

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

P 509890

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

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

- 8 JUL 2014

V.E No:- 1022/14
Q.No:- 1468/14

THIS SALE DEED made this 7th day of July Two Thousand Fourteen
BETWEEN

- 1) Gajen Biswas also known as Gajendra Nath Biswas also known as Gajenchandra Biswas son of late Upendra Nath Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas Pin - 700151, P.S.- Sonarpur
- 2) Smt. Palani Sardar daughter of late Upendra Nath Biswas and wife of Kanai Lal Sardar residing at Malayapur Pashchim Para, Malayapur, Baruipur, South 24 Parganas Pin - 743610 P.S. - Sonarpur

P K JHUNJHUNWALA
ADVOCATE
7C, NIRAN SHANKAR ROY ROAD,
KOLKATA-100 001

291 WB

NAME
ADD.
RS.
26 MAY 2014	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

26 MAY 2014

Narain Lal

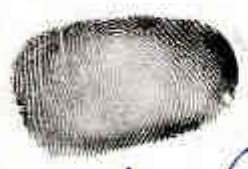


2278

Sacwaria Apartments Private Limited

Narain Lal

Authorized Signatory/Director



2284

Chandu Ch Biswas



2285

Panchu Biswas



Addl. Dist Sub-Registrar Sonarpur, South 24 Pgs.
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Identifi leg me
 Sk. Sirajuddin
 Sk SIRAJ UDDIN
 s/o - lat - Sk. Abdul Hakim
 vill - Rajbalepur, P. 9 - Sonarpur
 P.O - D. Jagaddal, 24 Pgs (S)
 occ - Business -

- 3) Smt. Lakshi Mondal also known as Badali Mondal daughter of late Upendra Nath Biswas and wife of Ajit Mondal residing at Shitala Para, Malipukuria 24, Sonarpur South 24 Parganas P.S. - Sonarpur
- 4) Smt. Kanan Bagani also known as Kanan Bala Bagani daughter of late Upendra Nath Biswas and wife of Sailen Bagani residing at Sarmastapur, Bagani Para, P.O. Malancha Mahinagar Polghat, Sonarpur South 24 Parganas - 700145 P.S. - Sonarpur
- 5) Smt. Anjali Biswas wife of late Joydeb Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 6) Chandicharan Biswas son of late Joydeb Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 7) Panchu Biswas son of late Joydeb Biswas residing at Joyenpur, P.O. - Dingelpota South 24 Parganas, Pin - 700151, P.S. - Sonarpur.
- 8) Gopal Biswas son of late Joydeb Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 9) Nepal Biswas son of late Joydeb Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur South 24 Parganas - 700151 P.S. - Sonarpur
- 10) Sadananda Biswas son of late Joydeb Biswas residing at Jayanpur, Biswas para P.O. - Dingal Pota Banhooghly -1 No Gram Panchayat Sonarpur. South 24 Parganas - 700151 P.S. - Sonarpur
- 11) Smt. Reba Mondal daughter of late Joydeb Biswas and wife of Sailen Mondal residing at Dakshin Panchpota Paschim para - 3, Sonarpur South 24 Parganas - 700152 P.S. - Sonarpur



2286

दादाजी विठ्ठल



2287

दादाजी विठ्ठल



2288

अनिल विठ्ठल



2289

वेबो व सुभा



2290

विठ्ठल सदा



2291

LTI of
GASEN BISWAS
by the pen of
Panchu Biswas



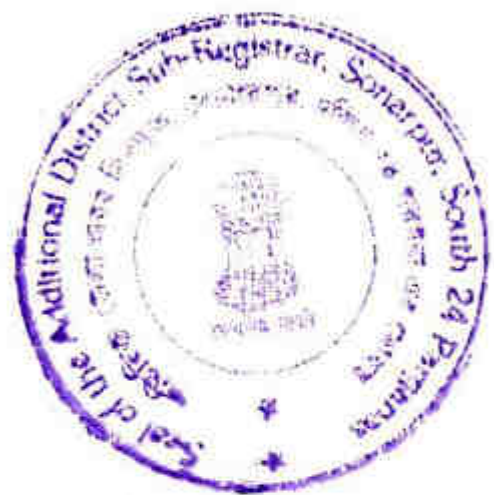
2292

LTI of Balaji Sardar
by the pen of
Panchu Biswas



2293

LTI of Lakshmi Mandal
by the pen of



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12) Smt. Shikha Sardar daughter of late Joydeb Biswas and wife of Dipak Sardar residing at Ghoshpara, Chakrabortypara P.O. Chowhati, Ward - 22, Sonarpur South 24 Parganas – 700149 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 Navneet Pandey son of Sri KashiNath Pandey residing at 29, Dr. Ashutosh Shastri Road, Kolkata-700010 (having Income Tax Permanent Account no.AFGPP2883R) hereinafter referred to as "the PURCHASER" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

WHEREAS

I. Late Upendra 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 73 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-1 Gram Panchayat in the District of South 24-Parganas and hereinafter referred to as "the said Land".

II. The said Upendra Nath Biswas died intestate on 12th July 1976, and his wife Subha Bala Biswas pre-deceased him on 6th September 1967, leaving him surviving his two sons and three daughters as his heirs and legal representatives and thereupon, the said Land stood vested in his wife, his sons and daughters in equal share in the manner following :

2284

LTI of Kanay Bagan
by the Pen of
Parichu Biswas

2285

LTI of
by the Pen of
Parichu Biswas



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	Name of the legal heirs	Relationship	Share in the said Land
1.	Gajen Biswas alias Gajendra Nath Biswas alias Gajenchandra Biswas	Son	1/5 th share
2.	Late Joydeb Biswas	Son	1/5 th share
3.	Smt. Palani Sardar	Daughter	1/5 th share
4.	Smt. Lakshi Mondal alias Badali Mondal	Daughter	1/5 th share
5.	Smt. Kanan Bagani alias Kanan Bala Bagani	Daughter	1/5 th share

III. The name of the said Upendra Nath Biswas was duly recorded in the Record of Rights as raiyat in respect of the said Land comprised in the said R S Dag nos. 324, 325, 328, 337 and 338 and subsequent to his death the names of his said two sons and three daughters were recorded as raiyats in the Record of Rights 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 respectively and the said Land is more fully described in the Schedule hereunder.

IV. The said Joydeb Biswas, who was entitled to 1/5th share in the said Land, died intestate on 31 July 2013 leaving him surviving his wife, five sons and one daughter as his heirs and legal representatives and subsequent to his death his undivided 1/5th 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. Anjali Biswas	Wife	1/40 th share
2.	Chandicharan Biswas	Son	1/40 th share



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4.	Gopal Biswas	Son	1/40 th share
5.	Nepal Biswas	Son	1/40 th share
6.	Sadananda Biswas	Son	1/40 th share
7.	Smt. Reba Mondal	Daughter	1/40 th share
8.	Smt. Shikha Sardar	Daughter	1/40 th share

V. 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	Gajen Biswas alias Gajendra Nath Biswas alias Gajen Chandra Biswas	1/5 th share
(ii)	Vendor no.2	Smt. Palani Sardar	1/5 th share
(iii)	Vendor no.3	Smt. Lakshi Mondal alias Badali Mondal	1/5 th share
(iv)	Vendor no.4	Smt. Kanan Bagani alias Kanan Bala Bagani	1/5 th share
(v)	Vendor no.5	Smt. Anjali Biswas	1/40 th share
(vi)	Vendor no.6	Chandicharan Biswas	1/40 th share
(vii)	Vendor no.7	Panchu Biswas	1/40 th share
(viii)	Vendor no.8	Gopal Biswas	1/40 th share
(ix)	Vendor no.9	Nepal Biswas	1/40 th share
(x)	Vendor no.10	Sadananda Biswas	1/40 th share
(xi)	Vendor no. 11	Smt. Reba Mondal	1/40 th share
(xii)	Vendor no.12	Smt. Shikha Sardar	1/40 th share

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

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



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(b) The Vendors jointly are seized and possessed of or otherwise well and sufficiently entitled to whole the said Land 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-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, lispens 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.

VII. 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).

VIII. 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



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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 (seventy three) 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 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 all



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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 lispendens whatsoever absolutely and forever.

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 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 sundry



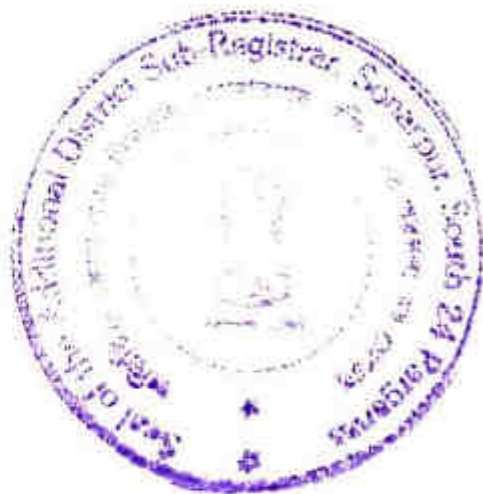
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charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors or any of their predecessor-in-title or any person or persons rightfully claiming from under or in trust for them.

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 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



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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 73 decimals (seventy three decimals) more or less and contained in J L no. 66 and recorded in LR Khatian nos. 791, 792, 793, 794, 795, 222 and 276 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	66
333	325	3	0
339	328	7	2



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348	337	19	4
349	338	12	1
		Total	73

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

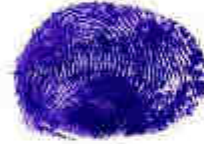
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED AND DELIVERED by the
withinnamed Vendors at Kolkata

(1)

জয়ন্তী বিস্বাস
JAYANTA BISWAS
VILL-JAYEIN PUR
PO DINGAH POTA

(2) Sec. Sirajuddin
(SR. SIRAJ UDDIN)



LTI OF ^{SMT.}GAJEN BISWAS
By the Pen of *Panchu Biswas*

1. Gajen Biswas alias
Gajendra Nath Biswas alias
Gajen Chandra Biswas



LTI OF SMT. PALANI SARDAR
BY THE PEN OF
Panchu Biswas

2. Smt. Palani Sardar



LTI OF SMT. LAKSHI MONDAL
BY THE PEN OF
Panchu Biswas

3. Smt. Lakshi Mondal
alias Badali Mondal



LTI OF SMT. KANAN BAGANI
BY THE PEN OF *Panchu Biswas*

4. Smt. Kanan Bagani
alias Kanan Bala Bagani



LTI OF SMT. ANJALI BISWAS
BY THE PEN OF *Panchu Biswas*

5. Smt. Anjali Biswas

Chandi Ch Biswas

6. Chandicharan Biswas



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Panchu Biswas

7. Panchu Biswas

Gopal Biswas

8. Gopal Biswas

Nepal Biswas

9. Nepal Biswas

Sadananda Biswas

10. Sadananda Biswas

Smt. Reba Mondal

11. Smt. Reba Mondal

Shikha Sardar

12. Smt. Shikha Sardar

SIGNED AND DELIVERED by the
withinnamed Purchaser at Kolkata

Sarwaria Apartments Private Limited

[Signature]

Authorised Signatory / Director

Witnesses to All:-

- 1) Signature *[Signature]*
Name JAYANTA BISWAS
Address JAYEN PUR
Po-DINGAL POTA
RS SONAR PUR
- 2) Signature *[Signature]*
Name SK SIRAJ UDDIN
Address Vill- Rastalepu, P.S- Sonarpur.
Po- P. Jagaddal- 24h Pas(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.

- [Signature]*
1. SK SIRAJ UDDIN
9/0- 2f- Sa. Akhmed Harker.
Vill- Rastalepu, P.S- Sonarpur. Po o.
2. P. Jagaddal. 24h Pas(S)

























Chandi B Biswas

S. Joydala Biswas



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Sonarpur, South 24 Prg.
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SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Vendor No.1	Signature of Executant Presentant	PARTY : VENDOR NO.1 PAN :				
			NAME : Gajen Biswas alias Gajendra Nath Biswas alias Gajen Chandra Biswas				
		 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">LTI OF GAJEN BISWAS BY THE PENO OF PanChu Biswas</p>					
			Left Hand				
							
			Right Hand				
Sl. No.	Photograph of Vendor no.2	Signature of Executant Presentant	PARTY : VENDOR NO.2 PAN :				
			NAME : Smt. Palani Sardar				
		 <p style="writing-mode: vertical-rl; transform: rotate(180deg);">S.MT. PALANI SARDAR BY THE PENO OF Chm Biswas</p>					
			Left Hand				
							
			Right Hand				



























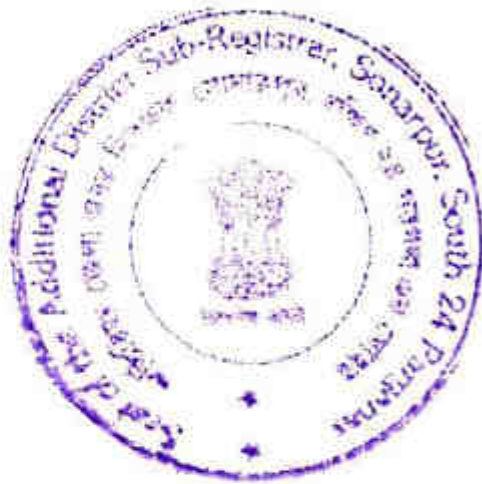
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**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.3	Signature of Executant Presentant	PARTY : VENDOR NO.3 PAN : NAME : Smt. Lakshi Mondal alias Badali Mondal				
		 LTIOFLAKSHI MONDAL BY THE PEN OF P. M. C. M. BAGANI	 Little	 Ring	 Middle	 Fore	 Thumb
			<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">Left Hand</div>				
			 Thumb	 Fore	 Middle	 Ring	 Little
			<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">Right Hand</div>				
Sl. No.	Photograph of Vendor no.4	Signature of Executant Presentant	PARTY : VENDOR NO.4 PAN : NAME : Smt. Kanan Bagani alias Kanan Bala Bagani				
		 BAGANI BY THE PEN OF M. B. BAGANI	 Little	 Ring	 Middle	 Fore	 Thumb
			<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">Left Hand</div>				
							



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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. Anjali Biswas				
		 LT: OF SMT. ANJALI BISWAS BY THE PEN OF <i>Anjali Biswas</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">Left Hand</div>				
			 Thumb	 Fore	 Middle	 Ring	 Little
			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">Right Hand</div>				
Sl. No.	Photograph of Vendor no.6	Signature of Executant Presentant	PARTY : VENDOR NO.6 PAN : NAME : Chandicharan Biswas				
		 <i>Chandicharan Biswas</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">Left Hand</div>				
			 Thumb	 Fore	 Middle	 Ring	 Little



✓

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**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor No.7	Signature of Executant Presentant	PARTY : VENDOR NO.7 PAN : NAME : Panchu Biswas				
							
			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 : Gopal Biswas				
							
			Little Ring Middle Fore Thumb Left Hand				
							



























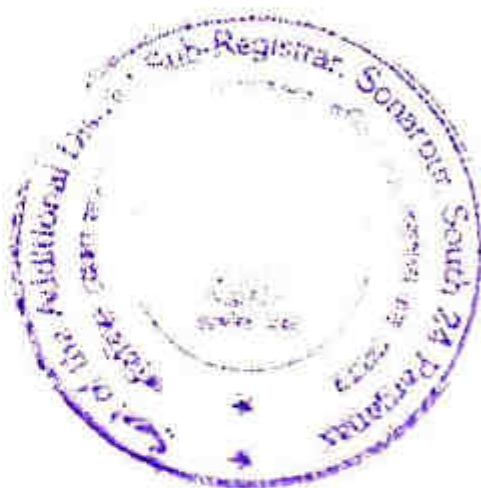
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**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**


Sl. No.	Photograph of Vendor No.9	Signature of Executant Presentant	PARTY : VENDOR NO.9 PAN : NAME : Nepal Biswas				
							
			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 : Sadananda Biswas				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							



✓

Add. Dist Sub-Registrar
Sonarpur, South 24 Parganas
- 8 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. Reba Mondal						
									
			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. Shikha Sardar						
									
			Little	Ring	Middle	Fore	Thumb		
			Left Hand						
									



Adl. Dist. Sub-Register
Schleswig-Holstein
8 JUL 2014

Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : AFGPP2883R						
			NAME : SANWARIA APARTMENTS PRIVATE LIMITED by its Director Sri Navneet Pandey						
									
			Little	Ring	Middle	Fore	Thumb		
			Left Hand						
									
			Thumb	Fore	Middle	Ring	Little		
			Right Hand						



Addl. Dist. Sub-Registrar
Sonatpore, South 24 Pgs.
- 8 JUL 2014



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

Endorsement For Deed Number : I - 06978 of 2014
(Serial No. 08570 of 2014 and Query No. 1608L000014468 of 2014)

On 07/07/2014

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

Presented for registration at 17.00 hrs on :07/07/2014, at the Private residence by Navneet Pandey ,Claimant.

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

Execution is admitted on 07/07/2014 by

1. Gajen Biswas Alias Gajendra Nath Biswas, son of Lt. Upendra Nath 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. Palani Sardar, wife of Kanai Lal Sardar , Malayapur Paschim Para , Malayapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743610, By Caste Hindu, By Profession : House wife
3. Lakshmi Mondal Alias Badali Mondal, wife of Ajit Mondal , Shitala Para, Malipukuria, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Kanan Bagani Alias Kanan Bala Bagani, wife of Sailen Bagani , Sarmastapur Bagani Para, Thana:-Sonarpur, P.O. :-Malancha Mahinagar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : House wife
5. Anjali Biswas, wife of Lt. Joydeb Biswas , Jayenpur 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 : House wife
6. Chandī Charan Biswas, son of Lt. Joydeb Biswas , Jayenpur 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
7. Panchu Biswas, son of Lt. Joydeb Biswas , Jayenpur 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
8. Gopal Biswas, son of Lt. Joydeb Biswas , Jayenpur 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
9. Nepal Biswas, son of Lt. Joydeb Biswas , Jayenpur 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
10. Sadananda Biswas, son of Lt. Joydeb Biswas , Jayenpur 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


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Add. Dist Sub-Registrar
Sonarpet, South D.D.S.
- 8 JUL 2014



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

Endorsement For Deed Number : I - 06978 of 2014
(Serial No. 08570 of 2014 and Query No. 1608L000014468 of 2014)

11. Reba Mondal, wife of Sailen Mondal , Dakshin Panchpota Paschim Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152, By Caste Hindu, By Profession : House wife
12. Shikha Sardar, wife of Dipak Sardar , Ghosh Para , Chakraborty Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149, By Caste Hindu, By Profession : House wife
13. Navneet Pandey
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, Raghobpur, Thana:-Sonarpur, P.O. :-Dakshin Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/07/2014

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. 74,407/- paid online on 03/07/2014 1:25PM with Govt. Ref. No. 192014150004164991 on 03/07/2014 1:22PM, Bank: State Bank of India, Bank Ref. No. IK52412365 on 03/07/2014 1:25PM, Head of Account: 0030-03-104-001-16, Query No:1608L000014468/2014

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.-67,63,585/-

Certified that the required stamp duty of this document is Rs.- 405835 /- 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. 4,05,835/- paid online on 03/07/2014 1:25PM with Govt. Ref. No. 192014150004164991 on 03/07/2014 1:22PM, Bank: State Bank of India, Bank Ref. No. IK52412365 on 03/07/2014 1:25PM, Head of Account: 0030-02-103-003-02, Query No:1608L000014468/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

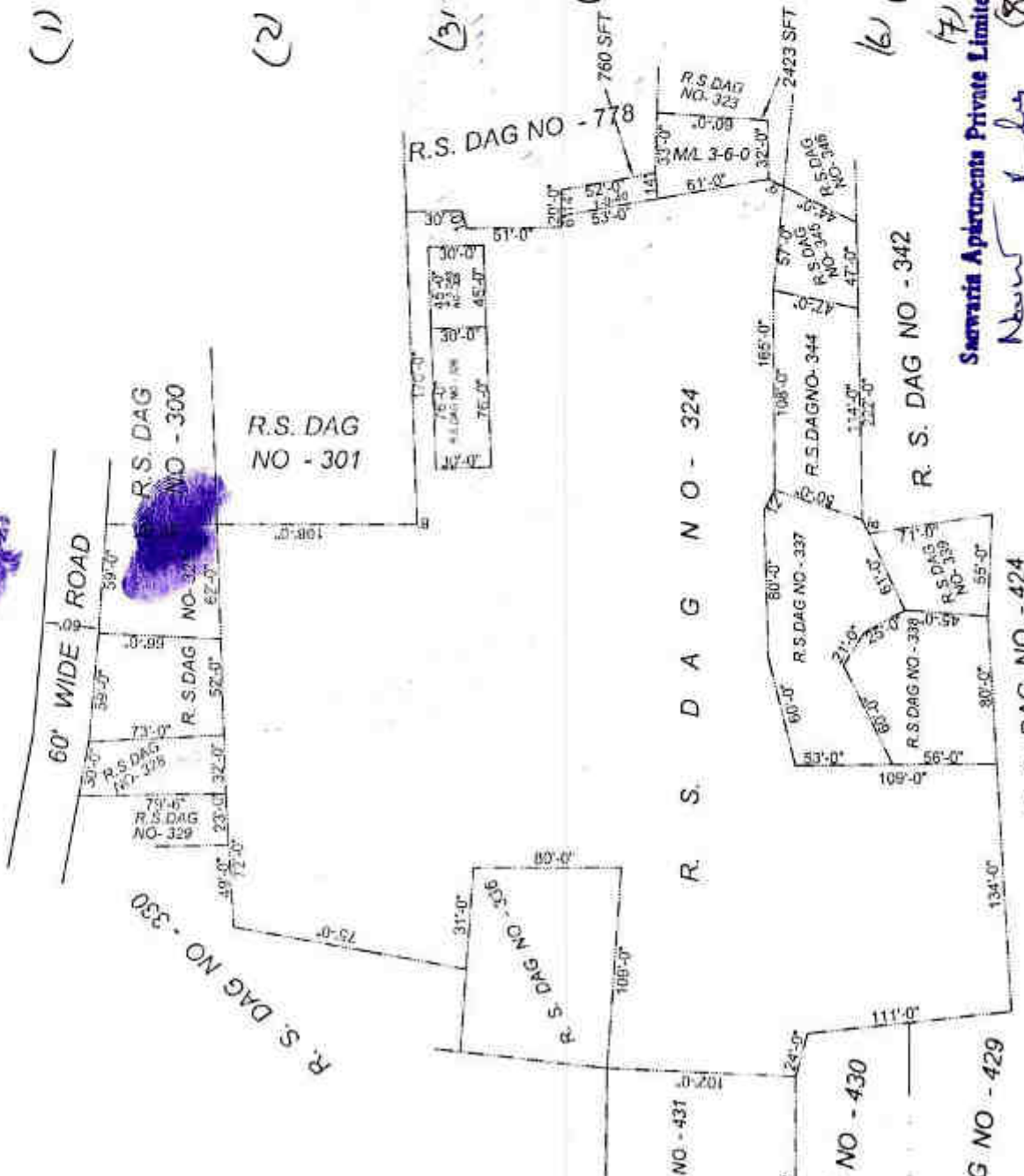

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar
Srirangapatna, South 24 Pz.
- 8 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" = 180'-00"



(1)

LT1 OF SMT. GAJEN BISWAS BY THE PEN OF
Sanchu Biswas



(2)

LT1 OF SMT. PALANI SARINAR
BY THE PEN OF
Sanchu Biswas



(3)

LT1 OF SMT. LAKSHI MONDAL
BY THE PEN OF
Sanchu Biswas



(4)

LT1 OF SMT. KAHAN BAHARI BY
THE PEN OF
Sanchu Biswas



(5)

LT1 OF SMT. ANJALI DASAS BY
THE PEN OF
Sanchu Biswas

(6) Chandu Ch Biswas

(7) Sanchu Biswas

(8) Sanchu Biswas
(9) Sanchu Biswas
(10) Sanchu Biswas

Sawaria Apartments Private Limited

New Kaly

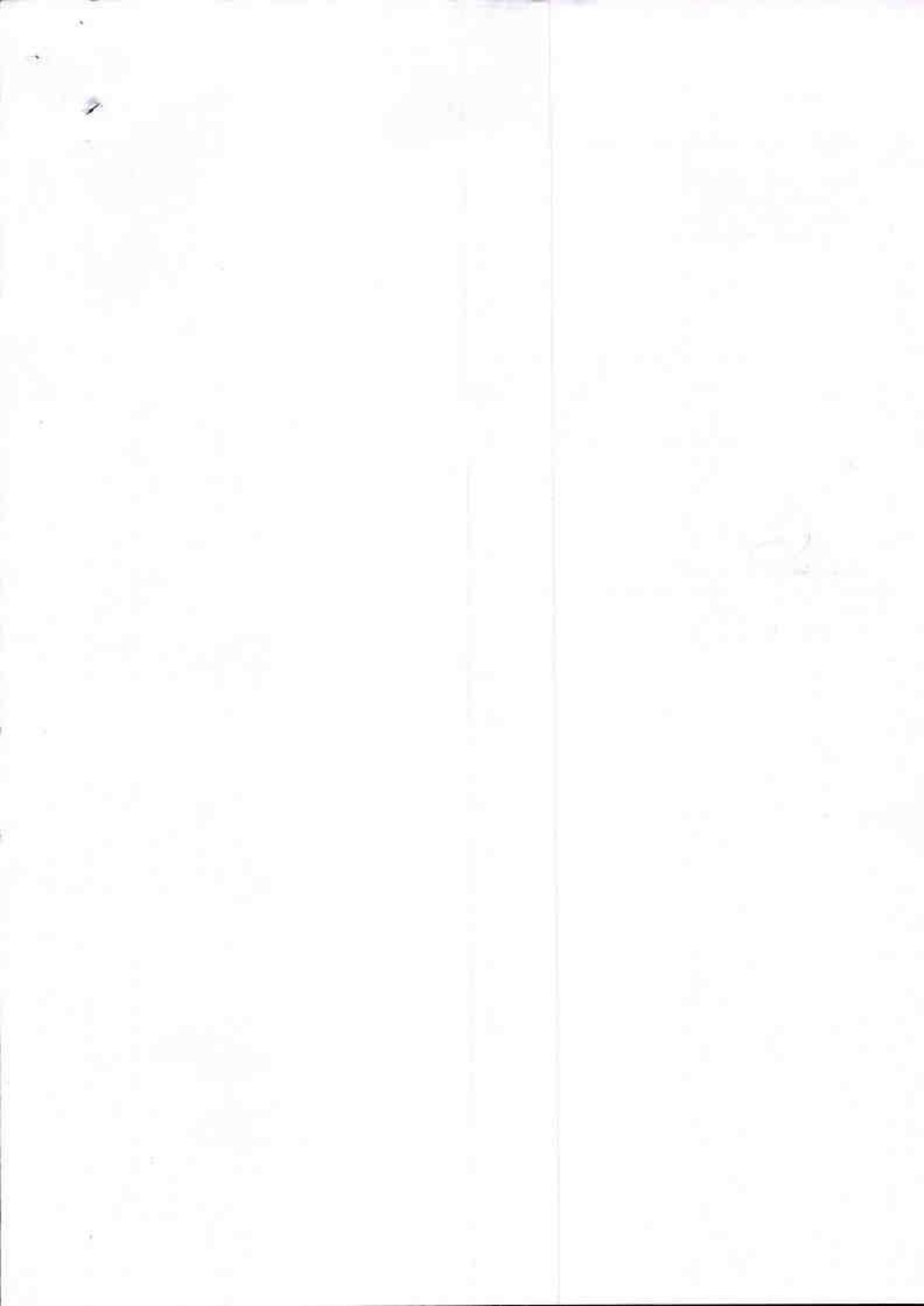
Authorised Signatory/Director

(11) Sanchu Biswas
(12) Sanchu Biswas



✓


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 5951 to 5979
being No 06978 for the year 2014.





(Biswajit Dey) 10-July-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

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

MEMO OF CONSIDERATION

1) Received a sum of Rs. 8,83,300/- (Rupees Eight lacs eighty three thousand three hundred only) in cash


LTI OF ^{SMT} GAJEN BISWAS by the
PEN OF *Panchu Biswas*
Gajen Biswas alias Gajendra
Nath Biswas alias Gajen Chandra
Biswas

Vendor no.1

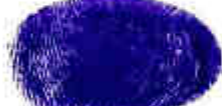
2) Received a sum of Rs. 8,83,300/- (Rupees Eight lacs eighty three thousand three hundred nly) in cash


LTI OF SMT. PALANI
SARDAR BY THE PEN OF
Panchu Biswas

Smt. Palani Sardar

Vendor no.2


3) Received a sum of Rs. 8,83,300/- (Rupees Eight lacs eighty three thousand three hundred only) in cash


LTI OF SMT LAKSHI MONDAL
BY THE PEN OF
Panchu Biswas

Smt. Lakshi Mondal
alias Badali Mondal

Vendor no.3

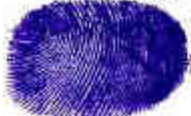
4) Received a sum of Rs. 8,83,300/- (Rupees Eight lacs eighty three thousand three hundred only) in cash


LTI OF SMT. KANAN BISWAS
BY THE PEN OF
Panchu Biswas

Smt. Kanan Bagani
alias Kanan Bala Bagani

Vendor no.4

5) Received a sum of Rs. 1,10,400/- (Rupees One lac ten thousand four hundred only) in cash


LTI OF SMT. ANJALI BISWAS
BY THE PEN OF
Panchu Biswas

Smt. Anjali Biswas

Vendor no.5

6) Received a sum of Rs. 1,10,400/- (Rupees One lac ten thousand four hundred only) in cash

Chandicharan Biswas

Chandicharan Biswas



↖
Add. Dist Sub-Registrar
Sonarone, South 24 Pgs.
- 8 JUL 2014

7) Received a sum of Rs. 1,10,400/-
by Pay Order no. 616212 dated 3rd July 2014
of Allahabad Bank Red Cross Place Branch,
Kolkata.

Panchu Biswas
Panchu Biswas
Vendor no.7

8) Received a sum of Rs. 1,10,400/-
by Pay Order no. 616233 dated 3rd July 2014
of Allahabad Bank Red Cross Place Branch,
Kolkata.

Gopal Biswas
Gopal Biswas
Vendor no.8

9) Received a sum of Rs. 1,10,400/-
by Pay Order no. 616213 dated 3rd July 2014
of Allahabad Bank Red Cross Place Branch,
Kolkata

Nepal Biswas
Nepal Biswas
Vendor no.9

10) Received a sum of Rs. 1,10,400/-
(Rupees One lac ten thousand four
hundred only) in cash

Sadananda Biswas
Sadananda Biswas
Vendor no.10

11) Received a sum of Rs. 1,10,400/-
(Rupees One lac ten thousand four
hundred only) in cash


Smt. Reba Mondal
Smt. Reba Mondal
Vendor no.11

12) Received a sum of Rs. 1,10,500/-
(Rupees One lac ten thousand five hundred
only) in cash

Smt. Shikha Sardar
Smt. Shikha Sardar
Vendor no.12

TOTAL Rs. 44,16,500/-

(Rupees Forty four lacs sixteen thousand five hundred only)


BY THE PEN OF
Panchu Biswas
1. Gajen Biswas alias Gajendra
Nath Biswas alias Gajen
Chandra Biswas



Adl. Dist. Sub-Registrar
Sonapat, South 24 Parg.
8 JUL 2014



LTI OF PALANI SARDAR
BY THE PEN OF
Panchu Biswas

2. Smt. Palani Sardar



LTI OF SMT. LAKSHI MONDAL
BY THE PEN OF
Panchu Biswas

3. Smt. Lakshi Mondal
alias Badali Mondal



LTI OF SMT. KANAN BAGANI
BY THE PEN OF
Panchu Biswas

4. Smt. Kanan Bagani
alias Kanan Bala Bagani



LTI OF SMT. ANJALI BISWAS
BY THE PEN OF
Panchu Biswas

5. Smt. Anjali Biswas

Chandi Ch Biswas

6. Chandicharan Biswas

Panchu Biswas

7. Panchu Biswas

Gopal Biswas

8. Gopal Biswas

Nepal Biswas

9. Nepal Biswas

Sadananda Biswas

10. Sadananda Biswas

Reba Mondal

11. Smt. Reba Mondal

Shikha Sardar

12. Smt. Shikha Sardar
Vendors

WITNESSES:

1. Signature *Jayanta Biswas*
Name JAYANTA BISWAS
Address JAYEN PUR
PO DINGALI POTA

2. Signature *SK Sirajuddin*
Name SK SIRAJUDDIN
Address Villa-ka



Addl. Dist Sub-Registrar
Senarip, South 24 Pgs.
- 8 JUL 2014