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J= 05248

Page 1 of 2



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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

71V=224925+

C 225820

Handwritten signature and date 10/6

Signature
 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 10 JUN 2009

Convey/18666

CONVEYANCE

THIS INDENTURE made on this 27th day of June Two Thousand and Nine **BETWEEN MISS. PIUE BHATTACHARJEE** daughter of Late Rabindra Nath Bhattacharjee, by faith - Hindu, by Occupation - Household Work, 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 her heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

Handwritten notes:
 Case No - 01131/09
 2(1) - 250/-
 2(2) - 85/-
 335/-

473 8/10/07

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT, KOLKATA

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT, KOLKATA

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16 JUL 2007

500000

Pius Bhattacharya



Nic
2537

Pius Bhattacharya



Abdul Aziz
S/O - Jushimuddin Muzi
Vill - Jamal Para
P.S - Rajarhat
K.O - 135
Bachchali

[Handwritten signature]
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
09 JUN 2009

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-in-office and assigns) of the **OTHER PART**.

WHEREAS Sankar Bhattacharjee, 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), under L.R. Khatian No. 470, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS by a Deed of Conveyance dated 07.09.2007, registered at the office of the Addl. District Sub-Registrar office Bidhannagar, Salt Lake City, copied in Book No. I, CD Volume No. 4, Pages 14198 to 14220, Being No. 4052 for the year 2009, Sankar Bhattacharjee represented by his Constituted Attorney Sri Khitish Mondal sold, transferred and conveyed to Minati Bhattacharjee ALL THAT piece or parcel of land measuring an area 04.00 Satak out of 16 Satak comprised in R.S. Dag No. 860 (Bastu), under L.R. Khatian No. 470, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule thereunder written.

AND WHEREAS Rabindra Nath Bhattacharjee, 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), under L.R. Khatian No. 424, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS after the death of Rabindra Nath Bhattacharjee his wife Minati Bhattacharjee, only son Sri Mithun Bhattacharjee and only daughter Miss. Piue Bhattacharjee became the joint owners of the aforesaid land by virtue of succession.

AND WHEREAS after the death of Minati Bhattacharjee, her only son viz; Sri Mithun Bhattacharjee and only daughter viz; Miss. Piue Bhattacharjee, became the joint owners of her share in the aforesaid land by virtue of succession.



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AND WHEREAS Sri Mithun Bhattacharjee, and Miss Piue Bhattacharjee, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **08.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860** (Bastu), with R.T. Shed Structure under L.R. Khatian No. **470, 424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) 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 Miss Piue Bhattacharjee, the Vendor herein, has agreed to sell and the Purchaser has agreed to purchase the said plot of land measuring an area **04.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860** (Bastu), with R.T. Shed Structure measuring an area 100 Sq.ft; under L.R. Khatian No. **470, 424**, 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 Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Bastu" land measuring an area of **04.00 Satak** out of 16 Satak comprised in R.S. Dag No. **860**, with R.T. Shed Structure measuring an area 100 Sq.ft; under L.R. Khatian No. **470, 424**, 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,



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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, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

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

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of 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, lispendens, 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;



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

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

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

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed,



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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 Satak comprised in R.S. Dag No. **860**, with R.T. Shed Structure measuring an area 100 Sq.ft; under L.R. Khatian No. **470, 424**, 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

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

ON THE NORTH	:	R.S. Dag No. 685, 683.
ON THE SOUTH	:	Part of Same Dag.
ON THE EAST	:	Panchayet Road.
ON THE WEST	:	Part of Same Dag.

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

SIGNED SEALED AND DELIVERED

by the VENDOR At Kolkata in presence of: -

1. *Abirul Haque*

2. *Sanjay Kumar*

Piye Bhattacharya
SIGNATURE OF THE VENDOR



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Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

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MEMO OF CONSIDERATION

Paid by

Rs. 1,82,000/-

Total : Rs. 1,82,000/-

(Rupees One Lac Eighty Two Thousand) only.

Witness: -

1. *Abdul Kadir*
Jamal Khan

2. *Abdul Kadir*

Piye Bhattacharjee
SIGNATURE OF THE VENDOR

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 (Salt Lake City)

09 JUN 2009

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
 (TALLOCHAN SHARMA)					
					
	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
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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 - 424,470

P.S. - RAJARHAT, DIST - NORTH 24 PARGANAS

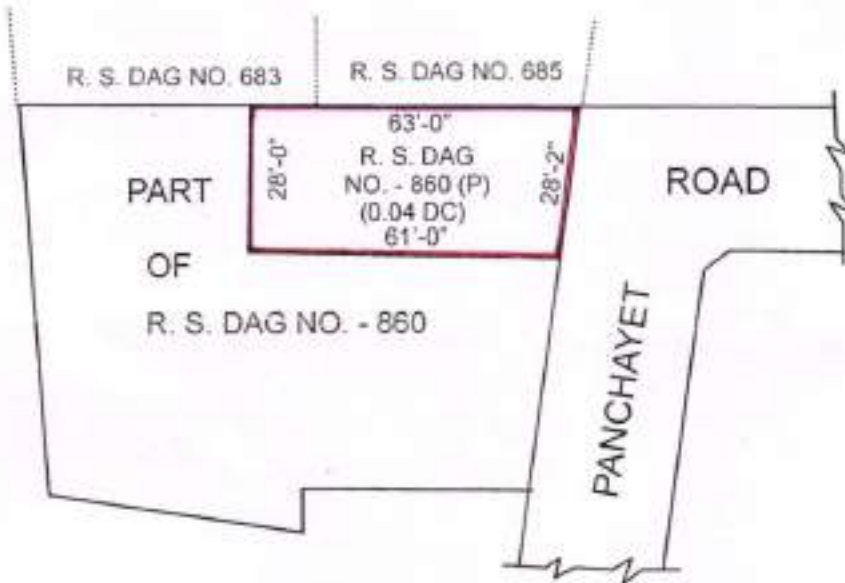
AREA - (0.04 DC) (IN RED COLOUR)

VENDOR : SMT. PIU BHATTACHARYA

VENDEE : SASWAT DEVELOPER PVT. LTD.

N

SCALE = 40'=1"(IN)



SIG. OF VENDOR

Piu Bhattacharya



DRAWN BY
ANIL GHOSH
REGD NO. - 15727
CHOTOCHANDPUR



Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

09 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-05248 of :2009
(Serial No. 05272, 2009)

On 09/06/2009

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

Presented for registration at 12.34 hrs on :09/06/2009,at the Private residence by Piuve Bhattacharjee,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/06/2009 by

1. Piuve Bhattacharjee, daughter of Lt Rabindra Nath Bhattacharjee ,Kalikapur ,Thana Rajarhat, By caste Hindu,by Profession :House wife
Identified By A Gazi, son of T Gazi Jamalpara Thana: Rajarhat, by caste Muslim,By Profession :Business.

Name of the Registering officer : **Saikat Patra**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 10/06/2009

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 = 7/- on:10/06/2009

Certificate of Market Value(WB PUVI rules 1999)

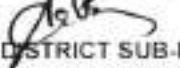
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 224925/-

Certified that the required stamp duty of this document is Rs 11256 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 11170/- is paid, by the draft number 352756, Draft Date 09/06/2009 Bank Name STATE BANK OF INDIA, Nagerbazar Dum Dum, received on :10/06/2009.

Name of the Registering officer : **Saikat Patra**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

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



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

10 JUN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 15363 to 15374
being No 05248 for the year 2009.



(Salkat Patra) 12-June-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal