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Page 1 of 7



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 682023

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

[Signature]
Add. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

- 2 FEB 2010

Convey/19390

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CONVEYANCE

THIS INDENTURE made on this 1st day of February Two Thousand and Ten **BETWEEN SRI BISWANATH BHATTACHARYA** son of Khetra Nath Bhattacharyya, by faith - Hindu, by Occupation - Landholder, residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), Indian Citizen, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

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২৭/১১/০৮ ১০০৮

ক্রয়দার নাম _____
সং _____
স্থান ভেদার নাম _____
বিধান নগর (সল্টলেক সিটি) এ. ডি. এন. জেলা _____
মোট স্ট্যাম্প কর তাৎ _____
চালান নং _____ মোট কর টাকা খরিদ _____

ARUN KR. GHOSH
ADVOCATE
HIGH COURT, KOLKATA

30 APR 2008
680000

ক্রয়দারি কার্যক্রম ভেদার মিতা দস্ত /

Sudrata Majumdar

v-l
584



OSCAR BUSINESS PVT. LTD.

Sudrata Majumdar
(Authorized Signatory)

v-l
585



Biswa Nath Bhattacharya

এই স্ট্যাম্পের অর্থ প্রদানের পরে
স্বাক্ষরিত হওয়া উচিত।
অন্যথায় প্রযোজ্য হবে।
এই স্ট্যাম্পের অর্থ প্রদানের
পরই এই স্ট্যাম্পের
ব্যবহার করা হবে।



[Signature]
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
1 FEB 2010

স্বাক্ষরিত হওয়া উচিত
স্বাক্ষরিত হওয়া উচিত
স্বাক্ষরিত হওয়া উচিত
স্বাক্ষরিত হওয়া উচিত
স্বাক্ষরিত হওয়া উচিত

A N D

OSCAR BUSINESS PVT. LTD., a limited company, registered under the Companies Act, 1956, having its office at CF-305, Salt Lake City, Sector - I, Kolkata - 700 064, represented by its Authorised Signatory **SRI SUBRATA MAJUMDER** son of Bimal Chandra Majumder, by faith - Hindu, by occupation - Service, residing at 36/1/1, Tangra Road, Kolkata - 700 015, P.O. & P.S. Tangra, hereinafter called the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **SECOND PART**.

A N D

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

WHEREAS Sri Biswanath Bhattacharyya, the Vendor herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **04.00 Satak** out of 16.00 Satak comprised in R.S. Dag No. **860** (Bastu), with tile shed structure measuring an area 100 Sq.ft; under L.R. Khatian No. **342**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS the Vendor has engaged the Confirming Party for development of the land and as well as selling the land to the Purchaser.

AND WHEREAS the Vendor herein, has agreed to sell and the Confirming Party herein, has agreed to confirm and the Purchaser has agreed to purchase the said plot of land measuring an area **04.00 Satak** out of 16.00 Satak comprised in R.S. Dag No. **860** (Bastu), with tile shed structure measuring an area 100 Sq.ft; under L.R. Khatian No. **342**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 2,06,800/-** (Rupees Two Lac Six Thousand Eight Hundred) only.



✓
Addl. District Sub-Registrar
Bidhen Nagar (Salt Lake City)

1 FEB 2010

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 2,06,800/-** (Rupees Two Lac Six Thousand Eight Hundred) only paid by the Purchaser to the Vendor and Confirming Party at or before the execution of these presents (receipts whereof the Vendor and Confirming Party doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure and the Confirming Party hereby confirm unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Bastu" land measuring an area of **04.00 Satak** out of 16.00 Satak comprised in R.S. Dag No. **860**, with tile shed structure measuring an area 100 Sq.ft; under L.R. Khatian No. **342**, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North), morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

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II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

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

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

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

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

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

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
7 FEB 2010

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

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

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

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

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Bastu" land measuring an area of **04.00 Satak** out of 16.00 Satak comprised in R.S. Dag No. **860**, with tile shed structure measuring an area 100 Sq.ft; under L.R. Khatian No. **342**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No.126, Touzi No. 10, in the District of 24-Parganas (North).

<u>R.S. Dag No.</u>	<u>Total Area</u>	<u>Sold Area</u>	<u>Nature</u>
860	16 Satak	04.00 Satak	Bastu



Addl. District Sub-Registrar
Bidhan Nagar (North 24 P.S.)
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The said plot of land is butted and bounded as follows: -

ON THE NORTH	:	Part of R.S. Dag No. 860.
ON THE SOUTH	:	Part of R.S. Dag No. 860.
ON THE EAST	:	Panchayet Road.
ON THE WEST	:	Part of R.S. Dag No. 860.

IN WITNESS WHEREOF, the VENDOR and CONFIRMING PARTY have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR AND CONFIRMING PARTY

At Kolkata in presence of: -

1. *Handwritten signature*
Handwritten signature
Handwritten signature
Handwritten signature

2. *Handwritten signature*
Handwritten signature
Handwritten signature
Handwritten signature

Biswa Nath Bhattacharya

SIGNATURE OF THE VENDOR

OSCAR BUSINESS PVT. LTD.

SIGNATURE OF THE CONFIRMING PARTY

Subrata Roy
(Authorized Signatory)



Add. District Sub-Registrar
Bidhan Nagar (Salt Lake Circle)

1 FEB 2010

MEMO OF CONSIDERATION

Paid by

Rs. 2,06,800/-

Total : Rs. 2,06,800/-

(Rupees Two Lac Six Thousand Eight Hundred) only.

Witness: -

1. *শ্রীমান অক্ষয় কুমার*
শ্রীমান অক্ষয় কুমার

2. *শ্রীমান অক্ষয় কুমার*
শ্রীমান অক্ষয় কুমার

Biswa Nath Bhattacharya

SIGNATURE OF THE VENDOR

OSCAR BUSINESS PVT. LTD.

Satya Majumdar

SIGNATURE OF THE CONFIRMING PARTY

(Authorized Signatory)

Drafted by: -

ARUN KUMAR BHAUMIK

ARUN KUMAR BHAUMIK (Advocate)

Calcutta High Court

Registration No.905/1983

63/21, Dum Dum Road, Kol-74

Surer Math, Dial 2529-2531.



Addl. District Sub-Registrar.
Bidhan Nagar (S)

1 FEB 2010

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

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



✓
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

1 FEB 2010

Drawn by
S. K. BHANDAL
S. K. BHANDAL



OSCAR BUSINESS PVT. LTD.
Sunder Nagar
(Mukund Nagar)

Biswa Nath Bhattacharya

LAND PLAN PART OF R.S. Dtg. NO. 636, 637, 638 & 640 & 47, 649, 650, 651, 652, 653, 654
R.S. KHATTIAN NO. 655, 680, 681, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700
TR. KHATTIAN NO. MOUZA KALIKAPUR D.L. NO. 40 RESANO. 143
P.S. RAJRAHAT DIST. NO. 24 PARGANAS SCALE

