

8058

F-7880/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-1460653/20

T 130219

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet/sheets attached with this document's are the part of this document.

CONVEYANCE

1. Dated: 10th November, 2020

2. Place: Kolkata

3. Parties:

3.1 **Mithun Bhattacharjee**, son of Late Rabindra Nath Bhattacharjee and Late Minati Bhattacharjee, by Faith - Hindu, by Occupation - Business, resident of Kalikapur, Post Office - Kashinathpur, Police Station - Kalikapur, District - North 24 Parganas, PIN - 700135, State - West Bengal. [PAN AIYPB3803E and Aadhaar No. 696166783387, Mobile # 6289609938]

(Vendor, includes successors-in-interest)

নম্বর : 439
 সন ও তারিখ : 08/10/20
 ক্রেতার নাম : M. Paul, John
 ঠিকানা : 1/1, Park, Calcutta
 স্থান :
 ডেডার :
 বারাসাত কোর্ট
 জেলা : উত্তর ২৪ পরগণা
 নব্বিদ তারিখ : 14 OCT 2020
 মোট ট্রান্সপার খরিদ : RS. 700000
 উক্তারী বারাসাত
 ডেডার : শ্রী সত্যজিৎ বোস

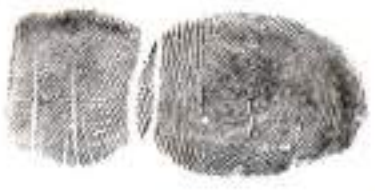


Handwritten signature



7476

Handwritten signature
(TRILOCHAN SHARMA)



7477

1 Hilli Bhatnagar



7478

Dikrout Biswas.
 c/o - Subhan Kol Biswas.
 vill - P.O - Kashi nathpore
 P.S. Rajarhat
 Dist - 24 pges (N)
 COL - 700135
 Sec - business



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

10 NOV 2020



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

GRN: 19-202021-013467339-1

Payment Mode Online Payment

GRN Date: 10/11/2020 13:50:00

Bank : State Bank of India

BRN : CKO3833638

BRN Date: 10/11/2020 13:51:10

DEPOSITOR'S DETAILS

Id No. : 2001460653/6/2020

[Query No./Query Year]

Name : SASWAT DEVELOPERS PVT LTD

Contact No. : Mobile No. : +91 9051033251

E-mail :

Address : 32 JAHARLAL NEHARU KOLKATA71

Applicant Name : Mr ISHITA KUNDU

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001460653/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	91012 ✓
2	2001460653/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	18412 ✓

Total

109424

In Words : Rupees One Lakh Nine Thousand Four Hundred Twenty Four only



And

- 3.2. **Saswat Developer Private Limited [PAN AAKCS4828D]**, a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071 and represented by one of its directors namely **Trilochan Sharma [PAN AJUPS9281Q]**, son of Banwari Lal Sharma, Occupation – Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071.

(**Purchaser**, includes successors-in-office and/or assigns)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1. **Said Property: (1)** *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, **(2)** *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND **(3)** *Bagan* land measuring 0.10 (zero point one zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND **(4)** Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 5.90 (five point nine zero) decimal equivalent to 3 (three) *chattah* 9 (nine) *chittak* 10 (ten) square feet,



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

10 NOV 2024

morefully described in the **Schedule** below (**Said Property**) **Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1. **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1. **Ownership of Rabindranath Bhattacharjee:** Rabindranath Bhattacharjee (son of Late Khetranath Bhattacharjee) was the owner of land measuring 3.86 (three point eight six) decimal comprised in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362 in *Mouza* Kalikapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas.
- 5.1.2. **Demise of Rabindranath Bhattacharjee:** Rabindranath Bhattacharjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law died *intestate*, died *intestate*, in the year 2002, leaving behind his surviving his wife Minati Bhattacharjee and 1 (one) daughter Piu Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee [collectively **Legal Heirs of Rabindranath Bhattacharjee**] as her only surviving legal heir and heiress, who have jointly inherited the absolute right, title and interest of his left Properties.
- 5.1.3. **Ownership of Minati Bhattacharjee:** By a registered Deed of Conveyance dated 10.11.1987, registered in the office of the ADSR Bidhannagar (Salt lake city), in Book No - I, Volume No. 175, Pages 483 to 488, Being No. 8247 for the year 1989, Amar Kumar Bhattacharjee and by another registered Deed of Conveyance dated 30.04.1993, registered



Additional District Sub-Registrar
Rajahmundry North 24 Pgs.

10 NOV 2024



in the office of the ADSR Bidhannagar (Salt lake city), in Book No - I, Volume No. 68, Pages 371 to 379, Being No. 3152 for the year 1993, Bishwanath Bhattacharjee and by other registered Deed of Conveyance dated 09.02.2005, registered in the office of the DSR-I, North 24 parganas, Barasat, in Book No - I, Volume No. I, Pages 1 to 13, Being No. 1136 for the year 2005, Amar Kumar Bhattacharjee sold conveyed and transferred to Minati Bhattacharjee, various plots of land in different *Dags* all in *Mouza* Kalikapur, J. L. No. 40, Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, District North 24 Parganas.

5.1.4. **Demise of Minati Bhattacharjee:** Minati Bhattacharjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law died *intestate*, on 22nd October, 2008 leaving behind her surviving her 1 (one) daughter Piu Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee (the Vendor No. 3.1) [collectively **Legal Heirs of Minati Bhattacharjee**] as her surviving legal heir and heiress, who have jointly inherited the absolute right, title and interest of her left Properties.

5.1.5. **Ownership of Piu Bhattacharjee and Mithun Bhattacharjee:** After demise of Rabindranath Bhattacharjee and Minati Bhattacharjee, Piu Ghosh (nee Bhattacharjee) and Mithun Bhattacharjee jointly inherited their left property, out of which a lot of portion of land sold and transferred by Piu Ghosh and Mithun Bhattacharjee, jointly and/or individually to others and subsequently Piu Ghosh (nee Bhattacharjee) and Mithun Bhattacharjee (the Vendor No. 3.1) are absolute joint owners of balance portion of 1) *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, (2) *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND (3) *Bagan* land measuring 0.10 (zero point one zero) decimal, more or



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

18 NOV 2021

less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat.

5.1.6. **Gift to Mithun Bhattacharjee:** By a registered Deed of Gift dated 3rd November, 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, being Deed No. 152307597 (Query No.2001390875/2020) for the year 2020, Piue Bhattacharjee gifted out of love and affection and transferred (1) *Bagan* land measuring 0.20 (zero point two zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, (2) *Bagan* land measuring 0.77 (zero point seven seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND (3) *Bagan* land measuring 0.05 (zero point zero five) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 1.93 (one point nine three) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, to her brother namely Mithun Bhattacharjee (the Vendor herein), along with other plots of land in other Dag Nos in the Kalikapur Mouza.

5.1.7. **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the absolute owner of the entire Said Property by virtue of inheritance and gift from his sister, free from all encumbrances.

5.1.8. **True and Correct Representations:** The Vendor is the undisputed owners of the Said Property, such ownership



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

10 NOV 2024

having been acquired in the manner stated in Clause 5.1.1 to 5.1.7 above, the contents of which are all true and correct.

- 5.2. **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1. **No Acquisition/Requisition:** The Vendor has neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any scheme of or of acquisition, requisition or vesting of the Said Property or for any restriction on the nature of use, extent and height of construction of buildings on the Said Property and declares that the Said Property is not affected by any such aforesaid scheme or order or such restrictive order of any Authority or Statutory Body or Government Department.
- 5.2.2. **No Excess Land:** The Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 5.2.3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5. **No Dues:** No revenue, wbsedcl, Panchayat taxes, other taxes, surcharge, impositions, outgoings or levies of any nature whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no



Additional Director Sub-Registrar
Rajerhat New Town, North 24-Pgs.

10 NOV 2024

demand, recovery proceedings or Certificate Case is pending for realization of any dues from the Vendor.

5.2.6. **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7. **No Mortgage:** No mortgage or charge has been created by the Vendor in respect of the Said Property or any part thereof.

5.2.8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding**

6.1. **Sale of the Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said



Adomotele District, North Carolina
Rajarat Naya, North Carolina

10 NOV 2016

Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

7. Transfer

- 7.1. **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Share In Said Premises described in the **Schedule** below, **(1)** *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, **(2)** *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND **(3)** *Bagan* land measuring 0.10 (zero point one zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND **(4)** Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 5.90 (five point nine zero) decimal equivalent to 3 (three) *chattah* 9 (nine) *chittak* 10 (ten) square feet, morefully described in the **Schedule** below **(Said Property) Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

27/11/2026
10/11/2026



Additional District Sub-Registrar
Rajahmundry Town, North, Andhra Pradesh

Handwritten signature

10 NOV 2026

7.2. **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 2,00,000/-** (Rupees two lakh) only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1. **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1. **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2. **Absolute:** absolute, irreversible and perpetual.

8.1.3. **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4. **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2. **Subject to:** The transfer being effected by this Conveyance is subject to:



Additional District Surplusepan
Rajshahi Town, North 24 Parganas.

10 NOV 2020

- 8.2.1. **Indemnification:** confirmation and undertaking by the Vendor that the Vendor hereby indemnify and shall at all times hereafter, keep indemnified the Purchaser and the Purchaser's assigns and/or the Purchaser's successors-in-office, of, from and against any loss, damage, costs, charges and expenses which may be incurred by the Purchaser and the Purchaser's assigns and/or Purchaser's successors-in-interest by reason of any charge or encumbrance claimed by any third party over and in respect of the Said Property.
- 8.2.2. **Transfer of Property Act:** all obligations and duties of vendors and purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3. **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admit, acknowledge and accept.
- 8.4. **Outgoings:** All revenue, cess, Panchayat taxes (whether for current period or arrears or accruing on account of pending general revaluations), surcharge, other property taxes, impositions, outgoings and levies of any nature whatsoever of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid/reimbursed and discharged by the Vendors on demand by the concerned authority/agency in consultation with the Purchaser, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5. **Holding Possession:** The Vendor hereby covenants 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 Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold,



Additional District Superintendent of Prisons
Waterfall New Town, North West Pgs.

10 NOV 2022

conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful and/or unlawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust from the Vendor.

- 8.6. **No Objection to Mutation:** The Vendor declares that the Purchaser is fully entitled to mutate the Purchaser's name in all records of the concerned authorities and to pay corporation tax or taxes and all other impositions (accruing for the period after the date of this Conveyance) in the Purchaser's own names. In this regard, the Vendor hereby authorizes and empowers the Purchaser to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor. Notwithstanding such empowerment and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7. **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or the Purchaser's successors-in-office, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser and/or the Purchaser's successors-in-office to the Said Property.



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

10 NOV 2020

**Schedule
(Said Property)**

(1) Bagan land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, (2) Bagan land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND (3) Bagan land measuring 0.10 (zero point one zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in Mouza Kalkapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 5.90 (five point nine zero) decimal equivalent to 3 (three) chattah 9 (nine) chittak 10 (ten) square feet, **And Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof. It is noted that, the land of Dag No. 684, is classified as Pukur and the Purchaser shall not fill-up by soil in existing Pukur and cannot change the category of land from Pukur.

Butted and bounded of entire Dags as follows:

Boundary of Dag No. 681

On the North	: By portion of R.S./L.R. Dag No. 471
On the South	: By portion of R.S./L.R. Dag No. 681
On the East	: By Portion of R.S./L.R. Dag No. 682
On the West	: By Portion of R.S./L.R. Dag No. 679

Shalibojje
Milki



Additional District Judge
Rejehal New Town, North Sikkim

10 NOV 2024

Boundary of Dag No. 682

On the North : By R.S./L.R. Dag No. 469
 On the South : By part of R.S./L.R. Dag No. 682
 On the East : By R.S./L.R. Dag No. 691
 On the West : By R.S./L.R. Dag No. 681

Boundary of Dag No. 862

On the North : By R.S./L.R. Dag No. 861
 On the South : By R.S./L.R. Dag No. 857
 On the East : By R.S./L.R. Dag No. 857
 On the West : By R.S./L.R. Dag No. 863

Boundary of Dag No. 684

On the North : By R.S./L.R. Dag No. 686
 On the South : By part of R.S./L.R. Dag No. 684
 On the East : By part of R.S./L.R. Dag No. 684
 On the West : By R.S./L.R. Dag No. 686

Summary of the Said Property

P S - Rajarhat			Mouza Kalikapur				
Sl. No.	R.S./L.R. Dag No.	Total Area (in dec.)	L R Khatian No.	R S Khatian No.	Area of Land (in Dec.)	Name of the Recorded Owner	Classification of Land
1	681	38	342, 472	416	0.40	Biswanath Bhattacharjee, Sambhu Bhattacharjee	Bagan
2	682	35	342, 472	416	1.54	Biswanath Bhattacharjee, Sambhu Bhattacharjee	Bagan
3	862	10	472	416	0.10	Sambhu Bhattacharjee	Bagan
4	684	24	-	362	3.86	Khetro Nath Bhattacharjee	Pukur


Full - Bhattacharjee



Additional District Sub-Registrar
Bangalore North, North 24-11-2024
10 NOV 2024

9. Execution and Delivery

9.1. **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.


Mithun Bhattacharjee
[VENDOR]

For SASWAT DEVELOPER PVT. LTD.

Director
Saswat Developer Private Limited
[PURCHASER]

Witnesses:

Signature <u>Dipannoy Biswas</u>	Signature <u>Sahid Ali malla</u>
Name <u>Dipannoy Biswas</u>	Name <u>Sahid Ali malla</u>
Father's Name <u>Sudhankar Biswas</u>	Father's Name <u>Asif Ali malla</u>
Address <u>Villa PO - Kojinathu POC</u>	Address <u>Jamal para . ps Royur</u>
<u>P.S. Rojan hat Dist-24 Pges (M) Kut Kal-135</u>	
<u>LEL- 700/35</u>	



Address: District Registrar
Rajahmundry New Town, Rajahmundry

10 NOV 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 2,00,000/-** (Rupees two lakh) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. 488931	10/11/20202	Axis Bank	2,00,000/-

Total (Rs.) 2,00,000/-

Mithun Bhattacharjee
Mithun Bhattacharjee
[VENDOR]

Witnesses:

Signature Dipankar Biswas.

Name Dipankar Biswas.

Signature Sahid Ali Manna.



































Name Sahid Ali Manna.



Additional District Sub-Registrar
Rajahmundry, Andhra Pradesh

10 NOV 2024

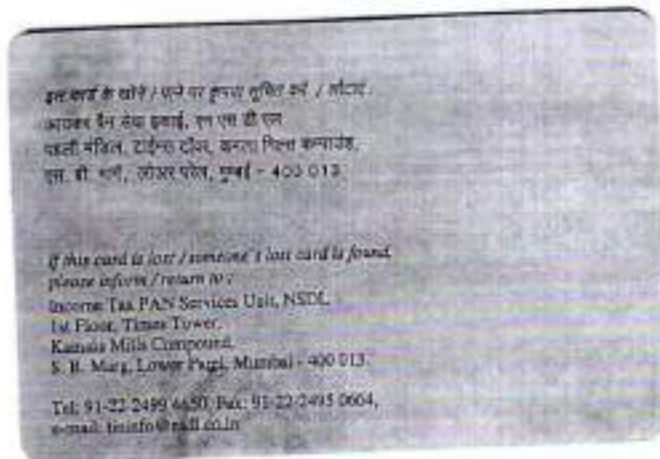
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
  (TRILOCHAN SHARMA)	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
	 Mihir Chatterjee	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
 Identified By Mr. Dipankar Misra.		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little



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

10 NOV 2022



For SASWAT DEVELOPER PVT. LTD.


Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRILOCHAN SHARMA
BANWARI LAL SHARMA

28/11/1978
 Permanent Account Number
AJUPS02810


 Signature



08007015

इस कार्ड के काम में / for use of this card only / सीटिंग:
 आयकर पेन सेवा इकाई, एन एस डी यू
 5 वीं मंजिल, मरी स्टडींग, प्लॉट नं. 343, सार्क नं. 997/8,
 मोहन कॉलोनी, दीप बंगला रोड के पास,
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL,
 5th floor, Market Street,
 Plot No. 343, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: info@pannsdl.com





आयकर विभाग
INCOME TAX DEPARTMENT
MITHUN BHATTACHARJEE
RABINDRA NATH BHATTACHARJEE
25/10/1988
Permanent Account Number
AIYPB3803E
Mithun
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI
Flat No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.
एक कार्ड के खोने / मिलने पर कृपया सूचित करें, लक्ष्य :
आयकर विभाग यूनिट, UTTISI
फ्लॉर नं. 3, सेक्टर II, सीडीबी बेलपुर,
नवी मुंबई - 400 614.

Mithun Bhattacharjee



Handwritten signature or text in blue ink, partially illegible.



Handwritten signature in Bengali script, likely reading "স্বাক্ষরিতঃ সুনীল কুমার" (Signed: Sunil Kumar).



ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভাসিকাভুক্তির নম্বর/Enrolment No.: 1111/19217/02216

To
 দিপঙ্কর বিহাস
 DIPANKAR BISWAS
 KASHI NATH PUR
 Kasinathpur
 North Twenty Four Parganas Kashinathpur
 West Bengal - 700135

Download Date: 17/02/2017

Generation Date: 01/08/2012



আপনার আধার সংখ্যা / Your Aadhaar No. :

9029 9450 6844

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



দিপঙ্কর বিহাস
 DIPANKAR BISWAS
 জন্মদিন/ DOB: 27/01/1977
 পুরুষ / MALE



9029 9450 6844

আমার আধার, আমার পরিচয়

Dipankar Biswas



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচ্য করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ার উত্পাদিত পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



কেন্দ্রীয় বিশেষ সার্ভিস প্রদানকারী
Unique Identification Authority of India

ঠিকানা:
কাশি নথ পুর, কাশি নথ পুর, উত্তর ২৪
পার্শ্বনা,
বঙ্গবন্দর - 700135

Address:
KASHI NATH PUR, Kesinathpur,
North Twenty Four Parganas,
West Bengal - 700135

9029 9450 6844



1047



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1523-07880/2020	Date of Registration	18/11/2020
Query No / Year	1523-2001460653/2020	Office where deed is registered	
Query Date	09/11/2020 8:02:54 PM	1523-2001460653/2020	
Applicant Name, Address & Other Details	ISHITA KUNDU CITY CIVIL COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9875418670, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 18,39,835/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 92,012/- (Article:23)	Rs. 18,412/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-681 (RS :-)	LR-342	Bastu	Bagan	0.4 Dec	13,559/-	1,40,000/-	
L2	LR-682 (RS :-)	LR-342	Bastu	Bagan	1.54 Dec	52,203/-	5,39,000/-	
L3	LR-862 (RS :-)	LR-472	Bastu	Bagan	0.1 Dec	3,392/-	35,000/-	
L4	LR-684 (RS :-684)	LR-362, (RS:-36210)	Pukur	Pukur	3.86 Dec	1,30,846/-	11,25,835/-	
		TOTAL :			5.9Dec	2,00,000 /-	18,39,835 /-	
		Grand Total :			5.9Dec	2,00,000 /-	18,39,835 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mithun Bhattacharjee Son of Late Rabintra Nath Bhattacharjee Kashinathpur, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN : 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- A1xxxxxx3E, Aadhaar No: 69xxxxxxxx3387, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Pvt. Residence</p>



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saswat Developer Private Limited Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Trilochan Sharma (Presentant) Son of Banwari Lal Sharma Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saswat Developer Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Dipankar Biswas Son of Debasish Biswas Kashinapur, P.O:- Kashinapur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, Pin - 700135			
Identifier Of Mithun Bhattacharjee, Trilochan Sharma			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-0.4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-1.54 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-0.1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-3.86 Dec



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:- 342		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 682, LR Khatian No:- 342		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 862, LR Khatian No:- 472		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 684, LR Khatian No:- 362		Seller is not the recorded Owner as per Applicant.



On 10-11-2020

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

Presented for registration at 21:20 hrs on 10-11-2020, at the Private residence by Trilochan Sharma ,

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 18,39,835/-

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

Execution is admitted on 10/11/2020 by Mithun Bhattacharjee, Son of Late Rabindra Nath Bhattacharjee, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Dipankar Biswas, , Son of Debasish Biswas, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 10-11-2020 by Trilochan Sharma, Director, Saswat Developer Private Limited (Private Limited Company), Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Dipankar Biswas, , Son of Debasish Biswas, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjoy Basak

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

On 18-11-2020

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 Fees

Certified that required Registration Fees payable for this document is Rs 18,412/- (A(1) = Rs 18,398/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,412/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2020 1:51PM with Govt. Ref. No: 192020210134673391 on 10-11-2020, Amount Rs: 18,412/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO3833638 on 10-11-2020, Head of Account 0030-03-104-001-16



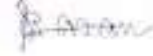
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,012/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 91,012/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 439, Amount: Rs.1,000/-, Date of Purchase: 05/11/2020, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2020 1:51PM with Govt. Ref. No: 192020210134673391 on 10-11-2020, Amount Rs: 91,012/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO3833638 on 10-11-2020, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 320029 to 320057
being No 152307880 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.11.27 11:58:15 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/11/27 11:58:15 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

