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2-15530/19



13/12/19
 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1745269/19

AC 457023

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

B. A. M.
 Additional District Sub-Registrar
 Rajarhat New town, North 24-Pgs.

24 DEC 2019

THIS INDENTURE made this 13th day of December Two Thousand and Nineteen BETWEEN (1) JYOTSNA BIBI, wife of Sahid Ali Molla residing at Village Jamalpara, Post Office Kashinathpur, Police Station Rajarhat District North 24

33758

Serial No.....
Name.....
Address.....
DSP LAW ASSOCIATES
Advocate
4D, Nicco House,
15-2, Hare Street, Kolkata-700001

13 SEP 2019

Prop:- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street,
Kolkata - 700 001

13 SEP 2019

200701 9A

[Handwritten Signature]



10666

For SASWAT DEVELOPER PVT. LTD.

[Handwritten Signature]
Director



10667

স্বাস্থ্য সশীল কোর্স

Authorised District Sub-Registry,
Bardhaman, New Team, North 24-Pgs



10672

13 DEC 2019

1 serina Bilai

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

GRN: 192019200117058131

Payment Mode Online Payment

GRN Date: 12/12/2019 18:15:45

Bank : Oriental Bank of Commerce

BRN : 65386771

BRN Date: 12/12/2019 18:16:30

DEPOSITOR'S DETAILS

Id No. : 15230001745269/5/2019

[Query No./Query Year]

Name : SASWAT DEVELOPER PVT LTD

Contact No. : Mobile No. : +91 9830814633

E-mail :

Address : 32 J L NEHRU ROAD 9TH FLOOR KOLKATA700071

Applicant Name : Mr Saswat Developer Private Limited

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001745269/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	116295
2	15230001745269/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	23269

In Words : Rupees One Lakh Thirty Nine Thousand Five Hundred Sixty Four only

Total

139564



Parganas, Pin Code – 700135 (having PAN BMWPB7139L and Aadhaar No. 461510038488), (2) **RASID ALI MOLLA** son of Late Ajit Ali Molla residing at Jamalpara Post Office Kashinathpur, Police Station Rajarhat District North 24 Parganas Pin Code – 700135 (having PAN ALSPM9026D and Aadhaar No. 9854 5699 3288), and (3) **SERINA BIBI** wife of Md. Imtiyaz, residing at Village Chandpur, Post Office Chandpur, Police Station Rajarhat, District North 24 Parganas Pin Code – 700135, (having PAN BHEPB7209N and Aadhaar No. 6958 4949 2592) hereinafter referred to as “the **VENDORS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **FIRST PART AND DIPAK BHATTACHARJEE** (also known as Dipak Bhattacharyya) son of Late Triguna Charan Bhattacharjee (also known as Triguna Bhacharyya) residing at 1/13, K.N.C. Road North, Post Office Barasat, Police Station Barasat, District North 24 Parganas, Pin Code – 700124 (having PAN BOMP6885D and Aadhaar No. 5854 7673 7433) hereinafter referred to as “the **CONFIRMING PARTY**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **SECOND PART AND SASWAT DEVELOPER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 32, Jawarlal Nehru Road, OM Tower, 9th floor, Room No.901, Post Office – Middleton Street, Police Station – Park Street, Kolkata – 700071, (having PAN AAKCS4828D and CIN U70101WB2007PTC112421 and represented by its Director Mr. Trilochan Sharma son of Sri Banwari Lal Sharma working for gain at Tirumani Apartment, 23A, Ashutosh Chowdhury Avenue, 10th floor, Flat No.103, Near Birla Mandir, Post Office and Police Station - Ballygunge, Kolkata – 700019, (having PAN AJUPS9281Q and AADHAR – 5390 4183 7471) hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **THIRD PART**:

WHEREAS:



10674

Jafar Bibi



10670

Dipak Bhattacharya,



10675

Nasir uddin Molla,
80 Hojir Asraf Ali Molla,
Mohammad
P.O. Kodambur
Rajarhat -
Mys. 135M. Kot-135
Sec. Buri west.



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

13 DEC 2019

- A. One Kshetra Nath Bhattacharjee (also known as Kshetra Mohan Bhattacharjee) (since deceased) son of Late Shital Bhattacharjee was seized and possessed of and well and sufficiently entitled as the sole and absolute owner to **ALL THAT** the piece or parcel of land containing an area of 0.45 acre or 45 Satak out of a total 90 Satak more or less situate lying at and being part of R.S. Dag No.683 recorded in R.S. Khatian No. 416 in Mouza Kalikapur, J.L. No.40 under Police Station Rajarhat in the District of North 24 Parganas morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "**the Larger Property**".
- B. Upon the death of the said Kshetra Nath Bhattacharjee who died, intestate, as a Hindu on 6th December 1957, his wife Jibantara Debya (since deceased) and daughter Gita Chakraborty, sold their 2/7th share in the Larger Property to the four sons of Kshetra Nath Bhattacharjee namely Shambhunath Bhattacharjee, Shankar Bhattacharjee, Biswanath Bhattacharjee and Rabindranath Bhattacharjee by a Sale Deed dated 24th March, 1958 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 47 Pages 12 to 23 Being No. 2274 for the year 1958..
- C. The said R.S. Dag No.683 was continued to be numbered as L.R. Dag No.683 under the Records of Rights published under the West Bengal Land Reforms Act, 1955.
- D. The Confirming party thus acquired one-seventh share from the sole heir of deceased Latika Bhattacharjee, daughter of Khetranath Bhattacharjee and time to time sold an area of 6.43 satak or 0.0643 acre more or less out of the Larger Property which is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" by the following three (03) Sale Deeds all registered with the Additional District Sub Registrar, Rajarhat:-
- i) By a Sale Deed dated 17th June 2016 registered in Book I Volume No. 1523-2016 Pages 206285 to 206306 Being No.152306643 for the year



অতিরিক্ত জেলা সবি-রীস্ট্রার
Balrhat, New Town, North 24-Pgs

3 DEC 2019

2016 All That land measuring 2.14 satak or 0.0214 acre more or less was sold to (Smt.) Ratna Bhattacharjee.

- ii) By a Sale Deed dated 17th June, 2016 registered in Book I Volume No. 1523-2016 Pages 206329 to 206350 Being No.152306641 for the year 2016 All That land measuring 2.15 satak or 0.0215 acre more or less was sold to Jyotsna Bibi (being the Vendor No. 1 hereto).
- iii) By a Sale Deed Dated 17th June, 2016 in Book I Volume No. 1523-2016 Pages 205873 to 205894 Being No.152306644 for the year 2016 All That land measuring 2.14 satak or 0.0214 acre more or less was sold to Serina Bibi (the Vendor No. 3 hereto).

- E. The Confirming Party claimed the ownership of the said Property on the following chain of title:
- a. The said Kshetra Nath Bhattacharjee on his death left beside his wife, daughter and four sons named in the sale deed dated 24th March, 1958, one daughter namely Latika Bhattacharjee who inherited and became entitled to one-seventh part or share of and in the Larger Property absolutely;
 - b. The said (Smt.) Latika Bhattacharjee, a Hindu died intestate on 7th July 2000 leaving her surviving her husband Triguna Charan Bhattacharjee and only son Dipak Bhattacharjee as her only heirs and legal representatives who both upon her death inherited and became entitled to her part or share in the Larger Property absolutely.
 - c. The said Triguna Charan Bhattacharjee, a Hindu died intestate on 26th May, 2002 leaving him surviving his only son the said Dipak Bhattacharjee as his only heirs and legal representatives who upon his death inherited and thereby became entitled to one-seventh part or share in the Larger Property absolutely.



Additional District Sur-Regis
Rajahmundry, New Town, North 24-Pgs

3 DEC 2019

- d. The said Dipak Bhattacharjee thus became the sole and absolute owner of the one-seventh out of the Larger Property being the said Property which it sold to the Vendors hereto as recited above.
- F. By an Indenture of Conveyance dated 17th January 2018 and registered with Additional District Sub Registrar, Rajarhat in Book I Volume No.1523-2018 Pages 38718 to 38737 Being No.152300808 for the year 2018, the said (Smt.) Ratna Bhattacharjee for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor No.2 hereto All That her entire land measuring 2.14 satak or 0.0214 acre more or less out of the Larger Property purchased by her by the said Sale Deed dated 17th June 2016.
- G. The Vendors have become the full and absolute owners of the said Property.
- H. The Purchaser has from time to time already purchased the entirety of the Larger Property (including the said Property) upon paying valuable consideration therefor from different persons and is in vacant and peaceful possession of the same and the name of the Purchaser is already mutated as Raiyat under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 1270 and 1554 in respect of the Larger Property.
- I. Disputes and differences have arisen between the Confirming Party/Vendors and the Purchaser owing to their claim as regards the said Property. The Purchaser has already invested itself hugely in acquiring the Larger Property and other adjoining properties and in order to save the huge litigation costs and associated mental and financial strain and relying on the representations of the Vendors about the good and marketable title of the Second Schedule property and saleable rights and others as hereinafter contained and without going any further into the claim of the Vendors as regards the said Property, the Purchaser has decided to purchase the said Property from the Vendor and after negotiations the entire claim of the Vendors have been settled at Rs.19,49,724.00 (Rupees nineteen lacs forty-nine thousand seven hundred



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

13 DEC 2019

twenty-four) only being the consideration for sale of the said Property by the Vendors to the Purchaser. The Confirming Party is not being paid any consideration separately.

J. In the premises aforesaid, the Vendors have agreed to sell and transfer to the Purchaser and the Purchaser has agreed to purchase from the Vendors on freehold ownership basis, the said Property, free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchaser and in connection with the same the Vendors and the Confirming Party have represented and assured the Purchaser as follows:-

- (i) That the devolution of title of the Vendors and their predecessors-in-title to the said Property as recited above are all true and correct and besides the heirs named above, the Kshetra Nath Bhattacharya or the said Jibantara Debya or Latika Bhattacharya did not leave behind any other heir, executor, administrator or legal representatives;
- (ii) That save and except the said Property, the Vendors have no claim, share, right, title or interest whatsoever or howsoever in the said Larger Property or any part thereof and with the sale of the said Property, the Vendors shall have no further right title or interest in the Larger Property or any part thereof nor any claim whatsoever or howsoever in respect of the Larger Property nor any dispute with the Purchaser or any other person in respect of any claim or right, title or interest in or in respect of the said Property or the Larger Property.
- (iii) That the Vendors and the Confirming Party hereby withdraw and shall by virtue of these presents be deemed to have withdrawn all notices, claims, objections or disputes in anyway relating to the said Property and/or the Larger Property upon execution of this deed.
- (iv) That as per the Vendors they are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, trusts, attachments, bargadar, leases, tenancies, occupancy rights, uses,



ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ
ಬೆಂಗಳೂರು, ನವ ತೂಕ, ನಂ 24-ಪಿ

13 DEC 2019

acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever.

- (v) That the said Property being already in possession of the Purchaser, may continue to be held by the Purchaser in khas vacant and peaceful condition by the Vendors.
- (vi) That the said Property being already mutated in the name of the Purchaser may continue to be mutated in its name in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property.
- (v) That save and except the Vendors no other person has or can claim any right title or interest in the said Property and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property in any manner whatsoever;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (x) That save those relating to sale of the said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (xi) That the Sale Deeds executed by the Confirming Party as recited above were all executed on behalf of the Confirming Party by his constituted attorneys appointed vide Power of Attorney dated 16th October, 2015 and registered with the Additional District Sub-Registrar, Rajarhat in Book IV Volume No. 1523-2015, Pages 6717 to 6747 Being No. 152300904 for the year 2015. Under such power of attorney the Confirming Party claimed one-sixth share as being his entitlement in the Larger Property whereas the same was actually one-seventh in view of the sale deed dated 24th March, 1958 as recited above. Furthermore although the sale deeds executed by the Confirming Party showed demarcated portions of the Larger Property to have been sold, the same represented the entire share, right, title and interest of the Confirming



Additional District Sur Registrar
Balaichhat, New Town, North 24-Pgs

13 DEC 2019

Party in the entirety of the Larger Property and nothing else remained with the Confirming Party in any other part or portion of the Larger Property. The Confirming Party has joined as party to this Deed to concur and confirm the sale made hereby and to accept and record that the Confirming Party never acquired or had one-sixth share or 7.50 Satak in the Larger Property but only had one-seventh share or 6.43 satak or 0.0643 acre more or less being the said Property and the devolution as stated in the said power of attorney is erroneous and incorrect.

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.19,49,724.00 (Rupees nineteen lacs forty-nine thousand seven hundred twenty-four) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration 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 properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure and the Confirming Party do hereby concur confirm and assure and the Confirming Party doth hereby concur confirm and assure unto and to the Purchaser herein **ALL THAT** their entire part or share equivalent to one-seventh part or share of and in the Larger Property and being the piece or parcel of land containing an area of 6.43 satak or 0.0643 acre more or less situate lying at and being a part of L.R. Dag No. 683 recorded in L.R. Khatian No.1270 and 1554 (formerly R.S. Dag No. 683 recorded in R.S. Khatian No.416 and theretofore C.S. Dag No. 729) in Mouza Kalikapur, J.L. No. 40 under Police Station Rajarhat Pin Code 700135 in the District of North 24 Parganas morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** the respective part or share of the Vendors of and in the said Property **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices structures rooms fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths



Additional District Sub Registrar
Meerut, New Town, North 24-Pgs

13 DEC 2019

passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors and the Confirming Party into out of or upon the entirety of the said L.R. Dag No. 683 and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property and leading to public road **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendens attachments bargadars trusts claims demand acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

II. The Vendors and the Confirming Party do hereby, without in any manner affecting or prejudicing the ownership, possession and right, title and interest of the Purchaser in the Larger Property, covenant with the Purchaser as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by them and their respective predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and



Additional District Sub-Registrar
Bederhat, New Town, North 24-Pgs

3 DEC 2019

absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** they have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties 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;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights 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;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their respective predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors' and prior to the Vendors, the Confirming Party's entire one hundred



Additional District Sub-Registrar,
Serghat, New Town, North 24-Pgs

3 DEC 2019

percent share in the Larger Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors or the Confirming Party if found in such Dag.

- (vi) **AND THAT** the Purchaser shall or may at all times hereafter continue to peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.



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

13 DEC 2019

- (viii) **THAT** the said Property or the Larger Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (ix) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- (x) That the Confirming Party has no share, portion, right, title or interest whatsoever of or in the said Dag No. 683 or any part thereof and the entire part or share of the Confirming Party was well and truly sold by him as recited above and if any remaining, the Confirming Party doth hereby convey, transfer and assure to the Purchaser hereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(LARGER PROPERTY)

ALL THAT piece or parcel of 'Danga' land containing an area 45 Satak out of a total 90 satak or 0.45 acre more or less comprised in L.R. Dag No. 683 (as described below) comprised in Mouza Kalikapur, J.L. No.40, within Patharghata Gram Panchayat, Police Station Rajarhat, Pin Code - 700135 in the District of North 24 Parganas:-



Additional District Sub Registrar
New Town, North 24-Pgs

3 DEC 2019

C.S. and R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Area of the Larger Property
C.S. Dag No. 729, R.S. Dag No. 683 recorded in R.S. Khatian No.416	Dag No. 683 recorded in Khatian Nos.1270 and 1554	45 Satak or 0.45 acre more or less out of a total 90 Satak more or less

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT one-seventh part or share of and in the Larger Property being the pieces or parcel of 'Danga' land containing an area of 6.43 satak or 0.0643 acre more or less situate lying at and being a part of L.R. Dag No. 683 recorded in L.R. Khatian No.1270 and 1554 (formerly recorded in R.S. Khatian No. 416) in Mouza Kalikapur, J.L. No.40, within Patharghata Gram Panchayat, Police Station Rajarhat, Pin Code 700135 in the District of North 24 Parganas more fully described in the First Schedule above and butted and bounded as follows:-

- On the **North** : By portion of R.S. and L.R. Dag No.683
 On the **South** : By portion of R.S. and L.R. Dag No.860
 On the **East** : By portion of R.S. and L.R. Dag No.685; and
 On the **West** : By portion of R.S. and L.R. Dag No.684.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned the dwelling rooms with toilet (with cemented floor) admeasuring 100 Square feet more or less.



Additional District Sur Registrar,
Bihar, New Town, North 24 Pgs

13 DEC 2019

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by
the abovenamed **VENDORS** at Kolkata in
the presence of:

1) Nasiruddin Molla,
of Mohamadpur
P.S. Rajarhat
KAL-735

✓ Jyotsna Bibe
স্বীকৃত গণিত (মিনি)
সোনা বিবি

2. Sahid Ali Mulla.
KAL-700135
P.S. Royohat.

SIGNED SEALED AND DELIVERED by
the abovenamed **CONFIRMING PARTY** at
Kolkata in the presence of:

1) Nasiruddin Molla,
of Mohamadpur
P.S. Rajarhat.
2. Sahid Ali Mulla
P.S. Royohat
KAL-700135

✓ Dipak Bhattacharyya.

SIGNED SEALED AND DELIVERED by
the withinnamed **PURCHASER** at Kolkata
in the presence of:

1) Nasiruddin Molla,
of Mohamadpur
P.S. Rajarhat.
2. Sahid Ali Mulla.
P.S. Royohat
KAL-700135

For SASWAT DEVELOPER PVT. LTD.


Director

(TRILOCHAN SHARMA)



Additional District Sub-Registrar
Palanpur, New Town, North 24-Pgs

13 DEC 2019

RECEIPT AND MEMO OF CONSIDERATION.

RECEIVED by the Vendors the within mentioned sum of Rs.19,49,724.00 ✓
 (Rupees nineteen lacs forty-nine thousand seven hundred twenty-four) only being the ✓
 consideration in full payable under these presents as per memo written hereinbelow

MEMO OF CONSIDERATION

Sl. No.	By or out of Cash/Banker's Cheque Number/Demand Draft/RTGS / NEFT / IMPS	Date	Bank	Amount (in Rs. P.)
1.	AXIR192144500299	02.08.2019	AXIS BANK	56,190.00 ✓
2.	P2A/927718565372 / CORPORA / X749564	04.10.2019	DO	2,00,000.00 ✓
3.	209851	30.10.2019	IDBI BANK	3,99,979.00 ✓
4.	209853	30.10.2019	DO	6,47,184.00 ✓
5.	AXIR192144500935	02.08.2019	AXIS BANK	71,343.00 ✓
6.	209852	30.10.2019	IDBI BANK	5,75,028.00 ✓
			Total:	<u>Rs.19,49,724.00</u>

(Rupees nineteen lacs forty-nine thousand seven hundred twenty-four) only

WITNESSES:

1) Nasiruddin MOKA,
 P. Mohan Rao P.W.
 P.S. - Rajamahar -

2) Salim Ali Mulla
 P.S. - Koyar Pmt 24-135
 Drafted by me:-












Anam Majumdar Advocate
 C/o Sep Law Associates
 1 B & 2 Hare Street
 4 D Nice House
 Kol - 700001
 F 1763/2012












Jyotsna Bibi
 [Signature]
 Sarina Bibi














Additional District Sub Registrar
Bahadur, New Town, North 24-Pgs

13 DEC 2019

<i>Finger prints of the executant</i>					
 ✓ Jyotsna Bibi					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little












<i>Finger prints of the executant</i>					
 सविता बाली (मम)					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

<i>Finger prints of the executant</i>					
 Seema Bibi					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little














ADDITIONAL DISTRICT SUB-REGISTRAR
Sahibzada, New Town, North 24-Pgs

13 DEC 2019

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Dipak Bhattacharyya.

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Dipak Bhattacharyya



Additional District Sub Registrar
Balarhat, New Town, North 24-Pgs

3 DEC 2019

Finger prints of the executant



Narinder Mohan
Molea.

	<i>Finger prints of the executant</i>				
	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
Balarhat, New Town, North 24-Pgs

13 DEC 2019

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

JYOTSNA BIBI

BUL BUL MANDAL

21/01/1958

Permanent Account Number
BMWP87438L

Jyotsna Bibi

Signature



Jyotsna Bibi

पुस्तकालय के होने / होने का प्रस्ताव सुनिश्चित करें / लक्ष्य:-
आमंत्रित करें, सेवा सुचारु, वन एका ही एका
दीर्घकालिक, सम्पूर्ण-व्यवस्था
सर्वर टैलिफोन सुव्यवस्था के अन्तर्गत,
कर्म, पुस्तक - 411 045

पुस्तकालय के होने / होने का प्रस्ताव सुनिश्चित करें / लक्ष्य:-
आमंत्रित करें, सेवा सुचारु, वन एका ही एका
दीर्घकालिक, सम्पूर्ण-व्यवस्था
सर्वर टैलिफोन सुव्यवस्था के अन्तर्गत,
कर्म, पुस्तक - 411 045



SECRET/CONFIDENTIAL

भारत सरकार
GOVERNMENT OF INDIA



জ্যোত্স্না বিবি
Jyotsna Bibi
অস্বত্তরিকা/ DOB: 21/01/1988
মহিলা / FEMALE



4615 1003 8188

আমার আধার, আমার পরিচয়

Jyotsna Bibi



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

কাশীনাথপুর, আমলাপড়া, উত্তর
২৪ পরগনা,
পশ্চিমবঙ্গ - 700135

Address:

KASHINATH PUR, Jamalpara, North
Twenty Four Parganas,
West Bengal - 700135

4615 1003 8188

MERA AADHAAR, MERI PEHACHAN



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RASID ALI MOLLA
 A/IT ALI MOLLA
 25/03/1976
 Permanent Account Number
 ALSPM9026D



रासिद अली मल्ला
 A/IT ALI MOLLA

वैश्व कौमलि (भारत)

This card is valid only for the purpose mentioned therein.
 Income Tax PAN Services Ltd. UTTM
 Plot No. 1, Sector 41, Gurgaon
 Haryana - 122002
 For more information visit our website
 www.incometaxpan.com
 Call: 0129-4100000
 Toll Free: 1800-103-9999





ভারত সরকার
Government of India



রসিদ আলি মোল্লা
Rasid Alimolla
জন্মতারিখ/DOB: 25/09/1976
পুরুষ/ MALE



9854 5699 3288
VID: 9173 2555 0422 9119

আধার - সাধারণ মানুষের অধিকার

রসিদ আলি মোল্লা



ভারতের বিশেষ পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
কাশিনাথ পুর, জামালপারা, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700135

Address:
KASHINATH PUR, Jamalpara, North 24
Parganas,
West Bengal - 700135



QR Code with Photograph

9854 5699 3288
VID: 9173 2555 0422 9119

1947
1800 300 1947

1947
help@uidai.gov.in

1947
www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BHEPB7209N



नाम / Name
SERINA BIBI

पिता का नाम / Father's Name
ABDUL CHHATTAR MOLLA

जन्म की तारीख / Date of Birth
06/01/1987

Serina Bibi
हस्ताक्षर / Signature



24042018

इस कार्ड के खोने/पहने पर कृपया सूचित करें/नोट करें:

आयकर सेंटर के कार्ड, एन एस डी यूए
5 वीं फ्लोर, मन्त्री स्टडींग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नरूप डीप 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,
54 Floor, Mantri Studio,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8965, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Serina Bibi





ভারতীয় বিশিষ্ট পরিচয় আধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বাক্ষরিত আইডি / Enrollment No. : 1062/11189/00613

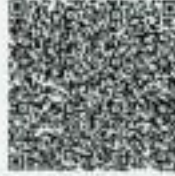
To
Serina Bibi
সেরিনা বিবি
W/O: Md. Imtiaz
VILL- CHANDPUR
Chandpur Champagachhi (ct)
Chandpur, North 24 Parganas
West Bengal - 700135
9830381671

05/05/2015



KH375675375FT

37567537



আপনার আধার সংখ্যা / Your Aadhaar No. :

6958 4949 2592

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

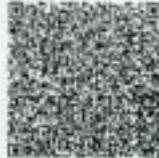
Government of India

সেরিনা বিবি
Serina Bibi
পিতা : আব্দুল হাফিজ মোল্লা
Father : Abdul Chhatar Moila



জন্মদিন / DOB: 05/01/1987
লিঙ্গ / Female

6958 4949 2592



আধার - সাধারণ মানুষের অধিকার

Serina Bibi



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার উভিধাতে 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.



ঠিকানা: পদ্মশ্রী: মন্ড, চাঁদপুর
গ্রাম- চাঁদপুর
চাঁদপুর চম্পাগাছী (সিটি), চাঁদপুর
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ

Address: W/O: Md. Imtiaz,
VILL- CHANDPUR,
Chandapur Champagachhi
(ct), Chandpur, North 24
Parganas, Rajarhat, West
Bengal, 700135

6958 4949 2592



1800 300 1947



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www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPAK BHATTACHARYYA

TRIGUNA BHATTACHARYYA

01/01/1955

Permanent Account Number

BOMREG885D

Dipak Bhattacharyya

Signature



Dipak Bhattacharyya.

यस कार्ड के खोने / होने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एन सी एल
तीली रोड, बंधार बाजार,
बनार टेलिफोन एक्सचेंज के समीप,
बनार, पुणे - 411 045

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please inform / return to:
Income Tax & N Services Unit, NSDL,
3rd Floor, Scindia Chambers,
Near Banar Telephone Exchange,
Banar, Pune - 411 045

Tel: 9120072222 / 9120072223 / 9120072224 / 9120072225
e-mail: nsdl@nsdl.co.in





भारत सरकार
GOVERNMENT OF INDIA



दिपक भट्टाचार्य
Dipak Bhattacharyya
जन्मदिनांक / DOB: 01/01/1955
पुरुष / MALE



5854 7673 7433

आधार-आमर आधार, आमर परिचय

Dipak Bhattacharyya,



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN BIOMETRIC AUTHORITY OF INDIA

ठिकाना:

बनमालपुर पश्चिम, बारासाठ
(उम), डेउर २४ पश्चिम
पश्चिम बंग - 700124

Address:

BANAMALPUR BASCHM, Barasat
(W) North 24 Parganas
West Bengal - 700124

5854 7673 7433

Aadhaar-Mera Aadhaar, Meri Pehchan



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SASWAT DEVELOPER PRIVATE
LIMITED



04/01/2007

Permanent Account Number

AAKCS4828D

25/01/2007





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRILOCHAN SHARMA
BANWARI LAL SHARMA

25/11/1976
Permanent Account Number
AJUPS9281Q


Signature




06/12/2015









भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 539041837471

To
 Telecom Office

300 Sector 10, Okhla
 TELECOM APPOINTMENT, WINDFLEX, PLOT
 23A ABULKISH CHOKHURJI AVENUE
 NEAR BOKLA BRIDGE
 Bangalore
 Bangalore, India - 560076



539041837471



आपका आधार क्रमांक / Your Aadhaar No. :

5390 4183 7471

मेरा आधार, मेरी पहचान



Telecom Office

5390 4183 7471

DOB

5390 4183 7471

मेरा आधार, मेरी पहचान



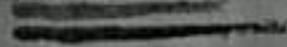
सूचना

- आधार पहचान का प्रमाण है, अर्थिकता का नहीं।
- पहचान का प्रमाण प्रत्येक भारतीय नागरिक के पास होना चाहिए।

INFORMATION

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

- आधार एक बार में जारी है।
- आधार प्रतिभू है राष्ट्रीय और नि-सरकारी सेवाओं के लिए जारी है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address: 300 Sector 10,
 Okhla, Bangalore
 TELECOM APPOINTMENT, WINDFLEX,
 PLOT 23A ABULKISH
 CHOKHURJI AVENUE, NEAR
 BOKLA BRIDGE, Bangalore,
 Bangalore, India - 560076

5390 4183 7471



Handwritten signature in blue ink





ভাৰতীয় নিৰ্বাচন কমিছন
 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/20/091/624688



নিৰ্বাচন নং : মাসিরুদ্দিন মোল্লা
 Elector's Name : Masiruddin Molla
 জেলা : রাজশাহী জেলা
 Father's Name : আসাদ আল মল্লা
 পিতা/Sex : পু/ M
 জন্ম তারিখ : XXXX/1972

WB/20/091/624688

স্বাক্ষর
 Sign with ink/স্বাক্ষর করুন কালি দিয়ে
 নম্বর- 700135

Address:
 UTTAR PARA, MOHAMMADPUR,
 RADAMPURUR, RAJARHAT, NORTH-24
 PARGANAS-700135

Date: 25/02/2014

এই স্বাক্ষর সঠিকভাবে করে নেওয়া হবে
 স্বাক্ষর করুন কালি দিয়ে
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

স্বাক্ষর করুন কালি দিয়ে
 Sign with ink/স্বাক্ষর করুন কালি দিয়ে
 নম্বর- 700135
 In case of change of address, you have to send
 in the information form (including your name in the
 call of the changed address and to obtain the card
 with same number.

Nasiruddin Molla.



Major Information of the Deed

Deed No :	I-1523-15530/2019	Date of Registration	24/12/2019
Query No / Year	1523-0001745269/2019	Office where deed is registered	
Query Date	14/11/2019 1:52:04 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saswat Developer Private Limited 32, Ashutosh Chowdhury Avenue, 10th Floor, Flat No.103, Near Birla Mandir, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830814633, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 19,49,724/-	Rs. 23,25,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,16,395/- (Article:23)	Rs. 23,269/- (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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-683	LR-1270	Bastu	Danga	3.215 Dec	9,37,362/-	11,25,250/-	Width of Approach Road: 2 Ft.,
L2	LR-683	LR-1554	Bastu	Danga	3.215 Dec	9,37,362/-	11,25,250/-	Width of Approach Road: 2 Ft.,
TOTAL :					6.43Dec	18,74,724 /-	22,50,500 /-	
Grand Total :					6.43Dec	18,74,724 /-	22,50,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Jyotsna Bibi Wife of Sahid Ali Molla Village - Jamalpara, P.O - Kashinathpur, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: BMWPB7139L, Aadhaar No: 46xxxxxxxx8488, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
2	<p>Rasid Ali Molla Son of Late Ajit Ali Moilla Village - Jamalpara, P.O - Kashinathpur, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: ALSPM9026D, Aadhaar No: 98xxxxxxxx3288, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
3	<p>Serina Bibi Wife of Md Imtiyaz Village - Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: BHEPB7209N, Aadhaar No: 69xxxxxxxx2592, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
4	<p>Dipak Bhattacharyya, (Alias: Dipak Bhattacharjee) Son of Late Triguna Charan Bhattacharjee 1/13, K.N.C. Road North, P.O- Barasat, P.S.- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BOMP6885D, Aadhaar No: 58xxxxxxxx7433, Status :Confirming Party, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Saswat Developer Private Limited 32, Jawarlal Nehru Road, Om Tower, 9th Floor, P.O- Middletone Street, P.S.- Park Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AAKCS4828D, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Trilochan Sharma (Presentant) Son of Banwari Lal Sharma 23A, Ashutosh Chowdhury Avenue, 10th Floor, Flat No: 103, P.O.- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJUPS9281Q, Aadhaar No: 53xxxxxxxx7471 Status : Representative, Representative of : Saswat Developer Private Limited (as Director)</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Nasir Uddin Molla Son of Haji Asraf Ali Molla Mohammadpur, P.O:- Kadampukur, P.S.- Rajarhat, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700135			
Identifier Of Jyotsna Bibi, Rasid Ali Molla, Serina Bibi, Dipak Bhattacharyya, Trilochan Sharma			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-1.07167 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-1.07167 Dec
3	Serina Bibi	Saswat Developer Private Limited-1.07167 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-1.07167 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-1.07167 Dec
3	Serina Bibi	Saswat Developer Private Limited-1.07167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-33.33333300 Sq Ft
2	Rasid Ali Molla	Saswat Developer Private Limited-33.33333300 Sq Ft
3	Serina Bibi	Saswat Developer Private Limited-33.33333300 Sq Ft

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:- 683, LR Khatian No:- 1270	Owner: শাহত ডেভেলপার, Gurdian: প্রা সি, Address: ওস টাওয়ার, 32 জহরলাল নেহরু রোড, পার্ক স্ট্রীট কলিকাতা- Classification: ডাঙ্গা, Area: 0.57000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 683, LR Khatian No:- 1554	Owner: শাহত ডেভেলপার প্রা: সি, Address: নিজ , Classification: ডাঙ্গা, Area: 0.33000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152315530 / 2019



On 21-11-2019

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 23,25,500/-



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

On 13-12-2019

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

Presented for registration at 22:10 hrs on 13-12-2019, at the Private residence by Trilochan Sharma ..

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

Execution is admitted on 13/12/2019 by 1. Jyotsna Bibi, Wife of Sahid Ali Molla, Village - Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others. 2. Rasid Ali Molla, Son of Late Ajit Ali Molla, Village - Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. Serina Bibi, Wife of Md Imtiyaz, Village - Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. Dipak Bhattacharyya, Alias Dipak Bhattacharjee, Son of Late Triguna Charan Bhattacharjee, 1/13, K.N.C. Road North, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others

Identified by Nasir Uddin Molla, , Son of Haji Asraf Ali Molla, Mohammadpur, P.O: Kadampukur, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 13-12-2019 by Trilochan Sharma, Director, Saswat Developer Private Limited (Private Limited Company), 32, Jawarlal Nehru Road, Om Tower, 9th Floor, P.O:- Middletone Street, P.S:- Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Nasir Uddin Molla, , Son of Haji Asraf Ali Molla, Mohammadpur, P.O: Kadampukur, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



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



On 20-12-2019

Payment of Fees

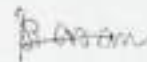
Certified that required Registration Fees payable for this document is Rs 23,269/- (A(1) = Rs 23,255/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 23,269/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2019 6:16PM with Govt. Ref. No: 192019200117058131 on 12-12-2019, Amount Rs: 23,269/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 65386771 on 12-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,16,295/- and Stamp Duty paid by by online = Rs 1,16,295/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2019 6:16PM with Govt. Ref. No: 192019200117058131 on 12-12-2019, Amount Rs: 1,16,295/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 65386771 on 12-12-2019, 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 24-12-2019

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. 1,16,295/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 33758, Amount: Rs 100/-, Date of Purchase: 13/09/2019, Vendor name: SRIKANT TIWARI



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 2235 to 2274
being No 152315530 for the year 2019.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2020.01.02 18:44:49 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2020/01/02 06:44:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

