

834A

T- 8214/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-1504207/20

T 131010

Certify that the document is admitted to registration, the signature, dates & seal & the endorsement (requisite) attached with this document are the part of this document.

*B. B. B. B.*  
Assistant District Sub-Registrar  
Rajarhat New Town, North 24-Pga.

CONVEYANCE

26 NOV 2020

1. Dated: 24<sup>th</sup> November, 2020
2. Place: Kolkata
3. Parties:
  - 3.1. **Sannasi Sardar**, son of Late Dilip Sardar and Padma Bala Sardar, by Faith - Hindu, by Occupation - Business, resident of Chakpanchuria, Post Office - Kadampukur, Police Station - New Town (formerly Rajarhat), District - North 24 Parganas, PIN - 700156, State - West Bengal. [PAN GHQPS4789P and Aadhaar No. 404154892994] (Vendor, includes successors-in-interest)

নম্বর : 1113  
 সম ও তারিখ : 13/11/2020  
 ক্রেতার নাম : A. Chanda, Adv.  
 ঠিকানা : High Court, Calcutta  
 মূল্য :   
 ডেডা :   
 হারানাগতি কোর্ট  
 জেলা : উত্তর ২৪ পরগণা  
 পরিদেয় : 8 NOV 2020  
 মোট ডায়ালি বর্ডিন : RS 5 0000  
 ট্রেডারী হারানাগতি  
 ডেডার : শ্রী সত্যজিৎ সেন

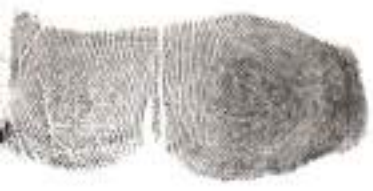


*Handwritten signature*



7824

*Handwritten signature*  
(TRILOCHAN SHARMA)



7825



*Handwritten signature*



7826

Additional District Sub-Registrar,  
New Town, North 24 Parganas.

Subrata Ghoshal  
 50-Lamin's Ghoshal  
 Teghoria Main Road  
 701-700157  
 Poo Banerjee

24 NOV 2020

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 L.R. Khatian No. 2960, (2) *Bagan* land measuring 0.90 (zero point nine zero) decimal, in R.S./L.R. Dag No. 682, under L.R. Khatian No. 2960 AND (3) *Bagan* land measuring 0.20 (zero point two zero) decimal, in R.S./L.R. Dag No. 862, under L.R. Khatian No. 2960, 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 1.40 (one point four zero) decimal equivalent to 13 (thirteen) *chittak* 25 (twenty five) square feet, more or less, 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.



Additional District Sub-Registrar  
Maitland New Town, North 24-Figs

24 NOV 2016

## 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 1.80 (one point eight zero) 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 Piu Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee [**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. **Absolute Ownership of Mithun Bhattacharjee:** In the abovementioned circumstances Mithun Bhattacharjee became the sole and absolute owner of his undivided share 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 0.90 (zero point nine zero) 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, by way of inheritance as per provision of Hindu Succession Act.



Additional District Sub-Registrar  
Rajahmundry, Andhra Pradesh

24 NOV 2024

- 5.1.4. **Sale to Sannasi Sardar:** By a registered Deed of Sale (Bengali Kobala) dated 14<sup>th</sup> July, 2015, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, being Deed No. 152307708 for the year 2015, Mithun Bhattacharjee sold, transferred and conveyed **(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 0.90 (zero point nine zero) decimal, 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, 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 Sannasi Saedar.
- 5.1.5. **Mutation:** Sannasi Sardar recorded and mutated his name in the office of B.L. & L.R.O. vide L.R. Khatian No. 2960 and paying taxes regularly.
- 5.1.6. **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the absolute owner of the Said Property, free from all encumbrances.
- 5.1.7. **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 5.1.6 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.



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

24 NOV 2024



- 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 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, *debentures*, 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.



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

24 NOV 2020

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.

## 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 Purchaser the entirety of his 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 L.R. Khatian No. 2960, (2) *Bagan* land measuring 0.90 (zero point nine zero) decimal, more or less, in R.S./L.R. Dag No. 682, under L.R. Khatian No. 2960 AND (3) *Bagan* land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under L.R. Khatian No. 2960, 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 1.40 (one point four zero) decimal equivalent to 13 (thirteen) *chittak* 25 (twenty five) 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



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

24 NOV 2016

in the Said Property and appurtenances and inheritances for access and user thereof.

