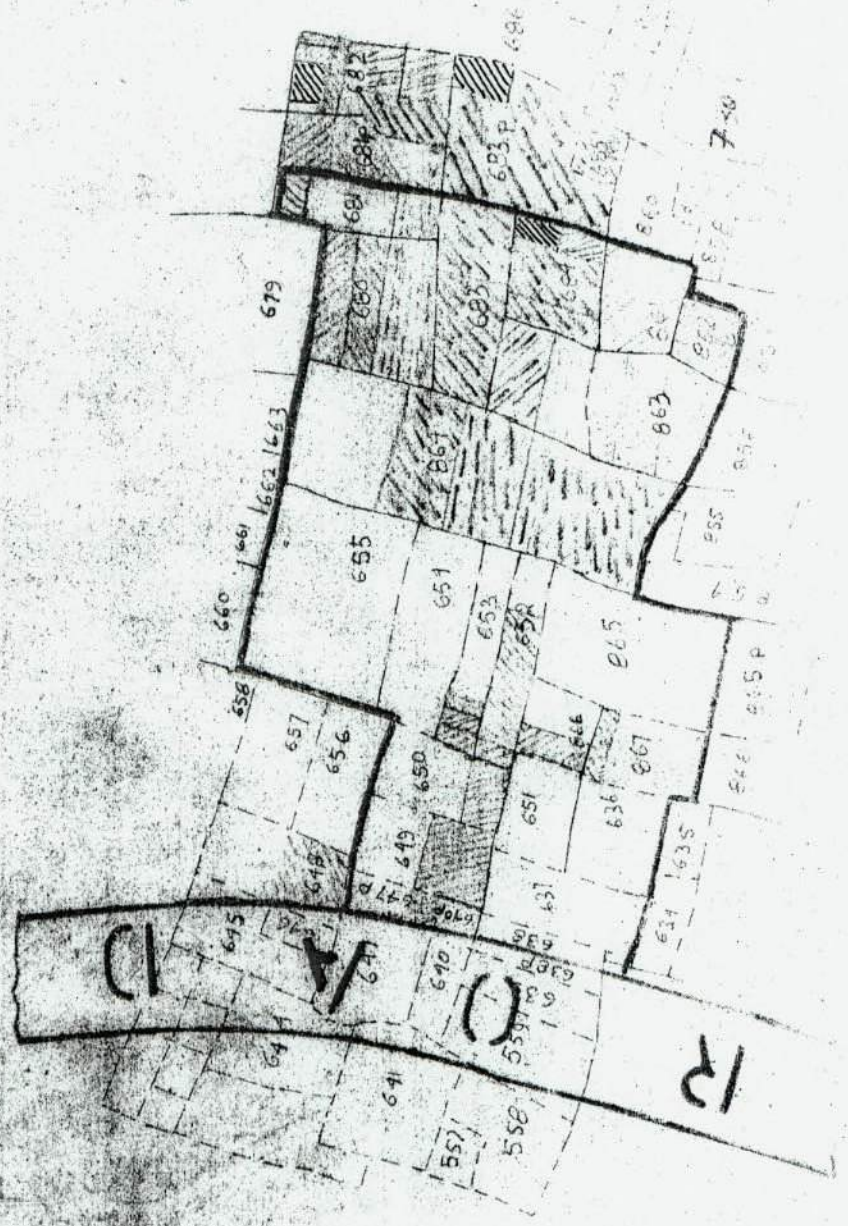
Additional District Sub Registrar  
Bidhannagar, North 24 Pgs.

20 MAR 2009

LAND PLAN PART OF R.S. DAG. NO 636.637.638.640. 7E.649.650.651.652.653.654.  
 655.680.681.683.684.861.862.863.864.865.866.867  
 R.S. KHATHIAN NO  
 MOUZA KALIKAPUR J.L. NO. 40 RES. NO. 143  
 L.R. KHATHIAN NO  
 P.S. RAJARHAT DIST. NO. 24 PARGANAS SCALE



PL. NO. | NAME OF VENDOR. | NAME OF VENDEE | AREA



P.iva Bhatnagar

TRAIN DEPT.  
 CIVIL ENGINEER  
 BILKALYA



~~অতিরিক্ত জেলা নিবন্ধক~~  
~~বিধাননগর, উত্তর ২৪ পরগণা~~

20 MAR 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 7643 to 7659  
being No 02599 for the year 2009.



C

(Abhijit Kumar Das) 24-March-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal