

16165

2-15529/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1745159/19

AC 459724

13/2/19

Certified that the document is admitted to registration. The signatory sheet / sheet's & the enclosures / sheet/sheet's attached with this document's are the part of this document.

681

*Namini*

*B. M. M.*

Additional District Registrar  
Rajarhat New town, North 24 Pgs.

24 DEC 2019

THIS INDENTURE made this 13<sup>th</sup> day of December Two Thousand and Nineteen BETWEEN (1) JYOTSNA BIBI, wife of Sahid Ali Molla residing at Village Jamalpara, Post Office Kashinathpur, Police Station Rajarhat District North 24

34518

Serial No. \_\_\_\_\_  
Name. DSP LAW ASSOCIATES Advocate  
Address. 4D Nicco House,  
18 & 2, Hare Street, Kolkata-700001

17 SEP 2019

Prop:- Srikant Tiwari  
Licenced Stamp Vendor  
BACHAN GANGA  
2 & 3, Bankshall Street  
Kolkata - 700 001

17 SEP 2019

*[Handwritten signature]* H



10666

For SASWAT DEVELOPER PVT. LTD.

*[Handwritten signature]*  
Director



10667



*[Handwritten signature]*

Assistant Director Sub-Registrar  
Cherhat, New Town, North 24-Pgs



10672

13 DEC 2019

Sevira Biki

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192019200117009731

Payment Mode Online Payment

GRN Date: 12/12/2019 17:39:10

Bank : Oriental Bank of Commerce

BRN : 65384405

BRN Date: 12/12/2019 17:40:01

**DEPOSITOR'S DETAILS**

Id No. : 15230001745159/3/2019

[Query No./Query Year]

Name : SASWAT DEVELOPER PVT LTD

Contact No. : Mobile No. : +91 9830814633

E-mail :

Address : 32 J L NEHRU ROAD 9TH FLOOR KOLKATA700071

Applicant Name : Mr Saswat Developer Private Limited

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001745159/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	98795
2	15230001745159/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	10760
3	15230001745159/3/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	218

**Total**

118782

In Words : Rupees One Lakh Eighteen Thousand Seven Hundred Eighty Two only



Parganas, Pin Code – 7000135 (having PAN BMWPB7139L and Aadhaar No. 461510038488), (2) **RASID ALI MOLLA** son of Late Ajit Ali Molla residing at Jamalpara Post Office Kashinathpur, Police Station Rajarhat District North 24 Parganas Pin Code – 700135 (having PAN ALSPM9026D and Aadhaar No. 985456993288), and (3) **SERINA BIBI** wife of Md. Imtiyaz, residing at Village Chandpur, Post Office Chandpur, Police Station Rajarhat, District North 24 Parganas Pin Code – 700135, (having PAN BHEPB7209N and Aadhaar No. 695849492592) hereinafter referred to as “the **VENDORS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **FIRST PART AND DIPAK BHATTACHARJEE** (also known as Dipak Bhattacharyya) son of Late Triguna Charan Bhattacharjee (also known as Triguna Bhacharyya) residing at 1/13, K.N.C. Road North, Post Office Barasat, Police Station Barasat, District North 24 Parganas, Pin Code – 700124 (having PAN BOMP6885D and Aadhaar No. 585476737433) hereinafter referred to as “the **CONFIRMING PARTY**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **SECOND PART AND SASWAT DEVELOPER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 32, Jawarlal Nehru Road, OM Tower, 9<sup>th</sup> floor, Room No.901, Post Office – Middleton Street, Police Station – Park Street, Kolkata – 700071, (having PAN AAKCS4828D and CIN U70101WB2007PTC112421 and represented by its Director Mr. Trilochan Sharma son of Sri Banwari Lal Sharma working for gain at Tirumani Apartment, 23A, Ashutosh Chowdhury Avenue, 10<sup>th</sup> floor, Flat No.103, Near Birla Mandir, Post Office and Police Station – Ballygunge, Kolkata – 700019, (having PAN AJUPS9281Q and AADHAR – 5390 4183 7471) hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **THIRD PART**:



10674

Jyotsna Rishi



10670

Dipak Bhattacharya.



10675

Nasiruddin Molla.  
S/O Haji Asraf Ali Molla.  
of Mohammadpur  
P.O. Kadampur  
P.S. Rajarhat  
M.B. Road, Kat-135  
Dewan Business.



Additional District Sub-Registrar,  
Rajhat, New Town, North 24-Pgs

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**WHEREAS:**

- A. One Kshetra Nath Bhattacharjee (also known as Kshetra Mohan Bhattacharjee) (since deceased) son of Late Shital Bhattacharjee was seized and possessed of and well and sufficiently entitled as the sole and absolute owner to **ALL THAT** the piece or parcel of land containing an area of 0.38 acre or 38 Satak more or less situate lying at and being in entire R.S. Dag No.681 recorded in R.S. Khatian No. 416 in Mouza Kalikapur, J.L. No.40 under Police Station Rajarhat in the District of North 24 Parganas morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "**the Larger Property**".
- B. Upon the death of the said Kshetra Nath Bhattacharjee who died, intestate, as a Hindu on 6<sup>th</sup> December 1957, his wife Jibantara Debya (since deceased) and daughter Gita Chakraborty, sold their 2/7<sup>th</sup> share in the Larger Property to the four sons of Kshetra Nath Bhattacharjee namely Shambhunath Bhattacharjee, Shankar Bhattacharjee, Biswanath Bhattacharjee and Rabindranath Bhattacharjee by a Sale Deed dated 24<sup>th</sup> March, 1958 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 47 Pages 12 to 23 Being No. 2274 for the year 1958..
- C. The said R.S. Dag No.681 was continued to be numbered as L.R. Dag No.681 under the Records of Rights published under the West Bengal Land Reforms Act, 1955.
- D. The Confirming Party thus acquired one-seventh share from the sole heir of deceased Latika Bhattacharjee, daughter of Khetranath Bhattacharjee and time to time sold an area of 5.43 satak or 0.0543 acre more or less out of the Larger Property which is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" by the following three (03) Sale Deeds all registered with the Additional District Sub Registrar, Rajarhat:-



Additional District Sub-Registrar  
Barrack, New Town, North 24-Pgs

3 DEC 2019



- i) By a Sale Deed dated 23rd June 2016 registered in Book I Volume No. 1523-2016 Pages 212373 to 212392 Being No.152306859 for the year 2016 All That land measuring 1.81 satak or 0.0181 acre more or less was sold to (Smt.) Ratna Bhattacharjee.
- ii) By a Sale Deed dated 23rd June, 2016 registered in Book I Volume No. 1523-2016 Pages 212393 to 212412 Being No.152306863 for the year 2016 All That land measuring 1.81 satak or 0.0181 acre more or less was sold to Jyotsna Bibi (being the Vendor No. 1 hereto).
- iii) By a Sale Deed Dated 23rd June, 2016 in Book I Volume No. 1523-2016 Pages 211831 to 211850 Being No.152306861 for the year 2016 All That land measuring 1.81 satak or 0.0181 acre more or less was sold to Serina Bibi (the Vendor No. 3 hereto).

E. The Confirming Party claimed the ownership of the said Property on the following chain of title:

- a. The said Kshetra Nath Bhattacharjee on his death left besides his wife, daughter and four sons named in the sale deed dated 24th March, 1958, one daughter namely Latika Bhattacharjee who inherited and became entitled to one-seventh part or share of and in the Larger Property absolutely;
- b. The said (Smt.) Latika Bhattacharjee, a Hindu died intestate on 7th July 2000 leaving her surviving her husband Triguna Charan Bhattacharjee and only son Dipak Bhattacharjee as her only heirs and legal representatives who both upon her death inherited and became entitled to her part or share in the Larger Property absolutely.
- c. The said Triguna Charan Bhattacharjee, a Hindu died intestate on 26th May, 2002 leaving him surviving his only son the said Dipak Bhattacharjee as his only heirs and legal representatives who upon his death inherited and thereby became entitled to one-seventh part or share in the Larger Property absolutely.
- d. The said Dipak Bhattacharjee thus became the sole and absolute owner of the one-seventh out of the Larger Property being the said Property which it sold to the Vendors hereto as recited above.



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Parg

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- F. By an Indenture of Conveyance dated 4th January 2018 and registered with Additional District Sub Registrar, Rajarhat in Book I Volume No.1523-2018 Pages 38759 to 38781 Being No.152300806 for the year 2018, the said (Smt.) Ratna Bhattacharjee for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor No.2 hereto All That her entire land measuring 1.81 satak or 0.0181 acre more or less out of the Larger Property purchased by her by the said Sale Deed dated 23rd June 2016.
- G. The Vendors have become the full and absolute owners of the said Property.
- H. The Purchaser has from time to time already purchased the entirety of the Larger Property (including the said Property) upon paying valuable consideration therefor from different persons and is in vacant and peaceful possession of the same and the name of the Purchaser is already mutated as Raiyat and/or is entitled to be mutated as Raiyat under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 1229, 1270, 1554 and 2960 in respect of the Larger Property.
- I. Disputes and differences have arisen between the Confirming Party/Vendors and the Purchaser owing to their claim as regards the said Property. The Purchaser has already invested itself hugely in acquiring the Larger Property and other adjoining properties and in order to save the huge litigation costs and associated mental and financial strain and relying on the representations of the Vendors about the good and marketable title of the Second Schedule property and saleable rights and others as hereinafter contained and without going any further into the claim of the Vendors as regards the said Property, the Purchaser has decided to purchase the said Property from the Vendor and after negotiations the entire claim of the Vendors have been settled at Rs.16,46,485.00 (Rupees sixteen lacs forty six thousand four hundred and eighty five) only being the consideration for sale of the said Property by the Vendors to the Purchaser. The Confirming Party is not being paid any consideration separately.



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New Town, North 24-Pgs

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J. In the premises aforesaid, the Vendors have agreed to sell and transfer to the Purchaser and the Purchaser has agreed to purchase from the Vendors on freehold ownership basis, the said Property, free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchaser and in connection with the same the Vendors and the Confirming Party have represented and assured the Purchaser as follows:-

- (i) That the devolution of title of the Vendors and their predecessors-in-title to the said Property as recited above are all true and correct and besides the heirs named above, the Kshetra Nath Bhattacharya or the said Jibantara Debya or Latika Bhattacharya did not leave behind any other heir, executor, administrator or legal representatives;
- (ii) That save and except the said Property, the Vendors have no claim, share, right, title or interest whatsoever or howsoever in the said Larger Property or any part thereof and with the sale of the said Property, the Vendors shall have no further right title or interest in the Larger Property or any part thereof nor any claim whatsoever or howsoever in respect of the Larger Property nor any dispute with the Purchaser or any other person in respect of any claim or right, title or interest in or in respect of the said Property or the Larger Property.
- (iii) That the Vendors and the Confirming Party hereby withdraw and shall by virtue of these presents be deemed to have withdrawn all notices, claims, objections or disputes in anyway relating to the said Property and/or the Larger Property upon execution of this deed.
- (iv) That as per the Vendors they are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, trusts, attachments, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever.



REGIONAL DISTRICT SUB-REGISTRAR  
PARGANA, NEW TOWN, NORTH 24 P.S.

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- (v) That the said Property being already in possession of the Purchaser, may continue to be held by the Purchaser in khas vacant and peaceful condition by the Vendors.
- (vi) That the said Property being already mutated in the name of the Purchaser may continue to be mutated in its name in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property.
- (v) That save and except the Vendors no other person has or can claim any right title or interest in the said Property and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property in any manner whatsoever;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (x) That save those relating to sale of the said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (xi) That the Sale Deeds executed by the Confirming Party as recited above were all executed on behalf of the Confirming Party by his constituted attorneys appointed vide Power of Attorney dated 16<sup>th</sup> October, 2015 and registered with the Additional District Sub-Registrar, Rajarhat in Book IV Volume No. 1523-2015, Pages 6717 to 6747 Being No. 152300904 for the year 2015. Under such power of attorney the Confirming Party claimed one-sixth share as being his entitlement in the Larger Property whereas the same was actually one-seventh in view of the sale deed dated 24<sup>th</sup> March, 1958 as recited above. Furthermore although the sale deeds executed by the Confirming Party showed demarcated portions of the Larger Property to have been sold, the same represented the entire share, right, title and interest of the Confirming Party in the entirety of the Larger Property and nothing else remained with the Confirming Party in any other part or portion of the Larger



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Rajshahi, New Town, North 24 Pgs

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Property. The Confirming Party has joined as party to this Deed to concur and confirm the sale made hereby and to accept and record that the Confirming Party never acquired or had one-sixth share or 6.34 Satak in the Larger Property but only had one-seventh share or 5.43 satak or 0.0543 acre more or less being the said Property and the devolution as stated in the said power of attorney is erroneous and incorrect.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.16,46,485.00 (Rupees sixteen lacs forty six thousand four hundred and eighty five) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration 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 properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure and the Confirming Party do hereby concur confirm and assure and the Confirming Party doth hereby concur confirm and assure unto and to the Purchaser herein **ALL THAT** their entire part or share equivalent to one-seventh part or share of and in the Larger Property and being the piece or parcel of land containing an area of 5.43 satak or 0.0543 acre more or less situate lying at and being a part of L.R. Dag No. 681 recorded in L.R. Khatian No.1229, 1270, 1554 and 2960 (formerly R.S. Dag No. 681 recorded in R.S. Khatian No.416 and theretofore C.S. Dag No. 736/1346) in Mouza Kalikapur, J.L. No. 40 under Police Station Rajarhat Pin Code 700135 in the District of North 24 Parganas morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" **TOGETHER WITH** the respective part or share of the Vendors of and in the said Property **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices structures rooms fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages



Additional District Registrar  
Mechat, New Town, North 24-Pgs

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and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors and the Confirming Party into out of or upon the entirety of the said L.R. Dag No. 681 and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property and leading to public road **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispens attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**II. The Vendors and the Confirming Party do hereby, without in any manner affecting or prejudicing the ownership, possession and right, title and interest of the Purchaser in the Larger Property, covenant with the Purchaser as follows:**

- (i) **THAT** notwithstanding any act deed matter or thing by them and their respective predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed



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Bharhat, New Town, North 24-Pgs

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transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** they have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties 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;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights 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;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their respective predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors' and prior to the Vendors, the Confirming Party's entire one hundred percent share in the Larger Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to



Additional District Sub-Registrar  
North 24 Parganas, North 24-Pgs

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any reversion, remainder or residue attributable to the Vendors or the Confirming Party if found in such Dag.

- (vi) **AND THAT** the Purchaser shall or may at all times hereafter continue to peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (viii) **THAT** the said Property or the Larger Property or any portion thereof is not affected by any attachment including the attachment under any certificate case



Additional District Sub-Registrar  
New Town, North 24-Pgs

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or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

- (ix) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- (x) **That** the Confirming Party has no share, portion, right, title or interest whatsoever of or in the said Dag No. 681 or any part thereof and the entire part or share of the Confirming Party was well and truly sold by him as recited above and if any remaining, the Confirming Party doth hereby convey, transfer and assure to the Purchaser hereunder.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(LARGER PROPERTY)**

**ALL THAT** piece or parcel of 'Bagan' land containing an area 38 satak or 0.38 acre more or less comprised in L.R. Dag No. 681 (as described below) comprised in Mouza Kalikapur, J.L. No.40, within Patharghata Gram Panchayat, Police Station Rajarhat, Pin Code 700135 in the District of North 24 Parganas:-



Additional District Sub-Region  
Marhal, New Town, North 24-Pjs

13 DEC 2018

C.S. and R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Area of the Larger Property
C.S. Dag No. 736/1346, R.S. Dag No. 681 recorded in R.S. Khatian No.416	Dag No. 681 recorded in Khatian Nos.1229, 1270, 1554 and 2960	38 Satak or 0.38 acre more or less

**OR HOWSOEVER OTHERWISE** the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(SAID PROPERTY)**

**ALL THAT** one-seventh part or share of and in the Larger Property being the pieces or parcel of 'Bagan' land containing an area of 5.43 satak or 0.0543 acre more or less situate lying at and being a part of L.R. Dag No. 681 recorded in L.R. Khatian No.1229, 1270, 1554 and 2960 (formerly recorded in R.S. Khatian No. 416) in Mouza Kalikapur, J.L. No.40, within Patharghata Gram Panchayat, Police Station Rajarhat, Pin Code 700135 in the District of North 24 Parganas more fully described in the First Schedule above and butted and bounded as follows:-

- On the **North** : By portion of R.S. and L.R. Dag No.471  
 On the **South** : By portion of R.S. and L.R. Dag No.681  
 On the **East** : By portion of R.S. and L.R. Dag No.682; and  
 On the **West** : By portion of R.S. and L.R. Dag No.679.

**OR HOWSOEVER OTHERWISE** the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned the dwelling rooms with toilet (with cemented floor) admeasuring 100 Square feet more or less.



Additional District Sub-Registrar  
Calcutta, New Town, North 24-Pgs

13 DEC 2019

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the abovenamed **VENDORS** at  
Kolkata in the presence of:

1) Naniruddin Molla,  
of Mohanmadpur  
P.S. Rajanagar  
KOL-135

✓ Jayanta Biki  
স্বাক্ষর করা হয়েছে  
Sevika Biki

2. Sahid Ali Malla.  
P.S. Kuyor hut  
KOL-135

**SIGNED SEALED AND DELIVERED**  
by the abovenamed **CONFIRMING**  
**PARTY** at Kolkata in the presence of:

✓ Dipak Bhattacharyya.

1) Naniruddin Molla,  
of Mohanmadpur  
P.S. Rajanagar,  
KOL-135

2. Sahid Ali Malla.  
P.S. Kuyor hut  
KOL-135

**SIGNED SEALED AND DELIVERED**  
by the withinnamed **PURCHASER** at  
Kolkata in the presence of:

1) Naniruddin Molla,  
of Mohanmadpur  
P.S. Rajanagar

2. Sahid Ali Malla.  
Add - Jamal para.  
P.S. Kuyor hut

For SASWAT DEVELOPER PVT. LTD.



Director

(TRILOCHAN SHARMA)



Additional District Sub-Registrar  
Barisal, New Town, North 24-Pgs

13 DEC 2019

**RECEIPT AND MEMO OF CONSIDERATION.**

**RECEIVED** by the Vendors the within mentioned sum of Rs.16,46,485.00 ✓  
(Rupees sixteen lacs forty six thousand four hundred and eighty five) only being the  
consideration in full payable under these presents as per memo written hereinbelow

**MEMO OF CONSIDERATION**

Sl. No.	By or out of Cash/Demand Draft/Cheque Number/ RTGS / IMPS Number	Date	Bank	Amount (in Rs. P.)
1.	525290	16.03.2019	AXIS BANK	3,15,216.00 ✓
2.	AXIR192144500299	02.08.2019	DO	2,37,187.00 ✓
3.	AXIR192144489783	02.08.2019	DO	5,47,385.00 ✓
4.	525291	16.03.2019	DO	3,22,451.00 ✓
5.	AXIR192144500935	02.08.2019	DO	2,24,246.00 ✓
				<b><u>16,46,485.00</u></b>

(Rupees sixteen lacs forty six thousand four hundred and eighty five) only ✓

**WITNESSES:**

1) Naviraddin Molla,  
of Mohammed pur  
P.S. Royas Rat  
Kal - 700135

✓ Jyotsna Bibi  
श्रीमती ज्योत्सना बिबी  
Seena Bibi

2. Sahid Ali Mulla  
P.S. Royas Rat  
Kal - 700135

Drafted by me:-












Anshu Mehta, Advocate  
C/O MSP Law Associates  
1B & 2 Harce Street  
4D Nicco House  
Kal - 700001  
P/1763/2012























Additional District Sub-Registrar  
Market, New Town, North 24 Pgs

13 DEC 2019



<i>Finger prints of the executant</i>					
 ✓ Jyotsna Rikse					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












<i>Finger prints of the executant</i>					
 Jyoti Anil (Male)					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
 Seena Biki					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little




Additional District Sub-Registrar  
Barhat, New Town, North 24 Parganas

13 DEC 2019

<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>					

Dipak Bhattacharyya













<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>					

Nasiruddin Molla



Additional District Sub-Registrar  
Marhal, New Town, North 24 Pgs

13 DEC 2019

<i>Finger prints of the executant</i>					
 					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; width: fit-content;">           Space for pasting            Photograph of            the executant.         </div>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>



↓  
Municipal District Sub-Registrar  
Sandhurst, New Town, North 24. Per

13 DEC 2019

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JYOTSNA BIBI

BUL BUL MONDAL

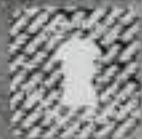
21.01.1968

Permanent Account Number

BMWPB7139L

*Jyotsna Bibi*

Signature



© 2019

Jyotsna Bibi

इस कार्ड के पार्श्व / पार्श्व पर प्रकाश प्रकृत करें / पार्श्व  
अधिकतम दूरी से दृश्य करें, एक एक ही पक्ष  
दोनों पार्श्वों, अलग-अलग पक्षों,  
कंप्यूटर प्रिंटिंग प्रणाली के माध्यम से,  
इसे, पृष्ठ - 411 045

Bitte zurecht zu den entsprechenden Karten, damit  
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Inquire For FAX Services Unit, North  
2nd Floor, Telephone Chamber,  
State House Telephone Exchange,  
New Town, ...  
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www. ...





भारत सरकार  
GOVERNMENT OF INDIA



ज्योत्सना बिबि  
Jyotsna Bibi  
जन्म तारीख / DOB: 21/01/1988  
महिला / FEMALE



4615 1003 8188

आमार आधार, आमार पहिचान

Jyotsna Bibi



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

काशीनाथपुर, जामलपड़ा, उत्तर  
२४ पड़गना,  
पश्चिमबंग - ७००१३५

Address:

KASHINATH PUR, Jamalpara, North  
Twenty Four Parganas,  
West Bengal - 700135

4615 1003 8188

MERA AADHAAR, MERI PEHACHAN



आयकर विभाग  
 INCOME DEPARTMENT  
 PASID ALI MOLLA  
 A-11 ALLMOLLA  
 25/09/1976  
 Permanent Account Number  
 ALSPM9026D  
 रवि शंकर गुप्ता  
 Signature

भारत सरकार  
 GOVT OF INDIA



रविशंकर गुप्ता (अक्षर)

This card is valid only for the purpose mentioned above.  
 It is not valid for any other purpose.  
 For more details, please contact the Income Tax Officer.  
 New Delhi-110 014.

यह कार्ड केवल उक्त उद्देश्य के लिए ही वैध है।  
 इसके किसी अन्य उद्देश्य के लिए यह कार्ड वैध नहीं है।  
 अधिक जानकारी के लिए, कृपया आयकर अधिकारी से संपर्क करें।  
 नई दिल्ली-110 014।





ভারত সরকার  
Government of India



রসিদ আলি মোল্লা  
Rasid Alimolla  
জন্মতারিখ/DOB: 25/09/1976  
পুরুষ/ MALE



9854 5699 3288  
VID: 9173 2555 0422 9119

আধার - সাধারণ মানুষের অধিকার

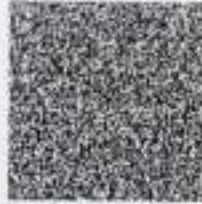
রসিদ আলি মোল্লা



ভারত সরকারের অনন্য প্রাথমিক প্রাথমিক  
Unique Identification Authority of India

ঠিকানা:  
কশিনাথ পুর, জামালপারা, উত্তর ২৪ পরগণা,  
পশ্চিম বঙ্গ - 700135

Address:  
KASHINATH PUR, Jamalpara, North 24  
Parganas,  
West Bengal - 700135



QR Code with Photo/Signature

9854 5699 3288  
VID: 9173 2555 0422 9119

1800 300 1947

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www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**BHEPB7209N**



नाम / Name  
**SERINA BIBI**

पिता का नाम / Father's Name  
**ABDUL CHHATTAR MOLLA**

जन्म की तारीख / Date of Birth  
**06/01/1987**

*Serina Bibi*  
TITILAH / Signature



28/04/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें:-  
आयकर सेल सेवा इकाई, एन एस डी यूएन  
5 वीं मंजिल, मॉडर्न स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्द डीप बंगला चौक के पास,  
पुणे - 411 016.

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please inform / return to:*

Income Tax PAN Services Unit, NSDL  
5th Floor, Modern Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*Serina Bibi*







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

অনুলিপিত নম্বর / Enrollment No. : 1062/11189/00613

05/05/2015

To  
Serina Bibi  
সেরিনা বিবি  
W/O: Md. Imtiyaz  
VILL- CHANDPUR  
Chandapur Champagachhi (cf)  
Chandpur, North 24 Parganas  
West Bengal - 700135  
9830381471



KH375675375FT

37567537



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6958 4949 2592**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

সেরিনা বিবি

Serina Bibi

পিতা : আব্দুল ছাত্তার মোলা

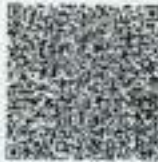
Father : Abdul Chhattar Mola

জন্ম তারিখ / DOB: 06/01/1987

লিঙ্গ / Female



**6958 4949 2592**



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



টিকানা: অমলি/শ্রী: মদ্য, ইন্ডিয়াস  
গ্রাম- চাঁদপুর  
চাঁদপুর চাঁদপুরাচি (সিটি), চাঁদপুর  
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: W/O: Md. Imtiyaz,  
VILL- CHANDPUR,  
Chandapur Champagachhi  
(cf), Chandpur, North 24  
Parganas, Rajshahi, West  
Bengal, 700135

**6958 4949 2592**



1800 200 1947



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Serina Bibi



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DIPAK BHATTACHARYYA

TRIGUNA BHATTACHARYYA

01/01/1955

Permanent Account Number

BOMR6885D

Dipak

Signature



Dipak Bhattacharyya.

इस कार्ड के खोने / चले पर कृपया सूचित करें / लौटाएं  
आयकर सेल सेवा इकाई, एन एन सी एल  
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नजदीक बैंक ऑफ इंडिया एक्सचेंज  
बॉम्बे, पिन - 411 045

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Tel: 912200731, 2030732, 2030733, 2030734, 2030735  
e-mail: info@pan.irda.gov.in





भारत सरकार  
GOVERNMENT OF INDIA



दीपक डीहाचर्या  
Dipak Bhattacharyya  
जन्म तारीख/ DOB: 01/01/1955  
पुरुष / MALE



5854 7673 7433

आधार-आमरा आधार, आमरा पहिचान

Dipak Bhattacharyya,



भारतीय विशिष्ट पहिचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

बनमालिपुर पश्चिम, बरगुडा  
(5म), - टोल 20 परगना,  
पश्चिम बंग - 700124

Address:

BANAMALIPUR PASCHIM, Barua  
(m) No: 24 Parganas  
West Bengal - 700124

5854 7673 7433

Aadhaar-Mera Aadhaar, Meri Pehchan



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SASWAT DEVELOPER PRIVATE  
LIMITED



04/01/2007

Permanent Account Number

AAKCS4828D

25012007





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TRILOCHAN SHARMA

BANWARI LAL SHARMA

28/11/1976  
Permanent Account Number  
AJUPS9281Q

  
Signature







09072015



*[Faint handwritten signature]*





**भारत सरकार**  
**Government of India**

Document No.: 00042019031001

To  
**Chandana Sharma**  
 803 Sector 14B Gurgaon  
 TORANAN APARTMENT, 14TH FLOOR, PL 108  
 20A KAPILTOSH CHOWKHURY AVENUE  
 NEAR BDLA MANDIR  
 Gurgaon  
 Haryana, India, 122001  
 New Delhi - 750714



539041837471



आपका आधार क्रमांक / Your Aadhaar No.:

**5390 4183 7471**

मेरा आधार, मेरी पहचान



Chandana Sharma

5390 4183 7471

5390 4183 7471

मेरा आधार, मेरी पहचान



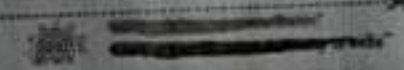
**सूचना**

- आपका आधार का इस्तेमाल है, अनधिकृत का नहीं।
- आधार का इस्तेमाल अनधिकृत इस्तेमाल नहीं करें।

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आपका देश हम से जुड़ा है।
- आपका अधिकार है स्वतंत्र और दो-पक्षी सेवाएं का साथ साथ ही प्रवेश करने।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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 TORANAN APARTMENT, 14TH FLOOR, PL 108, 20A KAPILTOSH CHOWKHURY AVENUE, NEAR BDLA MANDIR, Gurgaon  
 Haryana, India, 122001

5390 4183 7471

*Handwritten signature in blue ink*





भारतीय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/20/001/524006



निर्वाचक नाम : नासिरुद्दीन मोहम्मद  
Elector's Name : Nasiruddin Mohd  
पिता/माता : आसराफ अलि  
Father's Name : Asraf Ali Mohd  
लिंग/Sex : पुरुष / M  
जन्म तिथि / Date of Birth : XXXX/1972

WB/20/001/524006

पता:

115-एस्टेट 5/37/1, ग्रेजुएट कॉलोनी, नया शहर  
1100135

Address:

UTTAR PARA, MOHAMMADPUR  
FADAMPUR, RAJGARHAT, NORTH 24  
PARGANAS-700135

Date: 15/02/2014

115-एस्टेट 5/37/1, ग्रेजुएट कॉलोनी, नया शहर  
राजगढ़ नया शहर  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajgarh New Town Constituency

ध्यान दें: यदि आप अपने पते को बदलना चाहते हैं तो आपको एक नया  
पते पर अपने पते परिवर्तन फॉर्म को भरना होगा और इसे  
अधिकृत अधिकारी को देना होगा।  
In case of change of address, please fill the Form for  
the change of address and to obtain the card  
with your name.

Nasiruddin Mohd



### Major Information of the Deed

Deed No :	I-1523-15527/2019	Date of Registration	24/12/2019
Query No / Year	1523-0001745159/2019	Office where deed is registered	
Query Date	14/11/2019 1:44:21 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saswat Developer Private Limited 32, Ashutosh Choudhury Avenue, 10th Floor, Flat No. 103, Near Birla Mandir, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830814633, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 16,46,485/-	Rs. 19,75,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 98,895/- (Article:23)	Rs. 19,769/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S - Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-681	LR-1229	Bastu	Bagan	1.3575 Dec	3,92,871/-	4,75,125/-	Width of Approach Road: 2 Ft.,
L2	LR-681	LR-1270	Bastu	Bagan	1.3575 Dec	3,92,871/-	4,75,125/-	Width of Approach Road: 2 Ft.,
L3	LR-681	LR-1554	Bastu	Bagan	1.3575 Dec	3,92,871/-	4,75,125/-	Width of Approach Road: 2 Ft.,
L4	LR-681	LR-2960	Bastu	Bagan	1.3575 Dec	3,92,872/-	4,75,125/-	Width of Approach Road: 2 Ft.,
<b>TOTAL :</b>						<b>5.43Dec</b>	<b>15,71,485 /-</b>	<b>19,00,500 /-</b>
<b>Grand Total :</b>						<b>5.43Dec</b>	<b>15,71,485 /-</b>	<b>19,00,500 /-</b>

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>75,000 /-</b>	<b>75,000 /-</b>	





**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Jyotsna Bibi</b>            Daughter of Sahid Ali Molla Village - Jamalpara, P.O.- Kashinathpur, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: BMWPB7139L, Aadhaar No: 46xxxxxxxx8488, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
2	<p><b>Rasid Ali Molla</b>            Daughter of Late Ajit Ali Molla Village - Jamalpara, P.O.- Kashinathpur, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: ALSPM9026D, Aadhaar No: 98xxxxxxxx3288, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
3	<p><b>Serina Bibi</b>            Wife of Md Imtiyaz Village - Chandpur, P.O.- Chandpur, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: BHEPB7209N, Aadhaar No: 69xxxxxxxx2592, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
4	<p><b>Dipak Bhattacharyya, (Alias: Dipak Bhattacharjee)</b>            Son of Triguna Charan Bhattacharjee 1/13, K N C, Road North, P.O.- Barasat, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BOMP6885D, Aadhaar No: 58xxxxxxxx7433, Status :Confirming Party, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019            , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Saswat Developer Private Limited</b>            32, Jawaharal Nehru Road, Om Tower, 9th Floor, P.O.- Middleton Street, P.S.- Park Street, District:-Kolkata, West Bengal, India, PIN - 700071, PAN No.: AAKCS4828D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Trilochan Sharma (Presentant )</b> Son of Banwari Lal Sharma 23A, Ashutosh Chowdhury Avenue, 10th Floor, Flat No: 103, P.O:- Ballygunge, P.S - Bullygunge. District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AJUPS9281Q, Aadhaar No: 53xxxxxxx7471 Status : Representative, Representative of : Saswat Developer Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Nasir Uddin Molla</b> Son of Haji Asraf Ali Molla Mohammadpur, P.O:- Kadampukur, P.S:- Rajarhat, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700135			

Identifier Of Jyotsna Bibi, Rasid Ali Molla, Serina Bibi, Dipak Bhattacharyya, Trilochan Sharma

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-0.4525 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-0.4525 Dec
3	Serina Bibi	Saswat Developer Private Limited-0.4525 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-0.4525 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-0.4525 Dec
3	Serina Bibi	Saswat Developer Private Limited-0.4525 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-0.4525 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-0.4525 Dec
3	Serina Bibi	Saswat Developer Private Limited-0.4525 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-0.4525 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-0.4525 Dec
3	Serina Bibi	Saswat Developer Private Limited-0.4525 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-33.33333300 Sq Ft
2	Rasid Ali Molla	Saswat Developer Private Limited-33.33333300 Sq Ft
3	Serina Bibi	Saswat Developer Private Limited-33.33333300 Sq Ft



## Land Details as per Land Record

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 681, LR Khatian No:- 1229	Owner:মিনতি ভট্টাচার্য, Gurdian:রবীন্দ্রনাথ, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 681, LR Khatian No:- 1270	Owner:শম্ভুত ডেভলাপার, Gurdian:প্রা নি, Address:ওম টাওয়ার, 32 জহরলাল নেহরু রোড,পার্ক স্ট্রীট কলিকাতা-, Classification:বাগান, Area:0.32000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 681, LR Khatian No:- 1554	Owner:শম্ভুত ডেভলাপার প্রা: নি:, Address:নিজ, Classification:বাগান, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 681, LR Khatian No:- 2960	Owner:সন্ন্যাসী সরদার, Gurdian:দিনীপ সরদা (মৃত, Address:নিজ, Classification:বাগান,	Seller is not the recorded Owner as per Applicant.

### Endorsement For Deed Number : I - 152315527 / 2019

On 21-11-2019

#### Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,75,500/-



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 13-12-2019

#### Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 22:00 hrs on 13-12-2019, at the Private residence by Trilochan Sharma .

#### Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )

Execution is admitted on 13/12/2019 by 1. Jyotsna Bibi, Daughter of Sahid Ali Molla, Village - Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Rasid Ali Molla, Daughter of Late Ajit Ali Molla, Village - Jamalpara, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. Serina Bibi, Wife of Md Imtiyaz, Village - Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. Dipak Bhattacharyya, Alias Dipak Bhattacharjee, Son of Triguna Charan Bhattacharjee, 1/13, K.N.C. Road North, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others



Identified by Nasir Uddin Molla, . . Son of Haji Asraf Ali Molla, Mohammadpur, P.O: Kadampukur, Thana: Rajarhat, .  
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession  
Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 13-12-2019 by Trilochan Sharma, Director, Saswat Developer Private Limited (Private  
Limited Company), 32, Jawarlal Nehru Road, Om Tower, 9th Floor, P.O - Middletone Street, P.S.- Park Street, District-  
Kolkata, West Bengal, India, PIN - 700071

Identified by Nasir Uddin Molla, . . Son of Haji Asraf Ali Molla, Mohammadpur, P.O: Kadampukur, Thana: Rajarhat, .  
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession  
Business



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

**On 20-12-2019**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 19,769/- ( A(1) = Rs 19,755/- ,E = Rs 14/- )  
and Registration Fees paid by by online = Rs 19,769/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/12/2019 5:40PM with Govt. Ref. No: 192019200117009731 on 12-12-2019, Amount Rs: 19,769/-, Bank:  
Oriental Bank of Commerce ( ORBC0100392), Ref. No. 65384405 on 12-12-2019, Head of Account 0030-03-104-001-  
16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 98,795/- and Stamp Duty paid by by online = Rs  
98,795/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/12/2019 5:40PM with Govt. Ref. No: 192019200117009731 on 12-12-2019, Amount Rs: 98,795/-, Bank:  
Oriental Bank of Commerce ( ORBC0100392), Ref. No. 65384405 on 12-12-2019, Head of Account 0030-02-103-003-  
02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

**On 24-12-2019**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 98,795/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp Type: Impressed, Serial no 34518, Amount: Rs.100/-, Date of Purchase: 17/09/2019, Vendor name:  
SRIKANT TIWARI



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 2155 to 2195

being No 152315527 for the year 2019.



Digitally signed by SUMIT KUMAR  
SINHA

Date: 2020.01.02 18:42:17 +05:30

Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2020/01/02 06:42:17 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)

