

S: 8695

(5)

I - 7088/14

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

P 509892

Addl. District Sub-Registrar  
Sonarpur, South 24 Parganas

Addl. Dist Sub-Registrar  
Sonarpur, South 24 Pgs.

10 JUL 2014

VE NO: - 1081/A

QD NO: - 14487/14

THIS SALE DEED made this 9<sup>th</sup> day of July Two Thousand Fourteen  
BETWEEN

- 1) Ramesh Biswas son of late Bankim Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 2) Manik Biswas son of late Bankim Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly-1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur

P. K. JHUNJHUNWALA  
ADVOCATE  
C. C. COURT  
2 & 3, K. S. ROY ROAD,  
KOLKATA-700 001

26/5/14

NAME.....
ADD..... TC, KIRAN SHANKAR ROY ROAD,
Rs.....
26 MAY 2014
S. ATTERJE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

26 MAY 2014

Anuraj



Sarvaris Apartments Private Limited

Anuraj

Authorized Signatory / Director



23/5  
[Handwritten signature]



Add. Dist Sub-Registrar Sonarpur, South 24 P.
10 JUN 2014

Identified by me  
Group No. B10000  
(ARUP KUMAR BISWAS)  
Smt. Naranjan Biswas  
Vill - Jayan pur.  
P.O. - Dingal para  
P.S. - Sonar pur.  
Dist. 24 Pgs. (S)  
occ. - physiotherapist.

- 3) Mukto Biswas son of late Bankim Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 4) Rabin Biswas son of late Bankim Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 5) Smt. Nandarani Kayal daughter of late Bankim Biswas and wife of Ram Prasad Kayal residing at Dihi Madhya Para, Dihi, Sonarpur, south 24 parganas P.S. - Sonarpur
- 6) Binay Biswas son of late Jatindra Nath Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 7) Subal Biswas son of late Jatindra Nath Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 8) Niranjan Biswas son of late Jatindra Nath Biswas residing at Jayanpur, Laskar Para, P.O.- Dingal Pota, Banhooghly - 1no, Gram Panchayat Sonarpur , South 24 Parganas - 700151 P.S. - Sonarpur
- 9) Nemaï Biswas son of late Jatindra Nath Biswas residing at Jayanpur, Biswas Para, P.O. - Dingal Pota, Banhooghly-1No, Gram Panchayat Sonarpur, South 24 Parganas - 700151 P.S. - Sonarpur
- 10) Smt. Sabitri Naskar daughter of late Jatindra Nath Biswas and wife of Bharat Naskar residing at Moridal Para, Ward 18, Sonarpur South 24 Parganas P.S. - Sonarpur



2336  
Sudhakar Choudhary



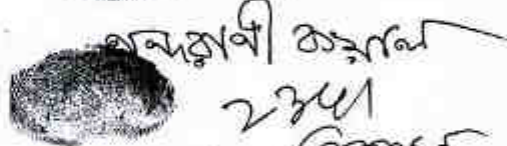
2337  
Manish Choudhary



2338  
Sudhakar Choudhary



2339  
Sudhakar Choudhary



2340  
Sudhakar Choudhary



2341  
Salil Kumar



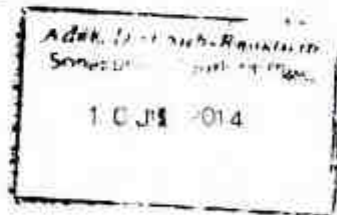
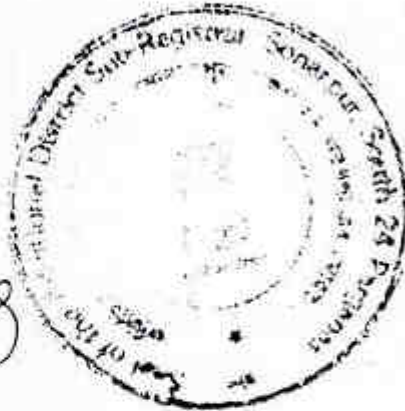
2342  
Sudhakar Choudhary



2343  
Sudhakar Choudhary



2344  
Binoy Biswas



11) Smt. Gayatri Mondal daughter of late Jatindra Nath Biswas wife of Tapan Kumar Mondal residing at Jayanpur, Banhooghly-1, Sonarpur. South 24 Parganas – 700151 P.S. - Sonarpur

12) Smt. Rebarani Biswas wife of late Sarat Chandra Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas – 700151 P.S. - Sonarpur

13) Ranjit Biswas son of late Sarat Chandra Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas – 700151 P.S. - Sonarpur

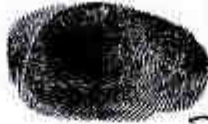
14) Sanjit Biswas son of late Sarat Chandra Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas – 700151 P.S. - Sonarpur

15) Smt. Debi Naskar daughter of late Sarat Chandra Biswas and wife of Rabin Naskar residing at Jayanpur, Naskar para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas – 700151 P.S. - Sonarpur

hereinafter collectively referred to as "the VENDORS" (which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND

SANWARIA APARTMENTS PRIVATE LIMITED (having Income Tax Permanent Account no.AASCS9236R) a company incorporated under the Companies Act, 1956 and having its registered offices at 131 PARK STREET, P.S. PARK STREET, KOLKATA-700017 and represented by its Director Sri Amit Jhunhunwala son of Sri Kedarnath Jhunhunwala residing at 111, Park Street, Kolkata-700016, (having Income Tax Permanent Account no.ACUPJ6397H) hereinafter referred to as "the PURCHASER" (which



2346

Remyia Biswas



2347

जतिप विद्या



2348

LTI OF DEB NASKAR  
By THE PENOF  
Arup K. Biswas



2349

LTI OF NEMAI BISWAS  
By THE PENOF  
Arup K. Biswas

10 JUL 2014

expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

#### WHEREAS

I. Late Surendra Nath Biswas, the predecessor-in-interest of the Vendors, during his lifetime was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT pieces or parcels of land measuring 78 decimals more or less and comprised in R S Dag nos. 324, 325, 328, 337 and 338 and lying and situated in Mouja Jayenpur, P S Sonarpur under Bonhooghly-1no. Gram Panchayat in the District of South 24-Parganas and hereinafter referred to as "the said Land".

II. The said Surendra Nath Biswas died intestate on 10 February 1951 and thereafter his wife Smt. Thakomoni Biswas also died intestate on 5 July 1985 leaving them surviving their three sons as their heirs and legal representatives and thereupon the said Land stood vested in their three sons in equal share in the manner following :

Name of the legal heirs	Relationship	Share in the said Land.
(a)Bankim Biswas	Son	1/3 <sup>rd</sup>
(b)Jatindra Nath Biswas	Son	1/3
(c)Sarat Chandra Biswas	Son	1/3

III. The name of the said Surendra Nath Biswas was duly recorded in the Record of Rights as a raiyat in respect of the said R S Dag nos. 324, 325, 328, 337 and 338 and subsequent to his death the names of his said three sons were recorded as raiyats in the Record of Rights prepared under the Land Reforms Act, 1955 and the said R S Dag nos. 324, 325, 328, 337 and 338 were renumbered as L R Dag nos. 332, 333, 339, 348 and 349



Add. Dist Sub-Registrar  
Senarath, South 24 P&S

10 JUN 2014



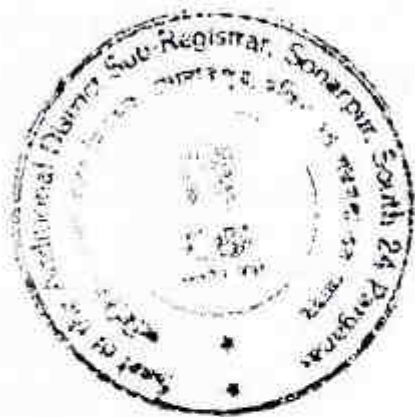
respectively and the said Land is more fully described in the Schedule hereunder.

IV. The said Bankim Biswas who was seized and possessed of undivided  $1/3^{\text{rd}}$  share in the said Land died intestate on 25 May 2012 and thereafter his wife Smt. Mahārani Biswas also died intestate on 4 June 2013 leaving them surviving their four sons and one daughter as their heirs and legal representatives and thereupon the undivided  $1/3^{\text{rd}}$  share of the said Bankim Biswas in the said Land stood vested in his four sons and one daughter in equal share in the manner following:

	Name of the legal heirs	Relationship	Share in the said Land
1.	Ramesh Biswas	Son	$1/15^{\text{th}}$ share
2.	Manik Biswas	Son	$1/15^{\text{th}}$ share
3.	Mukto Biswas	Son	$1/15^{\text{th}}$ share
4.	Rabin Biswas	Son	$1/15^{\text{th}}$ share
5.	Nandarani Kayal	Daughter	$1/15^{\text{th}}$ share

V. The said Jatindra Nath Biswas who was seized and possessed of undivided  $1/3^{\text{rd}}$  share in the said Land died intestate on 30 September 1995 and thereafter his wife Smt. Bhanu Mati Biswas also died intestate on 27 January 2008 leaving them surviving their four sons and two daughters as their heirs and legal representatives and thereupon the undivided  $1/3^{\text{rd}}$  share of the said Jatindra Nath Biswas in the said Land stood vested in his four sons and two daughters in equal share in the manner following :

	Name of the legal heirs	Relationship	Share in the said Land
1.	Binay Biswas	Son	$1/18^{\text{th}}$ share
2.	Subal Biswas	Son	$1/18^{\text{th}}$ share



Sub-Registrar, Sonarpur, South 24 Parganas  
10 JUNE 2014

3.	Niranjn Biswas	Son	1/18 <sup>th</sup> share
4.	Nemai Biswas	Son	1/18 <sup>th</sup> share
5.	Sabitri Biswas	Daughter	1/18 <sup>th</sup> share
6.	Gayatri Mondal	Daughter	1/18 <sup>th</sup> share

VI. Sarat Chandra Biswas who during his lifetime was seized and possessed of an undivided 1/3<sup>rd</sup> share in the said Land died intestate on 15 April 2012 leaving him surviving his wife, two sons and one daughter as his heirs and legal representatives and thereupon his undivided 1/3<sup>rd</sup> share in the said Land stood vested in his wife, sons and daughter in equal share in the manner following.

