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SL/NO
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D03693 A-14

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 492831

admissible under Rule 21 & sub
s/s 6 (1) of W. & D. R. Act. 1883
fully Stamp under the Indian
Stamp Act 1889 Subsequently
repealed Schedule I, Part II of the

North 24 Parganas
(S.A.R.S.)

10 MAY 2007 CONVEYANCE

23
48000 + 48000 + 48000
+ 50700
9807460
9807450
9807460
9807430

THIS INDENTURE made on this ... 21A ... day of ... May ... Two

Thousand and Seven **BETWEEN (1) SRI SANKAR BHATTACHARJEE** son of Late Khetra Nath Bhattacharjee, residing at Bishnupur, Police Station - Rajarhat, in the District of 24-Parganas (North), **(2) SMT. GOURI BHATTACHARJEE** wife of Sri Sankar Bhattacharjee, residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) both are by faith - Hindu, by occupation - Service and Housewife respectively, both 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 **FIRST PART.**

100
1200
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350000
A 38489
H
M
38501
A 38489
H
M
38501

A 38489-00
H 28-00
M 4-10
3853-10

GA) 250-00
& (H) 255-00
505-00

Stamp duty of Rs. 25000/-
20.11.07
6/1/07
880360
Part 1st
26
20.4.07

2120 14/3/07

সংসদ নং...
সংসদ নং...
সংসদ নং... 1000

সিদ্ধান্ত নম্বর (সংসদিক নং)
০. ১৫. ০৫. ১৫০

COURT

[Handwritten signature]

সংসদ নং
সংসদ নং...
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সংসদ নং...

08 MAY 2007

600000



Registered for Registration at... A.R.P.D.
on the... 8...th day... May... 2007
M... of the Sadar Registrar
Office at Baranati by...
of the Government / Chairman

Sankar Bhattacharya
No. Khataba Math...
Gauri Bhattacharya
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian
Profession - Rajarhat

Sankar Bhattacharya

Signature on T.R.
North 24 Parganas
G.P.O.

1961

08 MAY 2007

[Handwritten signature]
H. K. H.

Sankar Bhattacharya

1962

Gauri Bhattacharya

Kachitish mandal
No. Sadhan Mandal
No. Matrabattan
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian
Profession -

সিদ্ধান্ত নম্বর
সিদ্ধান্ত নম্বর
সিদ্ধান্ত নম্বর
সিদ্ধান্ত নম্বর
সিদ্ধান্ত নম্বর
(সংসদ - ১০০০)

Signature on T.R.
North 24 Parganas
G.P.O.

08 MAY 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, 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 Sri Sankar Bhattacharjee, the Vendor No.1 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 09.25 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),
 an area 09.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),
 an area 08.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),
 an area 12.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Pukur), *
 an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),
 an area 09.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),
 an area 21.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan), *

being total area **72.00** Satak 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 Smt. Gouri Bhattacharjee, the Vendor No. 2 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 05.00 Satak out of 38 Satak comprised in R. S. Dag No. 681 (Bagan), under L.R. Khatian No. 1024, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Sri Sankar Bhattacharjee and Smt. Gouri Bhattacharjee, the Vendor Nos. 1 and 2 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 09.25 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),
 an area 14.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),
 an area 08.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),



पुर्नवा जिला दफतरी
08 MAY 2017

an area 12.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Pukur),
 an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),
 an area 09.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),
 an area 21.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),
 being total area **77.00** Satak under L.R. Khatian No. **470, 1024**, 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 the Vendors have agreed to sell and the Purchaser has
 agreed to purchase the said plot of "Bagan, Danga & Pukur" land measuring an
 area of **77.00** Satak comprised in R.S. Dag No. **680, 681, 682, 684, 862, 863,**
864, under L.R. Khatian No. **470, 1024**, 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. 35,00,000/-** (Rupees
 Thirty Five Lac) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum
 of **Rs. 35,00,000/-** (Rupees Thirty Five Lac) 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
 "Bagan, Danga & Pukur" land measuring an area of **77.00** Satak comprised in
 R.S. Dag No. **680, 681, 682, 684, 862, 863, 864**, under L.R. Khatian No. **470,**
1024, 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



சென்னை
பெரியபாளையம்
08 MAY 2017

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 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 encumbrance, trusts, liens, lispendens, 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 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;



OFFICE OF THE DISTRICT REGISTRAR
DISTRICT OF COLUMBIA
MAY 8 2017

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors 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 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 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 Vendors 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 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



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
08 MAY 2007

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, lispendens, 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 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 & Pukur" land measuring an area of **77.00** Satak comprised in R.S. Dag No. **680, 681, 682, 684, 862, 863, 864**, under L.R. Khatian No. **470, 1024**, 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).



पटना जिला दफ्तर
24 Pargana
08 MAY 2017

<u>R.S. Dag No.</u>	<u>Total Area</u>	<u>Sold Area</u>	<u>Nature</u>
680	37 Satak	09.25 Satak	Danga
681	38 Satak	14.50 Satak	Bagan
682	35 Satak	08.75 Satak	Bagan
684	24 Satak	12.00 Satak	Pukur
862	10 Satak	02.50 Satak	Bagan
863	36 Satak	09.00 Satak	Danga
864	105 Satak	<u>21.00 Satak</u> <u>77.00 Satak</u>	Bagan

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

ON THE NORTH : Part of Other Dags.
 ON THE SOUTH : Part of Other Dags.
 ON THE EAST : Part of Other Dags.
 ON THE WEST : Part of Other Dags.

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. *[Handwritten signature]*
[Handwritten signature]

2. *[Handwritten signature]*
 w/o - Bishnupur
 P.O - R. Bishnupur
 Dist - North 24 P. G. O

[Handwritten signature]

SANKAR BHATTACHARJEE

[Handwritten signature]

GOURI BHATTACHARJEE


































SIGNATURE OF THE VENDORS



08 MAY 2017

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executants

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p align="center"><i>Trikochar Sharma</i></p>					
					
	S	R	M (Left Hand)		T
					
	T	I	M (Right Hand)	R	S
<p align="center"><i>Sanjay Bhatnagar</i></p>					
<p><i>Gauri Bhatnagar</i></p> 					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p align="center"><i>Gauri Bhatnagar</i></p>					



08 MAY 2017

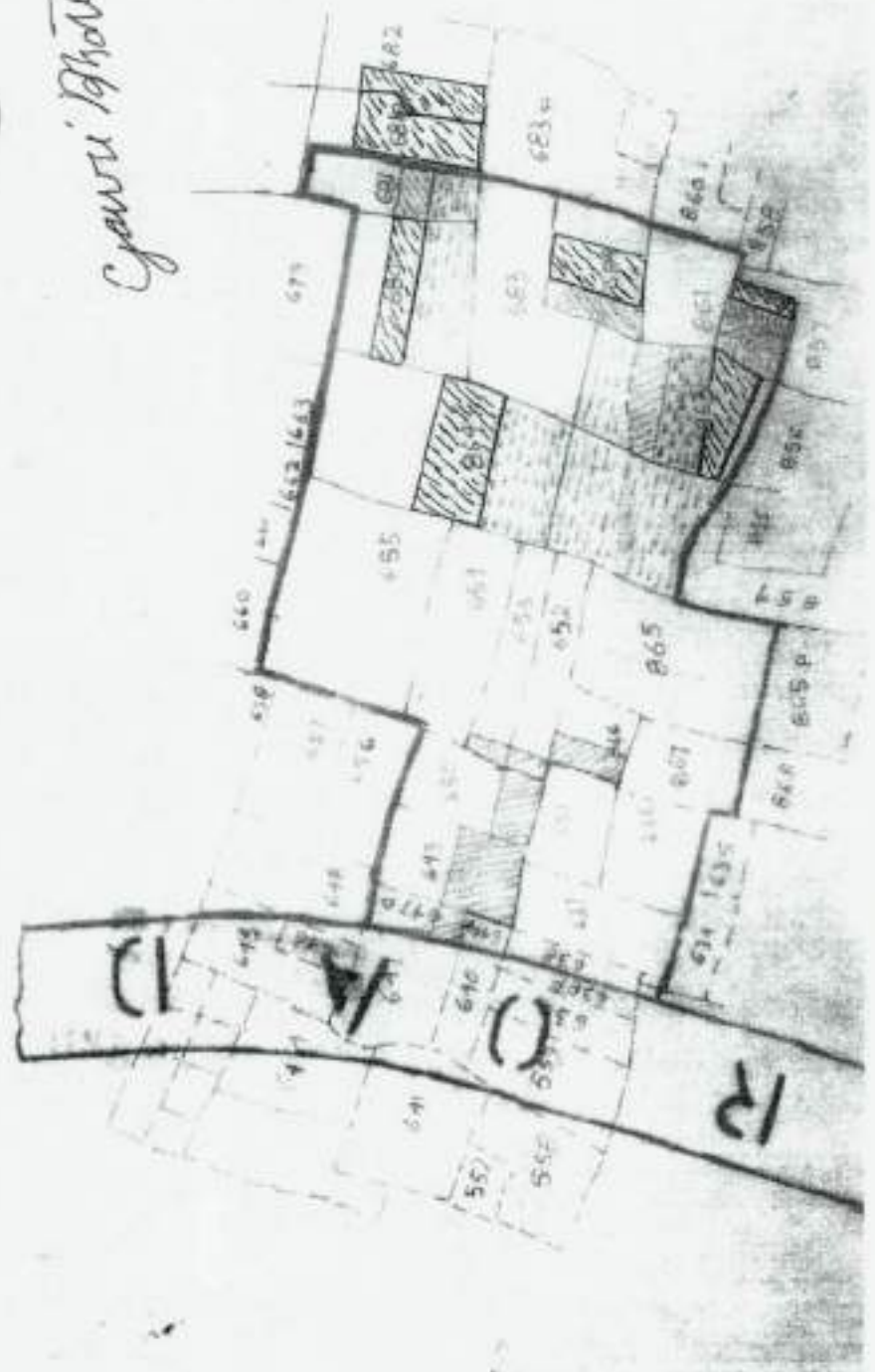
LAND PLAN PART OF P. S. DRUG NC. 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654
 655 656 657 658 659 660 661 662 663 664 665 666 667 R. S. KHATHIAN NO.
 1. R. KHATHIAN NO. MUJZA KALIKAPUR T. L. NO. 40 RESANO. 143
 P. S. RAJGARH DIST NO 24 PARGANAS SCALE