- 7.2. **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 3,00,000/-** (Rupees three 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, *debentures*, 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:

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,



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

24 NOV 2020

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 Vendor 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, 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)



Additional District Superintendent,  
Rajahmundry, North Godavari District.

24 NOV 2022



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.

**Schedule**  
**(Said Property)**

- (1) Bagan land measuring 0.30 (zero point three zero) decimal comprised in R.S./L.R. Dag No. 681, under L.R. Khatian No. 2960,  
(2) Bagan land measuring 0.90 (zero point nine zero) decimal, more or less, in R.S./L.R. Dag No. 682, under L.R. Khatian No. 2960 AND  
(3) Bagan land measuring 0.20 (zero point two zero) decimal, more or less, in R.S./L.R. Dag No. 862, under L.R. Khatian No. 2960 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 1.40 (one point forty) decimal equivalent to 13 (fourteen) chittak 25 (twenty five) 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:

in the name of the Vendor



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

24 NOV 2024

**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

**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. Khatia n No.	Share of Land	Area of Land (in Dec.)	Name of the Recorded Owner	Classific ation of Land
1	681	38	2960	0.0079	0.30	Sannasi Sardar	Bagan
2	682	35	2960	0.0257	0.90	Sannasi Sardar	Bagan
3	862	10	2960	0.0200	0.20	Sannasi Sardar	Bagan



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

24 NOV 2020

**9. Execution and Delivery**

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

*Sannasi Sardar*

---

Sannasi Sardar  
**[VENDOR]**

For SASWAT DEVELOPER PVT. LTD.

*[Signature]*

Director

---

Saswat Developer Private Limited  
**[PURCHASER]**

**Witnesses:**

Signature *Babli Sardar*

Name *Babli Sardar*

Signature *Asabuddin Molla*

Name *Asabuddin Molla*

*Aurkojit Chanda*  
**AURKOJIT CHANDA**  
Advocate  
High Court At Calcutta  
Enrolment No.: F/1981/1815/2016



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

24 NOV 2020

AURKOLU CHANDU  
High Court of Andhra Pradesh  
Enrollment No. ENB81182007

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 3,00,000/-** (Rupees three 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. 488934	18/11/2020	Axis Bank	3,00,000/-
Total (Rs.)			3,00,000/-

*in witness whereof*

Sannasi Sardar  
[VENDOR]

#### Witnesses:

Signature <u>Prabir Saradar</u>	Signature <u>Asabuddin Molla</u>
Name <u>Prabir Saradar</u>	Name <u>Asabuddin Molla</u>
Father's Name <u>Biswanath Saradar</u>	Father's Name <u>Amir Ali Molla</u>
Address <u>Kalika Pura P.S. Rajpur</u>	Address <u>Kalika Pura</u>
<u>Hat - New - Town</u>	<u>Rajpurhat, (W) 24 Pgs</u>
















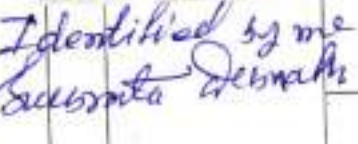






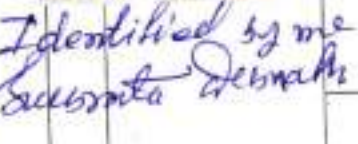






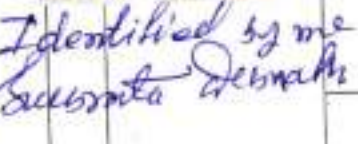






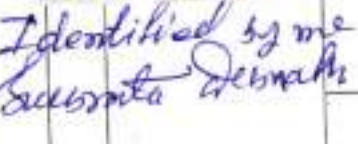







Additional District Sub-Registrar  
Rajmahal New Town, North 24-Pgs.

24 NOV 2023



## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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

24 NOV 2024

आयकर विभाग

INCOME TAX DEPARTMENT

SAMNASI SARDAR

DILIP SARDAR

15/05/1990  
Permanent Account Number

GHQPS4789P

*[Signature]*  
Signature



भारत सरकार

GOVT. OF INDIA



*[Handwritten signature]*

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

यदि इस कार्ड को खोने/पाने का सूचना सूचना कर/सेक्टर  
आयकर सेवा सेवा यूनिट, UTTISI  
प्लॉट नं. 3, सेक्टर 11, सीडी सेक्टर  
नई मुंबई - 400 614.





ভাষা

- অসহায় পরিচয়ের প্রমাণ, মারফিকরের প্রমাণ প্রাপ্ত।
- পরিচয়ের প্রমাণ অস্বাভাবিক প্রমাণীকরণ দ্বারা প্রমাণ করা হবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- অধার প্রমাণ প্রমাণ।
- অধার তথ্যের প্রমাণীকরণ ও প্রমাণীকরণ প্রমাণ প্রমাণ।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

Address: CHAKRACHURIA, Chakraborty, North-24 Parganas, West Bengal, 700059

4041 5489 2994

misprints



ভারত সরকার

Unique Identification Authority of India Government of India

মিঃ সত্যজিৎ সিং সিং, Founder No. 105679074016776

To Sarojee Sarda, 1505/292, CHAKRACHURIA, Chakraborty, Dist. Bardhaman, North-24 Parganas, West Bengal, 700059



আপনার অধার সংখ্যা / Your Aadhaar No. : 4041 5489 2994

আধার - সাধারণ মানুষের অধিকার



স্বাধীন ভারত সরকার, Unique Identification Authority of India



স্বাধীন ভারত সরকার, Unique Identification Authority of India



4041 5489 2994

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SASWAT DEVELOPER PRIVATE  
LIMITED



04/01/2007

Permanent Account Number

AAKCS4828D

28012007

यदि कार्ड के बारे में / यदि वर कृपया सूचित करें / टीका :  
आयकर सेवक इकाई, एन एस डी यूए  
पहली मंजिल, टाइम्स टॉवर, कानडा मिल्स कंपाउंड,  
एच. बी. मार्ग, लोवर पार्क, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,  
Please inform / report to :  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Kandala Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 013.  
Tel: 91-22-2499 4450, Fax: 91-22-2495 0664,  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)*

For SASWAT DEVELOPER PVT. LTD.

Director





आयकर विभाग

INCOME TAX DEPARTMENT

TRILOCHAN SHARMA

BANWARI LAL SHARMA

28/11/1976

Permanent Account Number

AJUPS9281Q



Signature



भारत सरकार

GOVT. OF INDIA



09/07/2015

इस कार्ड के खोने / खाने पर कृपया सूचित करें। लॉटर  
आयकर पैन सेवा इकाई, एन एस डी यू  
5 वी मंजिल, मंत्री स्टर्लिंग प्लॉट नं. 341, सूर्य नं. W7/B,  
मॉडल कॉलोनी, 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, Mantri Sterling,  
Plot No. 341, Survey No. 997/B,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [nsinfo@nsdl.co.in](mailto:nsinfo@nsdl.co.in)







ভারত সরকার  
Government of India



সুভ্রত দেবনাথ  
Subrata Debnath  
পিতা : সমীর দেবনাথ  
Father : SAMIR DEBNATH  
জন্মতারিখ / DOB : 29/10/1985  
পুরুষ / Male



9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

ঠিকানা:

S/O: সমীর দেবনাথ, সুনিত  
বানার্জী রোড, পানিহাটি (সম),  
ঘোলা বাজার, উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ, 700111

Address:

S/O: Samir Debnath, SUNIT  
BANERJEE ROAD, Panihati (m),  
Ghola Bazar, North 24 Parganas,  
West Bengal, 700111

9174 0185 2065



1947  
800 305 1947



help@uidai.gov.in



www.uidai.gov.in





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

GRN: 19-202021-014410805-8  
GRN Date: 23/11/2020 19:12:56  
BRN : 6073312919803  
SBI ePay txn No. : CHF0087397

Payment Mode : Net Banking-SELF  
Payment Gateway SBI EPay-State Bank of India  
BRN Date: 23/11/2020 19:15:59  
SBI ePay txn Date. 23/11/2020 19:13:41

DEPOSITOR'S DETAILS

Name : SASWAT DEVELOPER PVT LTD Id No. : 2001504207/2/2020  
Contact No. nat  
E-mail : Mobile No. +91 9051033251  
Address : 32 JL NEHHURU ROAD KOLKATA87  
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001504207/2/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	56
2	2001504207/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	4914
3	2001504207/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	23520

Total Amount 28490

In Words : Rupees Twenty Eight Thousand Four Hundred Ninety Only.



### Major Information of the Deed

Deed No :	I-1523-08214/2020	Date of Registration	26/11/2020
Query No / Year	1523-2001504207/2020	Office where deed is registered	
Query Date	18/11/2020 5:57:01 PM	1523-2001504207/2020	
Applicant Name, Address & Other Details	ISHITA KUNDU 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. 3,00,000/-	Rs. 4,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,520/- (Article:23)	Rs. 4,914/- (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-2960	Bastu	Bagan	0.3 Dec	50,000/-	1,05,000/-	
L2	LR-682 (RS :-)	LR-2960	Bastu	Bagan	0.9 Dec	2,00,000/-	3,15,000/-	
L3	LR-862 (RS :-)	LR-2960	Bastu	Bagan	0.2 Dec	50,000/-	70,000/-	
		<b>TOTAL :</b>			<b>1.4Dec</b>	<b>3,00,000 /-</b>	<b>4,90,000 /-</b>	
	<b>Grand Total :</b>				<b>1.4Dec</b>	<b>3,00,000 /-</b>	<b>4,90,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sannasi Sardar</b> Son of Late Dilip Sardar Chakpanchuria, P.O:- Kadampukur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GHxxxxxx9P, Aadhaar No: 40xxxxxxxx2994, Status :Individual, Executed by: Self, Date of Execution: 24/11/2020 , Admitted by: Self, Date of Admission: 24/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2020 , Admitted by: Self, Date of Admission: 24/11/2020 ,Place : Pvt. Residence





**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Saswat Developer Private Limited</b> Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton 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> Son of Bahwari 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>Subrata Debanath</b> Son of Samir Debnath T-68, Teghoria Main Road, P.O:- Hatlira, P.S:- Bagulati, District:-North 24- Parganas, West Bengal, India, PIN - 700157			
Identifier Of Sannasi Sardar, Trilochan Sharma			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Sannasi Sardar	Saswat Developer Private Limited-0.3 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Sannasi Sardar	Saswat Developer Private Limited-0.9 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Sannasi Sardar	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:- 2960	Owner:সন্নাসী সন্নাসর, Gurdian:দিলীপ সন্নাস (মৃত, Address:নিজ , Classification:বাগান,	Sannasi Sardar



L2	LR Plot No:- 682, LR Khatian No:- 2960	Owner:सग्नासी सरदार, Gurdian:दिलीप सरदा (भूत, Address:निज , Classification:बागान, Area:0.01000000 Acre.	Sannasi Sardar
L3	LR Plot No:- 862, LR Khatian No:- 2960	Owner:सग्नासी सरदार, Gurdian:दिलीप सरदा (भूत, Address:निज , Classification:बागान,	Sannasi Sardar





On 24-11-2020

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

Presented for registration at 17:05 hrs on 24-11-2020, 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 4,90,000/-

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

Execution is admitted on 24/11/2020 by Sannasi Sardar, Son of Late Dilip Sardar, Chakpanchuria, P.O: Kadampukur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Identified by Subrata Debanath, , Son of Samir Debnath, T-68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

Execution is admitted on 24-11-2020 by Trilochan Sharma, Director, Saswat Developer Private Limited (Private Limited Company), Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Subrata Debanath, , Son of Samir Debnath, T-68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service



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

On 25-11-2020

**Payment of Fees**

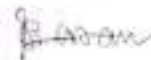
Certified that required Registration Fees payable for this document is Rs 4,914/- ( A(1) = Rs 4,900/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 4,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2020 7:15PM with Govt. Ref. No: 192020210144108058 on 23-11-2020, Amount Rs: 4,914/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6073312919803 on 23-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,520/- and Stamp Duty paid by by online = Rs 23,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2020 7:15PM with Govt. Ref. No: 192020210144108058 on 23-11-2020, Amount Rs: 23,520/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6073312919803 on 23-11-2020, 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**



On 26-11-2020


**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,520/- and Stamp Duty paid by Stamp Rs 1,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1113, Amount: Rs.1,000/-, Date of Purchase: 13/11/2020, Vendor name: Samrat Bose



**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 334222 to 334247

being No 152308214 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.12.07 12:56:56 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/12/07 12:56:56 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

**(This document is digitally signed.)**

