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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 509893

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

Add. District Sub-Registrar
Sonarpur, South-24 Parganas

Add. Dist Sub-Registrar
Sonarpur, South 24 Parg.

10 JUL 2014

V. No. - 1080/14
2170 - 1449/14

THIS SALE DEED made this 9th day of July Two Thousand Fourteen

BETWEEN

1. Smt. Sabita Mondal daughter of late Kunja Bihari Biswas and wife of Kanai Mondal residing at 232 Mondal Para Ramnagar - 1, Baruipur, south 24 Parganas, Pin - 743387; P.S. - Sonarpur
2. Paresh Chandra Biswas son of late Khadakeshwar Biswas residing at Jayanpur P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin- 700151; P.S. - Sonarpur

29/MS

P. K. JHUNJHUNWALA
ADVOCATE
T.C. KIRAN SHANKAR ROY ROAD,
KOLKATA-700 081

NAME
ADD.
Rs.
26 MAY 2014	
S. CHATTERJEE Licensed Stamp Vendor C. C. Court 28/3, K. S. Roy Road, Kol-1	

26 MAY 2014



Anurag



Sarwaris Apartments Private Limited

Anurag
Authorised Signatory / Director



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4 - Parvesh Chandra Biswas

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

Identified by me.
Sec. Sing' uddi
Sk. SIKHAR MOHIN
S/o - Lt. Sec. Aledul Haseen
Vill - Raghalepur, P.S. Sonarpore
Pro - P. J. Gaddal - 24th Pgs (B)
Occ - Bussines.

3. Debabrata Biswas son of late Khadakeshwar Biswas residing at Joinpur Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin- 700151; P.S. – Sonarpur
4. Sanat Kumar Biswas son of late Khadakeshwar Biswas residing at Joinpur sardar para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin- 743379; P.S. – Sonarpur
5. Smt. Lalita Naskar daughter of late Khadakeshwar Biswas and wife of Madan Naskar residing at Nihata Uttar Para, Nihata, Baruipur, South 24 parganas, Pin- 743610; P.S. – Sonarpur
6. Smt. Sujata Naskar daughter of late Khadakeshwar Biswas and wife of Prafulla Naskar residing at Dakshin Kalyanpur Uttarpara, D.Kalyanpur - 41, Baruipur, South 24 parganas; P.S. – Sonarpur
7. Smt. Lakshibala Biswas wife of late Makhan Chandra Biswas residing at Durgapur para, Durgapur - 61, Baruipur, South 24 parganas; P.S. – Sonarpur
8. Badal Biswas son of late Makhan Chandra Biswas residing at Durgapur para, Durgapur - 61, Baruipur, South 24 parganas; P.S. – Sonarpur
9. Sushanta Biswas son of late Makhan Chandra Biswas residing at Durgapur para, Durgapur - 61, Baruipur, South 24 parganas; P.S. – Sonarpur
10. Prasanta Biswas son of late Makhan Chandra Biswas residing at Durgapur para, Durgapur - 61, Baruipur, South 24 parganas; P.S. – Sonarpur
11. Sunila Biswas wife of late Anukul Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin – 700151; P.S. – Sonarpur



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17) LTI OF SUNILA BISWAS
BY THE PEN OF
SARAT K. BISWAS.



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18) LTI OF SUPARNA KUNDU
BY THE PEN OF SARAT K. BISWAS.



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19) ବିଶ୍ଵାସୀ



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20) ଦୀ ଶ୍ରୀ ଦୀଉର



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21) ଚନ୍ଦ୍ରନାରିଂଦାସ



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22) ସାମ୍ବି ବିଶ୍ଵାସ



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23) LTI OF ASHOKA BISWAS
BY THE PEN OF Sarat K. Biswas



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24) ସାମ୍ବି ବିଶ୍ଵାସ



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12. Smt. Suparna Kundu daughter of late Anukul Biswas and wife of Samar Kundu residing at Swarnakar para, ward - 5, Sonarpur, South 24 Parnagas; P.S. – Sonarpur

13. Smt. Usha Naskar wife of Gour Naskar residing at Joyenpur Dingal Pota, South 24 Parganas, W.B. 700151. P.S. Sonapur

14. Smt. Radha Raul daughter of Late Shyamal Naskar and wife of Harish Raul residing at Charakdanga Dakshin Purba (Dongapara) Andharmanik, Bishnupur South 24 Parganas Pin – 743503; P.S. – Sonarpur

15. Smt. Kalpana Biswas wife of late Ajit Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin - 700151 P.S. -- Sonarpur

16. Rajib Biswas son of late Ajit Biswas residing at Jayanpur, Biswas para P.O. - DingelPota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin - 700151 P.S. – Sonarpur

17. Sanjib Biswas son of late Ajit Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin - 700151 P.S. – Sonarpur

18. Smt. Tapasi Paik daughter of late Ajit Biswas and wife Nemai Paik residing at A 30, Panchasayar, P.O - Panchasayar, Kolkata, West Bengal, Pin- 700094; P.S. - Jadavpur

19. Smt. Ashrukana Biswas wife of late Praffulla Kumar Biswas residing at Jayanpur, P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas, Pin- 700151 P.S. – Sonarpur



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3) Debubrata Biswas.



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4) Sanat Kr. Biswas.



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5) Santosh Kumar



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6) Susma Nayak



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7) LTI OF LAKSHI BALABIDWAS
by the Pen of SANAT-KR. BISWAS.



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8) Balal Biswas.



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9) Tapasi Paik.



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10) Prasanta Biswas.

20. Shyamal Kumar Biswas son of late Praffulla Kumar Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin- 700151 P.S. – Sonarpur

21. Smt. Jayanti Sarkar daughter of late Praffulla Kumar Biswas and wife of Joydeb Sarkar residing at purbba tetulberiya dakshin para rajpur sonarpur municipal, sonarpur south 24 parganas Pin- 743516 P.S. – Sonarpur

22. Smt. Jharna Patoyari daughter of late Praffulla Kumar Biswas and wife of Bhupendra Patoyari residing at patoyari para, ward - 104, kasba, south 24 parganas P.S. – Sonarpur

23. Gopal Roy also known as Gopal Mondal son of Late Shibnarayan Roy residing at purba para, dakshin para, maheshtala, south 24 parganas, Pin- 700141 P.S. – Sonarpur

24. Ashoke Roy also known as Ashoke Mondal son of Late Shibnarayan Roy residing at Dakshin Ganipur purba para 15, mahestala, south 24 parganas, Pin - 700141 P.S. – Sonarpur

hereinafter collectively referred to as "the VENDORS" (which expression shall unless repugnant to the context mean and include their 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 Jhunjhunwala son of Sri Kedarnath Jhunjhunwala residing at 111, Park Street, Kolkata-700016 (having Income Tax Permanent Account no.ACUPJ6397H) hereinafter referred to as "the PURCHASER" (which

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22) Tharna Patowari

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23) Gopal Roy

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24) Ashoke Roy

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WHEREAS

I. Late Kunja Bihari Biswas, the predecessor-in-interest of the vendors herein during his lifetime, was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT pieces and parcels of land measuring 73 decimals more or less and comprised in LR Dag nos. 332, 333, 339, 348 and 349 corresponding to R S Dag nos. 324, 325, 328, 337 and 338 respectively and lying and situated in Mouja Jayenpur, P.S. sonarpur under Bonhooghly-1 Gram Panchayat, District- South 24-Parganans and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land".

II. The said Kunja Bihari Biswas died intestate on 10th July, 1980 and his wife Subodh Bala Biswas died intestate on 5th September, 1993 leaving them surviving the following persons as their heirs and legal representatives each entitled to and undivided one seventh share or interest in the said Land.

	Name of the heirs	Relationship	Share in the entire Land
1.	Khadakeshwar Biswas	Son	1/7 th share
2.	Makhan Chandra Biswas	Son	1/7 th share
3.	Anukul Biswas	Son	1/7 th share
4.	Ajit Biswas	Son	1/7 th share
5.	Praffulla Kumar Biswas	Son	1/7 th share
6.	Kamala Mondal	Daughter	1/7 th share
7.	Sabita Mondal	Daughter	1/7 th share

III. The said Khadakeshwar Biswas who was entitled to an undivided one seventh share or interest in the said Land died intestate on 5th December 2013 and his wife ...



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representatives and thereupon his undivided one seventh share in the said Land stood vested in his sons and daughters in equal share in the manner following :

Name of the legal heirs		Relationship	Share in the entire Land
1.	Paresh Chandra Biswas	Son	1/35 th share
2.	Debabrata Biswas	Son	1/35 th share
3.	Sanat Kumar Biswas	Son	1/35 th share
4.	Lalita Naskar	Daughter	1/35 th share
5.	Sujata Naskar	Daughter	1/35 th share

IV. The said Makhan Chandra Biswas, who was entitled to an undivided one seventh share or interest in the said Land died intestate on 2nd January 1992, leaving him surviving his wife and three sons as his heirs and legal representatives and thereupon, his undivided one seventh share in the said Land stood vested in his wife and the said three sons in equal share in the manner following:

Name of the legal heirs		Relationship	Share in the entire Land
1.	Smt. Lakshibala Biswas	Wife	1/28 th share
2.	Badal Biswas	Son	1/28 th share
3.	Sushanta Biswas	Son	1/28 th share
4.	Prasanta Biswas	Son	1/28 th share

V. The said Anukul Biswas, who was entitled to an undivided one-seventh share or interest in the said Land, died intestate on 13th July 1997, leaving him surviving wife and two daughters as his heirs and legal representatives



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thereupon, his undivided one-seventh share in the said Land stood vested in his wife and daughters in equal share in the manners following :

	Name of the legal heirs	Relationship	Share in the entire Land
1.	Smt. Sunila Biswas	Wife	1/21 th share
2.	Smt. Suchitra Biswas (Naskar)	Daughter	1/21 th share
3.	Smt. Suparna Kundu	Daughter	1/21 th share

VI. The said Suchitra Biswas (Naskar), who was entitled to an undivided 1/21th (one twenty oneth) share or interest in the said Land died intestate on 4th August 1987 and her husband Shyamal Naskar predeceased her and died intestate on 13 March 1982 leave them surviving, one son and one daughter as their heirs and legal representatives and thereupon her undivided one twenty oneth share in the said Land stood vested in her son and daughter in equal share in the manner following:

	Name of the legal heirs	Relationship	Share in the entire Land
1.	Gour Naskar	Son	1/42 nd share
2.	Radha Raul	Daughter	1/42 nd share

VII. The said Gour Naskar married Smt. Usha Naskar (the Vendor no.13 herein) and he left his home in June 2006 and eversince then his wife Smt. Usha Naskar has neither seen nor heard about the said Gour Naskar and the Vendors have represented to the Purchaser that the said Gour Naskar is presumed to be dead leaving him surviving his wife the said Smt. Usha Naskar as his only legal heiress and, thereupon the undivided 1/42nd share of the said Gour Naskar in the said Land stood vested in his wife the said Smt. Usha Naskar the Vendor no.13 absolutely.



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VIII. The said Ajit Biswas, who was entitled to an undivided one-seventh share or interest in the said Land died intestate on 16th September 2002 leaving him surviving his wife, two sons and one daughter as his heirs and legal representatives and thereupon, his undivided one-seventh share in the said Land stood vested in his wife, sons and the daughter in equal share in the manner following:

	Name of the legal heirs	Relationship	Share in the entire Land
1.	Smt. Kalpana Biswas	Wife	1/28 th share
2.	Rajib Biswas	Son	1/28 th share
3.	Sanjib Kumar Biswas	Son	1/28 th share
4.	Tapasi Paik	Daughter	1/28 th share

IX. The said Praffulla Kumar Biswas, who was entitled to an undivided one-seventh share or interest in the said Land died intestate on 19th March 2005 leaving him surviving his wife, one son and two daughters as his heirs and legal representatives and thereupon, his undivided one-seventh share in the said Land stood vested in his wife, the son and the two daughters in equal shares in the manner following :

	Name of the legal heirs	Relationship	Share in the entire Land
1.	Ashrukana Biswas	Wife	1/28 th share
2.	Shyamal Kumar Biswas	Son	1/28 th share
3.	Jayanti Sarkar	Daughter	1/28 th share
4.	Jharna Patoyari	Daughter	1/28 th share

X. The said Kamala Mondal, who was entitled to an undivided one-seventh share or interest in the said Land died intestate on 16th September 2002 leaving her surviving her husband, two sons and one daughter as her heirs and legal representatives and thereupon, her undivided one-seventh share in the said Land stood vested in her husband, two sons and the daughter in equal share in the manner following:



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leaving them surviving two sons as their heirs and legal representatives and thereupon her undivided one-seventh share in the said Land stood vested in her two sons in equal share in the manner following :

	Name of the legal heirs	Relationship	Share in the entire Land
1.	Gopal Roy alias Gopal Mondal	Son	1/14 th share
2.	Ashoke Roy alias Ashoke Mondal	Son	1/14 th share

XI. 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 :

S.NO	Vendors	Name of the vendors	Share in the said land
(i)	Vendor no. 1	Smt. Sabita Mondal	1/7 th share
(ii)	Vendor no. 2	Paresh Chandra Biswas	1/35 th share
(iii)	Vendor no. 3	Debabrata Biswas	1/35 th share
(iv)	Vendor no. 4	Sanat Kumar Biswas	1/35 th share
(v)	Vendor no. 5	Smt. Lalita Nskar	1/35 th share
(vi)	Vendor no. 6	Smt. Sujata Naskar	1/35 th share
(vii)	Vendor no. 7	Smt. Lakshibala Biswas	1/28 th share
(viii)	Vendor no. 8	Badal Biswas	1/28 th share
(ix)	Vendor no. 9	Sushanta Biswas	1/28 th share
(x)	Vendor no. 10	Prasanta Biswas	1/28 th share
(xi)	Vendor no. 11	Smt. Sunila Biswas	1/21 th share
(xii)	Vendor no. 12	Smt. Suparna Kundu	1/21 th share



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(xiii)	Vendor no.13	Usha Naskar	1/42 th Share
(xiv)	Vendor no.14	Smt. Radha Raul	1/42 th Share
(xv)	Vendor no.15	Smt. Kalpana Biswas	1/28 th share
(xvi)	Vendor no.16	Rajib Biswas	1/28 th share
(xvii)	Vendor no.17	Sanjib Biswas	1/28 th share
(xviii)	Vendor no. 18	Smt. Tapasi Paik	1/28 th share
(xix)	Vendor no.19	Smt. Ashrukana Biswas	1/28 th share
(xx)	Vendor no. 20	Shyamal Kumar Biswas	1/28 th share
(xxi)	Vendor no. 21	Smt. Jayanti Sarkar	1/28 th share
(xxii)	Vendor no.22	Smt. Jharna Patoyari	1/28 th share
(xxiii)	Vendor no.23	Gopal Roy alias Gopal Mondal	1/14 th Share
(xxiv)	Vendor no.24	Ashoke Roy alias Ashoke Mondal	1/14 th Share

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

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

(b) The Vendors jointly are seized and possessed of or otherwise well and sufficiently entitled to whole of the said Land and presently contained in LR Khatian nos. 4, 10, 212, 216, 382, 470, 863, 864, 865 and measuring 73 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-



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

(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.

XII. The present name of the raiyats, recorded in the Record of Rights, maintained under the West Bengal Land Reforms Act, 1955 (hereinafter referred to as "L R Record of Rights"), in respect of various Dags and/or plots of land comprised in the said Property are as under:-

Names of Raiyats	L R Dag no.	Area in decimals
(a)Kunja Bihari Biswas	332	51
(b) Kunja Bihari Biswas	339	3
(c) Kunja Bihari Biswas	348	9
(d)Ajit Biswas	333	0
(e)Anukul Biswas	333	0
(f)Khadakeshwar Biswas	333	1
(g)Praffulla Kumar Biswas	333	0
(h)Makhan Chandra Biswas	333	0
(j)Subodh Bala Biswas	333	1
(j)Sabita Mondal	333	0
(k) Kamala Mondal	333	0
(l) (l)Ajit Biswas	349	1
(m)Anukul Biswas	349	1



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(o)Praffulla Kumar Biswas	349	1
(p)Makhan Chandra Biswas	349	0
(q)Subodh Bala Biswas	349	1
(r)Sabita Mondal	349	1
(s)Kamala Mondal	349	1
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	Total	73
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XIII. 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, lispens and attachments whatsoever and in vacant condition at and for a consideration of Rs.44,16,500/-(Rupees Forty Four lacs sixteen thousand five hundred only).

XIV. 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.44,16,500/-(Rupees Forty Four lacs sixteen thousand five hundred 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 73 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 bounded called known numbered described or distinguished



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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.

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



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- 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 rightful 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.
- 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



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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 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



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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 73 decimals (seventy three decimals) more or less and contained in J L no. 66 and LR Khatian nos. 4, 10, 212, 216, 382, 470, 863, 864, 865 and lying and situated in Mouja Jayenpur, P S Sonarpur within Bonhooghly-1 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	51
333	325	3	2
339	328	7	3
348	337	19	9
349	338	12	8
		Total	73



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

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

Sa. Siy'uddin
S/o. Lt. Sa. Akidul Hasan
vill - Rastalepu, P.S. Sonarpur
P.O. D. Jangdal, 24th P.S. (S)

DIP Biswas
(DIP BISWAS)

S/o - Debabrata Biswas
vill - Jayanpur, P.O. - Dingelpata
P.S. - Sonarpur, 24th P.S. (South)

সাবিতা মন্ডল

1. Smt. Sabita Mondal

Paresh Chandra Biswas

2. PareshChandra Biswas

Debabrata Biswas

3. Debabrata Biswas

Sanat Kr. Biswas

4. Sanat Kumar Biswas

ললিতা নস্কর

5. Smt. Lalita Nskar



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

Smt. Sujata Naskar

6. Smt. Sujata Naskar



LTI OF LAKSHIBALA
BISWAS BY THE PEN OF
SARAT-KV. BISWAS

7. Smt Lakshibala Biswas

Badal Biswas

8. Badal Biswas

Sushanta K.V. Biswas

9. Sushanta Biswas

Prasanta Biswas

10. Prasanta Biswas



LTI OF SMT. SUNILA
BISWAS BY THE PEN
OF SARAT-KV. BISWAS

11. Smt. Sunila Biswas



LTI OF SMT. SUPARNA
KUNDU BY THE PEN OF
SARAT-KV. BISWAS

12. Smt. Suparna Kundu

Usha Naskar

13. Usha Naskar



16 JUL 2014

राधा राउल

14. Smt. Radha Raul

कल्पना बिस्वास

15. Smt. Kalpana Biswas

राजिब बिस्वास

16. Rajib Biswas

संजिब बिस्वास

17. Sanjib Biswas

✓ टपसी पाक

18. Smt. Tapasi Paik



LTI OF SMT. ASHRUKANA
BISWAS BY THE TEN OF
SARAB K. BISWAS

19. Smt Ashrukana Biswas

श्यामल कुमार बिस्वास

20. Shyamal Kumar Biswas

जयंती सार्कार

21. Smt. Jayanti Sarkar

जहना पटवारी

22. Smt. Jharna Patoyari



Registrar, Serampur, South 24 Parganas
16 JUL 2014

Gopal Roy

23. Gopal Roy alias Gopal Mondal

Ashoke Roy

24. Ashoke Roy alias Ashoke Mondal

SIGNED AND DELIVERED by the
withinnamed Purchaser at Kolkata

Sawaria Apartments Private Limited

Authorised Signatory / Director

Witnesses to All:-

1) Signature Sir Siraj Uddin
Name SK SIRAJ UDDIN
Address VIII - Rajalpur, P.S. Sorampur
P.O. - D. Jayuddal, 24 P.S. (C)

2) Signature Dip Biswas
Name DIP BISWAS
Address VIII - Jayantur, P.O. Dingelata
P.S. Sorampur, 24 P.S. (C)

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. Dr. Siraj Uddin, Sorampur
VIII - Rajalpur, P.S. - Sorampur
P.O. - D. Jayuddal 24 P.S. (C)

2.

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



Seal of the Additional District Sub-Registrar
Sonarpur, South 24 Pgs.
10 JUL 2014

RECEIVED from the withinnamed Purchasers the entire purchase Consideration of Rs. 44, 16,500/- (Rupees Forty four lacs sixteen thousand five hundred only) as recited hereinabove as per the following

MEMO OF CONSIDERATION

1) Received a sum of Rs. 6,30,900/- (Rupees Six lacs thirty thousand nine hundred only) in cash

ସାବିତ୍ରୀ ମଣ୍ଡାଲ

Smt. Sabita Mondal
Vendor no.1

2) Received a sum of Rs. 1,26,200/- (Rupees One lac twenty six thousand two hundred only) in cash

ପାଞ୍ଚ ଚନ୍ଦ୍ରା ବିଶ୍ୱାସ

Paresh Chandra Biswas
Vendor no.2

3) Received a sum of Rs. 1,26,200/- (Rupees One lac twenty six thousand two hundred only) in cash

ଦେବାବ୍ରତା ବିଶ୍ୱାସ

Debabrata Biswas
Vendor no.3

4) Received a sum of Rs. 1,26,200/- (Rupees One lac twenty six thousand two hundred only) in cash

ସନାତ କୁମାର ବିଶ୍ୱାସ

Sanat Kumar Biswas
Vendor no.4

5) Received a sum of Rs. 1,26,200/- (Rupees One lac twenty six thousand two hundred only) in cash

ଲଳିତା ନସ୍କର

Smt. Lalita Nskar
Vendor no.5

6) Received a sum Rs. 1,26,200/- (Rupees One lac twenty six thousand two hundred only) in cash

ସୁଧାଂଶୁ ମହାପାତ୍ର



✓
Registrar of Companies
South 24 Parganas
16 JUL 2014

7) Received a sum of Rs. 1,57,700/-
(Rupees One lac fifty seven thousand
seven hundred only) in cash



LTI OF LAKSHIBALA
BISWAS BY THE PEN OF
SARAL KV. BISWAS

Smt. Lakshibala Biswas
Vendor no.7

8) Received a sum of Rs. 1,57,700/-
by Pay Order no. 616234 dated 3rd July 2014
of Allahabad Bank India Red Cross Place,
Branch, Kolkata

Badal Biswas

Badal Biswas
Vendor no.8

9) Received a sum of Rs. 1,57,700/-
by Pay Order no. 616216 dated 3rd July 2014
of Allahabad Bank India Red Cross Place
Branch, Kolkata

Sushanta KV Biswas

Sushanta Biswas
Vendor no.9

10) Received a sum of Rs. 1,57,700/-
(Rupees One lac fifty seven thousand
seven hundred only) in cash

Prasanta Biswas

Prasanta Biswas
Vendor no.10

11) Received a sum of Rs. 2,10,300/-
(Rupees Two lacs ten thousand
three hundred only) in cash



LTI OF SUNILA
BISWAS BY THE PEN OF
SARAL KV. BISWAS

Smt. Sunila Biswas
Vendor no.11

12) Received a sum of Rs. 2,10,300/-
(Rupees Two lacs ten thousand
three hundred only) in cash



LTI OF SUPARNA
KUNDU BY THE PEN OF
SARAL KV. BISWAS

Smt. Suparna Kundu
Vendor no.12

13) Received a sum of Rs. 1,05,200/-
(Rupees One lac five thousand
two hundred only) in cash

Usha Naskar

Usha Naskar



Additional District Sub-Registrar
Sonarpur, South 24 Pgs.
16 JUL 2014

14) Received a sum of of Rs. 1,05,200/-
(Rupees One lac five thousand
two hundred only) in cash

राधा रावल

Smt. Radha Raul
Vendor no.14

15) Received a sum of Rs. 1,57,700/-
by Pay Order no. 616217 dated 3rd July 2014
of Allahabad Bank Red Cross Place
Branch, Kolkata

कल्पना बिस्वास

Smt. Kalpana Biswas
Vendor no.15

16) Received a sum of Rs. 1,57,700/-
by Pay Order no. 616218 dated 3rd July 2014
of Allahabad Bank Red Cross Place
Branch, Kolkata

R. Biswas
Rajib Biswas
Rajib Biswas
Vendor no.16

17) Received a sum of Rs. 1,57,700/-
by Pay Order no. 616219 dated 3rd July 2014
of Allahabad Bank Red Cross Place
Branch, Kolkata

Sanjib Biswas.

Sanjib Biswas
Vendor no.17

18) Received a sum of Rs. 1,57,700/-
by Pay Order no. 616220 dated 3rd July 2014
of Allahabad Bank Red Cross Place
Branch, Kolkata

Tapasi Paik.

Smt. Tapasi Paik
Vendor no.18

19) Received a sum of Rs. 1,57,700/-
(Rupees One lac fifty seven thousand
seven hundred only) in cash



LT1 of Smt. Ashrukana
Disposal by the pen of
Smt. Ashrukana Biswas

Smt. Ashrukana Biswas
Vendor no.19

20) Received a sum of Rs. 1,57,700/-
(Rupees One lac fifty seven thousand
seven hundred only) in cash

अश्रुका बिस्वास



Aditi, P.O. Sub-Registrar
Sonoma, Suite 24 Pcs.
16 JUL 2014

21) Received a sum of Rs. 1,57,700/-
(Rupees One lac fifty seven thousand
seven hundred only) in cash

ଜୟାନ୍ତୀ ସାହୁ

Smt. Jayanti Sarkar
Vendor no.21

22) Received a sum of Rs. 1,57,700/-
(Rupees One lac fifty seven thousand
seven hundred only) in cash

Jharna Patowari

Smt. Jharna Patoyari
Vendor no.22

23) Received a sum of Rs. 3,15,600/-
(Rupees Three lacs fifteen thousand
six hundred only) in cash

Gopal Roy

Gopal Roy alias
Gopal Mondal
Vendor no.23

24) Received a sum of Rs. 3,15,600/-
(Rupees Three lacs fifteen thousand
six hundred only) in cash

Ashoke Roy

Ashoke Roy alias
Ashoke Mondal
Vendor no.24

TOTAL Rs. 44,16,500/-

(Rupees Forty four lacs sixteen thousand five hundred only)

ସାବିତ୍ରୀ ମଣ୍ଡା

























1. Smt. Sabita Mondal

Parent P. & P.



✓
Additional District Sub-Registrar
Sonarpur, South 24 Parganas
16 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 : Smt. Sabita Mondal						
									
					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 : Paresh Chandra Biswas						
									
					Little	Ring	Middle	Fore	Thumb
					Left Hand				
									



1001. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

9 JUL 2014

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**






Sl. No.	Photograph of Vendor No.3	Signature of Executant Presentant	PARTY : VENDOR NO.3 PAN :				
			NAME : Debabrata Biswas				
			    				
			<p style="text-align: center;">Little Ring Middle Fore Thumb</p> <p style="text-align: center;">Left Hand</p>				
			    				
			<p style="text-align: center;">Thumb Fore Middle Ring Little</p> <p style="text-align: center;">Right Hand</p>				
Sl. No.	Photograph of Vendor no.4	Signature of Executant Presentant	PARTY : VENDOR NO.4 PAN :				
			NAME : Sanat Kumar Biswas				
			    				
			<p style="text-align: center;">Little Ring Middle Fore Thumb</p> <p style="text-align: center;">Left Hand</p>				
			    				
			<p style="text-align: center;">Thumb Fore Middle Ring Little</p>				



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

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**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.5	Signature of Executant Presentant	PARTY : VENDOR NO.5 PAN :						
			NAME : Smt. Lalita Nskar						
		<i>Lalita Nskar</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 : Smt. Sujata Naskar						
		<i>Sujata Naskar</i>							
			Little	Ring	Middle	Fore	Thumb	Left Hand	
									
			Thumb	Fore	Middle	Ring	Little		



Additional District Sub-Registrar
Sonarpur, South 24 Parganas
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 : Smt Lakshibala Biswas				
		 <i>LTI of Lakshibala Biswas by the Pen of Smt. Lakshibala Biswas.</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Vendor no.8	Signature of Executant Presentant	PARTY : VENDOR NO.8 PAN :				
			NAME : Badal Biswas				
		 <i>Badal Biswas</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little



Adl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.
15 JUL 2014

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**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.9	Signature of Executant Presentant	PARTY : VENDOR NO.9 PAN :				
			NAME : Sushanta Biswas				
							
			<p align="center">Left Hand</p>				
<i>Sushanta K.R. Biswas</i>							
			<p align="center">Right Hand</p>				
Sl. No.	Photograph of Vendor no.10	Signature of Executant Presentant	PARTY : VENDOR NO.10 PAN :				
			NAME : Prasanta Biswas				
							
			<p align="center">Left Hand</p>				
<i>Prasanta Biswas</i>							



Add. Dist. Sub-Registrar
Sonarpur, South 24 P's.
10 JUL 2014















**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.11	Signature of Executant Presentant	PARTY : VENDOR NO.11 PAN :				
			NAME : Smt. Sunila Biswas				
		 <i>LTI of Sunila Biswas by the Pen of Sarat K. Biswas</i>					
			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. Suparna Kundu				
		 <i>Suparna Kundu Pen of Sarat K. Biswas</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little



Addl. Dist. Sub-Registrar,
Sonarpur, South 24 Parganas
7 JUL 2014

























**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.13	Signature of Executant Presentant	PARTY : VENDOR NO.13 PAN : NAME : Smt. Usha Naskar				
			 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 : Smt. Radha Raul				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little



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

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**







Sl. No.	Photograph of Vendor No.15	Signature of Executant Presentant	PARTY : VENDOR NO.15 PAN : NAME : Smt. Kalpana Biswas				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.16	Signature of Executant Presentant	PARTY : VENDOR NO.16 PAN : NAME : Rajib Biswas				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Little	 Fore	 Middle	 Ring	 Thumb



Additional District Sub-Registrar
Sonarpur, South 24 Parganas
10 JUL 2014

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**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.17	Signature of Executant Presentant	PARTY : VENDOR NO.17 PAN : NAME : Sanjib Biswas				
		<i>Sanjib Biswas</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.18	Signature of Executant Presentant	PARTY : VENDOR NO.18 PAN : NAME : Smt. Tapasi Paik				
		<i>Paik</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				



Add. Dist. Sub-Registrar
Sonarpote, South 24 P.S.
10 JUL 2014

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

























Sl. No.	Photograph of Vendor No.19	Signature of Executant Presentant	PARTY : VENDOR NO.19 PAN : NAME : Smt Ashrukana Biswas				
		 <i>LI of Ashrukana Biswas by the Pen of Smt. Ashrukana Biswas.</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.20	Signature of Executant Presentant	PARTY : VENDOR NO.20 PAN : NAME : Shyamal Kumar Biswas				
		 <i>Shyamal Kumar Biswas</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
							



✓

Addl. Dist Sub-Registrar
Sonarpur, South 24 Prgs.
10 JUL 2014

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**








Sl. No.	Photograph of Vendor No.21	Signature of Executant Presentant	PARTY : VENDOR NO.21 PAN : NAME : Smt. Jayanti Sarkar				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.22	Signature of Executant Presentant	PARTY : VENDOR NO.22 PAN : NAME : Smt. Jharna Patoyari				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
							



✓

Add. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.
16 JUL 2014

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**




Sl. No.	Photograph of Vendor No.23	Signature of Executant Presentant	PARTY : VENDOR NO.23 PAN :														
			NAME : Gopal Roy alias Gopal Mondal														
			<i>Gopal Roy</i>														
								Little	Ring	Middle	Fore	Thumb	Left Hand				
																	
								Thumb	Fore	Middle	Ring	Little	Right Hand				
Sl. No.	Photograph of Vendor no.24	Signature of Executant Presentant	PARTY : VENDOR NO.24 PAN :														
			NAME : Ashoke Roy alias Ashoke Mondal														
			<i>Ashoke Roy</i>														
								Little	Ring	Middle	Fore	Thumb	Left Hand				
																	
								Thumb	Fore	Middle	Ring	Little					

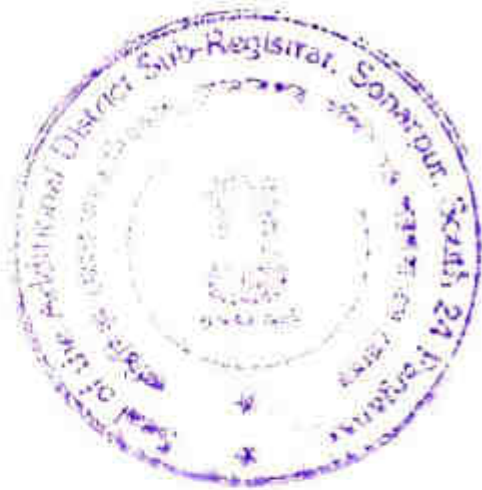


Additional District Sub-Registrar
Sonapatna, South 24 Parganas
10 JUL 2014

Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : ACUPJ6397H				
			NAME : SANWARIA APARTMENTS PRIVATE LIMITED by its Director Sri Amit Jhunjhunwala				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
Thumb	Fore	Middle	Ring	Little			
Right Hand							



✓
Addl. Dist. Sub-Registrar
Sonarpur, Sonar, 24.7.64.
10 JUL 1964



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

Endorsement For Deed Number : I - 07089 of 2014
(Serial No. 08697 of 2014 and Query No. 1608L000014491 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 Jhunjunwala ,Claimant.

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

Execution is admitted on 09/07/2014 by

1. Sabita Mondal, wife of Kanai Mondal , 232, Mondal Para , Ramnagar, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743387, By Caste Hindu, By Profession : House wife
2. Paresh Ch. Biswas, son of Lt. Khadakeshwar Biswas , Jayenpur, Thana:-Sonarpur, P.O. :-Dingelpota , Bon Hooghly - 1, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
3. Debabrata Biswas, son of Lt. Khadakeshwar Biswas , Jayenpur, Thana:-Sonarpur, P.O. :-Dingelpota , Bon Hooghly - 1, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
4. Sanat Kr. Biswas, son of Lt. Khadakeshwar Biswas , Jayenpur Sardar Para, Thana:-Sonarpur, P.O. :-Dingelpota , Bon Hooghly - 1, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379, By Caste Hindu, By Profession : Others
5. Lalita Naskar, wife of Madan Naskar , Nihata Uttar Para , Nihata , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743610, By Caste Hindu, By Profession : House wife
6. Sujata Naskar, wife of Prafulla Naskar , Dakshin Kalyanpur Uttar Para , D. Kalyanpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
7. Lakshi Bala Biswas, wife of Lt. Makhan Ch. Biswas , Durgapur Para , Durgapur , 61, Baruipur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Badal Biswas, son of Lt. Makhan Ch. Biswas , Durgapur Para , Durgapur , 61, Baruipur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
9. Sushanta Biswas, son of Lt. Makhan Ch. Biswas , Durgapur Para , Durgapur , 61, Baruipur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
10. Prasanta Biswas, son of Lt. Makhan Ch. Biswas , Durgapur Para , Durgapur , 61, Baruipur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 3



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.
10 JUL 2014



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

Endorsement For Deed Number : I - 07089 of 2014
(Serial No. 08697 of 2014 and Query No. 1608L000014491 of 2014)

11. Sunila Biswas, wife of Lt. Anukul Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingal Pota Bon Hooghly -1, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
12. Suparna Kundu, wife of Samar Kundu , Swarnakar Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
13. Usha Naskar, wife of Gour Naskar , Jayenpur Dingal Pota, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife
14. Radha Raul, wife of Harish Raul , Chakradanga Dakshin Purba (Donga Para) Andharmanik , Bishnupur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
15. Kalpana Biswas, wife of Lt. Ajit Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife
16. Rajib Biswas, son of Lt. Ajit Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingal Pota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Cultivation
17. Sanjib Biswas, son of Lt. Ajit 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
18. Tapasi Paik, wife of Nemai Paik , A30, Panchasayar, Kolkata, Thana:-Jadavpur, District:-Kolkata, WEST BENGAL, India, Pin :-700094, By Caste Hindu, By Profession : House wife
19. Ashrukana Biswas, wife of Lt. Praffulla Kr. Biswas , Jayanpur, Thana:-Sonarpur, P.O. :-Dingalpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife
20. Shyamal Kr. Biswas, son of Lt. Praffulla Kr. Biswas , Jayanpur Biswas Para, Thana:-Sonarpur, P.O. :-Dingalpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others
21. Jayanti Sarkar, wife of Joydeb Sarkar , Purba Tentulberia , Dakshin Para , Rajpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
22. Jharna Patoyari, wife of Bhupendra Patoyari , 104, Kasba, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
23. Gopal Roy Alias Gopal Mondal, son of Lt. Shibnarayan Roy , Purba Para , Dakshin Para , Maheshtala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Others
24. Ashoke Roy Alias Ashoke Mondal, son of Lt. Shibnarayan Roy , Dakshin Ganipur Purba Para 15, Maheshtala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Others

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Adl. Dist Sub-Registrar
Sonarpur, South 24 Pga.
10 JUL 2014



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

Endorsement For Deed Number : I - 07089 of 2014
(Serial No. 08697 of 2014 and Query No. 1608L000014491 of 2014)

25. 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 Sk. Siraj Uddin, son of Lt. Sk. Abdul Hassain, Raghunathpur, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(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. 76,409/- paid online on 05/07/2014 12:00PM with Govt. Ref. No.
192014150004223501 on 05/07/2014 11:56AM, Bank: State Bank of India, Bank Ref. No. IK52552991
on 05/07/2014 12:00PM, Head of Account: 0030-03-104-001-16, Query No:1608L000014491/2014

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.-69,45,947/-

Certified that the required stamp duty of this document is Rs.- 416776 /- and the Stamp duty paid as:
Impresive Rs.- 50/-

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

Stamp duty Rs. 4,16,776/- paid online on 05/07/2014 12:00PM with Govt. Ref. No.
192014150004223501 on 05/07/2014 11:56AM, Bank: State Bank of India, Bank Ref. No. IK52552991
on 05/07/2014 12:00PM, Head of Account: 0030-02-103-003-02, Query No:1608L000014491/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Dist. Sub-Registrar
Senaripetu, South 24 Pgs.
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

LAND SHOWN BY RED COLOUR. □

SCALE 1" = 180'-00"

Prabha K Roy

- (1) *স্বপ্ন স্টেট*
- (2) *Farash Chandra Biswas (in Toprai Paik).*
- (3) *detubala Biswas.*
- (4) *Barnal Kr. Biswas.*
- (5) *বর্ণেশ্বর নাথ*
- (6) *Susukta Nath*
- (7) *LT of LAKSHI BALA BISWAS BY THE REVD BARNAL KR. BISWAS.*

- (8) *Badal Biswas*
- (9) *Susanta Kr. Biswas*
- (10) *Prasanta Biswas*
- (11) *LT of SUMILA BISWAS BY THE REVD BARNAL KR. BISWAS.*
- (12) *LT of SUPARNA KUNDU BY THE REVD BARNAL KR. BISWAS.*
- (13) *স্বপ্ন স্টেট*
- (14) *স্বপ্ন স্টেট*
- (15) *Rajib Biswas*
- (16) *স্বপ্ন স্টেট*
- (17) *স্বপ্ন স্টেট*
- (18) *LT of ASHOK KAMA BISWAS BY THE REVD BARNAL KR. BISWAS.*
- (19) *স্বপ্ন স্টেট*
- (20) *স্বপ্ন স্টেট*
- (21) *Jharna Patowari*
- (22) *Gopal Roy*

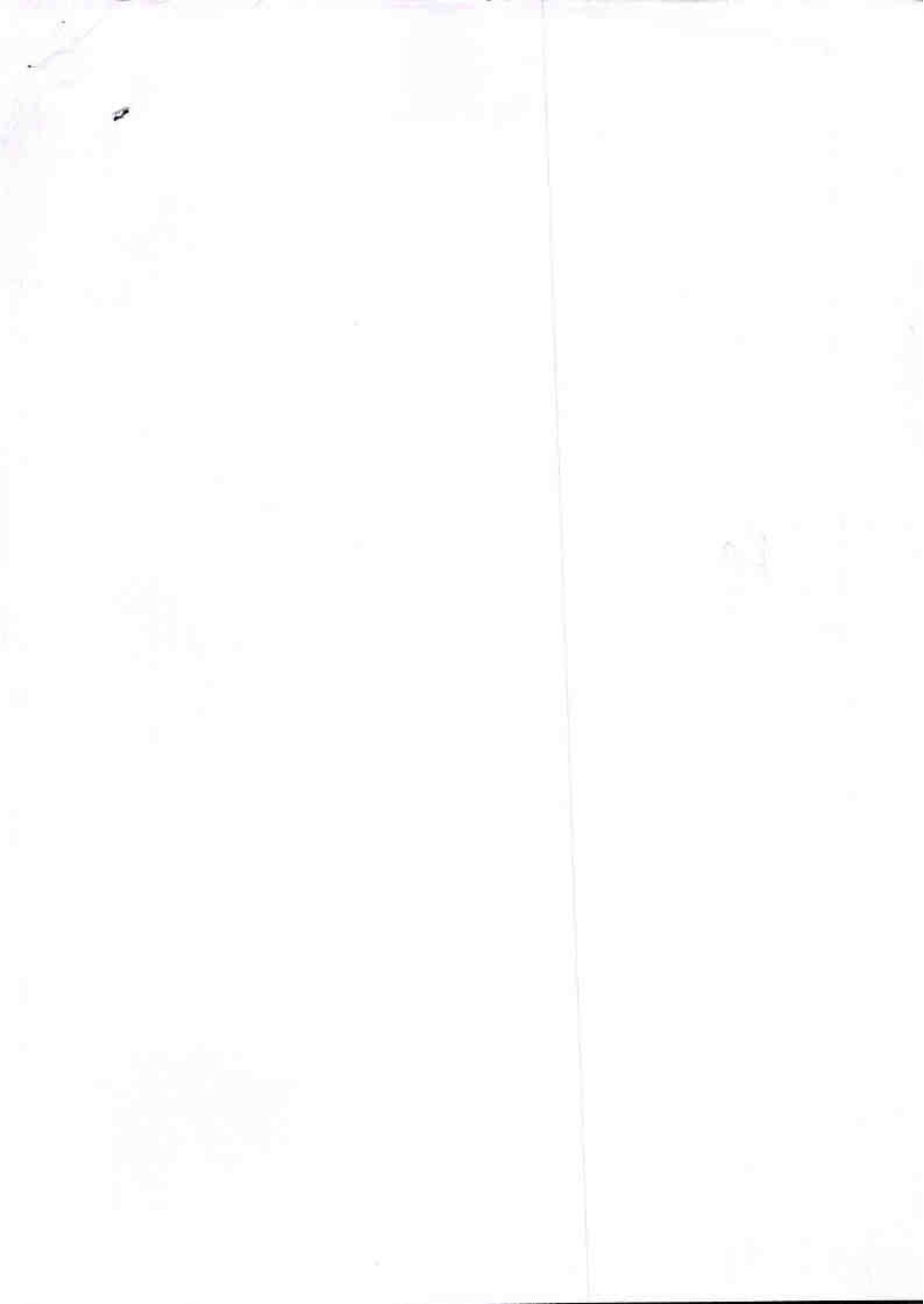


Sawaria Apartments Private Limited
Sawaria
 Authorised Signatory / Director

স্বপ্ন স্টেট




সদর অতিরিক্ত জেলা সবি-রেজিস্ট্রার
সোনারপুর, দক্ষিণ ২৪ পরগণা
10 JUL 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 7146 to 7194
being No 07089 for the year 2014.




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

Debabrata Biswas.

3. Debabrata Biswas

Sanat Kr. Biswas.

4. Sanat Kumar Biswas

ମିଳିତା ନିଧି

5. Smt. Lalita Nskar

ସୁଜାତା ନିଧି

6. Smt. Sujata Naskar



LTIO F LAKSHIBALA BISWAS
BY THE PEN OF
SANAT KR. BISWAS

7. Smt Lakshibala Biswas

Badal Biswas.

8. Badal Biswas

Sushanta Kr. Biswas

9. Sushanta Biswas

Prasanta Biswas.

10. Prasanta Biswas



LTIO F SUNILA BISWAS
BY THE PEN OF
SANAT KR. BISWAS

11. Smt. Sunila Biswas



Registrar, Sonapatna, Bihar
Bihar State
10 JUL 2014

LTI OF SUPARNA KUNDU
BY THE PEN OF
SARAL K.V. BISWAS



12. Smt. Suparna Kundu

सुपर्णा कुंदू

13. Usha Naskar

उषा नास्कर

14. Smt. Radha Raul

रधा रावळ

15. Smt. Kalpana Biswas

कल्पना बिस्वास

16. Rajib Biswas

राजिब बिस्वास

17. Sanjib Biswas

तापसी पाईक

18. Smt. Tapasi Paik



LTI OF SMT. ASHRUKANA BISWAS
BY THE PEN OF
SARAL K.V. BISWAS

19. Smt Ashrukana Biswas

श्यामल कुमार बिस्वास

20. Shyamal Kumar Biswas



✓
Addl. Dist Sub-Registrar
Sornarpor, South 24 Pgs.
10 JUL 2014

স্মৃতি সর্কার

21. Smt. Jayanti Sarkar

Jharna Patowari
22. Smt. Jharna Patoyari

Gopal Roy

23. Gopal Roy alias Gopal Mondal

Ashoke Roy

24. Ashoke Roy alias Ashoke Mondal

Vendors

WITNESSES:

1. Signature
Name
Address

Sr. Saig'uddin

2. Signature
Name
Address

Dip Biswas
DIP BISWAS



Additional District Sub-Registrar
Sonarpur, Sonar, 24 July 2014
10 JUL 2014