PL. NO. NAME OF VENDOR NAME OF VENDEE AREA

Sankar Bhandari

Ganvi Photo chary



Drawn by
 R. S. KHATHIAN



6

RECEIVED
MAY 10 2007

08 MAY 2007

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MAY 10 2007



of ...
Book No. ...
Volume No. ...
Page ...
Being ...

LAND PLAN PART OF R S DAG NO 864

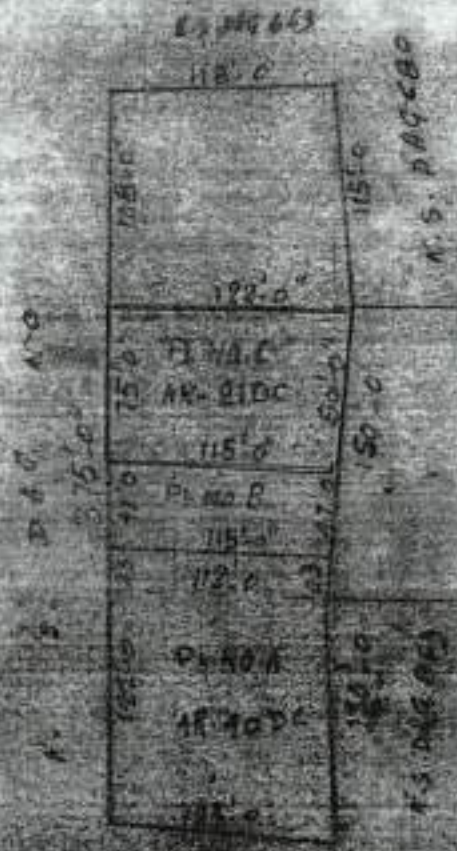
RS KHATIAN NO
 NAME OF MOUZA
 RESA NO 143

LR KHATIAN No
 KALKA PUR. J.L. NO 40
 P S RAJAHAI

DIST N 34 PARGANAS SCALE 100:1"

L. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			40 DC
D			1250 DC
E			21 DC

Sankar Bhattacharya



UNDIVIDED PART OF R S KHATIAN
 CONSISTING OF 143 OF PLOT NO 40



Supreme up to 100
South 24 Parganas

08 MAY 2007

Supreme up to 100
South 24 Parganas
IN S. P. 1



Book No.
Volume No.
Page No.
Date the year 2007



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LAND PLAN PART OF R 5 DAG NO 863

RS KHATIAN NO

I.R. KHATIAN NO

NAME OF MOUZA

KALIKA PUR

S.C. NO 40

RESA NO 143

P. S. RAJARDAS

DIST N 24 PA JANAS SCALE 5031

NAME OF VENDOR

NAME OF VENDEE

DATE

DEPT

OFFICE

NO

Souk...



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08 MAY 2007
District of Parganas
West Bengal

08 MAY 2007
District of Parganas
West Bengal



Book No.
Volume No.
Page No.
Being
of the year 2007.

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LAND PLAN PART OF R 5 DAG NO 862

RS KHATAN NO

LR KHATAN NO

NAME OF MOUZA KALIKA PUR

J.L NO 40

RESA NO 143

P S RAJAHMUNDRAM

DISTNZA FARGANAS SCALE 30' = 1"

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			8500
B			1500
C			7500
D			2500

Sankar Bhadra



PROVIDED SHARE OUT OF 70 DECIMAL
 DECIMAL OF PLAT NO 862
 THIS



Handwritten signature

मध्य प्रदेश
राज्य प्रशासन
दफ्तर

08 MAY 2007

मध्य प्रदेश
राज्य प्रशासन
दफ्तर



मध्य प्रदेश
राज्य प्रशासन
दफ्तर

मध्य प्रदेश
राज्य प्रशासन
दफ्तर

LAND PLAN PART OF R S DAG NO 664

RS KHATIAN NO

J. R. KHATIAN NO

NAME OF MOUZA KALIKA PUR

J. L. NO 40

RESA NO 143

P. S. RAJASDA

DIST N 24 BARGANAS - SCALE 50' 1"

NO	NAME OF VENDOR	NAME OF VENDEE	AREA
			00 00
			12 00

Sankar Bhattacharya



[] NO. [] UNDER [] PART OF [] DISTRICT
 COMPILING [] ORIGINAL OF [] RECORDS []



[Handwritten signature]
~~CONFIDENTIAL~~

10 MAY 1977

~~CONFIDENTIAL~~



By _____
Special Agent _____
Volume No. _____
Page _____
Serial No. _____
On the year 1977.

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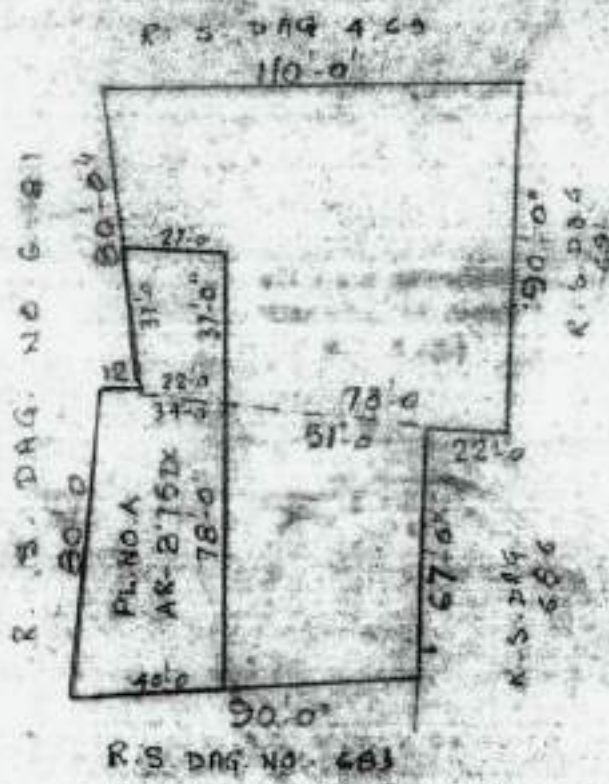


LAND PLAN PART OF R S DAG NO 682

RS KHATIAN NO L.R KHATIAN NO
NAME OF MOUZA KALIKAPUR J.L NO 40
REGA NO 143 P S RAJAPPA
DIST N24 PARGANAS - SCALE 50:1'

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			0.75 DE

Sankar Alahickay



NOTE: UNDIVIDED SHARE OUT OF 35 DECIMAL
COMPRISING 75 DECIMAL OF PLOT NO 682
SHOWN THIS

*Drawn by
S. K. Mohan
SURVEY*



16
Minister of Health
Govt. of India
New Delhi

08 MAY 2007

Minister of Health
Govt. of India
New Delhi



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Serial No.
of the year 2007.

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Serial No.
of the year 2007.



LAND PLAN PART. OF R S DAG NO 680

RS KHATIAN NO

RS KHATIAN NO

NAME OF MOUZA KALIKR PUR

J L NO 40

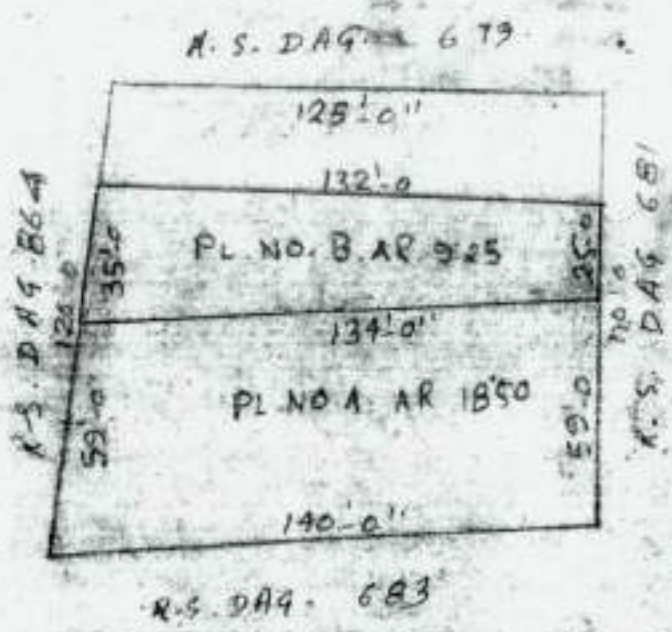
RESA NO 143

P S RAJARHAI

DIST N 24 PARGANAS - SCALE 50=1'

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			18.50 DC
B			9.25 DC

Sankar Bhattacharya



UNDIVIDED SHARE OUT OF 37 DECIMAL
 COMPRISING 3.25 DECIMAL OF PLOT NO 680
 SHOWN THUS

*SHOWN BY
 SANKAR BHATTACHARYA
 SURV.*



16

OFFICE OF THE REGISTRAR
STATE OF NEW YORK
120 N. STATE ST.
ALBANY, NY 12243

08 MAY 2007



Book No.
Volume No.
Page No.
Being No.
of the year 2008.

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.....

LAND PLAN PART OF R S DAG NO 681

RS KHATIAN NO
 NAME OF MOUZA
 REBA NO

KALIKA PUR

LR KHATIAN NO
 J L 140
 P S RAJARHA

DIST N 24 PARGANAS SCALE 1" = 100'

NAME OF VENDOR

NAME OF VENDEE

AREA

09.50 DC

09.25 DC

11.5 DC

01.5 DC

*Sant or Bkhatidag
 Gauri Matle Charja*



R.S. DAG 681
 UNDIVIDED SHARE OUT OF 38 DECIMAL
 COMPRISING 19.5 DECIMAL OF PLOT NO 681
 SHOWN THUS



16

महाराष्ट्र शासन
पुस्तक संयंत्र, पंजाब
पुणे

08 MAY 2007

महाराष्ट्र शासन
पुस्तक संयंत्र, पंजाब
पुणे



Book No.
Volume No.
Page No.
Serial No.
for the year 2008.

11111111

MEMO OF CONSIDERATION

Paid by Cash through Oscar Business Private Ltd.

Rs. 35,00,000/-**Rs. 35,00,000/-**

(Rupees Thirty Five Lac) only.

Witness: -

1. *Rishu Kumar Singh*2. *Pranshit Bhattacharya**Sankar Bhattacharjee***SANKAR BHATTACHARJEE***Gouri Bhattacharjee***GOURI BHATTACHARJEE****SIGNATURE OF THE VENDORS**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]
District Registrar
Bangalore
27-3-74

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7014 to 7039
being No 03693 for the year 2007.



(X) 10-August-2007
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal