

06761

34/No
8

206/102

A-18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & sub
 rule 6 (1) of S. I. R. Act, 1958 461715
 duly stamped under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 Tax Paid 10-00

100
 9700 A 16610-00
 3930 H 28-00
 3600 mb h-00
 75 16642-00

Registrar S/1 (2)
 North 24-Parganas

29 MAY 2007

Convey/14821

28 MAY 2007

CONVEYANCE

Side
 23
 A 16610
 H 28
 mb - 00
 16642

THIS INDENTURE made on this 28th day of May - Two
 Thousand and Seven BETWEEN (1) SMT. MINATI BHATTACHARJEE
 wife of Late Rabindra Nath Bhattacharjee, (2) SRI MITHUN
 BHATTACHARJEE son of Late Rabindra Nath Bhattacharjee, (3) MISS
 PIU BHATTACHARJEE daughter of Late Rabindra Nath Bhattacharjee, all
 are by faith - Hindu, by Occupation - Household Work & Cultivation, all
 are residing at Kalikapur, Police Station - Rajarhat, 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 FIRST PART

Stamp duty of Rs. 39200/- + 36250/-
 is paid on 25/05/07
 as per Banker's Cheque 1888682, 987171
 Bank Draft No. 28/05/07
 Date 25/05/07
 (1) Pack/Bura (Calcutta)
 (2) Nagesh Chandra (Barra)

[Signature]
 S. S. S.

1281

17/5/07

ARUN KR. BHOWMICK

HIGH COURT

16 MAY 2007

Rs 44000

28th May 2007

28 MAY 2007

16 MAY 2007

16 MAY 2007

16 MAY 2007

16 MAY 2007

16 MAY 2007

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16 MAY 2007

16 MAY 2007

16 MAY 2007

16 MAY 2007

Rs 44000

on the 28th May 2007

Office at Barabati

one of the Registrant / Claimant

Milini Bhattacharya

2362

Registrar a/s T (A) North 24-Parganas (D. S. R. - II)

28 MAY 2007

Milini Bhattacharya

2363

Pisue Bhattacharya

2364

Pisunee Bhattacharya



Milini Bhattacharya
Pisunee Bhattacharya
Kulika Pur
Rajbari
Culikapur

Kshish Mondal
Sudhan Mondal
Mehar
Bidhan
Bisui

Registrar a/s T (A) North 24-Parganas (D. S. R. - II) 28 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 Rabindra Nath Bhattacharjee, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring
 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 (Sali),
 an area 15.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),
 being total area 33.25 Satak 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 Rabindar Nath Bhattacharjee, his only wife viz; Smt. Minati Bhattacharjee, only son viz; Sri Mithun Bhattacharjee and only daughter viz; Miss Piu Bhattacharjee, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Smt. Minati Bhattacharjee, Sri Mithun Bhattacharjee, and Miss Piu Bhattacharjee, the Vendor Nos. 1 to 3 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

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 (Sali),
 an area 15.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),
 being total area **33.25** Satak under L.R. Khatian No. **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.



4
Registrar of the
North Carolina
DISTRICT
28 MAY 2007

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of "Bagan, Danga & Sali" land measuring an area of **33.25** Satak comprised in R.S. Dag No. **681, 682, 683**, under L.R. Khatian No. **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. 15,11,000/-** (Rupees Fifteen Lac Eleven Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 15,11,000/-** (Rupees Fifteen Lac Eleven 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 "Bagan, Danga & Sali" land measuring an area of **33.25** Satak comprised in R.S. Dag No. **681, 682, 683**, under L.R. Khatian No. **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, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed,



Registrar of Companies
North 24 Parganas
West Bengal
28 MAY 2001

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

II. THE VENDORS DO TH 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;

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



28 MAY 1941
D. B. R. - 111

28 MAY 1941

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 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;



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North 44-Part 100
(D. C. R. - 10)

28 MAY 1947

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 & Sali" land measuring an area of **33.25** Satak comprised in R.S. Dag No. **681, 682, 683**, under L.R. Khatian No. **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>
681	38 Satak	09.50 Satak	Bagan
682	35 Satak	08.75 Satak	Sali
683	90 Satak	<u>15.00 Satak</u> <u>33.25 Satak</u>	Danga



10
District Magistrate (B)
North 24-Parganas
(D.R.R.-11)

28 MAY 2017

1. 117

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. *Milon Mondal*
Mahesh Bhatia

Kulki Bhattacharya
Poo Bhattacharya
[Handwritten signature]

SIGNATURE OF THE VENDORS












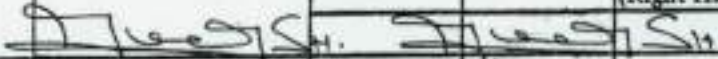











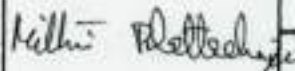














[Handwritten signature]
C. J. ...
Court 24-Parg...

28 MAY 1917

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executants.

					
	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
					








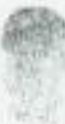





সংস্করণ: 0/51 (2)
North 24-Parganas
(D. S. R. - II)
28 MAY 2017

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Signature in Hindi</i>	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :



Office of the District Magistrate
North 24-Parganas
(D.R.R.-1)

28 MAY 2017



PL NO

NAME OF VENDOR

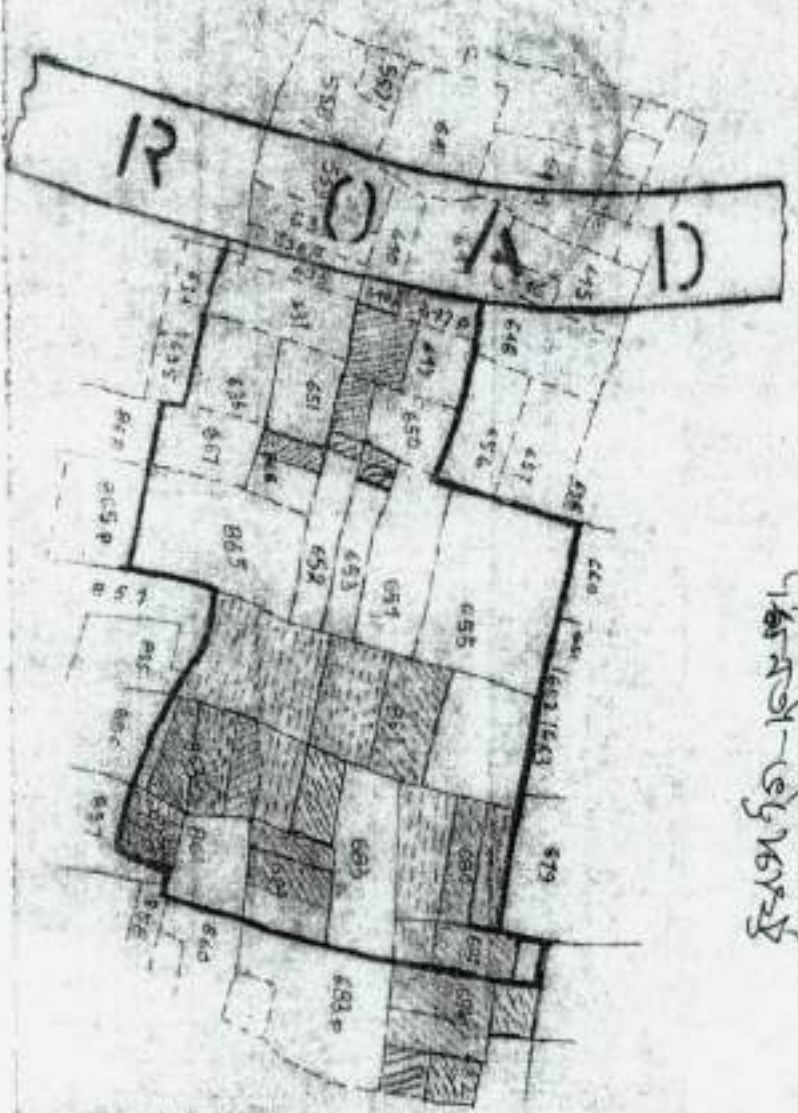
NAME OF VENDEE

AREA

LAND PLAN PART OF P.S. BHG NO 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

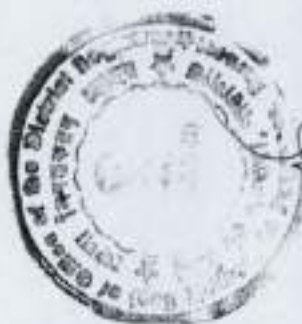
LR KHATIAN NO
 P.S. RAJRAHAT DIST NO. 24 PARAGUAS SCALE

MOUZA KALIKAPUR T.L. NO. 40 RESNO. 143



Prave Bhattacharjee
 Pradyumn Prasad

Drawn by
 S. S. SINGH
 SUPERVISOR



Register No. 1 (C)
North 24-Fargues
6th St. N. W.
28 New York



LAND PL. PART OF R 5 DAG NO 683

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA KALIKR PUR.

J L NO 40

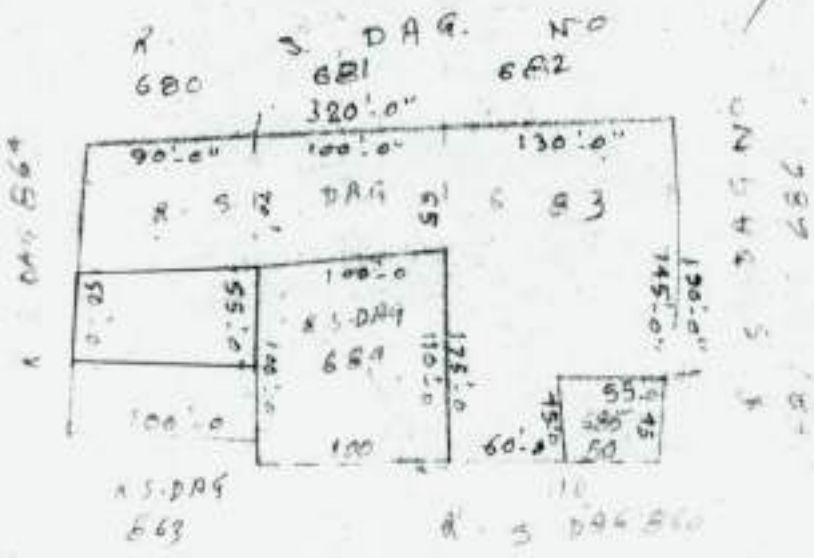
RESA NO 143

P S RAJARHAT

DIST N 24 PARGANAS SCALE 100:1

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			13 DC
B			15 DC

Pulin Bhattacharya
Puro Bhattacharjee
Pratim Ghosh



UNDIVIDED PART OUT OF 90 DECIMAL
 COMPRISING 15 DECIMAL OF PLOT NO 683
 SHOWN THIS



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Registrar (S.T.C.)
North 24-Parganas
(D.S.R.-U)
28 MAY 2011



LAND PLAN PART OF R S DAG NO 682

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA

KALIKAPUR

JL NO 40

RESA NO 143

P S RAJARHA

DIST N 24 PARGANAS - SCALE 50-1'

PL NO

NAME OF VENDOR

NAME OF VENDEE

AREA

- A
- B
- C

- 8 75 00
- 7 75 00
- 8 25 00

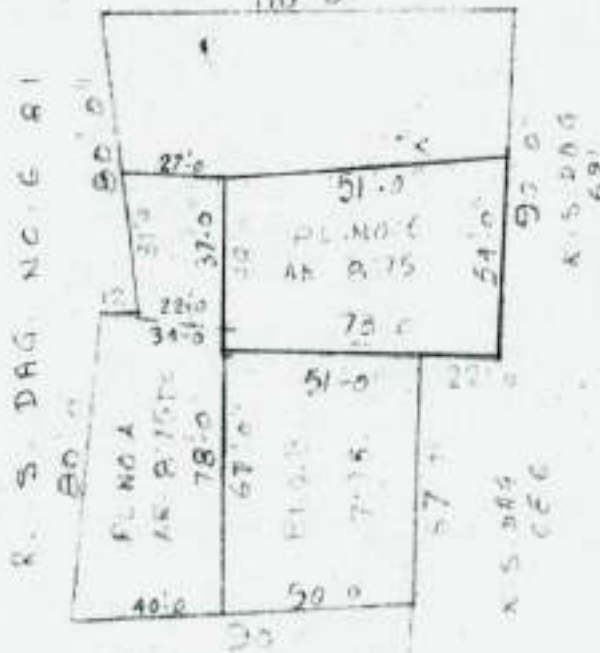
Milut Bhattacharya

Pine Bhattacharya

১২৭১১ ১৫৬৬৬২১

K. S. DAG NO 469

110 0



R.S. DAG NO 683

ISSUE NO:- UNDIVIDED SHARE OUT OF 35 DECIMAL
 COMPILING 8 75 DECIMAL OF PLOT NO 682
 SHOWN THUS

১২৭১১ ১৫৬৬৬২১
 ১৫/১১/১৯৭১
 ১৫/১১/১৯৭১



Registrar u/s 7 (2)
North 24-Parganas
(D.A.R.-II)
28 MAY 2007



LAND PLAN PART OF R S DAG NO 681

RS KHATIAN NC

1. R KHATIAN NC

NAME OF MOJZA KALIKA PUR

J L NO 40

REBA NO 143

P S RAJARHA

DIST N 24 PARGANAS SCALE 50-1"

PL NO	NAME OF VENDOR	NAME OF YENDEE	AREA
A			09.50 DC
B			09.85 DC
C			11.5 DC
D			9.5 DC

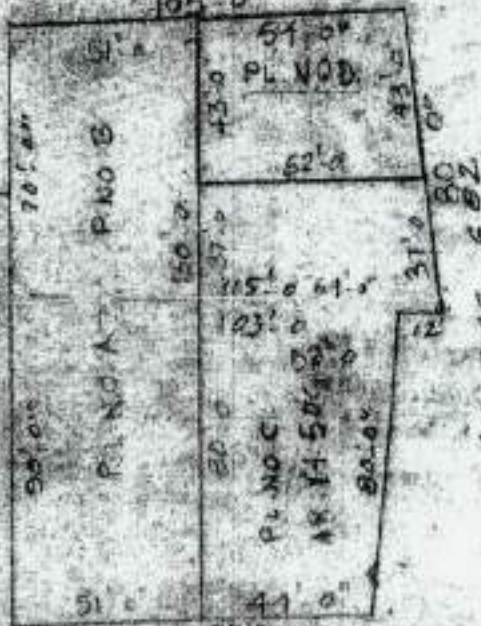
Milli Bhattacharya

Pine Bhattacharya

পাইন-ভট্টাচার্য

R. S. DAG 411

105° 0'



R. S. DAG 283

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



Registrar u/s I (B)
North 24-Parganas
(D. S. R. - II)

28 MAY 2007

MEMO OF CONSIDERATION

Paid by

Rs. 15,11,000/-**Rs. 15,11,000/-**

(Rupees Fifteen Lac Eleven Thousand) only.

Witness: -

1. *Ashok Kumar*2. *Milon Mondal**Milind Bhatnagar**Pune Bhatnagar**Pratibha Bhatnagar*SIGNATURE OF THE VENDORSDrafted 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.



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North 24-Parganas
(D.R.R.-11)

28 MAY 2007