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA





Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

1 FEB 2010

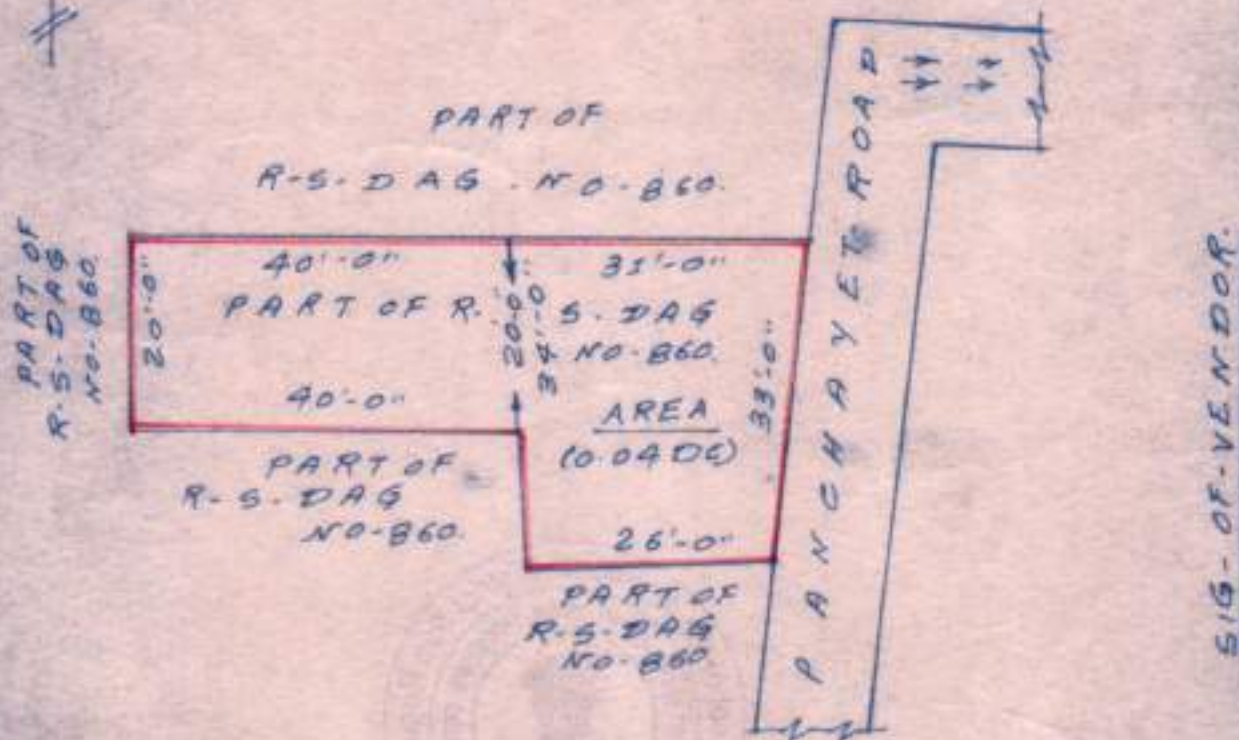
SITE PLAN PART OF R.S. DAG NO-860 AT
MOUZA-KALIKAPUR T.L. NO-40. R.S. NO-143 L.R.
KH. NO-342. P-5. RAJARHAT DIST. 24. PARGANAS. (CN)
AREA. (0.04 DC) (IN RED COLOUR)

VENDOR. SRI BISWANATH BHATTACHARYA.

VENDEE.

N

SCALE: 20:1" (IN)



21/11/10

ANIL GHOSH
Plan Maker, Surveyor
Bhubaneswar, Orissa, Chandipur
Bogal, Dist- 751022

DRAWN BY

Biswa Nath Bhattacharya

OSCAR BUSINESS PVT. LTD.

ESS PVT. LTD.

Sabita Majumdar
(Authorized Signatory)



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

1 FEB 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Paraganas

Endorsement For Deed Number : I - 00885 of 2010
(Serial No. 00846 of 2010)

On 01/02/2010

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

Presented for registration at 20.50 hrs on :01/02/2010, at the Private residence by Subrata Majumder, one of the Executants.

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

Execution is admitted on 01/02/2010 by

1. Subrata Majumder, Authorised Signatory, Oscar Business Pvt Ltd, C F - 305 Salt Lake City, Sec - I, Kol-64, By Profession : Service
2. Biswanath Bhattacharyya, son of Khetra Nath Bhattacharyya , Kalikapur , Thana Rajarhat, By Caste Hindu, By Profession : ----
Identified By Jahangir Gazi, son of Asraf Gazi, Kalikapur Kol-135 ,Thana: Rajarhat, By Caste Muslim, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 02/02/2010

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2321/- ,E = 14/- on 02/02/2010

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.-211800/-

Certified that the required stamp duty of this document is Rs.- 10610 /- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 10520/- is paid 01422101/02/2010 STATE BANK OF INDIA, Dum Dum Cal., received on 02/02/2010



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

02/02/2010 14:49:00

Add. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

Endorsement Page 2 of 2
- 2 FEB 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 4351 to 4363
being No 00885 for the year 2010.



(Rajendra Prasad Upadhyay) 02-February-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal