

12194

SL/NO  
12

Doc 776



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

admissible under Rule 21 & sub-rule 5 (1) of W.B.L.R. Act, 1968  
 Sale - Stamp under the Indian Stamp Act, 1899 Subsequently amended Schedule I.A. More stamp duty to be paid.

Registrar and J (N)  
 North 24-Parganas  
 (D. A. R. - N)

05 FEB 2006

21 SEP 2007 CONVEYANCE

C-225710

100  
 80 29000  
 100 19100  
 68200

Sale 23

1364000  
 A 1499300  
 A 1499380  
 2A  
 1A 50  
 150250

THIS INDENTURE made on this 21<sup>st</sup> day of September Two

Thousand and Seven BETWEEN SRI HIMANGSHU BHUSAN

BHATTACHARYYA son of Late Bhupati Bhusan Bhattacharyya, by faith

Hindu, by occupation - Business, residing at Kalikapur, P.S. Rajarhat, in

the District of 24-Parganas (North), hereinafter called the VENDOR,

(which expression shall unless excluded by or repugnant to the context

be deemed to mean and include his heirs, executors, administrators,

representatives and assigns) of the ONE PART.

2182000

40900

5.2.08

98200

4/7/08

N. Bhowmik (Vendor)

M/V 2182000

A 8998

25000  
 21-9-17  
 27000  
 25000  
 2000

25000

21-9-17

27000

25000

2000

1221 13/07/07

জন্ম তারিখ...  
নাম...  
বাসের স্থান...  
বিশ্বাসযোগ্যতার স্বাক্ষর...  
বিশ্বাস নম্বর (সংক্রান্ত বিধি),  
এ বি. এ. বি. আই. আই

ARUN KR. BHOWMICK  
ADVOCATE  
HIGH COURT, KOLKATA

16 JUL 2007

500000



স্বাক্ষরিত...  
... on the... 21st day of Sept 2007  
... of the Sadar Registrar  
Office at Barasat by...  
... of the Registrar / Chairman

Himangshu Bhattacharya  
Kaliyuga  
Rajshahi  
Bijaypur

Registrar (S/T)  
North 24-Parganas  
(R.R.R.-B)

21 SEP 2007

5640



স্বাক্ষরিত...

Susanta Bhattacharya  
Himangshu Bhattacharya  
Kaliyuga  
Rajshahi  
Bijaypur

Registrar (S/T)  
North 24-Parganas  
(R.R.R.-B)

21 SEP 2007

Susanta Bhattacharya.  
Himangshu Bhattacharya.  
Kaliyuga - Kosheripara.  
Rajshahi - 24 para.

AND

8998  
5.2.8  
431

**SASWAT DEVELOPER PVT. LTD.**, a limited company, registered under the Companies Act, 1956, represented by its Director **SRI TRILOCHAN SHARMA** and having its office at Om Tower, 9<sup>th</sup> floor, 32, Jawahar Lal Nehru Road, Police Station - Park Street, Kolkata, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Bhupati Bhusan Bhattacharyya, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 30 Satak out of 90 Satak comprised in R.S. Dag No. 683, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North).

AND WHEREAS on the death of Bhupati Bhusan Bhattacharyya, his three sons namely Sasanka Sekhar Bhattacharyya, Sudhanshu Bhusan Bhattacharyya, and Sri Himangshu Bhusan Bhattacharyya, as his legal heirs became the owners in respect of the aforesaid land.

AND WHEREAS Sudhanshu Bhusan Bhattacharyya, bachelor, died intestate leaving behind him his brothers namely Sasanka Sekhar Bhattacharyya and Sri Himangshu Bhusan Bhattacharyya in respect of his 1/3<sup>rd</sup> share of the aforesaid land.

AND WHEREAS Sasanka Sekhar Bhattacharyya died intestate leaving behind him his only wife Smt. Ushangini Devi as his legal heir in respect of his share in the aforesaid land.

AND WHEREAS at the time of Recent Settlement the said Sri Himangshu Bhusan Bhattacharyya duly recorded his name under Kri. Khatian No. **602** in respect of land measuring an area **15** Satak out of 90 Satak comprised in R.S. Dag No. **683** and Ushangini Devi duly recorded her name under Kri. Khatian No. **103** in respect of land measuring an area **15** Satak out of 90 Satak comprised in R.S. Dag No. **683**.

AND WHEREAS on the death of Ushangini Devi, her brother in law namely Sri Himangshu Bhusan Bhattacharyya became the owner of land measuring an area **30** Satak out of 90 Satak comprised in R.S. Dag No. **683**.

AND WHEREAS Sri Himangshu Bhusan Bhattacharyya, the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **30** Satak out of 90 Satak comprised in R.S. Dag No. **683**,

5.2.08



Registrar u/s T (2)  
North 24-Parganas  
(D. S. E. - 2)

21 SEP 2007

under Kri. Khatian No. **602 and 103**, at Mouza - Kalikapur, P.S. Rajarhat, in the District of 24-Parganas (North) and record 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 Vendor has agreed to sell and the Purchaser has agreed to purchase the said plot of land measuring an area **30** Satak out of 90 Satak comprised in R.S. Dag No. **683**, under Kri. Khatian No. **602 and 103**, at Mouza - Kalikapur, P.S. Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 13,64,000/-** (Rupees Thirteen Lacs Sixty Four Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT:**

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 13,64,000/-** (Rupees Thirteen Lacs Sixty Four Thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of Danga Land admeasuring an area of **30** Satak out of 90 Satak comprised in R.S. Dag No. **683**, under Kri. Khatian No. **602 and 103**, 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 are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, 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



*[Handwritten Signature]*  
Registrar of the District  
North 24-Parganas  
(R. & M. S.)

21 SEP 2007

equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of its predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

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 them are now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;



Registrar of Y (A)  
North 24-Parganas  
(D. R. R. - E)

21 SEP 2007



v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;



Registrar n/s 1 (A)  
North 24-Parganas  
'R.R.R.-B'  
21 SEP 2007

**SCHEDULE OF THE PROPERTY**

(The said plot of land)

**ALL THAT** piece or parcel of Danga land measuring an area **30 Satak** out of 90 Satak comprised in R.S. Dag No. **683**, under Kri. Khatian No. **602 and 103**, P.S. Rajarhat, Addl. District Sub-Registrar Bidhan Nagar, Salt Lake City, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, Mouza - Kalikapur, J.L. No. 40, in the District of 24-Parganas (North).

<b><u>R.S. DAG NO.</u></b>	<b><u>TOTAL LAND AREA</u></b>	<b><u>SOLD AREA</u></b>
<b>683</b>	<b>90 Satak</b>	<b>30 Satak</b>

**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 VENDOR has executed these presents on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the VENDOR At Kolkata in presence of: -

1. *Susanta Bhattachayee.*  
*Bhimangshu Bhattachayee*  
*Kalikapur, Po - Kashantepur.*  
*Ps - Rajarhat - 24 pargana*

2. *Abdul Karim Misra*

*[Handwritten Signature]*

SIGNATURE OF THE VENDOR

























Registrar n/s T (2)  
North 24-Parganas  
(D. R. R. - B)

21 SEP 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
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



Registrar of Companies  
West Bengal - Kolkata  
(W. B. R. Co.)

21 SEP 2007



LAND PL<sup>1</sup> PART OF R 5 DAG NO 683

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA KALIKR PUR

J L NO 40

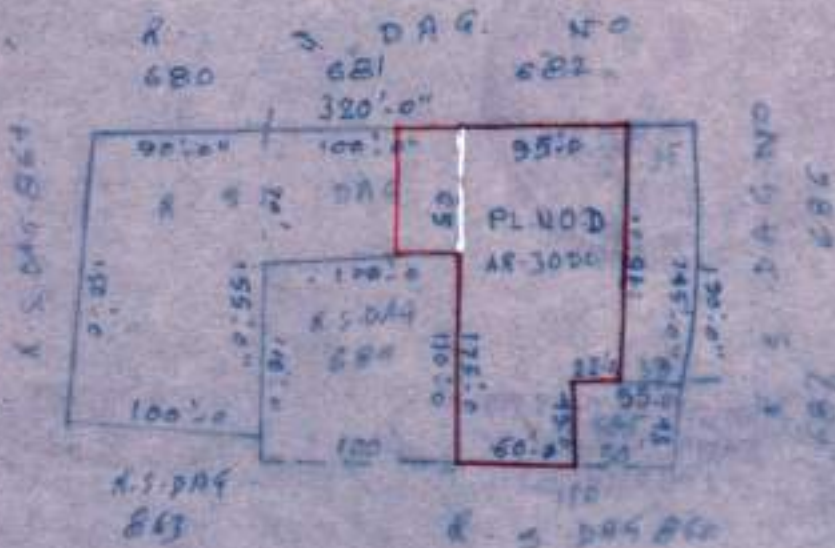
RESA NO 143

P 5 RAJARHAT

DIVISION 24 PARGANAS SCALE 100:1

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			13 DC
B			15 DC
C			21 DC
D			30 DC

*Handwritten signature in Bengali script.*



1300 ND- UNDIVIDED PARTS OUT OF 90 DECIMALS  
 COMPRISING 21 DECIMAL OF PLOT NO 683  
 SHOWN THUS:

*Vertical stamp:*  
 MOHONYA  
 K. MOHONYA  
 SURVEYOR



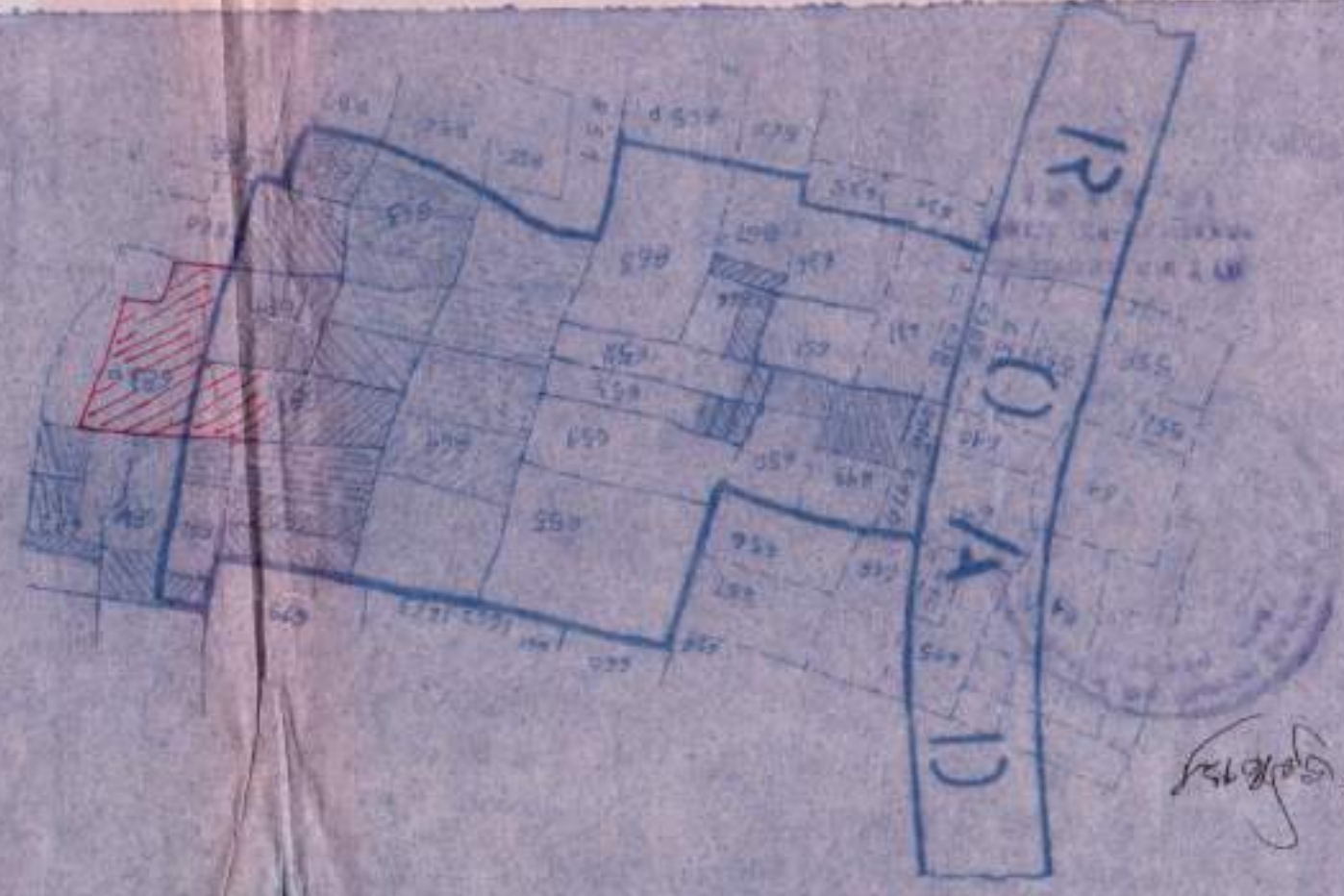
*[Handwritten signature]*

Registrar n/s Y (B)  
North 24-Parganas  
(R.R.R.-E)

21 SEP 2007



DRG. NO. 636/538/40/49  
P. S. KHATIANI



Handwritten signature or name in Hindi script.

LAND PART OF P. S. DRG. NO. 636/538/40/49 P. S. KHATIANI NO. 655, 680, 681, 683, 684, 861, 862, 863, 864, 865, 866, 867

P. S. KHATIANI NO. MOUZA KALIKAPUR T. NO. 40 RESINO. 143

P. S. RAJURHAT DIST. NO. 24 PAR GANAS

SCALE

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA





*ll*  
Registrar s/s I (A)  
North 24-Parganas  
(M. S. R. - II)

'21 SEP 2007

**MEMO OF CONSIDERATION**

Paid by .....

Rs. 13,64,000/-

Rs. 13,64,000/-

(Rupees Thirteen Lacs Sixty Four Thousand) only.

Witness: -

1. *Susanta Bhattacharjee.*

2. *Abdul R. Masry*

*[Handwritten signature]*

SIGNATURE OF THE VENDOR

Drafted by: -

*[Handwritten signature]*  
**ARUN KUMAR BHAUMIK (Advocate)**  
Calcutta High Court  
Registration No.905/1983  
63/21, Dum Dum Road, Kol-74  
Surer Math, Dial 2529-2531.



*[Signature]*  
Registrar of Companies  
North 24 Parganas  
(R.R.E.)

21 SEP 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 6848 to 6859  
being No 00776 for the year 2008.



(X) 24-April-2008  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal

