

12522

15/16

1-14857 A-24
Page 1 of 8

CF-300
Mishra



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

5,09,000 A 333646

Asst. District Sub-Registrar

9 DEC 2008

6 DEC 2008

Convey/17911

CONVEYANCE

THIS INDENTURE made on this 26th..... day of December Two Thousand and Eight **BETWEEN SRI MITHUN BHATTACHARJEE** son of Late Rabindra Nath Bhattacharjee, by faith - Hindu, by Occupation - Cultivation, residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), Indian Citizen, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

26/12/08

M. C. ...
 15/16
 24
 14857

ক্রমিক নং 5 তারিখ 29-9-2008

মূল্য: 5000/-
শ্রেণী:-

ARUN KUMAR BHAUMIK
Advocate
Calcutta High Court

ঠিকানা:-
ভেডার:- Ranjita pal

লাহোর সড়ক টোল ভেডার
কাশিপুরা সড়ক টোল ভেডার
ভেডার নাম - রঞ্জিতা পাল

ট্রেজারি নাম:-

চি ভি নং:-

29 SEP 2008

স্ট্যাম্প খরচের মূল্য:-

185000

এ.টি.ভি. নং

স্ট্যাম্প খরচের ইতিহাস:-

Kilini Dhalchaji



N.C.
9927

Kilini Dhalchaji



Additional District Sub-Registrar
Bidhannagar, North 24 Pgs.

26 DEC 2008

- স্বাক্ষর - কিলিনি দালচাজি
- সিদ্ধ - কিলিনি দালচাজি
- স্বাক্ষর -
- স্বাক্ষর -
- স্বাক্ষর -
- স্বাক্ষর -

AND

SASWAT DEVELOPER PVT. LTD., a limited company, registered under the Companies Act, 1956, represented by its Director **SRI TRILOCHAN SHARMA** and having its office at Om Tower, 9th floor, 32, Jawahar Lal Nehru Road, Police Station - Park Street, Kolkata, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Biswanath Bhattacharjee, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring
an area 08.50 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),
an area 11.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),
an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),
being total area 25.50 Satak with other properties under L.R. Khatian No. 342, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS by a Deed of conveyance dated 30.04.1993, registered at the office of the Addl. District Sub-Registrar office Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 68, Pages 371 to 378, Being No. 3152 for the year 1993, Biswanath Bhattacharjee sold, transferred and conveyed to Minati Bhattacharjee, **ALL THAT** piece or parcel of land measuring

an area 08.50 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),
an area 11.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),
an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),
being total area 25.50 Satak with other properties under L.R. Khatian No. 342, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule thereunder written.

AND WHEREAS after the said purchase Smt. Minati Bhattacharjee duly recorded her name in the records of B.L. and L.R.O. under L.R. Khatian No. 1229, in respect of the aforesaid land.

AND WHEREAS after the death of Minati Bhattacharjee, her only son viz; Sri Mithun Bhattacharjee and only daughter viz; Miss Piu Bhattacharjee, became the owners of the aforesaid land by virtue of succession.



Add. District Sub-Registrar
Bihar, North 24 Pgs.

6 FEB 2008

AND WHEREAS Sri Mithun Bhattacharjee and Miss Piu Bhattacharjee, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 07.00 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),
 an area 11.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),
 an area 06.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),
 being total area **24.00 Satak** with other properties under L.R. Khatian No. ~~342~~ (1229)
 at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

Piu Bhattacharjee

AND WHEREAS Sri Mithun Bhattacharjee, the Vendor herein, has agreed to sell and the Purchaser has agreed to purchase the plot of land measuring

an area 03.50 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),
 an area 05.50 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),
 an area 03.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Danga),
 being total area **12.00 Satak** under L.R. Khatian No. ~~342~~ (1229) at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 5,09,000/-** (Rupees Five Lac Nine Thousand) only.

Piu Bhattacharjee

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 5,09,000/-** (Rupees Five Lac Nine Thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Bagan, Danga" land measuring an area of **12.00** Satak comprised in R.S. Dag No. **682, 683, 684**, under L.R. Khatian No. ~~342~~ (1229) at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North), morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described

Piu Bhattacharjee



Asst. District Sub-Registrar,
Bihannagar, North 24 Pgs.

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and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) **AND THAT** notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;



Asst. District sub-registrar,
Bidhannagar (Salt Lake)

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- iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;
- iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;
- v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;
- vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;
- vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;
- viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times



Additional District Sub-Registrar,
Bidhanagar, North 24 Pgs.

26 DEC 2000

hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Bagan, Danga" land measuring an area of **12.00** Satak comprised in R.S. Dag No. **682, 683, 684**, under L.R. Khatian No. ~~342~~¹²²⁹, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No.126, Touzi No. 10, in the District of 24-Parganas (North).

Kilmi Battacharya

<u>R.S. Dag No.</u>	<u>Total Area</u>	<u>Sold Area</u>	<u>Nature</u>
682	35 Satak	03.50 Satak	Bagan
683	90 Satak	05.50 Satak	Danga
684	24 Satak	<u>03.00 Satak</u> <u>12.00 Satak</u>	Danga

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Part of Other Dags.

ON THE SOUTH : Part of Other Dags.

ON THE EAST : Part of Other Dags.

ON THE WEST : Part of Other Dags.



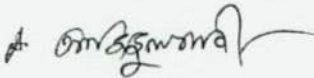
Add. District Sub-Registrar
Bidhannagar, North 24 Pgs.

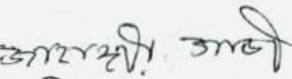
26 DEC 2011

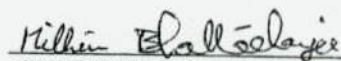
IN WITNESS WHEREOF, the VENDOR has executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR At Kolkata in presence of: -

1. 
Charan Kumar Das

2. 
Anurag


SIGNATURE OF THE VENDOR



Add. District sub-registrar,
Bihannagar, North 24 Pgs.

267FC 2008

MEMO OF CONSIDERATION

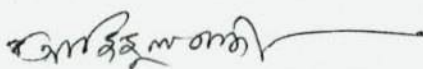
Paid by Cash.....

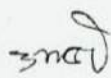
Rs. 5,09,000/-

Total : Rs. 5,09,000/-

(Rupees Five Lac Nine Thousand) only.

Witness: -

1. 
S. K. Bhaumik

2. 
S. K. Bhaumik



SIGNATURE OF THE VENDOR

Drafted by: -



ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court
Registration No.905/1983
63/21, Dum Dum Road, Kol-74
Surer Math, Dial 2529-2531.









অতিরিক্ত ডিষ্ট্রিক্ট সাব-রেজিস্ট্রার
উত্তর ২৪ পরগণা জেলা
স্বাধীনতা অমর

26 DEC 2008

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Nilhan Bhalacharya</i>	LH.					
	RH.					

ATTESTED: *Nilhan Bhalacharya*

PHOTO	LH.					
	RH.					

ATTESTED:

PHOTO	LH.					
	RH.					

ATTESTED:














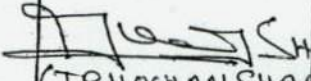
ASD, District Sub-Registrar
Bihannagar, North 24 Pgs.

26 DEC 2008

ATTA

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	 (TRILOCHAN SHARMA)				
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



Add. District Sub-Registrar
Bidhannagar, North 24 P.S.

26 DEC 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-14857 of :2008
(Serial No. 12522, 2008)

On 26/12/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.13 hrs on :26/12/2008, at the Private residence by Mithun Bhattacharjee, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 26/12/2008 by

1. Mithun Bhattacharjee, son of Lt Rabindra Nath Bhattacharjee, Kalikapur, Thana Rajarhat, By caste Hindu, by Profession : Cultivation

Identified By A Gazi, son of J Gazi Kalikapur Kol-135 Thana: Rajarhat, by caste Muslim, By Profession : Business.

Name of the Registering officer : **Abhijit Kumar Das**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 29/12/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5588/- on:29/12/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 509000/-

Certified that the required stamp duty of this document is Rs 25450 /- and the Stamp duty paid as: Impressive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 25000/- is paid, by the draft number 681638, Draft Date 26/12/2008 Bank Name STATE BANK OF INDIA, Paikpara, received on :29/12/2008.

Name of the Registering officer : **Abhijit Kumar Das**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**



[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

✓



C

L.A.E. District Sub-Registrar
Additional Registrar (Salt Lake City)

9 DEC 2007

LAND PLAN PART OF K... DIST. NO. 24 PARGANAS
 6557686... 861.862.863.864.865...
 R.S. KHATIAN NO. 667
 MOUZA KALHAPUR I.L. NO. 40. RESANO. 143
 P.S. KAJRABHAT DIST. NO. 24 PARGANAS SCALE.

PL. NO. | NAME OF VENDOR | NAME OF VENDEE | AREA.

Mullin Satheloji



DRAWN BY
 S. K. MONDAL
 SURVEYOR



Add. District Sub-Registrar
Bidhannagar, North 24 Pgs.

6 DEC 2014



LAND PLAN PART OF R S DAG NO 682

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA

KALIKAPUR

JL NO 40

REBA NO 143

P S RAJARHAT

DIST N 24 PARGANAS - SCALE 50' = 1"

PL NO

NAME OF VENDOR

NAME OF VENDEE

AREA

65.75

67.50

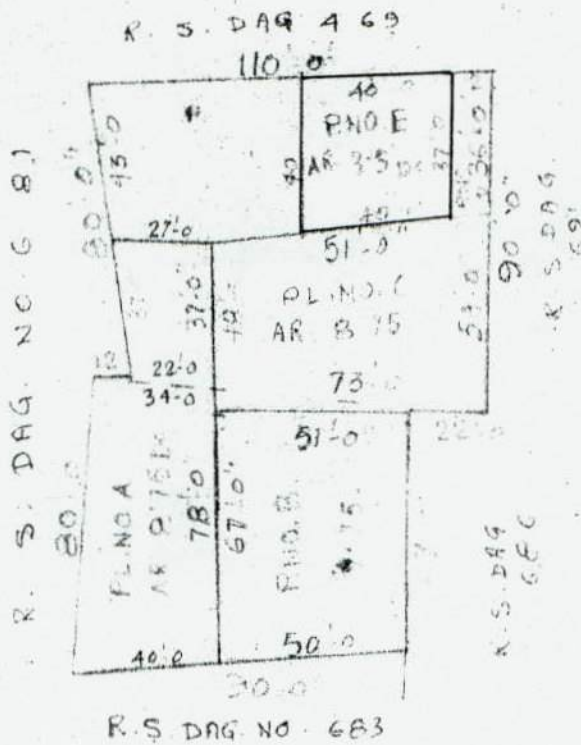
68.25

69.00

70.75

- A
- B
- C
- D
- E

Kulbir Bhatnagar



SHARE NO:- UNDIVIDED SHARE OUT OF 50 DECIMAL
 COMPRISING 35 DECIMAL OF PLOT NO 682
 SHOWN AS



Additional District Sub-Registrar
Bihanpur, North 24 Pgs.

26 DEC 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 4106 to 4122
being No 14857 for the year 2008.



Handwritten signature

(Abhijit Kumar Das) 30-December-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal