

14

05730

SL/NO  
5

203693 A-14

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 492831

admissible under Rule 21 & sub  
s/s 6 (1) of W. B. D. R. Act. 1956  
fully Stamp under the Indian  
Stamp Act 1899 Subsequently  
spread Schedule I, Part II of the

23  
48000 + 48000 + 48000  
+ 50700

North 24 Parganas  
(S. S. D. S.)

Bank Draft No 98074550  
98074600  
98074300  
Nago beam

10 MAY 2007 CONVEYANCE

THIS INDENTURE made on this ... 10 ... day of ... May ...

Two Thousand and Seven BETWEEN (1) SRI SANKAR BHATTACHARJEE son of Late Khetra Nath Bhattacharjee, residing at Bishnupur, Police Station - Rajarhat, in the District of 24-Parganas (North), (2) SMT. GOURI BHATTACHARJEE wife of Sri Sankar Bhattacharjee, residing at Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) both are by faith - Hindu, by occupation - Service and Housewife respectively, both are Indian Citizen, hereinafter called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators representatives and assigns) of the FIRST PART.

100  
1200  
11500  
11800  
30900  
175000

A 38489  
H  
M

38500  
A 38489-00  
H 28-00  
M 4-00  
385300

2A) 250-00  
2 (11) 255-00  
505-00  
6/1/07  
880300  
Part 8  
20.4.07

Barakat, North 24 Parganas  
20.4.07



2120

14/3/07

স্বাক্ষরিত নাম...  
নাম...  
বাস...  
স্বাক্ষরিত নাম...

OFFICE OF THE REGISTRAR  
AD OFFICE  
HIGH COURT, CALCUTTA

স্বাক্ষরিত নাম (স্বাক্ষরিত নাম)  
০. ১৫, ১৬, ১৭, ১৮

*[Handwritten Signature]*

09 FEB 2007

600000



স্বাক্ষরিত নাম...  
স্বাক্ষরিত নাম...  
স্বাক্ষরিত নাম...  
স্বাক্ষরিত নাম...  
স্বাক্ষরিত নাম...

presented for Registration at.....A.M/P.M  
on the... 8...th... day of May... 2007  
at... of the Sadar Registration  
Office at Baranati by...  
of the Applicant / Claimant

Sankar Bhattacharya  
Khetra Nath Bhattacharya  
Gauri Bhattacharya

District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
Profession - Rajarhat

Sankar Bhattacharya

Signature on Y.M.  
North 24 Parganas  
R.M.R.O.

1961

08 MAY 2007

Hindu  
Sun...  
Hindu



Sankar Bhattacharya



1962

Kshitish Mandal  
Sathar Mandal  
M.A.R.O. Bhatnagar  
District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
Profession - ...

Gauri Bhattacharya

স্বাক্ষরিত নাম  
স্বাক্ষরিত নাম  
স্বাক্ষরিত নাম  
স্বাক্ষরিত নাম  
স্বাক্ষরিত নাম

Signature on Y.M.  
North 24 Parganas  
R.M.R.O.

08 MAY 2007

**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, 9<sup>th</sup> 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 Sri Sankar Bhattacharjee, the Vendor No.1 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 09.25 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),  
 an area 09.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),  
 an area 08.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),  
 an area 12.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Pukur), \*  
 an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),  
 an area 09.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),  
 an area 21.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan), \*

being total area **72.00** Satak under L.R. Khtian No. **470**, at Mouza - Kalikapur, Police Station -Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Smt. Gouri Bhattacharjee, the Vendor No. 2 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 05.00 Satak out of 38 Satak comprised in R. S. Dag No. 681 (Bagan), under L.R. Khatian No. 1024, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Sri Sankar Bhattacharjee and Smt. Gouri Bhattacharjee, the Vendor Nos. 1 and 2 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring

an area 09.25 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),  
 an area 14.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),  
 an area 08.75 Satak out of 35 Satak comprised in R.S. Dag No. 682 (Bagan),





08 MAY 2007

an area 12.00 Satak out of 24 Satak comprised in R.S. Dag No. 684 (Pukur),  
 an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),  
 an area 09.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),  
 an area 21.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),  
 being total area **77.00** Satak under L.R. Khatian No. **470, 1024**, 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.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has  
 agreed to purchase the said plot of "Bagan, Danga & Pukur" land measuring an  
 area of **77.00** Satak comprised in R.S. Dag No. **680, 681, 682, 684, 862, 863,**  
**864**, under L.R. Khatian No. **470, 1024**, 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. 35,00,000/-** (Rupees  
 Thirty Five Lac) only.

**NOW THIS INDENTURE WITNESSETH THAT:**

I. In pursuance of the said agreement and in consideration of the said sum  
 of **Rs. 35,00,000/-** (Rupees Thirty Five Lac) only paid by the Purchaser to the  
 Vendors at or before the execution of these presents (receipts whereof the  
 Vendors 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 Vendors 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 & Pukur" land measuring an area of **77.00** Satak comprised in  
 R.S. Dag No. **680, 681, 682, 684, 862, 863, 864**, under L.R. Khatian No. **470,**  
**1024**, 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 and distinguished



08 MAY 2007



**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 Vendors 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 Vendors or any person or persons from whom the Vendors 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 VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors 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;



Section 44  
08 MAY 2007



ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors 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;

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 Vendors 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 Vendors;

iv) AND THAT the Vendors 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 Vendors 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

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 Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances



08 MAY 2007



whatsoever suffered or created by the Vendors or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors 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 Vendors 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 Vendors 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 Vendors shall and will from time to time and at all times 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 Vendors 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 & Pukur" land measuring an area of **77.00** Satak comprised in R.S. Dag No. **680, 681, 682, 684, 862, 863, 864**, under L.R. Khatian No. **470, 1024**, 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).



08 MAY 2007



<u>R.S. Dag No.</u>	<u>Total Area</u>	<u>Sold Area</u>	<u>Nature</u>
680	37 Satak	09.25 Satak	Danga
681	38 Satak	14.50 Satak	Bagan
682	35 Satak	08.75 Satak	Bagan
684	24 Satak	12.00 Satak	Pukur
862	10 Satak	02.50 Satak	Bagan
863	36 Satak	09.00 Satak	Danga
864	105 Satak	<u>21.00 Satak</u>	Bagan
		<u>77.00 Satak</u>	

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.

**IN WITNESS WHEREOF**, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *সংস্কৃত ভাটচার্জী*  
*সংস্কৃত ভাটচার্জী*

2. *Prasenjit Bhattacharya.*  
*vill - Bishnupur*  
*P.O - R. Bishnupur*  
*Dist - North 24 P.G.S*

*Sankar Bhattacharjee*

**SANKAR BHATTACHARJEE**

*Gouri Bhattacharjee*

**GOURI BHATTACHARJEE**

SIGNATURE OF THE VENDORS




































पुर्नवा जिला न्यायाधीश कार्यालय  
पुर्नवा जिला न्यायाधीश कार्यालय

08 MAY 2007



SPECIMEN FOR TEN FINGERPRINTS

Sl. No.      Signature of the Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p><i>Tri Lochan Sharma</i> (Tri Lochan Sharma)</p>	<p><i>Tri Lochan Sharma</i></p>				
					
	S	R	M (Left Hand)		T
					
	T	I	M (Right Hand)	R	S
<p><i>Sanjay Bhattar</i></p>	<p><i>Sanjay Bhattar</i></p>				
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p><i>Gauri Bhatnagar</i></p>					



**पुर्नवा जिला न्यायालय**  
**पुर्नवा जिला न्यायालय**

**08 MAY 2017**



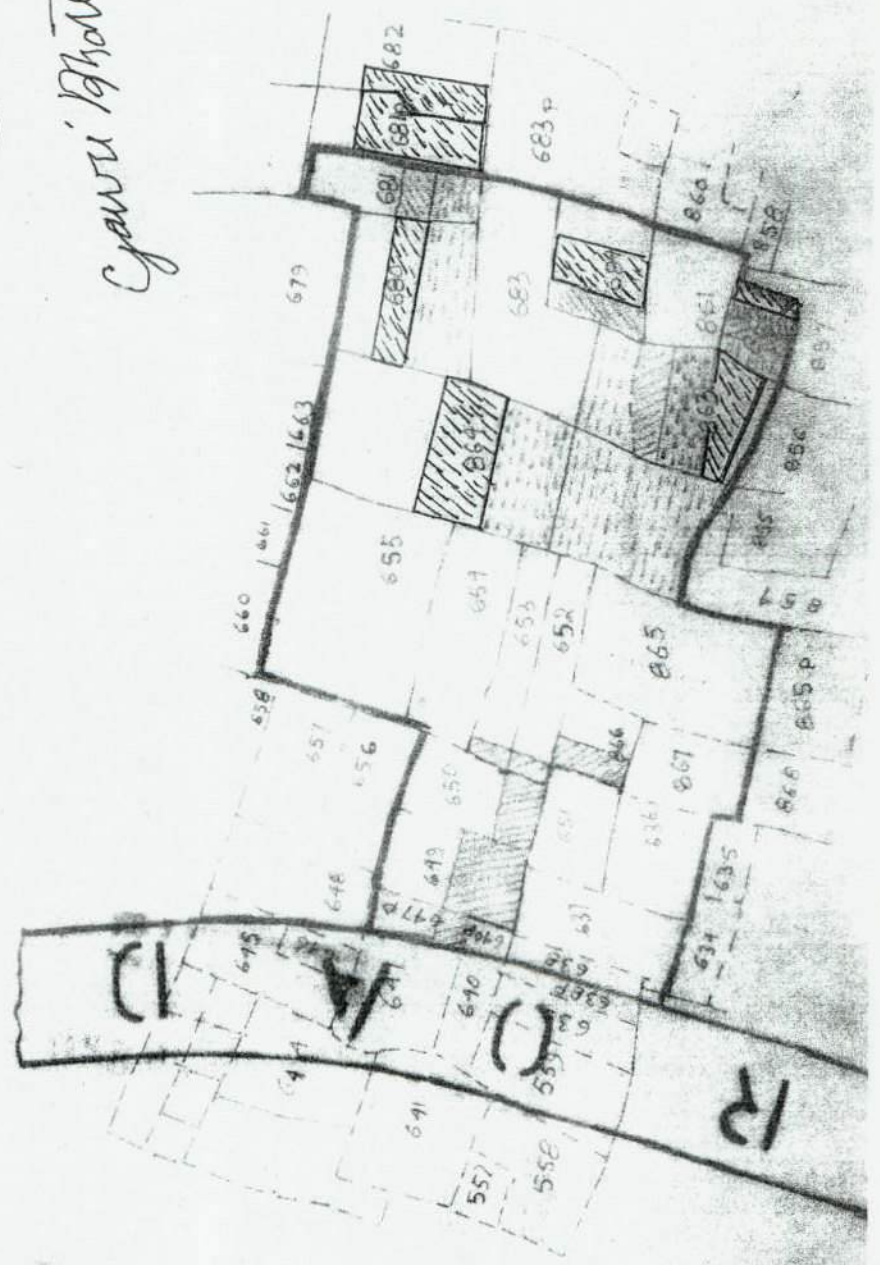
DRAWN BY  
S.K. MANDAL

LAND PLAN PART OF P.S. DAG NO 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654  
655 680 681 682 683 684 685 686 687 R.S. KHATHIAN NO  
1. R. KHATHIAN NO. MOUZA KALIKAPUR J.L. NO. 40. RESANO. 143  
P.S. RAJARAHT DIST NO. 24 PARGANAS SCALE.

Sankar Bhattacharya

Gauri Ghosh Chatterjee

PL. NO. NAME OF VENDOR NAME OF VENDEE AREA





*6*

UNIVERSITY OF TORONTO  
LIBRARIES

108 MAY 2007

UNIVERSITY OF TORONTO  
LIBRARIES



Book No. ....  
Volume No. ....  
Page No. ....  
Being No. ....  
VOL. 2007

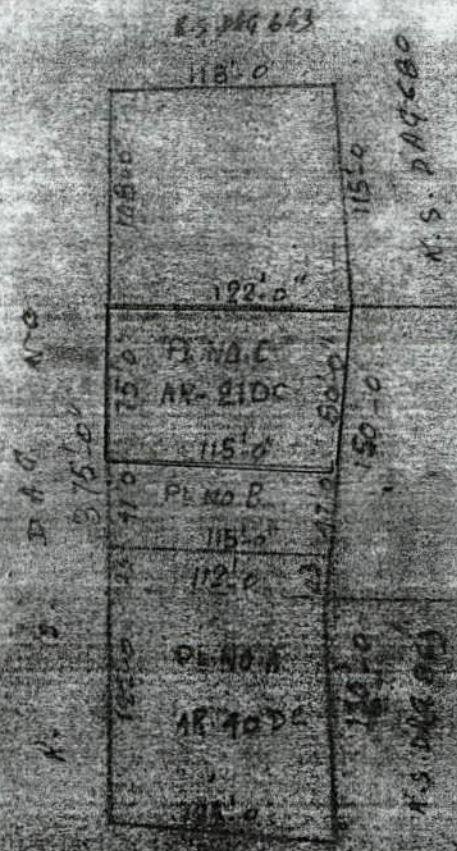


LAND PLAN PART OF R S DAG NO 864

RS KHATIAN NO  
 NAME OF MOUZA KALIKR PUR. L.R KHATIAN No  
 RESA NO 143 J.L NO 40  
 P S RAJAHAI  
 DIST N 24 PARGANAS SCALE 100' 1"

L. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			10 DC
D			1250 DC
E			21 DC

Sankar Bhattacharya



UNDIVIDED PART OF ORIGINAL  
 COMING IN DE MAL OF PLOT NO 143





16  
Registrar of the District  
North 24 Parganas

08 MAY 2007

**REGISTRATION**  
North 24 Parganas  
West Bengal



Book No. ....  
Volume No. ....  
Page No. ....  
Being No. ....  
for the year 2003.

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LAND PLAN PART OF R 5 DAG NO 863

RS KHATIAN NO

NAME OF HOUSA

RESA NO 1-13

KALIKA PUR

J. R. KHATIAN

J. L. NO 40

P. S. RAJAPUR

DIST N 24 PA. JANAS SCALE 50:1

NAME OF VENDOR

NAME OF VENDEE

ACRES

08.00

05.00

05.00

*Sankar Bhatnagar*





16

পারগণা জেলা নিবন্ধকরণ কার্যালয়  
Dist. of Parganas  
G.P.O. No. 108 MAY 2007

পারগণা জেলা নিবন্ধকরণ কার্যালয়  
Dist. of Parganas  
G.P.O. No. 108



Book No. ....  
Volume No. ....  
Page. ....  
Being the year 2003.

11111111





LAND PLAN PART OF R 5 DAG NO 862

RESKRIATION NO

LR. KHAT. AN 113

NAME OF MOUZA KALIKA PUR

J.L. NO 40

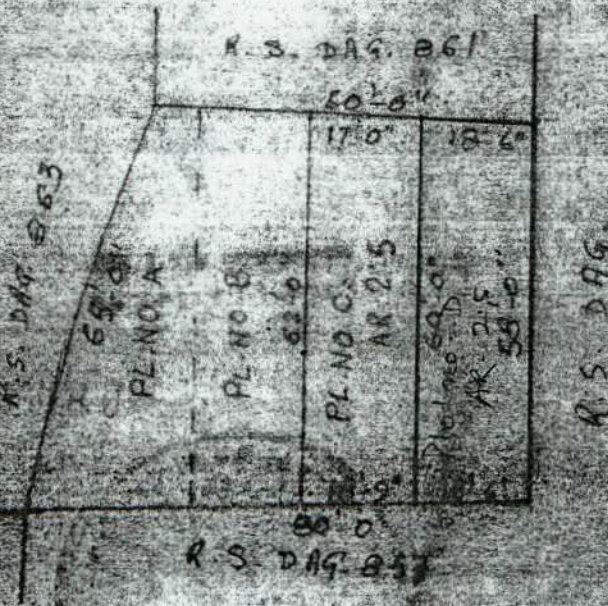
RESA NO 143

P S RAJAHMUNDRAM

DIST NIZAM PARGANAS SCALE 30' = 1"

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			2500
B			2500
C			2500
D			2500

Sankar Bharti daj



SHARE OUT OF 72 DECIMAL  
 OF PLOT NO 862  
 THIS





*[Handwritten signature]*

Digitized by eGangotri  
March 24 2007  
[...]

08 MAY 2007

Digitized by eGangotri  
March 24 2007  
[...]



Book No. ....  
Volume No. ....  
Page No. ....  
Being .....  
of the year 2007.

[...]



LAND PLAN PART OF R S DAG NO 664

RS KHATIAN NO

J. R. KHATIAN NO

NAME OF MOUZA KALIKA PUR.

J. L. NO 40

RESA NO 143

F. S. RAJAS

DIST N 24 PARGANAS SCALE 50' = 1"

NO	NAME OF YENDCK	NAME OF YENDEE	AREA
			08 DC
			12 DC

*Sunder Bahadur Das*



PREPARED BY: [Signature] PART OF OP-4 DEPTT  
 COMPTROLLER GENERAL OF INDIA  
 [Signature]





*[Handwritten signature]*  
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MAY 10 1903

~~RECEIVED~~  
MAY 10 1903



Book No. ....  
Volume No. ....  
Page.....  
Being No.....  
of the year 1903.

RECEIVED

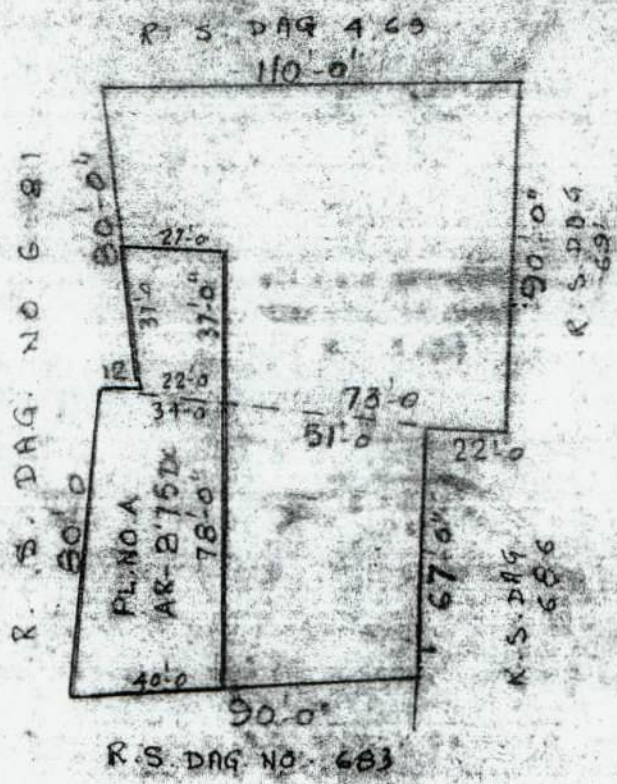




LAND PLAN PART OF R S DAG NO 682  
 RS KHATIAN NO \_\_\_\_\_ LR KHATIAN NO \_\_\_\_\_  
 NAME OF MOUZA KALIKAPUR J.L NO 40  
 REBA NO 143 P S RAJARHA  
 DIST N 24 PARGANAS SCALE 50:1'

PL NO \_\_\_\_\_ NAME OF VENDOR \_\_\_\_\_ NAME OF VENDEE \_\_\_\_\_ AREA  
 A \_\_\_\_\_ B 75 DC

*Sankar Bhattacharya*



NOTE:- UNDIVIDED SHARE OUT OF 35 DECIMAL  
 COMPRISING 75 DECIMAL OF PLOT NO 682  
 SHOWN THUS

*Drawn by  
 S. K. Bhattacharya  
 SURVEYOR*





16  
Registrar of Companies  
Madhya Pradesh  
Bhopal

08 MAY 2003

Registrar of Companies  
Madhya Pradesh  
Bhopal



Book No. ....  
Volume No. ....  
Page No. ....  
Serial No. ....  
Date of issue 2003.

11





LAND PLAN PART. OF R S DAG NO 680

RS KHATIAN NO

RS KHATIAN NO

NAME OF MOUZA KALIKR PUR

J L NO 40

RESA NO 143

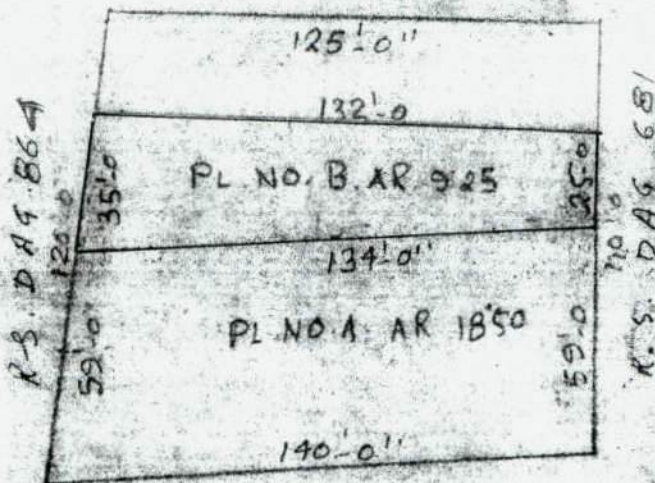
P S RAJARHAI

DIST N 24 PARGANAS - SCALE 50' = 1"

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			18.50 DC
B			9.25 DC

*Sankar Bhattacharya*

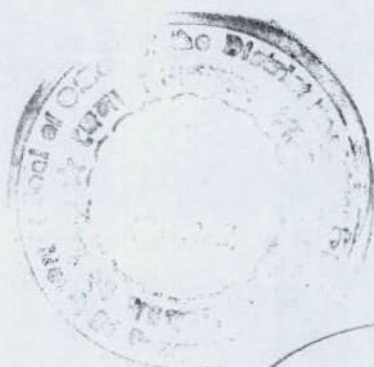
A. S. DAG 679



R.S. DAG 683

NOTE: UNDIVIDED SHARE OUT OF 37 DECIMAL COMPRISING 9.25 DECIMAL OF PLOT NO 680 SHOWN THUS

*9/10/17  
Sankar Bhattacharya*



16

08 MAY 2007

08 MAY 2007



Book No. ....  
Volume No. ....  
Page No. ....  
Being No. ....  
of the year 2008.

...



LAND PLAN PART OF R S DAG NO 681

RS KHATIAN NO.

L.R KHATIAN NO.

NAME OF MOUZA KALIKA PUR

J L NO 40

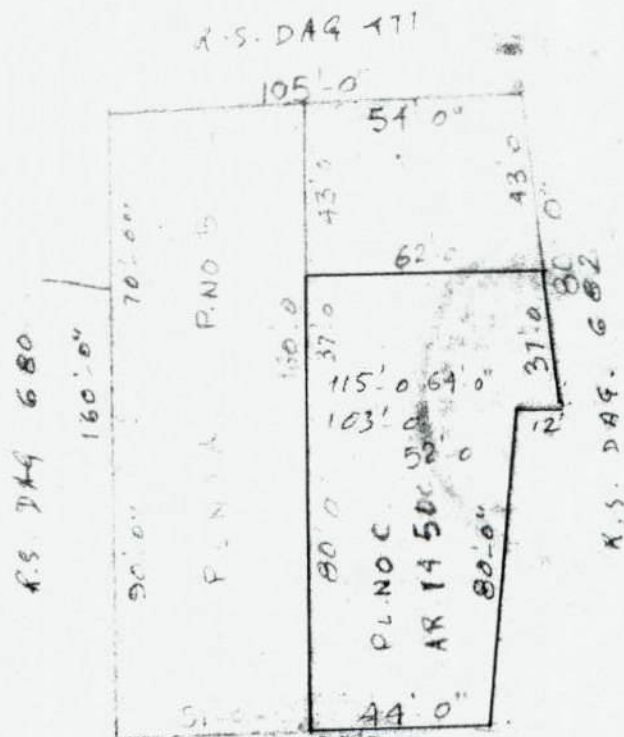
REBA NO 143

P S RAJARHA

DIST N 24 PARGANAS SCALE 50:1

NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			09.50 DC
B			09.25 DC
C			11.5 DC
D			DC

*Sankar Bhattacharya  
Gauri Mohan Charya*



LEG NO: UNDIVIDED SHARE OUT OF 38 DECIMAL  
COMPRISING 14.5 DECIMAL OF PLOT NO 681  
SHOWN THUS



16



08 MAY 2007

Seal of Office of the District Bookbinder  
D.D.R.-I  
Basti RA 719328  
1001 091



Book No. ....  
Volume No. ....  
Page. ....  
Binding No. ....  
for the year 2008 .....

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**MEMO OF CONSIDERATION**

Paid by Cash through Oscar Business Private Ltd.

**Rs. 35,00,000/-****Rs. 35,00,000/-**

(Rupees Thirty Five Lac) only.

Witness: -

1. *Rajulal Roy*2. *Prasenjit Bhattacharya**Sankar Bhattacharjee***SANKAR BHATTACHARJEE***Gouri Bhattacharjee***GOURI BHATTACHARJEE****SIGNATURE OF THE VENDORS**Drafted by: -

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



*[Handwritten signature]*  
District Registrar  
District of Pongosa  
Barotseland



Certificate of Registration under section 60 and Rule 69.

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West Bengal