

13

A-19

18000

06670

34/NO  
7

105213



पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & also  
s/s 6 (1) of W.E.L.R. Act. 1999 B 461837  
July Stamp under the Indian  
Stamp Act 1999 Subsequently  
amended Schedule I.A. No. 23

100  
18000

409500  
1475  
27.6.07  
809805  
26/6/07 of Donal (Caf)

Signature of S I (D)  
North 24-Parganas  
I.B.R.-U  
25 MAY 2007

Convey/14812(i)

**CONVEYANCE**

sale  
73

THIS INDENTURE made on this 25th day of May. Two Thousand and Seven

380000  
A 4162-00  
H 11 2850  
MB 58  
4201-00

(1) SRI AMAR BHATTACHARYYA son of Late Sambhunath  
Bhattacharyya, (2) SMT. PRATIMA BHATTACHARYYA wife of Late  
Sambhunath Bhattacharyya, (3) SMT. RAMA SARDAR  
(BHATTACHARYYA) wife of Sanat Sardar all residing at Kalikapur,  
Police Station - Rajarhat, in the District of 24-Parganas  
(North), (4) SMT. SIKHA BHATTACHARYYA wife of Sri  
Brahmma Keshab Bhattacharyya, residing at 14, Jayram Naibhusan  
Station, Jagatdal, P.O. Bhatpara, in the District of  
24-Parganas (North), (5) SMT. REKHA BHATTACHARYYA wife of

Stamp duty Rs. 18900/-  
28.5.07  
as realized on  
24-Parganas (North) 1987177  
Bank Draft No.

20/2500  
24/83-00  
313000  
25/5/07 of Nagesh Chandra (Donor)

Signature  
18.5.07



1652

22/5/07

স্বাক্ষরিত

নাম: ARUN KR. BHOWMICK  
ADVOCATE  
HIGH COURT, KOLKATA

স্বাক্ষরিত

বিবাহ বন্ধ (নৈসর্গিক নিষিদ্ধ)

এ. বি. এ. অফিস

16 MAY 2007

44000

Registration at A.N.P.S.  
on the 28th May 2007  
at the Sadar Registration  
Office at Barasat  
of the Applicant / Claimant



Registration No I (2)  
North 24-Parganas  
(R. & R. II)  
25 MAY 2007

Ntra padma mandal  
Sudhakar Chandra  
in Constituted attorney  
Bhannumati Koyal  
Mareyana Ziti  
Dlo Mahamund molla  
in constituted. Attorney  
Amar Chatterjee, Pratima  
Chatterjee, Rana Sarder Sinha  
Chatterjee Lekha Chatterjee

Abdur Rahim  
Abderrahman  
Maha...  
P.S. ...  
District ...  
by Court ...

Abdur Rahim  
Maha...  
25 MAY 2007

Registration No I (2)  
North 24-Parganas  
(R. & R. II)  
25 MAY 2007

স্বাক্ষরিত

স্বাক্ষরিত

স্বাক্ষরিত

স্বাক্ষরিত

স্বাক্ষরিত



Sri Pradip Bhattacharyya, residing at 37, West Ghoshpara, Police Station - Jagatdal, P.O. Bhatpara, in the District of 24-Parganas (North), **(6) SMT. BHANUMOTI KAYAL** wife of Sri Chintamoni Kayal, residing at Kamdhuni, Police Station - Barasat, in the District of 24-Parganas (North), the Vendor Nos. 2 to 5 and 6 are by occupation - Housewife and the vendor No. 1 is by Occupation - Business, all are by faith - Hindu, all are Indian Citizen, hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**. The Vendor Nos. 1 to 5 herein, are represented by their Constituted Attorney **(1) MISS INDRANI DHAR** daughter of Sri Kalyan Dhar, by faith - Hindu, residing at 3, Kartick Bose Street, Police Station - Amherstreet, Kolkata - 700 009, **(2) MANOARA BIBI** daughter of Nur Mohammed Molla, by faith - Muslim, residing at Mondaiganthi, Police Station - Barasat., in the District of 24-Parganas (North), vide Power of Attorney dated 16.12.2002, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. IV, Being No. 417 for the year 2002 and **SMT. BHANUMATI KAYAL**, the Vendor Nos. 6 herein, is represented by her Constituted Attorney **SRI NIRAPADA MONDAL**, son of Late Balai Chandra Mondal, by faith - Hindu, by occupation - Cultivation, residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), vide Power of Attorney dated 15.05.2007, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. IV, Being No. 321 for the year 2007.

**A N D**

**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**.

3301-  
27-6-07  
1852

*(Signature)*  
North 24 Parganas, Barasat  
27-6-07

11908

Imdramani Dhan.

01.06.07.

Imdramani Dhan  
Bro Kalyan Dhan  
Kerhi'uk 308e SK  
Kot-9

*[Handwritten signature]*

Gautam Bhattacharya  
to A. N. Bhattacharya  
Kulshapur  
Biswan



Registrar u/s I (2)  
North 24-Parganas  
(D. S. R. - II)  
12 5 MAY 2007

Gautam Bhattacharya  
to A. N. Bhattacharya  
Kulshapur  
P. S. ... P. O. ...  
District - North 24-Parganas  
Caste - Hindu/Muslim/Christian  
Signature: *[Handwritten signature]*

Registrar u/s I (2)  
North 24-Parganas  
(D. S. R. - II)

31 MAY 2007  
1st June 2007



WHEREAS Sambhunath Bhattacharyya, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

- an area 01.83 Satak out of 35 Satak comprised in R.S. Dag No. 468 (Bagan),
- an area 03.67 Satak out of 28 Satak comprised in R.S. Dag No. 469 (Danga),
- an area 07.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan), ✓
- an area 01.75 Satak out of 07 Satak comprised in R.S. Dag No. 685 (Bagan), ✓

being total area 15.00 Satak under L.R. Khatian No. 472, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS after the death of Sambhunath Bhattacharyya his only son Sri Amar Bhattacharyya, only wife Smt. Pratima Bhattacharyya and three daughters Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya, became the owners of the aforesaid land by virtue of succession and thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

- an area 01.83 Satak out of 35 Satak comprised in R.S. Dag No. 468 (Bagan),
- an area 03.67 Satak out of 28 Satak comprised in R.S. Dag No. 469 (Danga),
- an area 07.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan), ✓
- an area 01.75 Satak out of 07 Satak comprised in R.S. Dag No. 685 (Bagan), ✓

being total area **15.00** Satak under L.R. Khatian No. 472, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North).

† AND WHEREAS Smt. Bhanumoti Kayal, the Vendor No. 6 herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

- an area 00.78 Satak out of 21 Satak comprised in R.S. Dag No. 474 (Danga),
- an area 00.33 Satak out of 09 Satak comprised in R.S. Dag No. 476 (Bagan),
- an area 00.63 Satak out of 17 Satak comprised in R.S. Dag No. 653 (Sali),

being total area **01.74** Satak under L.R. Khatian No. 763, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Amar Bhattacharyya, Smt. Pratima Bhattacharyya, Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya and Smt. Bhanumoti Kayal, the Vendor Nos. 1 to 6 herein, are



Magistrate a/s I (B)  
North 24-Parganas  
(B. B. B. - II)

25 MAY 2007



thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 07.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan), ✓

an area 01.26 Satak out of 17 Satak comprised in R.S. Dag No. 653 (Sali),

being total area **09.01** Satak under L.R. Khatian No. 472, 763, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North) and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of “Bagan & Sali” land measuring an area **09.01** Satak comprised in R.S. Dag No. **682, 653**, under L.R. Khatian No. **472, 763**, 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. 3,80,000/-** (Rupees Three Lac Eighty Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT:**

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 3,80,000/-** (Rupees Three Lac Eighty Thousand) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors 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 Vendors 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 & Sali” land measuring an area **09.01** Satak comprised in R.S. Dag No. **682, 653**, under L.R. Khatian No. **472, 763**, at Mouza – Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered “RED” thereon and hereinbefore as well as hereafter called “the said plot of land” **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas,



Original a/s 7 (B)  
North 24-Parganas  
(D. S. R. - II)

25 MAY 2007



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 Vendors 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 Vendors or any person or persons from whom the Vendors 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 VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

i). That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors 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 Vendors now has good right, full power, absolute authority and





Magistrate a/s I (B)  
North 24-Parganas  
(D. S. R. - II)

25 MAY 2007



indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendors 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 Vendors;

iv) AND THAT the Vendors 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 Vendors 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

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 Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;





Regional a/s T (B)  
North 24-Parganas  
(D. S. R. - II)

25 MAY 2007

vii) AND THAT the Vendors 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 Vendors 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 Vendors 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 Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors 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 & Sali" land measuring an area **09.01** Satak comprised in R.S. Dag No. **682, 653**, under L.R. Khatian No. **472, 763**, 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).





Magistral a/s I (B)  
North 24-Parganas  
(D. S. R. - II)

25 MAY 2007

R.S. DAG Nos.	TOTAL AREA	SOLD AREA	Nature
<u>682</u>	35.00 Satak	07.75 Satak	Bagan
<u>653</u>	17.00 Satak	01.26 <del>00.63</del> Satak	Sali
		<u>08.38 Satak</u>	
		9.01	

12/10/2011


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

ON THE NORTH : Part of others Dag.  
ON THE SOUTH : Part of others Dag.  
ON THE EAST : Part of others Dag.  
ON THE WEST : Part of others Dag.

**IN WITNESS WHEREOF**, the VENDORS have executed these presents on the day month and year first above written.

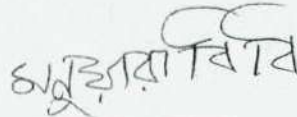
SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. 

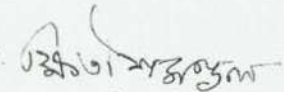
Indrani Dhar.

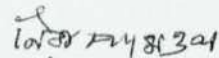
**(MISS INDRANI DHAR)**



**(MANOARA BIBI)**

As Constituted Attorney of Sri  
Amar Bhattacharyya, Smt.  
Pratima Bhattacharyya, Smt.  
Rama Sardar (Bhattacharyya),  
Smt. Sikha Bhattacharyya, Smt.  
Rekha Bhattacharyya.

2.   
আমু হরিশ্চরমাণ

  
তারিখ ২৭/১০/১১

**(NIRAPADA MONDAL)**

As Constituted Attorney of Smt.  
Bhanumoti Kayal

SIGNATURE OF THE VENDORS






































Magistral a/s I (B)  
North 24-Parganas  
(D. S. R. - II)

25 MAY 2007

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.    Signature of the Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p><i>Handwritten signature</i></p>					
					
	S	R	M (Left Hand)		T
					
	T	I	M (Right Hand)	R	S
<p><i>Handwritten signature</i></p>					
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p><i>Handwritten signature</i></p>					















Signature a/s I (B)  
North 24-Parganas  
(B. S. R. - II)

25 MAY 2007

OF THE  
AGENT/  
AGENT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Inebrai Dhar</i>	LH.					
	RH.					

ATTESTED: *Inebrai Dhar*

PHOTO	LH.					
	RH.					

ATTESTED:

PHOTO	LH.					
	RH.					

ATTESTED:





কেন্দ্রিক অফিস (২)  
North 24-Parganas  
(D. & R. - II)

25 MAY 2007



LAND PLAN PART OF R S DAG NO 653

RS KHATIAN NO

NAME OF MUGZA KALIKA PUR

RESA NO 143

LR. KHATIAN NO.

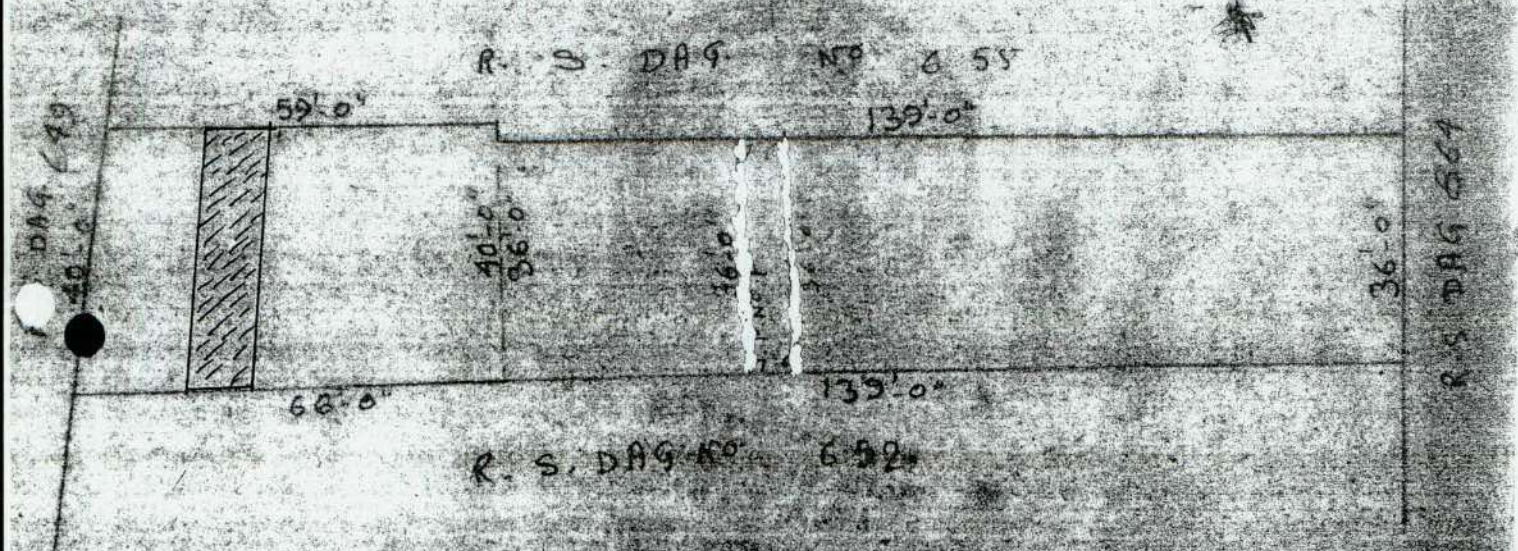
J L NO 40

P S RAJAMAT

DIST N ZA PARGANAS SCALE 30'-1"

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			02' 00"
B			4' 55"
C	HAZARI PADA	SARDARZOTH BRABOURNE DEVELOPERS PVT. LTD.	60' 10"
D			00' 120"
E			02' 00"
F			1.26

1.26 PM 31/3/01



LEGEND:- UNDIVIDED SHARE OUT OF 17 DECIMAL  
 COMPRISING 63 DECIMAL OF PLOT NO 653  
 SHOWN THIS



1.26 PM 31/3/01





Registrar u/s 1 (2)  
North 24-Parganas  
(R. S. R. - II)

25 MAY 2007

25 MAY





LAND PLAN PART OF R.S. DAG NO 636, 637, 638, 640, 641, 642, 649, 650, 651, 652, 653, 654  
 655, 680, 681, 683, 684, 861, 862, 863, 864, 865, 866, 867  
 L.R. KHATTIAN NO. R.S. KHATTIAN NO.  
 P.S. RAJDERHAT DIST. NO. 24 PARAGANAS. MOUZA KALIKAPUR J.E. NO. 40. RES. NO. 143  
 SCALE.

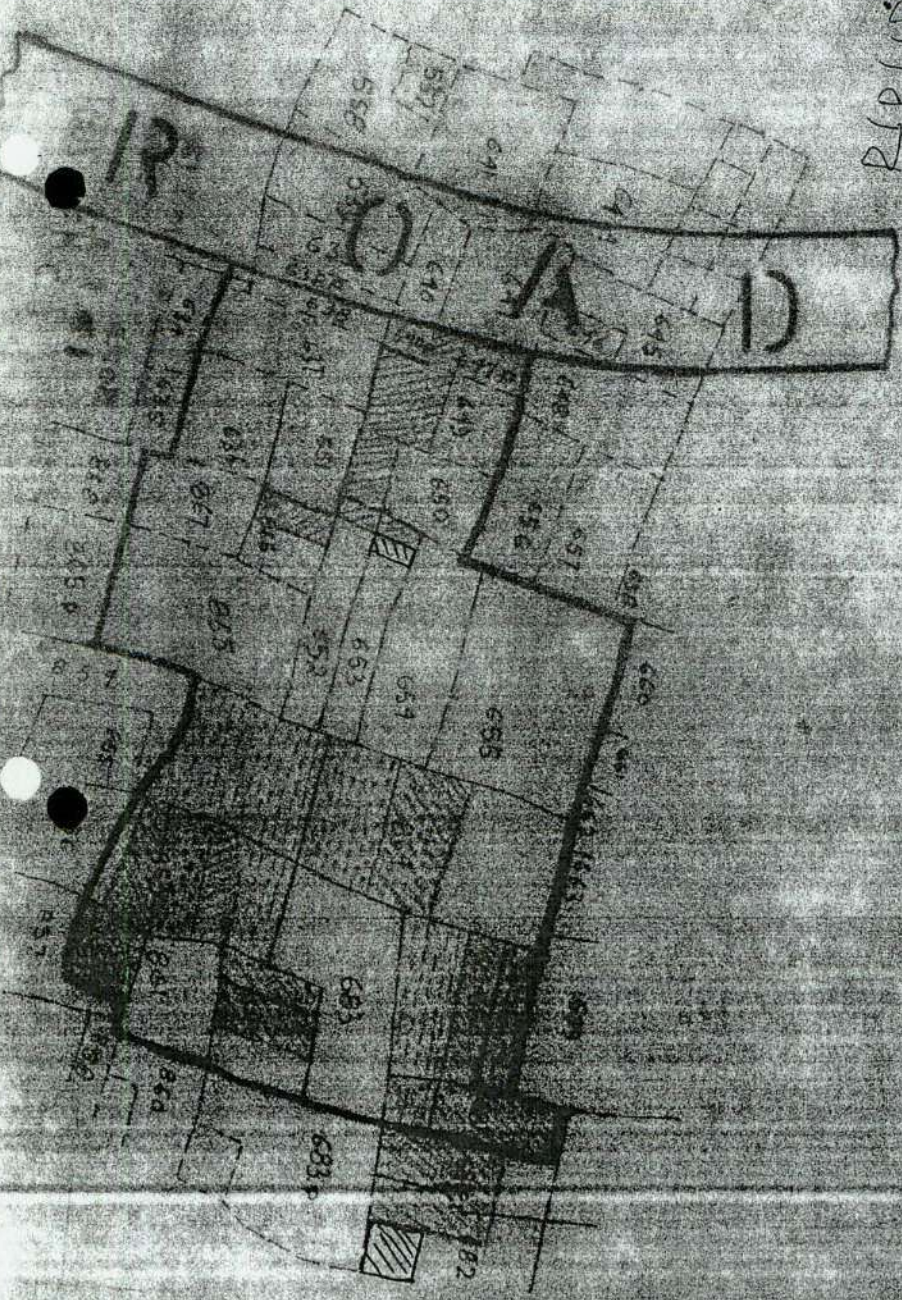
PL. NO.

NAME OF VENDOR

NAME OF VENDEE

AREA

1000 CM<sup>2</sup> OR  
 0.1 HA







*Handwritten:* 12

**Registered D/S I (C)  
North 24 Parganas  
D. S. Nayak  
25 MAY 2011**



LAND PLAN PART OF R S DAG NO 682

RS KHATIAN NO  
NAME OF MOUZA  
REBA NO

KALIKAPUR

L.R. KHATIAN NO  
J L NO 40  
P S RAJARHA

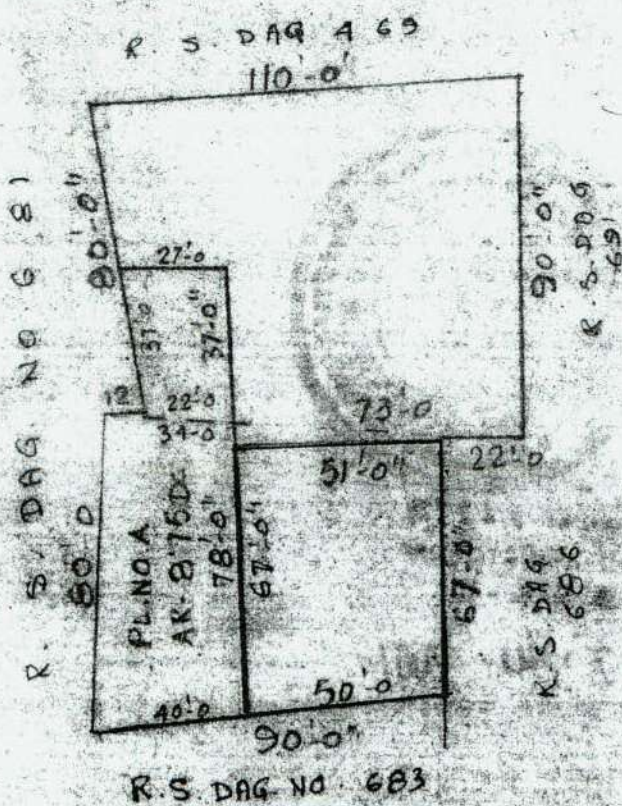
DIST N 24 PARGANAS SCALE 50' = 1"

NAME OF VENDOR

NAME OF VENDEE

AREA  
8.75 DC  
7.75 DC

Sudram Dhar,



REMARKS: UNDIVIDED SHARE OUT OF 35 DECIMAL  
COMPRISING 7.75 DECIMAL OF PLOT NO 682  
SHOWN THUS

Drawn by  
S. V. MANDAL  
SURVEYOR

PLAN NO.	INV. NO.
DATE	DATE
AMOUNT	AMOUNT
RS.	RS.
7.1	7.1
7.1	7.1
E & O.E.	

snl.com





Registrar. u/s Y (A)  
North 24-Parganas  
(M. A. R. - II)

25 MAY 2007

143

53.654


**MEMO OF CONSIDERATION**

Paid by Cash through Oscar Business Pvt. Ltd - Rs. 3,80,000/-

Rs. 3,80,000/-

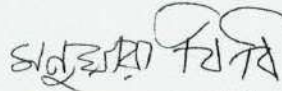
(Rupees Three Lac Eighty Thousand) only.

Witness: -

1. 

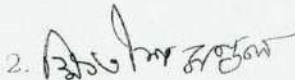
Indrani Dhar,

**(MISS INDRANI DHAR)**



**(MANOARA BIBI)**

As Constituted Attorney of Sri  
Amar Bhattacharyya, Smt.  
Pratima Bhattacharyya, Smt.  
Rama Sardar (Bhattacharyya),  
Smt. Sikha Bhattacharyya, Smt.  
Rekha Bhattacharyya.

2. 



**(NIRAPADA MONDAL)**

As Constituted Attorney of Smt.  
Bhanumoti Kayal

SIGNATURE OF THE VENDORS

Drafted by: -

  
**ARUN KUMAR BHAUMIK (Advocate)**

Kolkata High Court  
Registration No.905/1983  
63/21, Dum Dum Road, Kol-74  
Surer Math, Dial 2529-2531.





Signature a/s T (A)  
North 24-Parganas  
(D. S. R. - II)

25 MAY 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 6241 to 6258  
being No 05213 for the year 2007.



(X) 28-September-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal