

07618

Ref SL/No. 19

J-07656 Page 1 of 7



18/8
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 225804

Mr 22/8/25

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 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 18 AUG 2009

Convey/18939

CONVEYANCE

THIS INDENTURE made on this 18/8... day of August... Two Thousand and Nine **BETWEEN** (1) **SRI AMAR BHATTACHARYYA** son of Late Sambhunath Bhattacharyya, (2) **SMT. PRATIMA BHATTACHARYYA** wife of Late Sambhunath Bhattacharyya, (3) **SMT. RAMA SARDAR (BHATTACHARYYA)** wife of Sanat Sardar, all residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), (4) **SMT. SIKHA BHATTACHARYYA** wife of Sri Brahmma Keshab Bhattacharyya, residing at 14, Jayram Naibhusan Lane, Police Station - Jagatdal, P.O. Bhatpara,



[Faint handwritten notes and signatures at the bottom of the page.]

399 05/10/07

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT KOLKATA

[Handwritten signature]

16 JUL 2007
500000

Indrani Dhar.

Indrani Dhar.

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Balkrishna is constituted attorney
of Indrani Dhar and
Amar Bhattacharya, Smt. Kalime
Bhattacharya, Smt. Rama Sardar
(Bhattacharya), Smt. Sekha Bhattacharya,
Smt. Rekha Bhattacharya.

[Handwritten signature]
S/o Amar Nath Bhattacharya,
Kalikapuri, Rajarhat
Kad-135.
Biswas.



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

18 AUG 2009

in the District of 24-Parganas (North), **(5) SMT. REKHA BHATTACHARYYA** wife of Sri Pradip Bhattacharyya, residing at 37, West Ghoshpara, Police Station – Jagatdal, P.O. Bhatpara, in the District of 24-Parganas (North), all are Indian Citizen, hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART. The Vendor Nos. 1 to 5 herein**, are represented by their Constituted attorney **(1) MISS. INDRANI DHAR** daughter of Sri Kalyan Dhar, by faith – Hindu, by Occupation – Household Work, residing at 3, Kartick Bose Street, Police Station – Amherst Street, Kolkata – 700 009, **(2) MANOWARA BIBI** daughter of Noor Md. Molla, by faith – Muslim, by Occupation – Housewife, residing at Mondalganthi, Police Station – Barasat, in the District of 24-Parganas (North), vide Power of Attorney dated 16.12.2002, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 10, Pages 266 to 271, Being No. 417 for the year 2002.

AND

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 his heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS Sambhunath Bhattacharyya, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 04.00 Satak out of 16 Satak comprised in R.S. Dag No. 860 (Bastu), with tile shed structure under L.R. Khatian No. 472, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS after the death of Sambhunath Bhattacharyya, his only son viz Sri Amar Bhattacharyya, only wife viz; Smt. Pratima Bhattacharyya and three daughters viz; Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya, became the joint owners of the aforesaid land by virtue of succession.

AND WHEREAS Sri Amar Bhattacharyya, Smt. Pratima Bhattacharyya, Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya, the Vendor Nos. 1 to 5 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **04.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860 (Bastu)**, with tile shed structure under L.R. Khatian No. **472**, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas



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(North), morefully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of "BASTU" land measuring an area **04.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860** with tile shed structure under L.R. Khatian No. **472**, 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. 1,82,000/-** (Rupees One Lac Eighty Two Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 1,82,000/-** (Rupees One Lac Eighty Two Thousand) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "BASTU" land measuring an area **04.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860** with tile shed structure under L.R. Khatian No. **472**, 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 Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any



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

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;
- ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have 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 Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;
- iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have 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



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other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

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

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

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

ix) AND ALSO THAT the Vendors have 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 **04.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860** with tile shed structure measuring an area 100 Sq.ft under L.R. Khatian No. **472**, at Mouza - Kalikapur, P.S. Rajarhat, within the



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limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar Salt Lake City, 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 Nos.</u>	<u>TOTAL AREA</u>	<u>SOLD AREA</u>	<u>NATURE</u>
860	16 Satak	04.00 Satak	Bastu.

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

ON THE NORTH	:	Part of R.S. Dag No. 683 and 860.
ON THE SOUTH	:	Part of R.S. Dag No. 860.
ON THE EAST	:	Panchayet Road.
ON THE WEST	:	R.S. Dag No. 858/1249.

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

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *Bhaldadaryo*
Kalikapur, Rajarhat
Kal-125.

2. *Arizans Nalla*
Kalikapur

Indrani Dhar.
(INDRANI DHAR)

Manowara Bibi

(MANOWARA BIBI)
Both are as Constituted Attorney of Sri Amar Bhattacharyya, Smt. Pratima Bhattacharyya, Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya.

SIGNATURE OF THE VENDORS




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Addl. District Sub-Registrar
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SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

					
	S	R	M (Left Hand)	I	T
					
 (TRILOCHAN SHARMA)	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
					
Indrani Dhar,	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
					
सुशीला देवी	T	I	M (Right Hand)	R	S



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SITE PLAN PART OF R. S. DAG NO-860 AT MOUZA - KALIKAPUR,
J.L. NO - 40, R. S. NO. - 143, L.R.KH. NO - 472 P. S. - RAJARHAT,

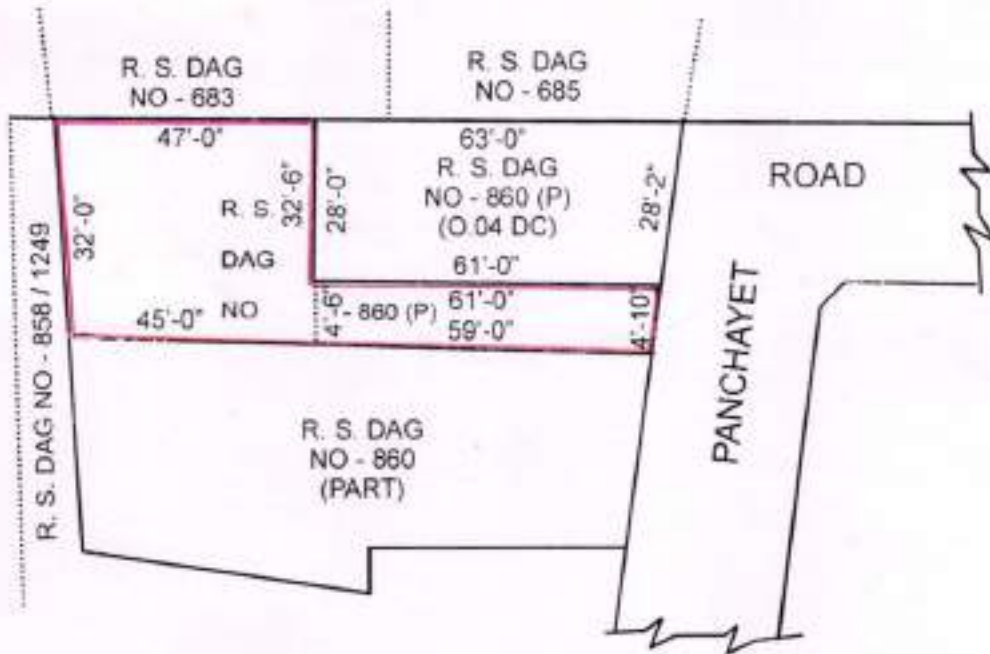
DIST - NORTH 24 PARGANAS,

AREA - (0.04 DC) (IN RED COLOUR)

VENDORS : 1. KUMARI INDRANI DHAR
2. MANUARYA BIBI

VENDEE : _____

SCALE = 40' = 1" (IN)



SIG. OF VENDORS

Indrani Dhar,

मानुआर्या बिबी

Both are the constituted attorney of
Sri Amar Bhattacharya, Smt. Pratima
Bhattacharya, Smt. Rama Sardar
(Bhattacharya) Smt. Sankha Bhattacharya
Smt. Rekha Bhattacharya.

DRAWN BY
ANIL GHOSH
REGD NO. - 15727
CHOTOCHANDPUR



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MEMO OF CONSIDERATION

Paid by Cash
through Oscar Business Pvt. Ltd.

Rs. 1,82,000/-

Rs. 1,82,000/-

(Rupees One Lac Eighty Two Thousand) only.

Witness: -

1. *Bhattacharya*

2. *Azi 2018 Molla*

Indrani Dhar,
(INDRANI DHAR)

Manowara Bibi

(MANOWARA BIBI)

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

SIGNATURE OF THE VENDORS

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.

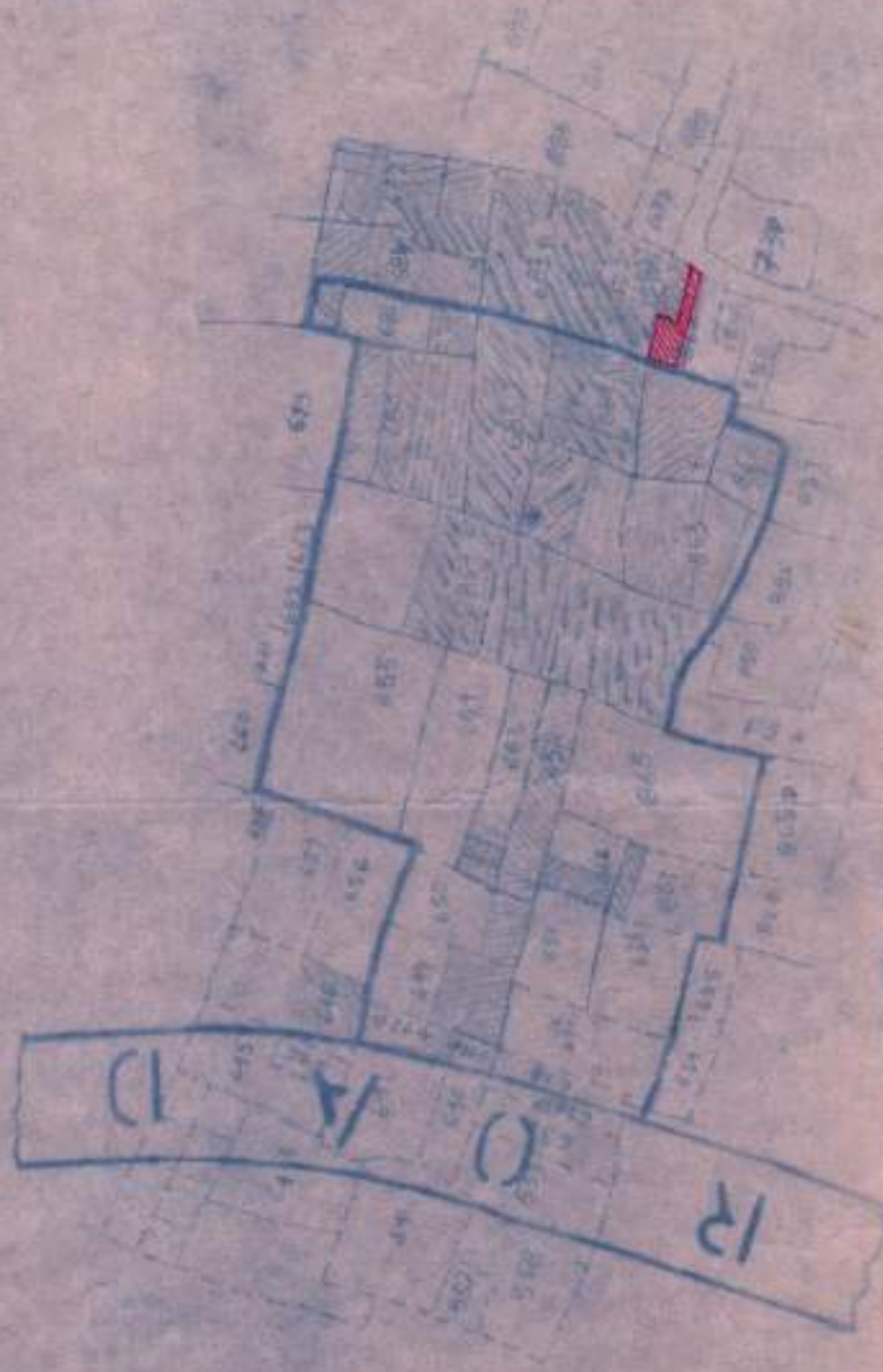


Additional District Sub-Registrar
Bidhan Nagar (Salt Lake City)

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PART OF R/S DRG. NO 636 637 638 640 647 649 650 651 652 653 654.
 655 680 681 683 684 801 862 863 864 865 866 867 R S KHATHIAN NO
 L.R. KHATHIAN NO MOUZA KALIKAPUR J.L. NO. 40 RESRNO. 143
 P.S. RAJRAHAT DIST NO 24 PARGANAS SCALE

PL NO | NAME OF VENDOR | NAME OF VENDEE | AREA



Subrami Dhar,

BRJ Jaisrions

20/11/1954
 20/11/1954
 20/11/1954



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

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Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-07656 of :2009
(Serial No. 07618, 2009)

On 18/08/2009

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2464/- ,E = 14/- on:18/08/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 224925/-

Certified that the required stamp duty of this document is Rs 11266 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 11170/- is paid, by the draft number 354221, Draft Date 18/08/2009 Bank Name STATE BANK OF INDIA, Nagerbazar Cal., received on :18/08/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.49 hrs on :18/08/2009,at the Office of the A. D. S. R. BIDHAN NAGAR by Indrani Dhar,one of the Executants.

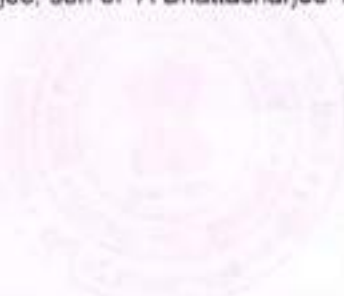
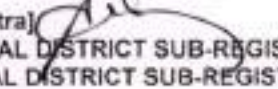
Executed by Attorney

1. Execution By Indrani Dhar, daughter of Kalyan Dhar ,Amherst St Kol-9 ,Thana: - By caste Hindu,by Profession :House wife,as the constituted attorney of 1. Amar Bhattacharyya 2. Pratima Bhattacharyya 3. Rama Sardar Bhattacharyya 4. Sikha Bhattacharyya 5. Rekha Bhattacharyya is admitted by him.

Identified By G Bhattacharjee, son of A Bhattacharjee Kalikapur Thana: -, by caste Hindu,By Profession :Business

2. Execution By Manowara Bibi, daughter of Noor Md Molla ,Mondalganthi ,Thana: Barasat By caste Muslim,by Profession :House wife,as the constituted attorney of 1. Amar Bhattacharyya 2. Pratima Bhattacharyya 3. Rama Sardar Bhattacharyya 4. Sikha Bhattacharyya 5. Rekha Bhattacharyya is admitted by him.

Identified By G Bhattacharjee, son of A Bhattacharjee Kalikapur Thana: -, by caste Hindu,By Profession :Business


[Saikat Patra] 
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal



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

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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 07618 / 2009, Deed No. (Book - I , 07656/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Indrani Dhar	<i>Indrani Dhar,</i> 18/08/09

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Indrani Dhar Address -Amherst St Kol-9	Attorney	 18/08/2009	 LTI 18/08/2009	<i>Indrani Dhar,</i>
2	Manowara Bibi Address -Mondal ganthi	Attorney	 18/08/2009	 LTI 18/08/2009	<i>Manowara Bibi</i>

Name of Identifier of above Person(s)
 G Bhattacharjee
 PS--, Kalikapur

Signature of Identifier with Date

G Bhattacharjee
18/08/09.





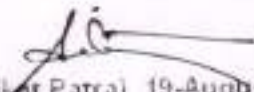
Addt. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

18 AUG 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 19724 to 19737
being No 07656 for the year 2009.




(Sankar Patra) 19-August-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal