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2-7881/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-1460468/20

T 130220

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

## CONVEYANCE

1. Dated: 10<sup>th</sup> 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 - Kallikapur, District - North 24 Parganas, PIN - 700135, State - West Bengal. [PAN AIYPB3803E and Aadhaar No. 696166783387, Mobile # 6289809938]

(Vendor, includes successors-in-interest)

10 NOV 2020

নম্বর : 440  
 সম ও তারিখ : 14 OCT 2020  
 ক্রেতার নাম : M. Kaul, Son  
 ঠিকানা : High Court, Calcutta  
 মূল্য : Rs. 700000  
 ডেডার :  
 বারাসাত কোর্ট  
 জেলা : উত্তর ২৪ পরগণা  
 নব্বই তারিখ : 14 OCT 2020  
 মোট টাকার খরচ : RS. 700000  
 উদ্যোগী বারাসাত  
 ডেডার : শ্রী সন্তোষ রায়



*[Handwritten signature]*



7476

*[Handwritten signature]*  
(TRILOCHAN SHARMA)



7477

*[Handwritten signature]*



7478



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

10 NOV  
10 NOV 2020

Dipunktet Biswas.  
 For Subhankar Biswas.  
 With P.O. Kashi Nath Pal  
 P.S. Roychand  
 Dist - 24 Pgs (N)  
 Loc - 700135



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

GRN: 19-202021-013445949-8

GRN Date: 10/11/2020 12:19:01

BRN : 8332287972914

SBI ePay txn No. : CHE8882064

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 10/11/2020 12:25:25

SBI ePay txn Date. 10/11/2020 12:21:34

DEPOSITOR'S DETAILS

Name : SASWAT DEVELOPERS

Id No. : 2001460468/5/2020

Contact No.

E-mail :

Mobile No. +91 9051033251

Address :

32 JAWAHARLAL NEHERU ROAD KOLKATA700071

User Type :

Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	2001460468/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	70014 /
2	2001460468/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	349020 /
			<b>Total Amount</b>	<b>419034</b>

In Words : Rupees Four Lakh Nineteen Thousand Thirty 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, 9<sup>th</sup> 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, 9<sup>th</sup> 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 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) bagan land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) danga land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in Mouza Kalikapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, totaling to 20 (twenty) decimal equivalent to 12 (twelve) chottah 01 (one) chittak 42 (forty two) 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.



Additional District Sub-Registry Office  
Rajahmundry, Nuzvid 524 102.

10 NOV 2024

## **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 Minati Bhattacharjee:** By a registered Deed of Conveyance dated 1<sup>st</sup> October, 1982, registered in the office of the Sub Registrar Cossipur Dum Dum, in Book No – I, Volume No. 366, Pages 142 to 147, Being No. 9297 for the year 1982, Shambhu Bhattacharjee, sold conveyed and transferred, **(1)** land measuring 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and **(2)** land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and **(3)** land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat to Minati Bhattacharjee, for the consideration mentioned therein.

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

**5.1.3. Ownership of Piue Bhattacharjee:** In the abovementioned circumstance Piue Bhattacharjee is/was the sole and absolute owner of (1) land measuring 2 (two) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) land measuring 3.50 (three point five zero) decimal, more or



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

10 NOV 2011



less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) land measuring 4.50 (four point five zero) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat.

**5.1.4. Gift to Mithun Bhattacharjee:** By a registered Deed of Gift dated 3<sup>rd</sup> 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, Piu Bhattacharjee gifted out of love and affection and transferred (1) land measuring 2 (two) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) land measuring 3.50 (three point five zero) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) land measuring 4.50 (four point five zero) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, 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.

**5.1.5. 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.

**5.1.6. True and Correct Representations:** The Vendor is the undisputed owner of the Said Property, such ownership having been acquired in the manner stated in Clause 5.1.1 to 5.1.5 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:



Additional District Sub-Registrar  
Rajahmundry North 24 Pga.

10 NOV 2024

- 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 does 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 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.



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

10 NOV 2024

- 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 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**).



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

18 NOV 200

## **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 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and **(2)** *bagan* land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and **(3)** *danga* land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in *Mouza* Kalikapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, totaling to 20 (twenty) decimal equivalent to 12 (twelve) *chottah* 01 (one) *chittak* 42 (forty two) 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.

**7.2. Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 17,00,000/-** (Rupees seventeen 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.



Additional District Sub-Registrar  
Rajahmundry New Town, North 24-PCS

18 NOV 2011



**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, *debuffers*, 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:

**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.



राजमहानगरपालिकाको कार्यालय  
Rajahmundry Municipal Corporation Office

10 NOV 2024

- 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 Vendor 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, 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



Additional District Sub-Registrar  
Rajasthan new town, North 24 Pgs.

10 NOV 2017

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.

**Schedule  
(Said Property)**

(1) Bagan land measuring 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) bagan land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) danga land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in Mouza Kalikapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, totaling to 20 (twenty) decimal equivalent to 12 (twelve) chottah 01, (one) chittak 42 (forty two) 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. Butted and bounded of entire Dags as follows:

Hill's Shalabojan



Additional District Sub Registrar  
Rajahat New Town, Kothari Nagar

18 NOV 2000

**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

**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. 683**

On the North : By portion of R.S./L.R. Dag No. 683  
On the South : By portion of R.S./L.R. Dag No. 860  
On the East : By portion of R.S./L.R. Dag No. 685  
On the West : By portion of R.S./L.R. Dag No. 684

**Summary of the Said Property**

P S - Rajarhat			Mouza Kalikapur			
Sl. No.	R.S/L. R Dag No.	Total Area (in dec.)	R. S. Khatian No.	Area of Land (in Dec.)	Name of the Recorded Owner	Classification of Land
1	681	38	416	4.0	Khetro Nath Bhattacherjee	Bagan
2	682	35	416	7.0	Khetro Nath Bhattacherjee	Bagan
3	683	90	416	9.0	Khetro Nath Bhattacherjee	Danga

*Nithi Bhattacherjee*



Additional District Judge  
Rajahmundry New town, H.No. 24

18 NOV 2020



**9. Execution and Delivery**

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

Mithun Bhattacharjee  
Mithun Bhattacharjee  
**[VENDOR]**

For SASWAT DEVELOPER PVT. LTD.  
[Signature]  
Director

Saswat Developer Private Limited  
**[PURCHASER]**

**Witnesses:**

Signature <u>Dipankar Biswas</u>	Signature <u>Sahid Ali Malla</u>
Name <u>Dipankar Biswas</u>	Name <u>Sahid Ali Malla</u>
Father's Name <u>Subhan Kt Biswas</u>	Father's Name <u>Ajit Ali Malla</u>
Address <u>villa Po - Kashi Nath Pur</u>	Address <u>Jamal para P.S - Rajar</u>
<u>P.S. Rajarhat, Dist- 24 P.S. (M) Lal Kal - 700135</u>	<u>Lal Kal - 700135</u>

10 NOV 2020

Additional District Supervisors  
Internal New York, N.Y. 10001



### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 17,00,000/-** (Rupees seventeen 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. 488932	10/11/2020	Axis Bank	11,00,000/-
Chq. 488933	10/11/2020	Axis Bank	6,00,000/-

**Total (Rs.) 17,00,000/-**

Mithun Bhattacharjee

Mithun Bhattacharjee

**[VENDOR]**

#### Witnesses:

Signature Dipankar Biswas

Name Dipankar Biswas

Signature Sahid Ali malla























Name Sahid Ali malla



అదీషనల్ డిస్ట్రిక్ సబ్ రిజిస్ట్రార్  
Rajahmundry Town, North, A.P-534

10 NOV 2020

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	  (TRILOCHAN SHARMA)					
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
(Left Hand)						
	Full: Bhalla 					
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 Identified By Me:- Dhanraj Suresh.					
		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



Additional District Sub-Registry  
Rajmahal New Town, North 24-Pgs.

10 NOV 2020

**आयकर विभाग**            **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT OF INDIA**  
**SASWAT DEVELOPER PRIVATE LIMITED**

04/01/2007  
 Permanent Account Number  
**AAKCS4828D**

SASWAT

इस कार्ड के बारे में / यदि यह कतना कहीं भी / लीक हो /  
 आयकर सेवा सेवा इकाई, एन एन डी यू  
 इली नमिल, टाईम्स टॉवर, कान्हा मिल्स कॉम्प्लेक्स  
 एन. बी. मार्ग, लोअर पार्क, मुम्बई - 400 013

*If this card is lost / someone's lost card is found,  
 please inform / return to*  
 Income Tax PAN Services Unit, NSDL  
 1st Floor, Times Tower,  
 Kanha Mills Compound,  
 S. B. Marg, Lower Park, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,  
 e-mail: unitso@nsdl.co.in

For SASWAT DEVELOPER PVT. LTD.  
  
 Director

10/10/10



*[Faint handwritten signature]*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**TRILOCHAN SHARMA**  
**BANWARI LAL SHARMA**

**28/11/1976**  
 Permanent Account Number  
**AJUPS92810**

  
 Signature



इस कार्ड के खोने / चोरी का प्रमाण स्वीकृत करें। लौटाने  
 का ठिकाना पैन सेवा इकाई, एन एस डी यूएल  
 5 वीं मंजिल, मॉरी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कॉलोनी, नैप बंगला चौक के पास,  
 पुणे - 411 016

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 please inform / return to -*  
 Income Tax PAN Services Unit, NSDL  
 5th Floor, Manni Sterling,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Bangaloo Chowk,  
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)





आयकर विभाग  
INCOME TAX DEPARTMENT  
MITHUN BHATTACHARJEE  
RABINDRA NATH BHATTACHARJEE  
25/10/1965  
Permanent Account Number  
AIYPB3803E  
Signature  
Skr10029

भारत सरकार  
GOVT. OF INDIA



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Income Tax PAN Services Unit, UTHIST,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
आय कर से लगे, एने पर कृपया सूचित करें/वापस  
आयकर सेवा सेवा यूनिट, UTHIST,  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614.

Milhi Bhattacharjee



স্বাক্ষরিত: ১৫/১১/১৯



भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



मिथुन भट्टाचार्य  
Mithun Bhattacharjee  
जन्मतिथि/ DOB: 25/10/1986  
पुरुष / MALE



6961 6678 3387

आमार आधार, आमार परिचर



भारतीय विशिष्ट पहचान प्राधिकरण  
भारतीय विशिष्ट पहचान प्राधिकरण

ठिकाना:

एम/डः लतीत रवीन्द्र नाथ  
भट्टाचार्य, राजारहाट,  
कालिकापुर, उत्तर २४ परगना,  
पश्चिम बङ्ग - 700135

Address:

S/O: Late Rabindra Nath  
Bhattacharjee, Rajarhat,  
Kalkipur, North 24 Parganas,  
West Bengal - 700135

6961 6678 3387

MEERA AADHAAR, MERI PEHACHAN

Mithun Bhattacharjee



*Signature*



ভারত সরকার

Unique Identification Authority of India  
Government of India

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

To

বিশ্বাস

DIPANKAR BISWAS

KASHI NATH PUR

Kasinathpur

North Twenty Four Parganas Kasinathpur

West Bengal - 700135

Download Date: 17/02/2017

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আপনার আধার সংখ্যা / Your Aadhaar No. :

9029 9450 6844

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



বিশ্বাস

DIPANKAR BISWAS

জন্মতারিখ/ DOB: 27/01/1977

পুংস / MALE



9029 9450 6844

আমার আধার, আমার পরিচয়



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী 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 .



ভারতীয় বিশেষ পরিচয় প্রদানকারী  
Unique Identification Authority of India

ঠিকানা:

কাশীনাথ পুর, কাশীনাথপুর, উত্তর ২৪  
পার্শ্বনা,  
পশ্চিমবঙ্গ - 700135

Address:

KASHI NATH PUR, Kasinathpur,  
North Twenty Four Parganas,  
West Bengal - 700135

9029 9450 6844



1947



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Dipankar Biswas





### Major Information of the Deed

Deed No :	I-1523-07881/2020	Date of Registration	18/11/2020
Query No / Year	1523-2001460468/2020	Office where deed is registered	
Query Date	09/11/2020 7:40:55 PM	1523-2001460468/2020	
Applicant Name, Address & Other Details	Aurkojit Chanda T 68 , TEGHORIA MAIN ROAD,Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9674605192, 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. 17,00,000/-	Rs. 70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,50,020/- (Article:23)	Rs. 70,014/- (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 -681 )	(RS:- 416\0 )	Bastu	Bagan	4 Dec	3,40,000/-	14,00,000/-	
L2	LR-682 (RS -682 )	(RS:- 416\0 )	Bastu	Bagan	7 Dec	5,95,000/-	24,50,000/-	
L3	LR-683 (RS -683 )	(RS:- 416\0 )	Bastu	Danga	9 Dec	7,65,000/-	31,50,000/-	
		<b>TOTAL :</b>			<b>20Dec</b>	<b>17,00,000 /-</b>	<b>70,00,000 /-</b>	
	<b>Grand Total :</b>				<b>20Dec</b>	<b>17,00,000 /-</b>	<b>70,00,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mithun Bhattacharjee</b>                      Son of Late Rabindra Nath Bhattacharjee Kalikapur, 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 - Axxxxxx3E, 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	<b>Saswat Developer Private Limited</b> 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	<b>Trilochan Sharma (Presentant )</b> 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
<b>Dipankar Biswas</b> Son of Debashish Biswas Kashinathpur, P.O - Kashinathpur, 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-4 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-7 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-9 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		Seller is not the recorded Owner as per Applicant.



L2	LR Plot No:- 682		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 683		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 21:25 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 70,00,000/-

**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, Kalikapur, 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 Debashish 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 Debashish 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 70,014/- ( A(1) = Rs 70,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2020 12:25PM with Govt. Ref. No. 192020210134459498 on 10-11-2020, Amount Rs: 70,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8332287972914 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. 3,50,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,49,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 440, 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 12:25PM with Govt. Ref. No: 192020210134459498 on 10-11-2020, Amount Rs: 3,49,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 8332287972914 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 320058 to 320084

being No 152307881 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.11.27 11:58:23 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/11/27 11:58:23 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