	Name of the legal heirs	Relationship	Share in the said Land
1.	Smt. Rebarani Biswas	Wife	1/12 <sup>th</sup> share
2.	Ranjit Biswas	Son	1/12 <sup>th</sup> share
3.	Sanjit Biswas	Son	1/12 <sup>th</sup> share
4.	Smt. Debi Naskar	Daughter	1/12 <sup>th</sup> share

VII. In view of the aforesaid the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Land in following share :

	Vendors	Name of the vendors	Share in the said Land
(i)	Vendor no.1	Ramesh Biswas	1/15 <sup>th</sup> share
(ii)	Vendor no.2	Manik Biswas	1/15 <sup>th</sup> share
(iii)	Vendor no.3	Mukto Biswas	1/15 <sup>th</sup> share
(iv)	Vendor no.4	Rabin Biswas	1/15 <sup>th</sup> share
(v)	Vendor no.5	Nandarani Kayal	1/15 <sup>th</sup> share



Registrar  
South 24 Pgs.  
10 July 2014

(vi)	Vendor no.6	Binay Biswas	1/18 <sup>th</sup> share
(vii)	Vendor no.7	Subal Biswas	1/18 <sup>th</sup> share
(viii)	Vendor no.8	Niranjan Biswas	1/18 <sup>th</sup> share
(ix)	Vendor no.9	Nemai Biswas	1/18 <sup>th</sup> share
(x)	Vendor no.10	Smt. Sabitri Naskar	1/18 <sup>th</sup> share
(xi)	Vendor no.11	Smt. Gayatri Mondal	1/18 <sup>th</sup> share
(xii)	Vendor no.12	Smt. Rebarani Biswas	1/12 <sup>th</sup> share
(xiii)	Vendor no.13	Ranjit Biswas	1/12 <sup>th</sup> share
(xiv)	Vendor no.14	Sanjit Biswas	1/12 <sup>th</sup> share
(xv)	Vendor no.15	Smt. Debi Naskar	1/12 <sup>th</sup> share

VIII. The Vendors have represented to the Purchaser as follows:-

(a) The Vendors are the only present surviving successors of late Surendra Nath Biswas and besides the Vendors, no other person is the successor of late Surendra Nath Biswas.

(b) The Vendors jointly are seized and possessed of or otherwise well and sufficiently entitled to whole the said Land measuring 78 decimals comprised in L R Dag nos. 332, 333, 339, 348 and 349 corresponding to R S Dag nos. 324, 325, 328, 337 and 338 in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and herein referred to as "the said Land".

(c) The said Land is free from all charges, encumbrances, liens, lispendens and attachments whatsoever and the Vendors are in vacant possession thereof.



সিনিয়র উপ-রেজিস্ট্রার  
সোনারপুর, দক্ষিণ ২৪ পরগণা  
10 JUN 2014

(d) The Vendors have not entered into any agreement for sale or transfer of the said Land or any part or portion thereof with any third party.

(e) There is no impediment in the Vendors selling or transferring the said Land to the Purchaser.

IX. Relying on the representations of the Vendors, the Purchaser has agreed to purchase and the Vendors have agreed to sell the said Land free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consideration of Rs.47,19,000/- (Rupees Forty seven lacs nineteen thousand only).

X. The parties are now desirous of completing the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of a sum of Rs.47,19,000/- (Rupees Forty seven lacs nineteen thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof, the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendors do and each of them doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land measuring 78 decimals more or less and comprised in L R Dag nos. 332, 333, 339, 348 and 349 corresponding to R S Dag nos. 324, 325, 328, 337 and 338 respectively in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and herein referred to as "the said Land" or HOWSOEVER OTHERWISE the said Land or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and



Sub-Registrar  
Singapore, South 24 Divs.  
11 JUN 2014



bounded called known numbered described or distinguished TOGETHER WITH all singular the walls yards compounds ways paths passages advantage of ancient and other rights liberties privileges easements appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Land or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors unto and upon the said Land and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchaser as the constituted attorney for and on behalf of and in the name of the Vendors irrevocably to appear before any Officer of the Land Reforms authority or Gram Panchayat or municipality and/or any other authority concerning the said Land for the purpose of mutation of the name of the Purchaser in the records of the Gram Panchayat or municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and letters and to appear and represent the Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendors themselves could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchaser to revoke and/or re-appoint TO HAVE AND TO HOLD the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispensens whatsoever absolutely and forever.



Adl. Dist. Suth-Regentat  
Sonarpore, South 24 Pgs.  
10J0 2014

2. The Vendors do and each of them doth hereby covenant with the Purchaser as follows:

a) Notwithstanding any act deed matter or thing by the Vendors done committed or knowingly permitted or suffered to the contrary the Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Vendors have now a good rightfui power and lawful and absolute authority by these presents to grant transfer convey, sell assign and assure unto the Purchaser the said Land absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

b) The Vendors have delivered quiet, vacant and peaceful possession of the said Land to the Purchaser and the Purchaser shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Land and receive all rents issues and profits including all arrears thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for them.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their predecessor-in-title and well and sufficiently saved defended kept harmless and indemnified of or from and against all and all former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors or any of their predecessor-in-title or any person or persons rightfully claiming from under or in trust for them.



Asst. Dist Sub-Registrar  
Bangalore, South 24 P.S.  
10 J 2014

d) Neither the Vendors nor any person claiming through them have any right of passage or easement of any kind whatsoever over the said Land or any part or portion thereof and the Purchaser shall be at liberty to construct and erect a boundary wall on the outer periphery of the said Land without any obstruction or interference whatsoever by the Vendors or any person claiming through them.

e) The said Land is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realization or arrears of Income Taxes and other taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that the said Land is not affected by any Notice of Scheme of the Land Acquisition Collector or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said Land or any part thereof under the Land Acquisition Act or any Act for the time being in force for acquisition of the said Land and that the said Land or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rule framed thereunder or any other Acts or enactments whatsoever.

f) The Vendors and all persons having lawfully or equitably claiming any estate right title interest use trust land claim and demand whatsoever of into or upon or out of the said Land under or in trust for them shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Land unto and to the benefit of



✓  
Add. Dist Sub-Registrar  
Sonarpur, South 24 Pgs.  
10 July 2014

the Purchaser forever in the manner aforesaid as the Purchaser shall or may reasonably require.

g) The names of the Vendors and/or their predecessors-in-interest are recorded in the L R Record of Rights as raiyats of the said Land and the Vendors do not possess any title deed relating to the said Land and title of the Vendors to the said Land is established by the fact that the names of the Vendors and/or their predecessors-in-interest are recorded as raiyats in L R Record of Rights in respect such Land.

h) The Vendors have paid and/or shall be liable to pay land revenue, municipal tax / panchayat tax and all other outgoings in respect of the said Land upto the Bengali Year 1420 and shall keep the Purchaser saved, indemnified and harmless therefrom.

i) The Purchaser shall pay the land revenue, municipal tax / panchayat tax and all other outgoings in respect of the said Land on and from the Bengali Year 1421 and shall keep the Vendors saved, indemnified and harmless therefrom.

THE SCHEDULE ABOVE REFERRED TO:  
(Description of the said Land)

ALL THAT pieces or parcels of sali land measuring 78 decimals (seventy eight decimals) more or less and contained in J L no. 66 and recorded in LR Khatian nos. 412, 555 and 615 and lying and situated in Mouja Jayenpur, P S Sonarpur within Bonhooghly-1no. Gram Panchayat in the District of South 24-Parganas West Bengal and comprised in the following L R Dag and R S Dag nos.

L R Dag no.	R.S. Dag no.	Area in decimals of the whole Dag	Area in decimals of land sold under this Deed
332	324	265	66
333	325	3	1



Additional District Registrar  
Sonapatna, South 24 Parganas  
10 July 2014



339	328	7	2
348	337	19	6
349	338	12	3
		Total	78

and the said plots for identification are delineated in the map or plan attached hereto.

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

SIGNED AND DELIVERED by the  
withinnamed Vendors at Kolkata

(1) Jyotanto Biswas  
S/o Ranjit Biswas  
villi-jayen PUR  
Po- Dinjakh Pota  
P.S. Sonar PUR

(2) Sa. Saigaj Uddin

रमेश बिस्वास

1. Ramesh Biswas

मनिक बिस्वास

2. Manik Biswas

मुक्तो बिस्वास

3. Mukto Biswas

रबिन बिस्वास

4. Rabin Biswas

नन्दारानी कायल

5. Nandarani Kayal

Binoy Biswas

6. Binay Biswas

Subal Biswas

7. Subal Biswas

निरंजन बिस्वास

8. Niranjana Biswas



Adm. Dist Sub-Registrar  
Senarai, South 24 Pgs.  
16 JUL 2014



LTI OF NEMAI BISWAS  
BY THE PEN OF  
Group No. Biswas

9. Nimai Biswas

Sabitri Naskar

10. Smt. Sabitri Naskar

Gayatri Mondal

11. Smt. Gayatri Mondal

Rebarani Biswas

12. Smt. Rebarani Biswas

Ranjit Biswas

13. Ranjit Biswas

Sanjit Biswas

14. Sanjit Biswas



LTI OF SMT. DEBI NASKAR  
BY THE PEN OF  
Group No. Biswas

15. Smt. Debi Naskar

SIGNED AND DELIVERED by the  
withinnamed Purchaser at Kolkata

Sarwaris Apartments Private Limited

Authorised Signatory / Director

Witnesses to All:-

- 1) Signature Joyanta Biswas  
Name JAYANTA BISWAS  
Address Jayen PUR  
Dingjati POTA  
SONAR PUR
- 2) Signature Sri. Sirajuddin  
Name SRI. SIRAJUDDIN  
Address VIII - Poykalepu, P-5, Sonar  
P.O. - Jagaddal, 24 hrs Post (S)

We have read over and explained  
the contents of this Sale Deed to  
the Vendors in Bengali language  
before execution and thereafter the  
Vendors have voluntarily executed  
this Sale Deed in our presence.

- 1) Joyanta Biswas  
Jayen PUR  
Dingjati POTA  
SONAR PUR
- 2) Sri. Sirajuddin  
VIII - Poykalepu, P-5, Sonar  
P.O. - Jagaddal, 24 hrs Post (S)

P.K. Jhunjhunwala  
Drafted by P.K. Jhunjhunwala, Advocate  
Enrolment no. WB/102/77



2014

RECEIVED from the withinnamed Purchaser the entire purchase Consideration of Rs.47,19,000 /- (Rupees Forty seven lacs nineteen thousand only) as recited hereinabove as per the following

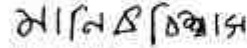
MEMO OF CONSIDERATION

1) Received a sum of Rs. 3,14,600/- (Rupees Three lacs fourteen thousand six hundred only) in cash



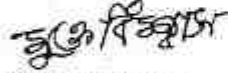
Ramesh Biswas  
Vendor no.1

2) Received a sum of Rs. 3,14,600/- (Rupees Three lacs fourteen thousand six hundred only) in cash



Manik Biswas  
Vendor no.2

3) Received a sum of Rs. 3,14,600/- (Rupees Three lacs fourteen thousand six hundred only) in cash



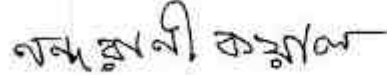
Mukto Biswas  
Vendor no.3

4) Received a sum of Rs. 3,14,600/- (Rupees Three lacs fourteen thousand six hundred only) in cash



Rabin Biswas  
Vendor no.4

5) Received a sum of Rs. 3,14,600/- (Rupees Three lacs fourteen thousand six hundred only) in cash



Nandarani Kayal  
Vendor no.5

6) Received a sum of Rs. 2,62,200/- (Rupees Two lacs sixty two thousand two hundred only) in cash



Binay Biswas  
Vendor no.6



Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.  
10 JUN 2014


7) Received a sum of Rs. 2,62,200/-  
(Rupees Two lacs sixty two thousand  
two hundred only) in cash

*Subal Biswas*  
Subal Biswas  
Vendor no.7

8) Received a sum of Rs. 2,62,200/-  
by Pay Order no. 616214 dated 3<sup>rd</sup> July 2014  
of Allahabad Bank Red Cross Place Branch,  
Kolkata

*Niranjan Biswas*  
Niranjan Biswas  
Vendor no.8

9) Received a sum of Rs. 2,62,200/-  
(Rupees Two lacs sixty two thousand  
two hundred only) in cash

 LT10F  
NEMAI BISWAS  
BY THE PEN OF  
*Aravind Kumar Biswas*  
Nemai Biswas  
Vendor no.9

10) Received a sum of Rs. 2,62,200/-  
(Rupees Two lacs sixty two thousand  
two hundred only) in cash

*Sabitri Naskar*  
Smt. Sabitri Naskar  
Vendor no.10

11) Received a sum of Rs. 2,62,200/-  
(Rupees Two lacs sixty two thousand  
two hundred only) in cash

*Gayatri Mondal*  
Smt. Gayatri Mondal  
Vendor no.11

12) Received a sum of Rs. 3,93,200/-  
(Rupees Three lacs ninety three thousand  
two hundred only) in cash

*Rebarani Biswas*  
Smt. Rebarani Biswas  
Vendor no.12

13) Received a sum of Rs. 3,93,200/-  
by Pay Order no. 616215 dated 3<sup>rd</sup> July 2014  
of Allahabad Bank Red Cross Place Branch,  
Kolkata

*Ranjit Biswas*  
Ranjit Biswas  
Vendor no.13



























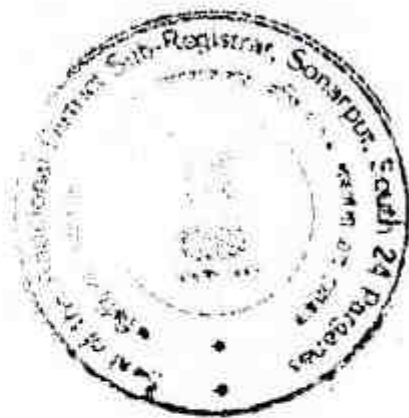
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Dist. Sub-Registrar  
Sonapat, South 24 Parg.  
10 JUN 2014



**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.1	Signature of Executant Presentant	PARTY : VENDOR NO.1 PAN : NAME : Ramesh Biswas				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.2	Signature of Executant Presentant	PARTY : VENDOR NO.2 PAN : NAME : Manik Biswas				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				



























✓

101. 01A

Page No.

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**























Sl. No.	Photograph of Vendor No.3	Signature of Executant Presentant	PARTY : VENDOR NO.3 PAN : NAME : Mukto Biswas				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Vendor no.4	Signature of Executant Presentant	PARTY : VENDOR NO.4 PAN : NAME : Rabin Biswas				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



10 JUL 2014

Page No.



**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.	Signature of Executant Presentant	PARTY : VENDOR NO.5 PAN : NAME : Smt. Nandarani Kayal				
		<i>Nandarani Kayal</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Vendor no.6	Signature of Executant Presentant	PARTY : VENDOR NO.6 PAN : NAME : Binay Biswas				
		<i>Binay Biswas</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



Sub-Registrar, Sonapat  
Sonapat  
16 JUL 2014

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.7	Signature of Executant Presentant	PARTY : VENDOR NO.7 PAN :						
			NAME : Subal Biswas						
 <i>Subal Biswas</i>									
			Little	Ring	Middle	Fore	Thumb		
			<b>Left Hand</b>						
			Thumb	Fore	Middle	Ring	Little		
<b>Right Hand</b>									
Sl. No.	Photograph of Vendor no.8	Signature of Executant Presentant	PARTY : VENDOR NO.8 PAN :						
			NAME : Niranjan Biswas						
 <i>Niranjan Biswas</i>									
			Little	Ring	Middle	Fore	Thumb		
			<b>Left Hand</b>						
			Thumb	Fore	Middle	Ring	Little		
<b>Right Hand</b>									


























*[Handwritten mark]*

Registrar,  
South 24 Parganas,  
19 JUL 2014



Page No.

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**























Sl. No.	Photograph of Vendor No.9	Signature of Executant Presentant	PARTY : VENDOR NO.9 PAN : NAME : Nemaï Biswas				
		 <i>LT1 of Nemaï Biswas by the Dem. of Panchajanya</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.10	Signature of Executant Presentant	PARTY : VENDOR NO.10 PAN : NAME : Smt. Sabitri Naskar				
		<i>Sabitri Naskar</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				



Sub-Registrar  
Sonapat, South 24 Pgs.  
10 JUL 2014

Page No.

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**























Sl. No.	Photograph of Vendor No.11	Signature of Executant Presentant	PARTY : VENDOR NO.11 PAN : NAME : Smt. Gayatri Mondal				
		NO 3019 KIRAN	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.12	Signature of Executant Presentant	PARTY : VENDOR NO.12 PAN : NAME : Smt. Rebarani Biswas				
		15/06/2019 KIRAN	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				



Joint Dist Sub-Registrar  
Sattarpura, South 24 Parganas  
10 JUL 2014

Page No.

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

























Sl. No.	Photograph of Vendor No.13	Signature of Executant Presentant	PARTY : VENDOR NO.13 PAN : NAME : Ranjit Biswas				
		<i>Ranjit Biswas</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Vendor no.14	Signature of Executant Presentant	PARTY : VENDOR NO.14 PAN : NAME : Sanjit Biswas				
		<i>Sanjit Biswas</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



Sub-Registrar, Sonapatna,  
South 24 Parganas,  
10 JUL 2014

Page No.

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.15	Signature of Executant Presentant	PARTY : VENDOR NO.15 PAN :				
		 <i>Signature of Debi Naskar by the Pen of Hoop kg. Biswas</i>	NAME : Smt. Debi Naskar				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : ACUPJ6397H				
		 <i>Signature of Sri Amit Jhunjunwala</i>	NAME : SANWARIA APARTMENTS PRIVATE LIMITED by its Director Sri Amit Jhunjunwala				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



Atul Dey vs. State of West Bengal  
Sonarpur 14 Pgs.

16 JUL 2014





Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 07088 of 2014  
(Serial No. 08695 of 2014 and Query No. 1608L000014487 of 2014)

On 09/07/2014

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

Presented for registration at 18.00 hrs on :09/07/2014, at the Private residence by Amit Jhunjhurwala  
Claimant.

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

Execution is admitted on 09/07/2014 by

1. Ramesh Biswas, son of Lt. Bankim Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
2. Manik Biswas, son of Lt. Bankim Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
3. Kukto Biswas, son of Lt. Bankim Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
4. Rabin Biswas, son of Lt. Bankim Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
5. Nandarani Kayal, wife of Ram Prasad Kayal , Dihi , Madhya Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Binay Biswas, son of Lt. Jatindra Nath Biswas , Dingal Pota , Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
7. Subal Biswas, son of Lt. Jatindra Nath Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
8. Niranjana Biswas, son of Lt. Jatindra Nath Biswas , Jayanpur Laskar Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
9. Nema Biswas, son of Lt. Jatindra Nath Biswas , Jayanpur Laskar Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
10. Sabitri Naskar, wife of Bharat Naskar , 18, Sonarpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
11. Gayatri Mondal, wife of Tapan Kr. Mondal , Jayenpur , Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

10/07/2014 17:10:00

EndorsementPage 1 of 3



Add. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.  
10 JUL 2014



Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 07088 of 2014  
(Serial No. 08695 of 2014 and Query No. 1608L000014487 of 2014)

12. Rebarani Biswas, wife of Lt. Sarat Ch. Biswas , Jayenpur , Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
13. Ranjit Biswas, son of Lt. Sarat Ch. Biswas , Jayenpur , Biswas Para , Bon Hooghly, Thana:-Sonarpur, P.O. :-Dingalpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
14. Sanjit Biswas, son of Lt. Sarat Ch. Biswas , Jayenpur , Naskar Para , Bon Hooghly, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
15. Debi Naskar, wife of Rabin Naskar , Jayenpur , Naskar Para, Bon Hooghly,, Thana:-Sonarpur, P.O. :-Dingalpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife
16. Amit Jhunjhunwala  
Director, Sanwaria Apartments Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business  
Identified By Arup Kr. Biswas, son of Niranjan Biswas, Jayenpur, Thana:-Sonarpur, P.O. :-Dingalpota, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/07/2014

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

**Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Registration Fees Rs. 79,742/- paid online on 05/07/2014 11:54AM with Govt. Ref. No. 192014150004223231 on 05/07/2014 11:51AM, Bank: State Bank of India, Bank Ref. No. IK52552328 on 05/07/2014 11:54AM, Head of Account: 0030-03-104-001-16, Query No:1608L000014487/2014

**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.-72,48,435/-

Certified that the required stamp duty of this document is Rs.- 434926 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

10/07/2014 17:10:00

Endorsement Page 2 of 3



Asst. Dist. Sub-Registrar  
Senarath, South 24 Pgs.  
10 JUN 2014



Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

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Endorsement For Deed Number : I - 07088 of 2014  
(Serial No. 08695 of 2014 and Query No. 1608L000014487 of 2014)

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Stamp duty Rs. 4,34,926/- paid online on 05/07/2014 11:54AM with Govt. Ref. No. 192014150004223231 on 05/07/2014 11:51AM, Bank: State Bank of India, Bank Ref. No. IK52552328 on 05/07/2014 11:54AM, Head of Account: 0030-02-103-003-02, Query No:1608L000014487/2014

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

10/07/2014 17:10:00

EndorsementPage 3 of 3

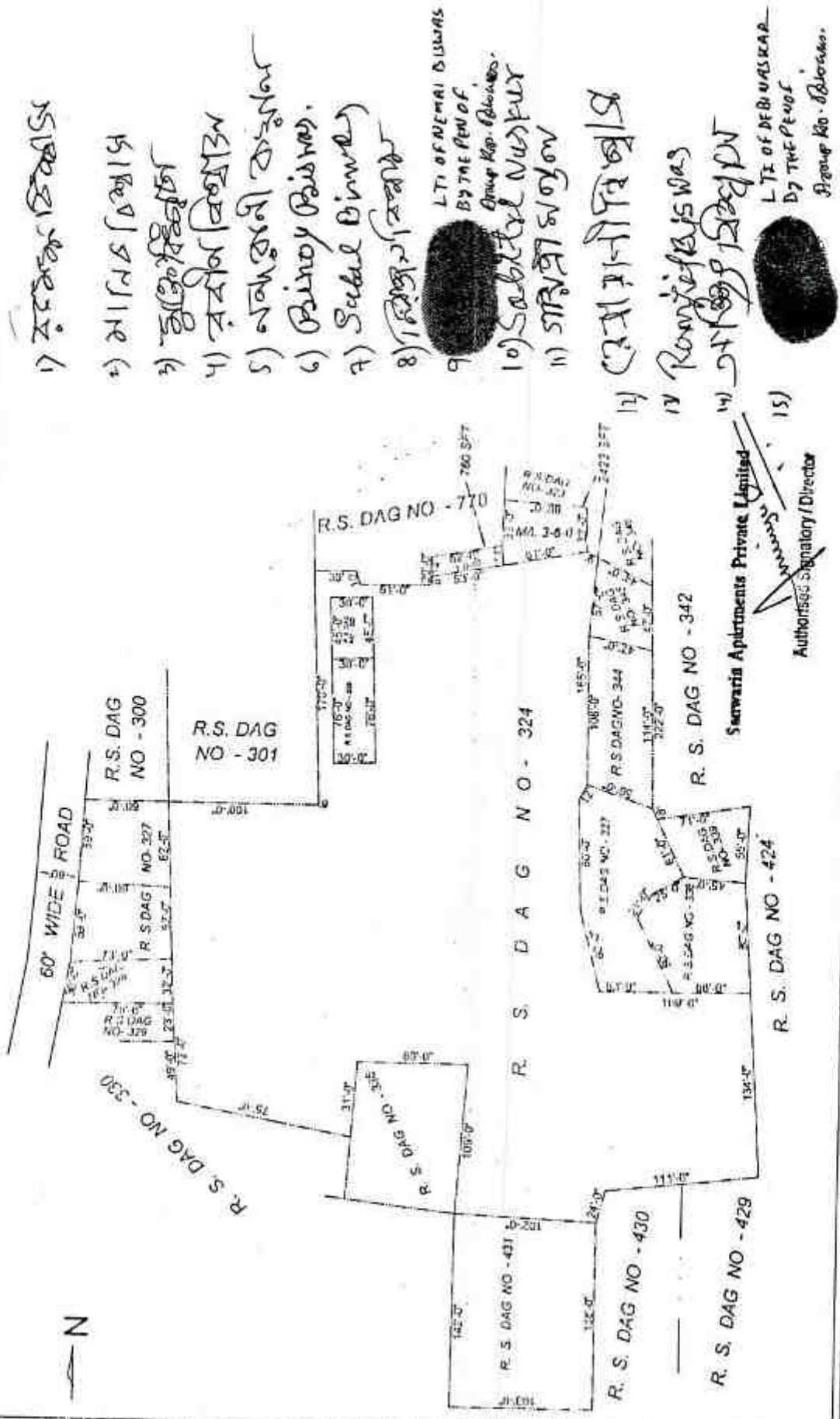


Aditi, Sub-Registrar  
Sonarpin, South 24 Parg.  
10 JUL 2014

**PLAN SHOWING LOCATION OF L.R. DAG NO- 332, 333, 334, 339, 348, 349 & 450 CORRESPONDING TO RS DAG NO- 324,325,326,328,337,338 & 431 IN J.L. NO- 66 MOUZA JAYANPUR, P.S.- SONARPUR, WITHIN BANHOOGHLY - 1 NO GRAM PANCHAYAT, SOUTH 24 PARGANAS**

SCALE 1" = 150'-00"

LAND SHOWN BY RED COLOUR- □



- ১) [Redacted]
- ২) [Redacted]
- ৩) [Redacted]
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L.T. OF NEMAI DAS WAS BY THE PLAN OF Group Kap. Bhowmik. Sabitri Mukherjee STAYAT SONAR

L.T. OF DEB WAS KAA BY THE PLAN OF Group Kap. Bhowmik. Sabitri Mukherjee STAYAT SONAR.

Sarwarin Apartments Private Limited  
 Authorised Signatory (Director)



Addl. Dist. Sub-Registrar  
Sonar P.O. South 24 Parganas  
10 JUL 2014







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 7195 to 7228  
being No 07088 for the year 2014.




  
(Biswajit Dey) 11-July-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal

14) ) Received a sum of Rs. 3,93,200/-  
(Rupees Three lacs ninety three thousand  
two hundred only) in cash

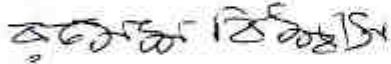
  
Sanjit Biswas  
Vendor no.14

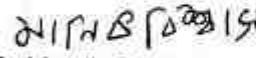
15) ) Received a sum of Rs. 3,93,200/-  
(Rupees Three lacs ninety three thousand  
two hundred only) in cash

 LTI of Smt.  
DEBI NASKAR BY  
THE PEN OF  
Group No. Biswas  
Smt. Debi Naskar  
Vendor no.15

