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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48000 + 48000 A 707908

collectible under Rule 21. & 22  
w/s 5 (1) of W. & L. R. Act, 1958  
Stamp Act 1899 Subsequently  
amended Schedule LA. No. 1  
Stamp Paid

Handwritten notes and signatures in the right margin, including a signature that appears to be 'Smt. Sonali Mundhra'.

Registered at  
North 24 Parganas  
Dist. West Bengal

Convey/14582

13 APR 2007  
CONVEYANCE

THIS INDENTURE made on this 12th day of April

Two Thousand and Seven BETWEEN OSCAR BUSINESS PVT. LTD., a limited company, registered under the Companies Act, 1956, represented by its Director SMT. SONALI MUNDHRA wife of Sri Aditya Mundhra, having its office at CF-305, Salt Lake City, Sector - I, Kolkata 700 064, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the FIRST PART.

Handwritten notes on the left margin: '45000', '700', '25000', '104030448', '700 064'.

Stamp duty of Rs. 27770  
Date of stamp duty 20.4.07  
25000  
25500  
6/4/07  
880301  
P. S. H. S.

Registered at  
North 24 Parganas  
Dist. West Bengal  
20.4.07

1049

11/4/07

नाम  
 पता  
 पेशे का नाम  
 निवास स्थान (संविधान विधि)  
 जिला, तहसील, पोस्टाफिस

A. K. Bhowik  
 Adulsi  
 Heeril

09 APR 2007



प्रमाणित किया जाता है कि  
 श्री राजेश कुमार शर्मा  
 निवासी पंचसुख  
 कोशिका - 1448

Amount for Registration Rs. 600000  
 on the 5<sup>th</sup> day of April 2007  
 Office of Registrar  
 North 24 Parganas

Sonali Munda  
 Aditya Munda  
 District - North 24 Parganas  
 by Cash / High / Auction / ...  
 Saswat Developer Pvt Ltd

Sonali Munda

Munch...

1448

OSCAR BUSINESS PVT. LTD.

Registrar of Companies  
 North 24 Parganas  
 (W.B.)

12 APR 2007

Sonali Munda  
 Director

SASWAT DEVELOPER PVT LTD

TRILOCHAN SHARMA  
 DIRECTOR

1449 Jagabandhu Mondal  
 S/O Lak Jagul ch. Mondal  
 Vill Ho. Chak Panichuria  
 P.S. Rajarhat, Dist-24Pgr(W)  
 Occupation - Business

DIRECTOR  
 Jagabandhu Mondal  
 S/O Lak Jagul ch. Mondal  
 P.S. Rajarhat  
 District - North 24 Parganas  
 by Cash / High / Auction / ...

Registrar of Companies  
 North 24 Parganas  
 (W.B.)

12 APR 2007

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, 9<sup>th</sup> 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 by a Deed of Conveyance dated 23.02.2007, registered at the office of the District Registrar Barasat, Copied in Book No. 1, Being No. 1475 for the year 2007, Sri Amar Bhattacharyya, Smt. Pratima Bhattacharyya, Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya, Sri Biswanath Bhattacharyya, sold, transferred and conveyed Oscar Business Pvt. Ltd., ALL THAT piece or parcel of land measuring

an area 40.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),

an area 13.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),

an area 18.50 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),

an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),

an area 08.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),

an area 09.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),

being total area **91.50 Satak** under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24 Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Oscar Business Pvt. Ltd., the Vendor herein, is true well seized and possessed of or otherwise well and sufficiently entitled to the "Sale" land measuring

an area 40.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),

an area 13.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),

an area 18.50 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),

an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),

an area 08.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),

an area 09.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan).



*[Signature]*  
District Auditor

12 APR 2017

being total area **91.50 Satak** under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) and records of rights 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 Vendor has agreed to sell and the Purchaser has agreed to purchase the said plot of "Bagan & Danga" land measuring an area **91.50 Satak** comprised in R.S. Dag No. **864, 683, 680, 862, 863, 681**, under L.R. Khatian No. **472, 342, 424**, 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. 27,70,000/-** (Rupees Twenty Seven Lac Seventy Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT:**

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 27,70,000/-** (Rupees Twenty Seven Lac Seventy 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 "Bagan & Danga" Land admeasuring an area **91.50 Satak** comprised in R.S. Dag No. **864, 683, 680, 862, 863, 681**, under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Pargana (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinafter 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



Signature of T. W.  
March 24, 2007

12 APR 2007

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

**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,



**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**

12 APR 2017



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;

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,



*[Signature]*  
District Inspector of Prisons  
Bangalore

12 APR 2007

liens, bargains, vesting, attachments, dispendens, uses, debitters, trusts, claims and demands of 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 "Bagan & Danga" land measuring an area **91.50 Satak** comprised in R.S. Dag No. **864, 683, 680, 862, 863, 681**, under L.R. Khatian No. **472, 342, 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).



*[Handwritten Signature]*  
District Industries Centre  
Bhubaneswar, Odisha  
12 APR 2007

R.S. DAG Nos.	TOTAL AREA	SOLD AREA	Nature
864	105 Satak	40.00 Satak	Bagan.
683	90 Satak	13.00 Satak	Danga.
680	37 Satak	18.50 Satak	Danga.
862	10 Satak	02.50 Satak	Bagan
863	36 Satak	08.00 Satak	Danga
681	38 Satak	<u>09.50 Satak</u>	Bagan
		<u>91.50 Satak</u>	

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

- ON THE NORTH : Part of others Dag.
- ON THE SOUTH : Part of others Dag.
- ON THE EAST : Part of others Dag.
- ON THE WEST : Part of others 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. Jagabandhu Mondal  
 vill+Po. Chakpanchuria  
 P.S. Rajarhat, Dist-24 Pgs(N)

2. Prasanta Patra  
 C.F-30, Salt Lake  
 Kol - 700065

OSCAR BUSINESS PVT. LTD.

*Soumi Mondal*  
 Director

SIGNATURE OF THE VENDOR

SASWAT DEVELOPER PVT LTD

*Tri Lochan Sharma*  
 (TRILOCHAN SHARMA)  
 DIRECTOR  
 Signature of the purchaser

89













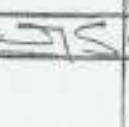
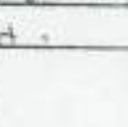

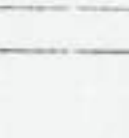
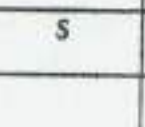
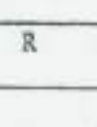

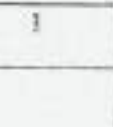

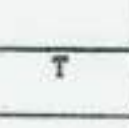
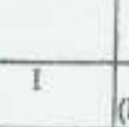

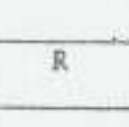
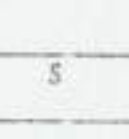






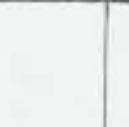



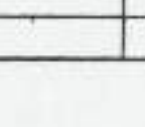

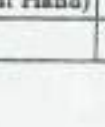
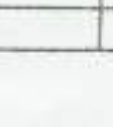
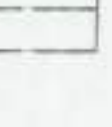


Signature of Y.S.  
March 24 2007

12 APR 2007

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.      Signature of the  
                  Executant.

					
	S	R	M (Left Hand)	I	L
					
	T	I	M (Right Hand)	R	S
<p><i>Tilochan Sharma</i> (Tilochan Sharma)</p>					
	S	R	M (Left Hand)	I	L
					
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	L
					
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	L
					
	T	I	M (Right Hand)	R	S



*[Signature]*  
District Engineer  
12 APR 2007







*[Signature]*  
District Inspector

12 APR 2017

LAND PLAN PART OF R S DAG NO 854

RS KHATIAN NO  
NAME OF MOUZA  
RESA NO

KALIKA PUR.

LR KHATIAN NO  
JL NO  
P S RAJARHA

DIST N 24 PARGANAS SCALE 100:1

PL. NO.

NAME OF VENDOR

NAME OF VENDEE

AREA

OSCAR BUSINESS P. T. LTD.

*Sonali Mishra*  
Director

SASWAT DEVELOPER  
PVT LTD.

*[Signature]*

(TRILOCHAN SHARMA)

Signature of the purchaser



REG NO: UNDIVIDED SHARE OUT OF 105 DECIMAL  
COMPRING 40 DEIMAL OF PLOT NO 854  
SHOWN THIS



Signature of [Handwritten Signature]  
District 24 Patongpaeng

12 APR 2011



Office of the District Secretary  
District 24 Patongpaeng  
Chiang Mai Province

Number of Pages: \_\_\_\_\_  
Number of Tables: \_\_\_\_\_  
Number of Figures: \_\_\_\_\_  
Number of Appendices: \_\_\_\_\_  
Number of References: \_\_\_\_\_  
Number of Bibliographies: \_\_\_\_\_  
Number of Footnotes: \_\_\_\_\_  
Number of Endnotes: \_\_\_\_\_  
Number of References: \_\_\_\_\_  
Number of Bibliographies: \_\_\_\_\_

LAND PLAN PART OF R S DAG NO 863

RS KHATIAN NO

L.R. KHATIAN NO

NAME OF MOUZA

KALIKA PUR

J.L. NO 4040

RESA NO 143

P S RAJARH...

DIST N 24 PA. JANAS SCALE 50:1

A NO

NAME OF VENDOR

NAME OF VENDEE

A 100

A  
B

0300

0300

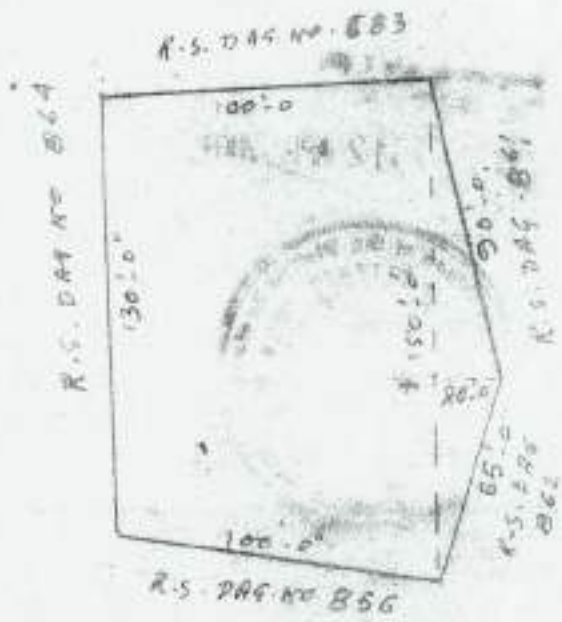
SASWAT DEVELOPER PVT LTD.

OSCAR BUSINESS PVT LTD.

*Tri Lochan Sharma*  
(TRILOCHAN SHARMA)

*Senali Handia*

signature of the purchaser



UNDIVIDED SHARE OUT OF 36 DECIMAL  
COMPRISING 08 DECIMAL OF PLOT NO 863  
SHOWN THUS.

6-8



16  
স্বাক্ষরিত ১/১১/৬৬  
ডা. সোহাগ

12 APR 1966



স্বাক্ষরিত ১/১১/৬৬  
ডা. সোহাগ

স্বাক্ষরিত ১/১১/৬৬  
ডা. সোহাগ

LAND PLAN PART OF R S DAG NO 680

RS KHATIAN NO LR KHATIAN NO  
NAME OF MOUZA KALINA PUR JL NO  
RESA NO 143 P S RAJARHA

DIST N 24 PARGANAS SCALE 50:1

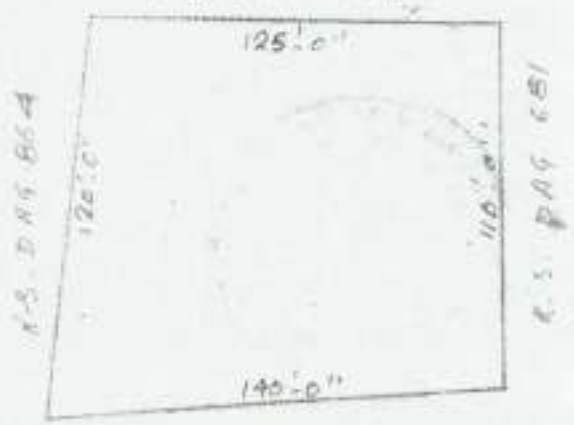
T.N.C. NAME OF VENDOR NAME OF VENDEE  
A  
B 13/50

SASWAT DEVELOPER  
PVT LTD.

OSCAR BUSINESS PVT. LTD.  
*Sonalika*  
Director

*[Signature]*  
(TRILOKHAN SHARMA)  
DIRECTOR  
Signature of the purchaser

R.S. DAG NO 683



R.S. DAG - 683

NO:- UNDIVIDED PART OUT OF 37 DECIMAL  
COMPRISING 18 DECIMAL OF PLOT NO 680  
SHOWN THIS



REGISTER NO 1 10  
Fourth St. Room

12 APR 2007

REGISTER NO 1 10  
with its contents  
JCD, 10/1/07



as per the return on file with the  
Book No. \_\_\_\_\_  
Volume No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Date of \_\_\_\_\_



LAND PL<sup>e</sup> PART OF R 5 DAG NO 685

RS KHATIAN NO

I. R KHATIAN N.

NAME OF MOUZA XALIKA PUR.

J L NO 4 3

RESA NO 143

P S RAJARHAI

Dist N 24 PARGANAS SCALE 100-1

PL. NO NAME OF VENDOR

NAME OF VENDEE

A 24

SASWAT DEVELOPER  
PVT LTD.

(TRI LOCHAN SHARMA)  
DIRECTOR

Signature of the purchaser

OSCAR BUSINESS PVT. LTD.


*Sevati Handa*  
Director



NOTE:- UNDIVIDED SHARE OUT OF 90 DECIMAL  
COMPRISING 13 DECIMAL OF PLOT NO 683  
SHOWN THIS

Handwritten notes: "NOTE:- UNDIVIDED SHARE OUT OF 90 DECIMAL OF PLOT NO 683 SHOWN THIS"



Approved:   
District Engineer

12 APR 1971



Approved:   
District Engineer

Book No. ....  
Volume No. ....  
Page No. ....  
Sheet No. ....  
of the year 1971

LAND PLAN PART OF R S DAG NO 862

REGISTRATION NO. [ ] DISTRICT [ ]  
NAME OF MOUZA KALIKA PUR [ ]  
RESA NO 143 P S RAJAHMUNDRAM  
DISTRICT RAJAHMUNDRAM SCALE 30' 1"

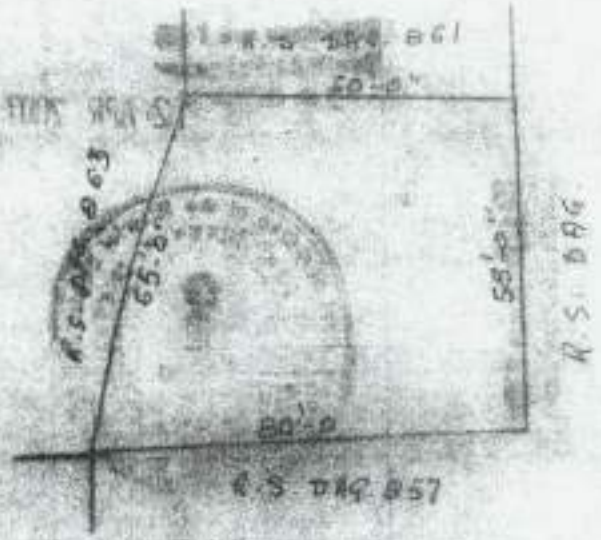
PL. NO	NAME OF VENDOR	NAME OF VENDEE
A		
B		

SASWAT DEVELOPER  
PVT LTD

OSCAR BUSINESS PVT. LTD.

*Sanjay Hembrha*  
Director

*Tri Lochan Sharma*  
(TRILOCHAN SHARMA)  
DIRECTOR



UNDIVIDED SHARE OUT OF 10 DECIMAL  
COMPRISING 25 DECIMAL PART OF PLOT NO 862  
SHOWN THIS



Signature of [Name]  
District Collector

12 APR 2017

Signature of [Name]  
District Collector



For use in the office of the District Collector, North 24 Parganas, West Bengal, India. The seal is used to authenticate official documents and correspondence.

LAND PLAN PART. OF R S DAG NO 681

RS KHATIAN NC

NAME OF MOUZA KALWA PUR

REBA NO 143

RS KHATIAN NC

J.L. NO

P. S. RAJARHA

DIST N 24 PARAGANAS SCALE 50-1"

LINE	NAME OF VENDOR	NAME OF VENDEE	AREA
A			15.60 sq
B			3.25 sq
C			0.75 sq
D			5.25 sq

SASWAT DEVELOPER  
PVT LTD.

*Tri Lochan Sharma*  
(TRILOCHAN SHARMA)  
DIRECTOR



OSCAR BUSINESS PVT. LTD.

*Sanali Hussain*  
Director

UNDIVIDED SHARE OUT OF 38 DECIMAL  
COMPRISING 9.5 DECIMAL OF PLOT NO 681  
SHOWN THUS



26

Inspector of Marine Industry  
North 24 Parganas  
West Bengal

12 APR 2007

Inspector of Marine Industry  
North 24 Parganas  
West Bengal



Serial No. ....  
Date of Issue .....

**MEMO OF CONSIDERATION**

Paid by Cheque No. 784163 dated 11.04.2007 on  
State Bank of India, Nagerbazar Branch, Kolkata,  
through Mr. Arun Kumar Bhaumik, Advocate.

Rs. 27,70,000/-

Rs. 27,70,000/-

(Rupees Twenty Seven Lac Seventy Thousand) only.

Witness: -

1. Jagabandhu Mondal

2. Prasanta Parui.

OSCAR BUSINESS PVT. LTD.

*Koushik Ghosh*  
Director

SIGNATURE OF THE VENDOR

Drafted by: -

*Arun Kumar Bhaumik*  
**ARUN KUMAR BHAUMIK (Advocate)**

Kolkata High Court

Registration No.905/1983

63/21, Dum Dum Road, Kol-74

Surer Math, Dial 2529-2531.



*[Handwritten signature]*  
**SECRET**  
**कॉपी प्रेषित**  
**(D.A. No.)**

12 APR 2007



**SECRET**  
**कॉपी प्रेषित**  
**(D.A. No.)**

with No. ....  
/ Attach No. ....  
Page .....  
Being No. ....  
for the year 2007. ....



Dated *10th April* 2007

INDENTURE

BETWEEN

TARASUNDARI ROY & ORS

AND

BENGAL BENFORT AQUA LTD.

DRAFTED BY :

NIKHIL BHATTACHARJEE  
ADVOCATE  
ALIPORE JUDGES COURT  
KOLKATA - 700 027

Certificate of Registration under section 60 and Rule 63.

Registered in Book - I  
CD Volume number 4  
Page from 5540 to 5557  
being No 03028 for the year 2007.



(X) 30-July-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal