

8060

D-7882/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-1460454/20

T 130221

Certified that the document is admitted to registration. The signature sheet / Part's & the endorsement sheet's attached with this document's are the part of this document.

## CONVEYANCE

1. Dated: 10<sup>th</sup> November, 2020

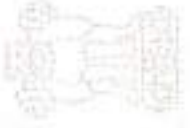
2. Place: Kolkata

3. Parties:

3.1. **Mithun Bhattacharjee**, son of Late Rabindra Nath Bhattacharjee and Late Minati Bhattacharjee, by Faith - Hindu, by Occupation - Business, resident of Kalikapur, Post Office - Kashinathpur, Police Station - Kalikapur, District - North 24 Parganas, PIN - 700135, State - West Bengal. [PAN AIYPB3803E and Aadhaar No. 696166783387, Mobile # 6289809938]

(Vendor, includes successors-in-interest)

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নম্ব : 441  
 নাম ও তারিখ : 05/11/20  
 কোর্সের নাম : M. A. B. S. J. D.  
 ঠিকানা : High Camp Calcutta  
 স্থান : Kolkata  
 কোর্স : High Camp Calcutta

মেলা : উত্তর ২৪ পরগণা  
 তারিখ : 14 OCT 2020  
 মোট টাকার পরিমাণ : RS.700000

উক্ত প্রকল্পের নাম  
 উক্ত প্রকল্পের কোর্স





7476

  
 (TRILOCHAN SHARMA)



7477

নাম : Dhallochowary



7478

নাম : Dipankar Dasgupta  
 এম-সুভানকুল পল্লী  
 ইউ-১০-কামিনী ন্যাথ পুর  
 পি-১ : Roy con hod  
 ডিস-২৪ পরগাণা (N)



Additional District Sub-Registrar  
 Rajarhat New Town, North 24-PGs.

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Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-013449669-8  
GRN Date: 10/11/2020 12:33:57  
BRN : 6061142818903  
SBI ePay txn No. : CHE8884269

Payment Mode : Net Banking-SELF  
Payment Gateway SBI EPay-State Bank of India  
BRN Date: 10/11/2020 12:37:34  
SBI ePay txn Date. 10/11/2020 12:35:03

DEPOSITOR'S DETAILS

Name : SASWAT DEVELOPER Id No. : 2001460454/5/2020  
Contact No. null  
E-mail : Mobile No. +91 9051033251  
Address : 32 JAWARHARLALA NEHURU ROAD KOLKATA700071  
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C         | Amount[ ₹]   |
|---------|--------------------|--|---------------------|--------------|
| 1       | 2001460454/5/2020  | Mutation/Conversion -Receipt             | 0029-00-800-028-27  | 40           |
| 2       | 2001460454/5/2020  | Property Registration- Registration Fees | 0030-03-104-001-18  | 5194 ✓       |
| 3       | 2001460454/5/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02  | 24920 ✓      |
|         |                    |  | <b>Total Amount</b> | <b>30154</b> |

In Words : Rupees Thirty Thousand One Hundred Fifty Four Only.



And

- 3.2. Saswat Developer Private Limited [PAN AAKCS4828D]**, a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9<sup>th</sup> floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071 and represented by one of its directors namely **Trilochan Sharma [PAN AJUPS9281Q]**, son of Banwari Lal Sharma, Occupation – Business, working for gain at Om Tower, 9<sup>th</sup> floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071.

(**Purchaser**, includes successors-in-office and/or assigns)

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1. Said Property: (1)** *Bagan* land measuring 0.30 (zero point three zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229, **(2)** *Bagan* land measuring 0.98 (zero point nine eight) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 AND **(3)** *Bagan* land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 1.48 (one point forty eight) decimal equivalent to 14 (fourteen) *chittak* 16 (sixteen) square feet, morefully described in the **Schedule** below **(Said Property) Together With** all other rights, benefits, easements, connections, fittings, fixtures,



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authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

## **5. Background, Representations, Warranties and Covenants**

**5.1. Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1. Ownership of Minati Bhattacharjee:** Minati Bhattacharjee (wife of Late Rabindra Nath Bhattacharjee) is/was the owner of land measuring (1) 0.60 (zero point six zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 and (2) land measuring 1.96 (one point nine six) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 and (3) land measuring 0.40 (zero point four zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229, all in *Mouza Kalikapur*, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat.
- 5.1.2. Demise of Minati Bhattacharjee:** Minati Bhattacharjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law died *intestate*, on 22<sup>nd</sup> October, 2008 leaving behind her surviving her 1 (one) daughter Piue Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee (the Vendor No. 3.1) [**Legal Heirs of Minati Bhattacharjee**] as her only surviving legal heir and heiress, who have jointly inherited the absolute right, title and interest of their left Properties.
- 5.1.3. Ownership of Piue Bhattacharjee:** In the abovementioned circumstance Piue Bhattacharjee is/was the sole and absolute



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owner of **(1)** land measuring 0.30 (zero point three zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229, **(2)** land measuring 0.98 (zero point nine eight) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 **AND (3)** land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat.

5.1.4. **Gift to Mithun Bhattacharjee:** By a registered Deed of Gift dated 3<sup>rd</sup> November, 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, being Deed No. 152307597 (Query No.2001390875/2020) for the year 2020, Piu Bhattacharjee gifted out of love and affection and transferred **(1)** *bagan* land measuring 0.30 (zero point three zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229, **(2)** *bagan* land measuring 0.98 (zero point nine eight) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 **AND(3)** *bagan* land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, to her brother namely Mithun Bhattacharjee (the Vendor herein), along with other plots of land in other Dag Nos in the Kalikapur Mouza.

5.1.5. **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the absolute owner of the Said Property, free from all encumbrances.



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5.1.6. **True and Correct Representations:** The Vendor is the undisputed owner of the Said Property, such ownership having been acquired in the manner stated in Clause 5.1.1 to 5.1.5 above, the contents of which are all true and correct.

**5.2. Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1. **No Acquisition/Requisition:** The Vendor has neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any scheme of or of acquisition, requisition or vesting of the Said Property or for any restriction on the nature of use, extent and height of construction of buildings on the Said Property and declares that the Said Property is not affected by any such aforesaid scheme or order or such restrictive order of any Authority or Statutory Body or Government Department.

5.2.2. **No Excess Land:** The Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

5.2.3. **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 creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5. **No Dues:** No revenue, cess, Panchayat taxes, other taxes, surcharge, impositions, outgoings or levies of any nature



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whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no demand, recovery proceedings or Certificate Case is pending for realization of any dues from the Vendor.

- 5.2.6. **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7. **No Mortgage:** No mortgage or charge has been created by the Vendor in respect of the Said Property or any part thereof.
- 5.2.8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions 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 or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

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Rajamaharajapuram, North 24-Pgs.  
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## 6. Basic Understanding

**6.1. Sale of the Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

## 7. Transfer

**7.1. Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Share In Said Premises described in the **Schedule** below, being **(1)** *Bagan* land measuring 0.30 (zero point three zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229, **(2)** *Bagan* land measuring 0.98 (zero point nine eight) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 AND **(3)** *Bagan* land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 all in Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 1.48 (one point forty eight) decimal equivalent to 14 (fourteen) *chittak* 16 (sixteen) square feet, morefully described in the **Schedule** below **(Said Property) Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

10/11/2020



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**7.2. Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 1,00,000/-** (Rupees one lakh) only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## **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.

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, *debuffers*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions 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 or the Vendor's predecessors-in-title.

8.1.4. **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

**8.2. Subject to:** The transfer being effected by this Conveyance is subject to:



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- 8.2.1. **Indemnification:** confirmation and undertaking by the Vendor that the Vendor hereby indemnify and shall at all times hereafter, keep indemnified the Purchaser and the Purchaser's assigns and/or the Purchaser's successors-in-office, of, from and against any loss, damage, costs, charges and expenses which may be incurred by the Purchaser and the Purchaser's assigns and/or Purchaser's successors-in-interest by reason of any charge or encumbrance claimed by any third party over and in respect of the Said Property.
- 8.2.2. **Transfer of Property Act:** all obligations and duties of vendors and purchasers 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 the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admit, acknowledge and accept.
- 8.4. **Outgoings:** All revenue, cess, Panchayat taxes (whether for current period or arrears or accruing on account of pending general revaluations), surcharge, other property taxes, impositions, outgoings and levies of any nature whatsoever of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid/reimbursed and discharged by the Vendors on demand by the concerned authority/agency in consultation with the Purchaser, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5. **Holding Possession:** The Vendor hereby covenants 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 Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold,



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conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful and/or unlawful 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 from, under or in trust from the Vendor.

**8.6. No Objection to Mutation:** The Vendor declares that the Purchaser is fully entitled to mutate the Purchaser's name in all records of the concerned authorities and to pay corporation tax or taxes and all other impositions (accruing for the period after the date of this Conveyance) in the Purchaser's own names. In this regard, the Vendor hereby authorizes and empowers the Purchaser to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor. Notwithstanding such empowerment and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

**8.7. Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or the Purchaser's successors-in-office, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser and/or the Purchaser's successors-in-office to the Said Property.



Additional District Survey Registrar  
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**Schedule  
(Said Property)**

**(1)** *Bagan* land measuring 0.30 (zero point three zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229, **(2)** *Bagan* land measuring 0.98 (zero point nine eight) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 AND **(3)** *Bagan* land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 1229 all in *Mouza Kalikapur*, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 1.48 (one point forty eight) decimal equivalent to 14 (fourteen) *chittak* 16 (sixteen) square feet, **And Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof. Butted and bounded of entire Dags as follows:

Bill: Ballalajay

**Boundary of Dag No. 681**

On the North : By portion of R.S./L.R. Dag No. 471  
On the South : By portion of R.S./L.R. Dag No. 681  
On the East : By Portion of R.S./L.R. Dag No. 682  
On the West : By Portion of R.S./L.R. Dag No. 679

**Boundary of Dag No. 682**

On the North : By R.S./L.R. Dag No. 469  
On the South : By part of R.S./L.R. Dag No. 682  
On the East : By R.S./L.R. Dag No. 691  
On the West : By R.S./L.R. Dag No. 681



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Rajahmundry New Town, North 24-Pgs.

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**Boundary of Dag No. 862**

On the North : By R.S./L.R. Dag No. 861  
On the South : By R.S./L.R. Dag No. 857  
On the East : By R.S./L.R. Dag No. 857  
On the West : By R.S./L.R. Dag No. 863

**Summary of the Said Property**

| P S - Rajarhat |                   |                      | Mouza Kalikapur  |               |                        |                            |                        |
|----------------|-------------------|----------------------|------------------|---------------|------------------------|----------------------------|------------------------|
| Sl. No.        | R.S./L.R. Dag No. | Total Area (in dec.) | L.R. Khatian No. | Share of Land | Area of Land (in Dec.) | Name of the Recorded Owner | Classification of Land |
| 1              | 681               | 38                   | 1229             | 0.0079        | 0.30                   | Minati Bhattacharjee       | Bagan                  |
| 2              | 682               | 35                   | 1229             | 0.0257        | 0.98                   | Minati Bhattacharjee       | Bagan                  |
| 3              | 862               | 10                   | 1229             | 0.0200        | 0.20                   | Minati Bhattacharjee       | Bagan                  |

Minati Bhattacharjee



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**9. Execution and Delivery**

**9.1. In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Mithun Bhattacharjee  
Mithun Bhattacharjee  
**[VENDOR]**

FOR SASTI DEVELOPER PVT. LTD.  
[Signature]  
Director

Saswat Developer Private Limited  
**[PURCHASER]**

**Witnesses:**

|   |                                     |
|---|-------------------------------------|
| Signature <u>Dipankar Biswas</u>          | Signature <u>Sahid Ali maha.</u>    |
| Name <u>Dipankar Biswas</u>               | Name <u>Sahid Ali maha</u>          |
| Father's Name <u>Subhankar Biswas</u>     | Father's Name <u>Ajit Ali maha</u>  |
| Address <u>Vill - P.O. - Kashinathpur</u> | Address <u>Jamal para P.S. Khar</u> |
| <u>P.S. - Rajmhat, 24 P.P.S (N)</u>       | <u>Rail Kat - 700135</u>            |
| <u>KOL. 700135</u>                        |                                     |



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Rajarat New Town, North 24-Pgs.

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### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 1,00,000/-** (Rupees two lakh) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode            | Date        | Bank      | Amount (Rs.) |
|-----------------|-------------|-----------|--------------|
| Chq. no. 488930 | 10/11/20202 | Axis Bank | 1,00,000/-   |

Total (Rs.) 1,00,000/-

Mithun Bhattacharjee

Mithun Bhattacharjee

[VENDOR]

#### Witnesses:

Signature Dipankar Biswas

Name Dipankar Biswas

Signature Salim Ali Malik


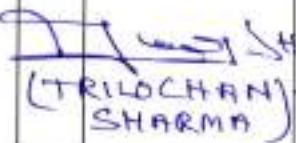




















Name Salim Ali Malik



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Rajahat New Town, North 24-Pgs.

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### SPECIMEN FORM TEN FINGER PRINTS

| Sl. No.   | Signature of the executants and/or Presentants   |   |   |   |   |   |
|---|--|---|---|---|---|---|
|                        | <br>(TRILOCHAN) SHARMA | <br>Little   | <br>Ring   | <br>Middle   | <br>Fore   | <br>Thumb    |
|   |  | (Left Hand)   |   |   |   |   |
|   |  | <br>Thumb    | <br>Fore   | <br>Middle   | <br>Ring   | <br>Little   |
|   |  | (Right Hand)  |   |   |   |   |
| P. K. Shalabhajet<br> |  | <br>Little  | <br>Ring  | <br>Middle  | <br>Fore  | <br>Thumb   |
|   |  | (Left Hand)   |   |   |   |   |
|   |  | <br>Thumb  | <br>Fore | <br>Middle | <br>Ring | <br>Little |
|   |  | (Right Hand)  |   |   |   |   |
|   |  | <br>Little | Ring  | Middle  | Fore  | Thumb   |
|   |  | (Left Hand)   |   |   |   |   |
|   |  | Thumb   | Fore  | Middle  | Ring  | Little  |
|   |  | (Right Hand)  |   |   |   |   |

Identified By me -

Dipankar Biswas.

Dipankar Biswas.



Additional District Sub-Registrar  
Rajarhat New Town, North 24-Pgs.

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SASWAT DEVELOPER PRIVATE  
LIMITED



04/01/2007

Permanent Account Number

AAKCS4828D

04/01/2007

इस कार्ड के खोने / खरी से कृपया सूचित करें / लौटाएं,  
आयकर पैन सेवा इकाई, एन एस डी एल  
कहली कॉम्प्लेक्स, टाऊनशिप टॉवर, कान्हा मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पेज, 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 Page, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2493 0664,  
e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)

For SASWAT DEVELOPER PVT. LTD.

Director



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**TRILCHAN SHARMA**  
**BANWARI LAL SHARMA**

**28/11/1976**  
 Permanent Account Number  
**AJUPS9281Q**

  
 Signature







06/17/2015

इस कार्ड के खोने / काने पर कृपया सूचित करें / सूचित करें।  
 आयकर विभाग का कार्ड, एन एन डी एन  
 5 बीन/डीए, मंडी कोठी, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कोठी, दीप बंगला चौक के पास,  
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
 please inform / return to:*  
 Income Tax PAN Services Unit, NSDL,  
 5th floor, Madhvi Shringar,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Banglow Chowk,  
 Pune - 411 016.

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081  
 e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)





आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MITHUN BHATTACHARJEE  
 RABINDRA NATH BHATTACHARJEE  
 25/10/1986  
 Permanent Account Number  
 AIYPB3803E  
  
 Signatures

भारत सरकार  
 GOVT. OF INDIA





*In case this card is lost / found, kindly inform / return to:*  
 Income Tax PAN Services Unit, UTTTSL  
 Plot No. 3, Sector 11, CBD Falguni,  
 New Mumbai - 400 614.

इस कार्ड के खोने / पाए जाने पर कृपया सूचित करें / लौटाएं :  
 आयकर पैन सेवा यूनिट, UTTTSL  
 प्लॉट नं. 3, फालगुनी, सी.बी.डी. फालगुनी,  
 नया मुंबई - 400 614.

Mithun Bhattacharjee



*Handwritten signature*

भारत सरकार



মিথুন ভট্টাচার্য  
Mithun Bhattacharjee  
জন্মতারিখ/ DOB: 25/10/1986  
পুরুষ / MALE



6961 6678 3387

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস/ও: লতীম রবীন্দ্র নাথ  
ভট্টাচার্য, রাজারহাট,  
কালিকাপুর, উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700135

Address:

S/O: Late Rabindra Nath  
Bhattacharjee, Rajarhat,  
Kalkapur, North 24 Parganas,  
West Bengal - 700135

6961 6678 3387

MEERA AADHAAR, MERI PEHACHAN

Mithun Bhattacharjee







ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাসিকাকৃতিকর নম্বর/Enrolment No.: 1111/19217/02216

To  
বিস্বাস বিহাস  
DIPANKAR BISWAS  
KASHI NATH PUR  
Kasinathpur  
North Twenty Four Parganas Kasinathpur  
West Bengal - 700135

Download Date: 17/02/2017

Generation Date: 01/08/2012



আপনার আধার সংখ্যা / Your Aadhaar No. :

9029 9450 6844

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



বিস্বাস বিহাস  
DIPANKAR BISWAS  
জন্মতারিখ/ DOB: 27/01/1977  
পুরুষ / MALE



9029 9450 6844

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচ্য করা
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার তবিস্বাস্তে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
কাশিনাথ পুর, কাশিনাথপুর, উত্তর ২৪  
পারগনা,  
পশ্চিমবঙ্গ - 700135

Address:  
KASHI NATH PUR, Kasinathpur,  
North Twenty Four Parganas,  
West Bengal - 700135

9029 9450 6844



1947

help@uidai.gov.in

www.uidai.gov.in

Dipankar Biswas



## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1523-07882/2020   | Date of Registration            | 18/11/2020 |
| Query No / Year                         | 1523-2001460454/2020  | Office where deed is registered |            |
| Query Date                              | 09/11/2020 7:38:36 PM   | 1523-2001460454/2020            |            |
| Applicant Name, Address & Other Details | ISHITA KUNDU<br>CITY CIVIL COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875418670, Status : Advocate |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 1,00,000/-                          | Rs. 5,18,000/-  |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 25,920/- (Article:23)               | Rs. 5,194/- (Article:A(1), E)   |                                 |            |
| Remarks                                 |   |                                 |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

| Sch No | Plot Number    | Khatian Number       | Land Proposed | Use ROR | Area of Land   | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------|----------------------|---------------|---------|----------------|-------------------------|-----------------------|---------------|
| L1     | LR-681 (RS :-) | LR-1229              | Bastu         | Bagan   | 0.3 Dec        | 20,271/-                | 1,05,000/-            |               |
| L2     | LR-682 (RS :-) | LR-1299              | Bastu         | Bagan   | 0.98 Dec       | 66,216/-                | 3,43,000/-            |               |
| L3     | LR-862 (RS :-) | LR-1299              | Bastu         | Bagan   | 0.2 Dec        | 13,513/-                | 70,000/-              |               |
|        |                | <b>TOTAL :</b>       |               |         | <b>1.48Dec</b> | <b>1,00,000 /-</b>      | <b>5,18,000 /-</b>    |               |
|        |                | <b>Grand Total :</b> |               |         | <b>1.48Dec</b> | <b>1,00,000 /-</b>      | <b>5,18,000 /-</b>    |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mithun Bhattacharjee</b><br>Son of Rabindra Nath Bhattacharjee Kalikapur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: A1xxxxxx3E, Aadhaar No: 69xxxxxxxx3387, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Pvt. Residence |



**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Saswat Developer Private Limited</b><br>Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middletown Row, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Trilochan Sharma (Presentant )</b><br>Son of Banwari Lal Sharma Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton 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.:: AJxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saswat Developer Private Limited (as Director) |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <b>Dipankar Biswas</b><br>Son of Debasish Biswas<br>Kashinathpur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 |       |              |           |
| Identifier Of Mithun Bhattacharjee, Trilochan Sharma  |       |              |           |

**Transfer of property for L1**

| Sl.No | From                 | To. with area (Name-Area)                |
|-------|----------------------|--|
| 1     | Mithun Bhattacharjee | Saswat Developer Private Limited-0.3 Dec |

**Transfer of property for L2**

| Sl.No | From                 | To. with area (Name-Area)                 |
|-------|----------------------|---|
| 1     | Mithun Bhattacharjee | Saswat Developer Private Limited-0.98 Dec |

**Transfer of property for L3**

| Sl.No | From                 | To. with area (Name-Area)                |
|-------|----------------------|--|
| 1     | Mithun Bhattacharjee | Saswat Developer Private Limited-0.2 Dec |



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

| Sch No | Plot & Khatian Number                  | Details Of Land  | Owner name in English as selected by Applicant     |
|--------|--|--|--|
| L1     | LR Plot No:- 681, LR Khatian No:- 1229 | Owner:মিনতি ভট্টাচার্য,<br>Gurdian:রবীন্দ্রনাথ , Address:মিজ ,<br>Classification:বাগান,<br>Area:0.01000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 682, LR Khatian No:- 1299 |  | Seller is not the recorded Owner as per Applicant. |
| L3     | LR Plot No:- 862, LR Khatian No:- 1299 |  | Seller is not the recorded Owner as per Applicant. |





On 10-11-2020

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

Presented for registration at 21:30 hrs on 10-11-2020, at the Private residence by Trilochan Sharma ..

**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 5,18,000/-

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

Execution is admitted on 10/11/2020 by Mithun Bhattacharjee, Son of Rabindra Nath Bhattacharjee, Kalikapur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Dipankar Biswas, . , Son of Debasish Biswas, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 10-11-2020 by Trilochan Sharma, Director, Saswat Developer Private Limited (Private Limited Company), Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middletown Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Dipankar Biswas, . , Son of Debasish Biswas, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 18-11-2020

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,194/- ( A(1) = Rs 5,180/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,194/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2020 12:37PM with Govt. Ref. No: 192020210134496698 on 10-11-2020, Amount Rs: 5,194/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6061142818903 on 10-11-2020, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,920/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 24,920/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 441, Amount: Rs.1,000/-, Date of Purchase: 05/11/2020, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 10/11/2020 12:37PM with Govt. Ref. No: 192020210134496698 on 10-11-2020, Amount Rs: 24,920/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 6061142818903 on 10-11-2020, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 312227 to 312254  
being No 152307882 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.11.24 13:10:40 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/11/24 01:10:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