TOTAL Rs. 47,19,000/-

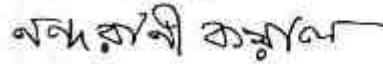
(Rupees Forty seven lacs nineteen thousand only)

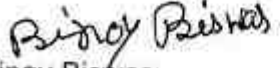
  
1. Ramesh Biswas

  
2. Manik Biswas

  
3. Mukto Biswas

  
4. Rabin Biswas

  
5. Nandarani Kayal

  
6. Binay Biswas



Additional District Registrar  
Sonarhat, Guwahati

10 JUN 2014

Subal Biswas

7. Subal Biswas

ନିରଞ୍ଜନ ବିସ୍ୱାସ

8. Niranjan Biswas



LTI OF NEMAI BISWAS

By THE PEN OF  
Group No. Biswas

9. Nemai Biswas

ସାବିତ୍ରୀ ନାସ୍କର

10. Smt. Sabitri Naskar

ଶାମ୍ବାଳୀ ମଣ୍ଡାଲ

11. Smt. Gayatri Mondal

ରେବାରାଣୀ ବିସ୍ୱାସ

12. Smt. Rebarani Biswas

Ranjit Biswas

13. Ranjit Biswas

ନୀଳମ୍ବରୀ ଦେବୀ ନାସ୍କର

14. Smt. Debi Naskar



LTI OF SMT DEBI  
NASKAR BY THE PEN  
OF Group No. Biswas

15. Smt. Debi Naskar

Vendors

WITNESSES:

1. Signature  
Name  
Address

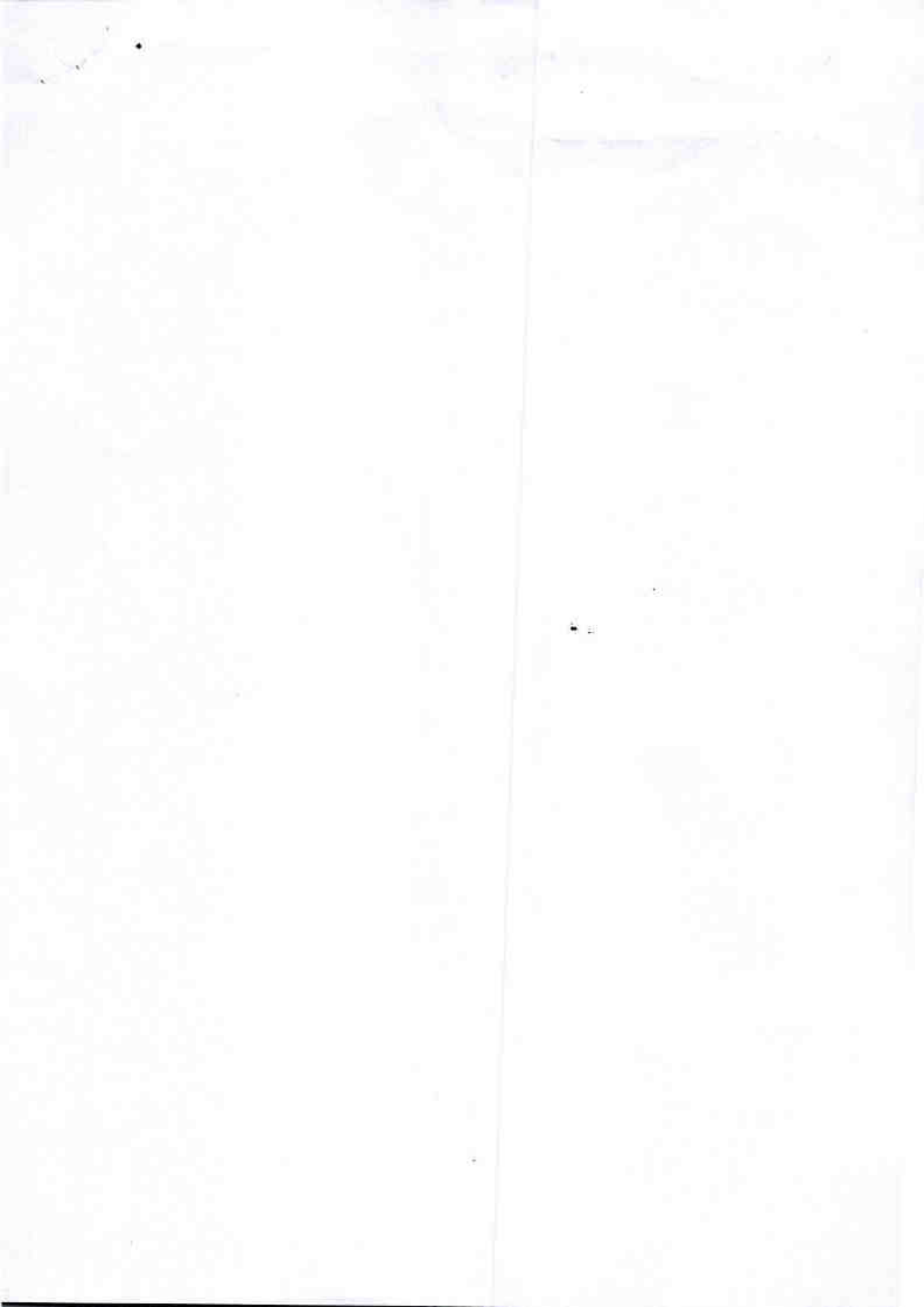
Joyanta Biswas  
JAVANTABISWAS

2. Signature  
Name  
Address

Sr. Seig'eddi



1 JUL 014



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