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2-15532/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 452310

Certifies that this document is admitted to registration. The registration sheet / sheet of the instrument and / or sheet of the instrument attached with this document is the part of this document.

1775617/19

685

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B. Man

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

13/12/19

33116

Serial No. _____
Name _____
Address _____

DSP LAW ASSOCIATES
4D Niveda House
1B & 2 Hare Street
Kolkata - 700001

11 SEP 2019

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

11 SEP 2019

[Handwritten signature]



10666

For SASWAT DEVELOPER PVT. LTD.

[Handwritten signature]
Director



10667

[Handwritten signature]

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



10668

13 DEC 2019

[Handwritten signature]

6
Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200117051651

Payment Mode Online Payment

GRN Date: 12/12/2019 18:10:19

Bank : Oriental Bank of Commerce

BRN : 65386446

BRN Date: 12/12/2019 18:11:08

DEPOSITOR'S DETAILS

Id No. : 15230001775617/4/2019

[Query No./Query Year]

Name : SASWAT DEVELOPER PVT LTD
Contact No. : Mobile No. : +91 9830814633
E-mail :
Address : 32 J L NEHRU 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 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001775617/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	44720
2	15230001775617/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	8954
3	15230001775617/4/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	94

In Words : Rupees Fifty Three Thousand Seven Hundred Sixty Eight only

Total

53768



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.985456993288), (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. 695849492592) and (4) **MD. IMTIYAZ** son of Late Sk. Din Mohammed, residing at Village Chandpur, Post Office – Chandpur, Police Station Rajarhat, District North 24 Parganas, Pin Code – 700135, (having PAN AASPI7159Q and Aadhaar No. 600198545573) 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. 585476737433) 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**:

 10672

Serina Bibi
(~~Old Justice~~)

 10670

Dipak Bhattacharyya.

 10674

Jyotna Bibi

 10675



Nasiruddin Molla
Sohaji Asraf Ali Molla
of Mohammadpur
P.O. Kadampur
P.S. Belurhat
in P.S.M. Kal-135
'Oceen' Business.

Additional District Superintendent
North 24 Parganas, West Bengal

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WHEREAS:

- A. The Vendors have represented to the Purchaser that they became the owners of **ALL THAT** the piece or parcel of land containing an area of 0.0234 acre or 2.34 Satak more or less situate lying at and being two-sixth out of R.S. and L.R. Dag No.685 (containing an area of 0.07 acre) (formerly R.S. Khatian No. 551) 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 **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **said Property**" in the following manner:
- (i) 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 entire 0.07 acre or 7 Satak being the entirety of the said R.S. Dag No.685 which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "**the Larger Property**".
 - (ii) The said Kshetra Nath Bhattacharjee, a Hindu died intestate on 6th December 1957 leaving him surviving his wife Jibantara Debya (since deceased) four sons namely Shambhunath Bhattacharjee, Shankar Bhattacharjee, Biswanath Bhattacharjee and Rabindranath Bhattacharjee and two daughters namely (Smt.) Gita Chakraborty (since deceased) and (Smt.) Latika Bhattacharjee (since deceased) as his only heirs, heiresses and legal representatives who all, upon his death, inherited and became entitled to the said Larger Property in equal one-seventh shares each absolutely.
 - (iii) The said (Smt.) Jibantara Debya, a Hindu died intestate leaving her surviving her said four sons namely Shambhunath Bhattacharjee, Shankar Bhattacharjee, Biswanath Bhattacharjee and Rabindranath Bhattacharjee and two daughters namely (Smt.) Gita Chakraborty (since deceased) and (Smt.) Latika Bhattacharjee (since deceased) as her only heirs, heiresses and legal representatives who all upon her death inherited and became entitled to her one-seventh share in the Larger Property in equal shares absolutely.
 - (iv) The said (Smt.) Gita Chakraborty, a Hindu died intestate on 9th August, 1997 leaving her surviving her daughter Alpana Banerjee as her only



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heir and legal representative (her husband having predeceased her) who upon her death inherited and became entitled to her one-sixth part or share in the Larger Property absolutely.

- (v) 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 one-sixth part or share in the Larger Property absolutely.
- (vi) 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 heir and legal representative who upon his death inherited and became entitled to one-sixth part or share in the Larger Property absolutely and thereby the Dipak Bhattacharjee became the owner of one-sixth part or share in the Larger Property.
- (vii) The said Dipak Bhattacharjee thus acquired one-sixth share from the heir of deceased Latika Bhattacharjee, daughter of Khetranath Bhattacharjee and time to time sold an area of 1.17 satak or 0.0117 acre more or less or his one-sixth part or portion of and in the Larger Property by the following four (04) Sale Deeds, out of 03 Sale Deed all dated 22nd June, 2016 and other Sale Deed dated 24th January 2019 respectively and registered with the Additional District Sub Registrar, Rajarhat:-
- (a) By a Sale Deed dated 22nd June, 2016 and registered in Book I Volume No. 1523-2016 Pages 211124 to 211146 Being No.152306778 for the year 2016, the Dipak Bhattacharjee for the consideration therein mentioned sold to one Ratna Bhattacharjee **All That** the piece or parcel of land containing an area of 0.0034 acre or 0.34 Satak more or less out of the said R.S. and L.R. Dag No.685 absolutely.
- (b) By a Sale Deed dated 22nd June, 2016 and registered in Book I Volume No. 1523-2016 Pages 211037 to 211059 Being No.152306775 for the year 2016, the Dipak Bhattacharjee for the consideration therein mentioned sold to the Vendor No. 1 hereto **All That** the piece or parcel of land containing an area of



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0.0033 acre or 0.33 Satak more or less out of the said R.S. and L.R. Dag No.685 absolutely.

- (c) By a Sale Deed dated 22nd June, 2016 and registered in Book I Volume No. 1523-2016 Pages 211101 to 211123 Being No.152306777 for the year 2016, the Dipak Bhattacharjee for the consideration therein mentioned sold to the Vendor No. 3 hereto **All That** the piece or parcel of land containing an area of 0.0033 acre or 0.33 Satak more or less out of the said R.S. and L.R. Dag No.685 absolutely.
- (d) The said Ratna Bhattacharjee subsequently sold and transferred to the Vendor No. 2, hereto, her entire said 0.0034 acre more or less out of the said R.S. and L.R. Dag No. 685 by a Sale Deed dated 4th January 2018 and registered with Additional District Sub Registrar, Rajarhat in Book I Volume No.1523-2018 Pages 38759 to 38781 Being No.152300806 for the year 2018 absolutely.
- (e) By a Sale Deed dated 24th January 2019 and registered with the Additional District Sub Registrar Rajarhat in Book I Volume No.1523-2019 Pages 39872 to 39901 Being No.152300806 for the year 2019 the said Dipak Bhattacharjee for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor No.4 hereto All That the piece or parcel of land containing an area of 0.0017 acre or 0.17 Satak more or less out of the said R.S. and L.R. Dag No.685 absolutely

(viii) By an Indenture of Conveyance dated 24th January 2019 and registered with the Additional District Sub Registrar, Rajarhat in Book I Volume No. 1523-2019 Pages 39902 to 39931 Being No.152300805 for the year 2019, the said Alpana Banerjee for the consideration therein mentioned sold conveyed and transferred unto and to the the Vendor No.4 hereto **All That** her entire one-sixth measuring 1.17 satak or 0.0117 acre more or less out of the Larger Property absolutely.

B. 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



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Raiyat under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 1554 in respect of the Larger Property.

- C. 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 hereunder 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.7,01,248.00 (Rupees seven lacs one thousand two hundred and forty-eight) 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.
- D. 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 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,



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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, lispensens, annuity, debutters, trusts, attachments, bargadar, leases, tenancies, occupancy rights, uses, 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.
- (vii) 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;
- (viii) 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;
- (ix) 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.

E. The Vendors are accordingly selling and transferring the said Property at the consideration of Rs.7,01,248.00 apportioned as follows:-

- (a) The Vendor Nos.1 to3 are selling and transferring their entire 0.01 acre part or share out of the said Property and entire share right title and interest in the Larger Property at a consideration of Rs.3,03,212.00 payable by the Purchaser to the Vendor Nos.1 to 3;
- (b) The Vendor No.4 is selling and transferring his entire 0.0134 acre part or share out of the said Property and entire share right title and interest in



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the Larger Property at a consideration of Rs.3,98,036.00 payable by the Purchaser to the Vendor No.4;

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.7,01,248.00 (Rupees seven lacs one thousand two hundred and forty eight) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid in the parts/shares mentioned above 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 doth hereby concur confirm and assure unto and to the Purchaser herein **ALL THAT** their respective entire part or share constituting to two-sixth part or share of and in the Larger Property and being the piece or parcel of land containing an area of 0.0234 acre or 2.34 Satak more or less situate lying at and being parts of L.R. Dag No. 685 recorded in L.R. Khatian No.1554 (formerly R.S. Dag No. 685 recorded in R.S. Khatian No.551 and theretofore portion of C.S. Dag No. 29/1348) 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 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 out of or upon the entirety of the said L.R. Dag No. 685 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



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

II. The Vendors 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 the Vendors and their respective predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and 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** the Vendors 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



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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 the Vendors 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' respective entire one hundred 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 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 entirety of the Larger Property including 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 lispendens 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



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unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

- (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.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(LARGER PROPERTY)

ALL THAT piece or parcel of 'Bagan' land containing an area 7 satak or 0.07 acre more or less comprised in L.R. Dag No. 685 (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:-

C.S and R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Area of the Larger Property
C.S. Dag No. 29/1348, R.S. Dag No. 685 recorded in R.S. Khatian No.551	Dag No. 685 recorded in Khatian Nos.1554	7 Satak or 0.07 acre 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.



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THE SECOND SCHEDULE ABOVE REFERRED TO:**(SAID PROPERTY)**

ALL THAT two-sixth part or share of and in the Larger Property being the pieces or parcel of 'Bagan' land containing an area of 0.0234 acre or 2.34 Satak more or less situate lying at and being a part of L. R. Dag No. 685 recorded in L.R. Khatian No.1554 (formerly recorded in R.S. Khatian No. 551) 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 the entire Dag No.685 is butted and bounded as follows:-

On the **North** : By R.S./L.R. Dag No.683
 On the **South** : By R.S./L.R. Dag No.860
 On the **East** : By R.S./L.R. Dag No.687; and
 On the **West** : By R.S./L.R. Dag No.683.

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.

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 Mollo.
 of Mohamad P.W.
 P.S. Rajarhat
 Kal. 700135

✓ Jyotsna Bibi
 ✓ Shishu Kumar Chandra
 ✓ Seena Bibi
 ✓ Md. Intiqas

2. Sahid Ali Mulla.
 P.S. Rajarhat
 Kal. 700135



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Patna, Bihar, New Town, North 24-Pgs

13 DEC. 2019

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

1) Nasiruddin Molla
of Mohanmud P.W.
P.S. Rajarhat -
KOL-135

✓ Dipak Bhattacharyya.

2. Sahid Ali Malla.
P.S. Rajarhat
KOL-700135

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

1) Nasiruddin Molla.
of Mohanmud P.W.
P.S. Rajarhat -
KOL-135

For SASWAT DEVELOPER PVT. LTD.


Director

(TRILOCHAN SHARMA)

2. Sahid Ali Malla.
P.S. Rajarhat
KOL-700135

Drafted by me:-

Anam Hajimder, Advocate
C/O Asp Law Associates
1B & 2 Hare street.
40 Nicco House
KOL-70001
F/763/2012



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

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RECEIPT AND MEMO OF CONSIDERATION.

RECEIVED by the Vendors the within mentioned sum of Rs.7,01,248.00 (Rupees seven lacs one thousand two hundred and forty eight) 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	Date	Bank	Amount (in Rs. P.)
1.	525290	16.03.2019	AXIS BANK	1,00,714.00
2.	525292	16.03.2019	DO	1,02,824.00 ✓
3.	525291	16.03.2019	DO	99,674.00 ✓
4.	525294	16.03.2019	DO	1,65,074.00 ✓
5.	AXIR192144485685	02.08.2019	DO	2,32,962.00 ✓
			Total:	<u>Rs.7,01,248.00</u>

(Rupees seven lacs one thousand two hundred and forty eight) only

WITNESSES:

1) Nasiruddin M. A.
P.S. Rajahat
Kal-135

2. Salim Ali Manna
P.S. Rayor hut
Kal-700135












✓ Jyotsna Biki
[Signature]












Seema Biki
[Signature]














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

13 DEC 2019

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












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












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














Additional District Sub-Registrar
Calicut, New Town, North 24-Pin

3 DEC. 2019

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

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

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



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

13 DEC 2019

Finger prints of the executant



Nasiruddin
Molla.

	Finger prints of the executant				
	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
Baharhat, New Town, North 24-Pgs

13 DEC 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JYOTSNA BIBI

BUL BUL MONDAL

21/01/1988

Permanent Account Number
BMWPE7138L

Jyotsna Bibi
Signature



Jyotsna Bibi

यदि आपने इस पत्र / सूची पर कृपया ध्यान दें / ध्यान दें :
अनुपस्थिति के कारण, यदि आप इसे
प्रतिबन्धित, कृपया ध्यान दें,
आपके प्रतिक्रिया के लिए धन्यवाद।
संख्या: एन - 411 04L

If this card is lost / someone's list card is found,
please inform us.
Address: Tax PAN Services Unit, NSDL,
2nd Floor, Bhopal Chamber,
Near State Telephone Exchange,
Bhopal, Pin - 466 005.
E-mail: nsdl@nsdl.com



भारत सरकार
GOVERNMENT OF INDIA



ज्योत्सना बिबि
Jyotsna Bibi
क्यातडिख/ DOB: 21/01/1988
मलिन / FEMALE



4615 1003 8188

आमार आधात, आमार पहिचन

Jyotsna Bibi



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

कशीनाथपुर, जामलपाडा, डेउर
१४ परगना,
पश्चिमवङ - 700135

Address:

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

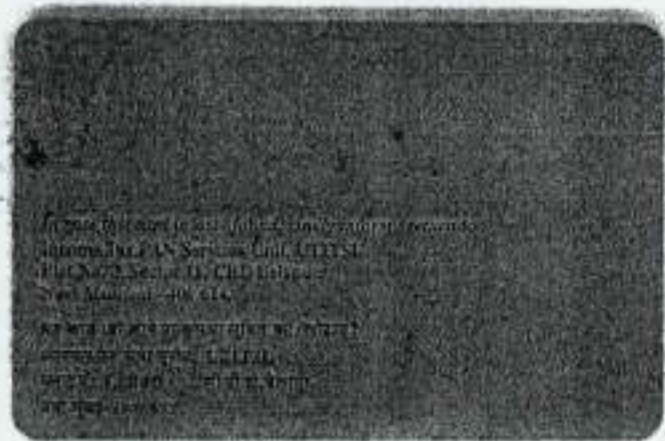
4615 1003 8188

MEERA AADHAAR, MERI PEHACHAN





श्रीराम कृष्ण (रसल)







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

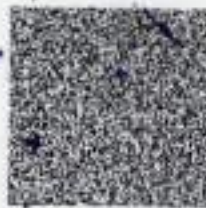
রসিদ আলি মোল্লা



ভারতীয় আধার সার্বজনীন প্রাধিকরণ
Unique Identification Authority of India

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

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



QR Code with Authentication

9854 5699 3288
VID: 9173 2555 0422 9119



1800 300 1347



help@uidai.gov.in



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



24/04/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वीटन:-
आयकरां पैर सेवा इकाई, एन एस डी यूएल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप इंगलॉव चौक,
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. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax 91-20-2721 8081
e-mail: teamfo@nsdl.co.in

Serina Bibi





ভারত সরকার

भारत सरकार

Unique Identification Authority of India
Government of India

অনুলিপি/ইউআইডি/Enrollment No.: 1062/11189/00613

To
Serina Bibi
সেরিনা বিবি
W/O: Md. Imtyaz
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 হামিদ মোল্লা
Father : Abdul Chhatar Molla



জন্ম তারিখ / 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 মাল্য।
- আধার ভবিষ্যতে 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: ওড়ই/ও: মদ্য, ইন্টিয়াজ
গ্রাম- চাঁদপুর
চাঁদপুর চাঁদাগাছী (সিটি), চাঁদপুর
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

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

6958 4949 2592

1947
1800 305 1947

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD IMTIYAZ
SEKH DINMOHAMMAD MOLLA



04/06/1976

Permanent Account Number

AASPI7159Q

Signature

If you find this card is lost/ found, kindly inform/ return to
Income Tax PAN Services Unit, UTIESI,
Plot No. X Sector II, CHD Balapur,
New Mumbai - 400 614.

इस कार्ड को खोने/ पावने पर कृपया सूचित करें/ वापस करें।
आयकर सेवा इकाई, एटीएसआई,
प्लॉट नं. X सेक्टर II, सीडी बलपुर,
नवी मुंबई - 400 614।





ভারত সরকার

Unique Identification Authority of India
Government of India

চলিতকৃত আইডি / Enrolment No. : 1062/11189/00612

To
Md. Intiyaz
নও ইন্তিয়াজ
VILL- CHANDPUR
Chandapur Champagachhi (ct)
Chandpur, North 24 Parganas
West Bengal - 700135
9830381671

05/05/2015



KH375674517FT

37567451



আপনার আধার সংখ্যা / Your Aadhaar No. :

6001 9854 5573

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Unique Identification Authority of India



নও ইন্তিয়াজ
Md. Intiyaz
পিতা : স্ক. দিন মোহাম্মদ
Father : Sk. Din Mohammad

জন্ম তারিখ / DOB: 04/05/1976
পুরুষ / Male

6001 9854 5573



আধার - সাধারণ মানুষের অধিকার



তথ্য

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

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



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: গ্রাম- চাঁদপুর
চাঁদপুর চাম্পাগাচী (সিটি), চাঁদপুর
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: VILL- CHANDPUR,
Chandapur Champagachhi
(ct), Chandpur, North 24
Parganas, Rajarhat, West
Bengal, 700135

6001 9854 5573



1947
1800 300 1947



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPAK BHATTACHARYYA

TRIGUNA BHATTACHARYYA

01/01/1955

Permanent Account Number

BOMRB6885D

Dipak

Signature



Dipak Bhattacharyya.

इस कार्ड के लाने / लाने पर कृपया सुनिश्चित करें / नोट करें
आयकर फैन सेवा इकाई, एन एन डी एन
लीवली भंडीस, नरसिंहर धरम,
बंगले टेलिफोन एक्सचेंज के करीब,
बंगले, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
Jed Floor, Sapphire Chambers,
Near Bhatnagar Telephone Exchange,
Baner, Pune - 411 045

Tel: 98206752 / 9810 8108 / 98221 9001
e-mail: pan@nsdl.com





भारत सरकार
GOVERNMENT OF INDIA



दीपक ठाटारी
Dipak Bhattacharyya
जन्मदिनांक/ DOB: 01/01/1955
पुरुष / MALE



5854 7673 7433

आधार-आमार आधार, आमार परिचय

Dipak Bhattacharyya,



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

बनमालिपुर पश्चिम, बारासात
(पश्चिम), उत्तर २४ परगना,
पश्चिम बंग - ७००१२४

Address:

BANAMALPUR PASCHIM, Barasat
Dist. 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

25/11/2007





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRILOCHAN SHARMA

BANWARI LAL SHARMA

28/11/1976
Permanent Account Number
AJUPS92810


Signature





00072015









भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 00642019001001

To
 Trishuldas Sharma

307 Sector 14, Sharma
 TRISHULAS APARTMENT, 10TH FLOOR, P. 108
 20A KHELUKUP CHOKRANGHI AVENUE
 NEAR SDA, A WARD
 Sarangpur
 Sarangpur, Chhatrapati Shivaji Maharaj
 Near Sarangpur, 400019
 Maharashtra



CAMERON



आपका आधार नं. / Your Aadhaar No. :

5390 4183 7471

मेरा आधार, मेरी पहचान



Trishuldas Sharma

00642019001001

5390 4183 7471



मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, अतिरिक्त का नहीं।
- भारत का प्रमाण शीघ्र ही आधार प्रमाण बन जाएगा।

INFORMATION

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

- भारत देश भर में मान्य है।
- भारत अतिरिक्त के अलावा जो भी सरकारों के अलावा का प्रमाण शीघ्र ही आधार प्रमाण बन जाएगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address: 307 Sector 14,
 Sharma, TRISHULAS
 APARTMENT, 10TH FLOOR,
 P. 108 KHELUKUP CHOKRANGHI
 AVENUE, NEAR SDA, A WARD,
 Sarangpur, Chhatrapati Shivaji
 Maharaj, Near Sarangpur, 400019
 Maharashtra

5390 4183 7471



Handwritten signature in blue ink





भारत का निर्वाचन आयोग
भारत का निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

VBI/20/091/624668



निर्वाचक का नाम : नासिरुद्दीन मोहम्मद
 Elector's Name : Nasiruddin Mohd
 पिता का नाम : आसदुल्लाह अली
 Father's Name : Asraf Ali Mohd
 लिंग/लिंग : पुरुष / M
 जन्म तिथि : XXXX/1972
 Date of Birth : XXXX/1972

VBI/20/091/624668

पता :
 115 नगर नया शहर, राजधानी, दिल्ली 20124
 नगर 700125

Address:
 UTTAR PARA, MOHAMMADPUR
 YADAMPUR, RAJAHAT, NORTH 24
 PARGANAS- 700125

दिनांक: 25/02/2014
 115 नगर नया शहर, राजधानी, दिल्ली
 अधिकारी का हस्ताक्षर
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajhat New Town Constituency

ध्यान दें: यदि आप अपने पते में कोई बदलाव करते हैं तो आपको एक नया निर्वाचक पहचान कार्ड बनवाने के लिए निर्वाचन आयोग से संपर्क करना होगा।
 Please note: In case of change in address, you have to apply for a new voter ID card to the Electoral Registration Officer at the changed address and to obtain the card with your picture.

Nasiruddin Mohd.



Major Information of the Deed

Deed No :	I-1523-15532/2019	Date of Registration	24/12/2019
Query No / Year	1523-0001775617/2019	Office where deed is registered	
Query Date	19/11/2019 4:35:09 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. 7,01,248/-	Rs. 8,94,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 44,820/- (Article:23)	Rs. 8,954/- (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-685	LR-1554	Bastu	Bagan	2.34 Dec	6,26,248/-	8,19,000/-	Width of Approach Road: 2 Ft.,
Grand Total :					2.34Dec	6,26,248 /-	8,19,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	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. : BMWWPB7139L, Aadhaar No: 46xxxxxxx8488, 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	Rasid Ali Molla Son of Late Ajit Ali MOLLA 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
3	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
4	Md Imtiyaz Son of Late Sk Din Mohammed Village - Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AASPI7159Q, Aadhaar No: 60xxxxxxxx5573, 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
5	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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saswat Developer Private Limited 32, Jawarlal Nehru Road, Om Tower, 9th Floor, P.O:- Middleton 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Trilochan Sharma (Presentant) Son of Banwari Lal Sharma 23A, Ashutosh Chowdhury Avenue, 10th Floor, P.O:- Ballygunge, P.S:- Ballygunge, 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)



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, Md Imtiyaz, Dipak Bhattacharyya, Trilochan Sharma			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-0.585 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-0.585 Dec
3	Serina Bibi	Saswat Developer Private Limited-0.585 Dec
4	Md Imtiyaz	Saswat Developer Private Limited-0.585 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-25.00000000 Sq Ft
2	Rasid Ali Molla	Saswat Developer Private Limited-25.00000000 Sq Ft
3	Serina Bibi	Saswat Developer Private Limited-25.00000000 Sq Ft
4	Md Imtiyaz	Saswat Developer Private Limited-25.00000000 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:- 685, LR Khatian No:- 1554	Owner: শাহত ডেভেলপার প্রা: লিঃ, Address: নিজ , Classification: বাগান, Area 0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152315532 / 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 8,94,000/-



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 22:20 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. Md Imtiyaz, Son of Late Sk Din Mohammed, Village - Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. 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

Indetified 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, Jawahar Nehru Road, Om Tower, 9th Floor, P.O:- Middleton Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified 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 8,954/- (A(1) = Rs 8,940/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 8,954/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2019 6:11PM with Govt. Ref. No: 192019200117051651 on 12-12-2019, Amount Rs: 8,954/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 65386446 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. 44,720/- and Stamp Duty paid by by online = Rs 44,720/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2019 6:11PM with Govt. Ref. No: 192019200117051651 on 12-12-2019, Amount Rs: 44,720/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 65386446 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. 44,720/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 33116, Amount: Rs.100/-, Date of Purchase: 11/09/2019, 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 1597 to 1637

being No 152315532 for the year 2019.



Digitally signed by SUMIT KUMAR
SINHA

Date: 2020.01.02 18:14:14 +05:30

Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2020/01/02 06:14:14 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)

