8058 I-7880/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL 2-146653/20 T 130219

10/11/20

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar Rajarhat New Town, North 24-Pgs

8 NOV 2020

CONVEYANCE

1. **Dated:** 10th November, 2020

2. **Place:** Kolkata

3. **Parties:**

3.1 **Mithun Bhattacharjee**, son of Late Rabindra Nath Bhattacharjee and Late Minati Bhattacharjee, by Faith – Hindu, by Occupation – Business, resident of Kalikapur, Post Office – Kashinathpur, Police Station – Kalikapur, District – North 24 Parganas, PIN – 700135, State – West Bengal. [**PAN** AIYPB3803E and **Aadhaar No.** 696166783387, **Mobile** # 6289609938]

(**Vendor**, includes successors-in-interest)

নম্বর : 1539
সন ও তারিখ : 05/10/20
ক্রেতার নাম : M/ Dayal Arts
ঠিকানা : 39 Park Street Calcutta
মূল্য :
ক্রেতার :

বারাসাত কোর্ট
জেলা : উত্তর ২৪ পরগনা
লিখন তারিখ : 14 OCT 2020
মোট ষ্ট্যাম্প খরিদ : RS.700000
ট্রিকাশী বারাসাত
ক্রেতার : শ্রী সম্রাট রোয়

7476

(TRILOCHAN SHARMA)

7477

Nilli Bhattacharjee

7478

DIPANKAR BISWAS.
C/O- Subhankar Biswas.
Vill + P.O- Kashinathpur
P.S- Rajarhat
DIST - 24 Pgs (N)
Kol- 700135
Occ- Business

Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs

10 NOV 2020

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN:	19-202021-013467339-1	Payment Mode	Online Payment
GRN Date:	10/11/2020 13:50:00	Bank :	State Bank of India
BRN :	CKO3833638	BRN Date:	10/11/2020 13:51:10

DEPOSITOR'S DETAILS

Id No. : 2001460653/6/2020
(Query No./Query Year)

Name : SASWAT DEVELOPERS PVT LTD
Contact No. :
Mobile No. : +91 9051033251
E-mail :
Address : 32 JAHARLAL NEHARU KOLKATA71
Applicant Name : Mr ISHITA KUNDU
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001460653/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	91012
2	2001460653/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	10412
		Total		109424

In Words : Rupees One Lakh Nine Thousand Four Hundred Twenty Four only

And

3.2. **Saswat Developer Private Limited [PAN AAKCS4828D]**, a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071 and represented by one of its directors namely **Trilochan Sharma [PAN AJUPS9281Q]**, son of Banwari Lal Sharma, Occupation – Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071.

(**Purchaser**, includes successors-in-office and/or assigns)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1. **Said Property: (1)** *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, **(2)** *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND **(3)** *Bagan* land measuring 0.10 (zero point one zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 5.90 (five point nine zero) decimal equivalent to 3 (three) chattah 9 (nine) *chittak* 10 (ten) square feet,

Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs

10 NOV 202

morefully described in the **Schedule** below **(Said Property) Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1. **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1. **Ownership of Rabindranath Bhattacharjee**:Rabindranath Bhattacharjee (son of Late Khetranath Bhattacharjee) was the owner of land measuring 3.86 (three point eight six) decimal comprised in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362 in *Mouza* Kalikapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas.

5.1.2. **Demise of Rabindranath Bhattacharjee:** Rabindranath Bhattacharjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law died *intestate*, died *intestate*, in the year 2002, leaving behind his surviving his wife Minati Bhattacharjee and 1 (one) daughter Piue Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee [collectively **Legal Heirs of Rabindranath Bhattacharjee**] as her only surviving legal heir and heiress, who have jointly inherited the absolute right, title and interest of his left Properties.

5.1.3. **Ownership of Minati Bhattacharjee:** By a registered Deed of Conveyance dated 10.11.1987, registered in the office of the ADSR Bidhannagar (Salt lake city), in Book No – I, Volume No. 175, Pages 483 to 488, Being No. 8247 for the year 1989, Amar Kumar Bhattacharjee and by another registered Deed of Conveyance dated 30.04.1993, registered

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs

18 NOV 2

in the office of the ADSR Bidhannagar (Salt lake city), in Book No – I, Volume No. 68, Pages 371 to 379, Being No. 3152 for the year 1993, Bishwanath Bhattacharjee and by other registered Deed of Conveyance dated 09.02.2005, registered in the office of the DSR-I, North 24 parganas, Barasat, in Book No – I, Volume No. I, Pages 1 to 13, Being No. 1136 for the year 2005, Amar Kumar Bhattacharjee sold conveyed and transferred to Minati Bhattacharjee, various plots of land in different *Dags* all in *Mouza* Kalikapur, J. L. No. 40, Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, District North 24 Parganas.

5.1.4. **Demise of Minati Bhattacharjee:** Minati Bhattacharjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law died *intestate*, on 22nd October, 2008 leaving behind her surviving her 1 (one) daughter Piue Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee (the Vendor No. 3.1) [collectively **Legal Heirs of Minati Bhattacharjee**] as her surviving legal heir and heiress, who have jointly inherited the absolute right, title and interest of her left Properties.

5.1.5. **Ownership of Piue Bhattacharjee and Mithun Battacharjee**: After demise of Rabindranath Bhattacharjee and Minati Bhattacharjee, Piue Ghosh (nee Bhattacherjee) and Mithun Bhattacharjee jointly inherited their left property, out of which a lot of portion of land sold and transferred by Piue Ghosh and Mithun Bhattacharjee, jointly and/or individually to others and subsequently Piue Ghosh (nee Bhattacharjee) and Mithun Bhattacharjee (the Vendor No. 3.1) are absolute joint owners of balance portion of 1) *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, (2) *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND (3) *Bagan* land measuring 0.10 (zero point one zero) decimal, more or

Rajarhat Sub-Registrar
Rajarhat New Town, North 24 Pgs.

18 NOV 20

less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat.

5.1.6. **Gift to Mithun Bhattacharjee:** By a registered Deed of Gift dated 3rd November, 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, being Deed No. 152307597 (Query No.2001390875/2020) for the year 2020, Piue Bhattacharjee gifted out of love and affection and transferred (1) *Bagan* land measuring 0.20 (zero point two zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, (2) *Bagan* land measuring 0.77 (zero point seven seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND (3) *Bagan* land measuring 0.05 (zero point zero five) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 1.93 (one point nine three) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, to her brother namely Mithun Bhattacharjee (the Vendor herein), along with other plots of land in other Dag Nos in the Kalikapur Mouza.

5.1.7. **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the absolute owner of the entire Said Property by virtue of inheritance and gift from his sister, free from all encumbrances.

5.1.8. **True and Correct Representations:** The Vendor is the undisputed owners of the Said Property, such ownership

Additional District Sub-Registrar
Rajarhat (New Town), North 24 Pgs.

10 NOV 20

having been acquired in the manner stated in Clause 5.1.1 to 5.1.7 above, the contents of which are all true and correct.

5.2. **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1. **No Acquisition/Requisition:** The Vendor has neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any scheme of or of acquisition, requisition or vesting of the Said Property or for any restriction on the nature of use, extent and height of construction of buildings on the Said Property and declares that the Said Property is not affected by any such aforesaid scheme or order or such restrictive order of any Authority or Statutory Body or Government Department.

5.2.2. **No Excess Land:** The Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

5.2.3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5. **No Dues:** No revenue, wbseddl, Panchayat taxes, other taxes, surcharge, impositions, outgoings or levies of any nature whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

10 NOV 2016

demand, recovery proceedings or Certificate Case is pending for realization of any dues from the Vendor.

5.2.6. **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7. **No Mortgage:** No mortgage or charge has been created by the Vendor in respect of the Said Property or any part thereof.

5.2.8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding**

6.1. **Sale of the Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said

Registrar

1 8 NOV 2020

Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

7. Transfer

7.1. **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Share In Said Premises described in the **Schedule** below, **(1)** *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, **(2)** *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND **(3)** *Bagan* land measuring 0.10 (zero point one zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 5.90 (five point nine zero) decimal equivalent to 3 (three) chattah 9 (nine) *chittak* 10 (ten) square feet, morefully described in the **Schedule** below **(Said Property) Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Rajarshi Shahu Tumkur

10 NOV 2020

7.2. **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 2,00,000/-** (Rupees two lakh) only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1. **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1. **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2. **Absolute:** absolute, irreversible and perpetual.

8.1.3. **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4. **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2. **Subject to:** The transfer being effected by this Conveyance is subject to:

Additional Deputy Commissioner
Rajarhat New Town, North 24 Parganas

10 NOV 2020

8.2.1. **Indemnification:** confirmation and undertaking by the Vendor that the Vendor hereby indemnify and shall at all times hereafter, keep indemnified the Purchaser and the Purchaser's assigns and/or the Purchaser's successors-in-office, of, from and against any loss, damage, costs, charges and expenses which may be incurred by the Purchaser and the Purchaser's assigns and/or Purchaser's successors-in-interest by reason of any charge or encumbrance claimed by any third party over and in respect of the Said Property.

8.2.2. **Transfer of Property Act:** all obligations and duties of vendors and purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3. **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admit, acknowledge and accept.

8.4. **Outgoings:** All revenue, cess, Panchayat taxes (whether for current period or arrears or accruing on account of pending general revaluations), surcharge, other property taxes, impositions, outgoings and levies of any nature whatsoever of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid/reimbursed and discharged by the Vendors on demand by the concerned authority/agency in consultation with the Purchaser, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5. **Holding Possession:** The Vendor hereby covenants 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 Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold,

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

10 NOV 20

conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful and/or unlawful eviction, hindrance, 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.

8.6. **No Objection to Mutation:** The Vendor declares that the Purchaser is fully entitled to mutate the Purchaser's name in all records of the concerned authorities and to pay corporation tax or taxes and all other impositions (accruing for the period after the date of this Conveyance) in the Purchaser's own names. In this regard, the Vendor hereby authorizes and empowers the Purchaser to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor. Notwithstanding such empowerment and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.7. **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or the Purchaser's successors-in-office, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser and/or the Purchaser's successors-in-office to the Said Property.

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs

10 NOV 2020

Schedule
(Said Property)

(1) *Bagan* land measuring 0.40 (zero point four zero) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472, **(2)** *Bagan* land measuring 1.54 (one point five four) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 corresponding to L.R. Khatian Nos. 342, 472 AND **(3)** *Bagan* land measuring 0.10 (zero point one zero) decimal, more or less, in R.S./L.R. Dag No. 862, under R.S. Khatian No. 416 corresponding to L.R. Khatian No. 472 AND (4) Pukur land measuring 3.86 (three point eight six) decimal, more or less, in R.S./L.R. Dag No. 684, under R.S. Khatian No. 362, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat, totaling to 5.90 (five point nine zero) decimal equivalent to 3 (three) chattah 9 (nine) *chittak* 10 (ten) square feet, **And Together With** all other rights, benefits, easements, connections, fittings, fixtures, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof. It is noted that, the land of *Dag* No. 684, is classified as Pukur and the Purchaser shall not fill-up by soil in existing *Pukur* and cannot change the category of land from *Pukur*.

Butted and bounded of entire Dags as follows:

Boundary of Dag No. 681

On the North	:	By portion of R.S./L.R. Dag No. 471
On the South	:	By portion of R.S./L.R. Dag No. 681
On the East	:	By Portion of R.S./L.R. Dag No. 682
On the West	:	By Portion of R.S./L.R. Dag No. 679

Additional
Regional New

10 NOV 2020

Boundary of Dag No. 682

On the North : By R.S./L.R. Dag No. 469
On the South : By part of R.S./L.R. Dag No. 682
On the East : By R.S./L.R. Dag No. 691
On the West : By R.S./L.R. Dag No. 681

Boundary of Dag No. 862

On the North : By R.S./L.R. Dag No. 861
On the South : By R.S./L.R. Dag No. 857
On the East : By R.S./L.R. Dag No. 857
On the West : By R.S./L.R. Dag No. 863

Boundary of Dag No. 684

On the North : By R.S./L.R. Dag No. 686
On the South : By part of R.S./L.R. Dag No. 684
On the East : By part of R.S./L.R. Dag No. 684
On the West : By R.S./L.R. Dag No. 686

Summary of the Said Property

P S - Rajarhat			Mouza Kalikapur				
Sl. No.	R.S/L.R Dag No.	Total Area (in dec.)	L R Khatian No.	R S Khatian No.	Area of Land (in Dec.)	Name of the Recorded Owner	Classification of Land
1	681	38	342, 472	416	0.40	Biswanath Bhattacharjee, Sambhu Bhattacharjee	Bagan
2	682	35	342, 472	416	1.54	Biswanath Bhattacharjee, Sambhu Bhattacharjee	Bagan
3	862	10	472	416	0.10	Sambhu Bhattacharjee	Bagan
4	684	24	-	362	3.86	Khetro Nath Bhattacherjee	Pukur

Additional District Sub-Registrar
Rajnagar (New Town), North 24 Parganas
10 NOV 2020

9. Execution and Delivery

9.1. **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Mithun Bhattacharjee

Mithun Bhattacharjee
[VENDOR]

For SUNNY DEVELOPER PVT. LTD.

Director

Saswat Developer Private Limited
[PURCHASER]

Witnesses:

Signature Dipanwita Biswas.

Name Dipanwita Biswas.

Father's Name Sukhadev Biswas.

Address Vill+PO-Mohinichak P.S. Rajarhat Dist-24 Pgs(N) PIN- 700135

Signature Sahid Ali Molla.

Name Sahid Ali Molla.

Father's Name Aiej Ali Molla.

Address Jamal para. PS Rajar Hat Kol-135

Mintu Paul
Mintu Paul
Advocate
High Court, Calcutta
Enrolment No. F/693/1712/2018

Additional Dist
Rajarhat New Town

10 NOV 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 2,00,000/-** (Rupees two lakh) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. 488931	10/11/20202	Axis Bank	2,00,000/-

Total (Rs.) 2,00,000/-

Mithun Bhattacharjee

Mithun Bhattacharjee
[VENDOR]

Witnesses:

Signature Dipankar Biswas

Name Dipankar Biswas

Signature Sahid Ali Mana

Name Sahid Ali Mana.

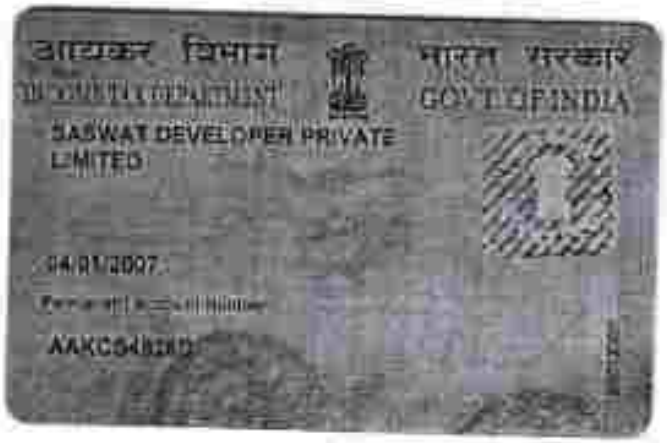
Assistant
Gajapati Nagar
18 NOV 2024

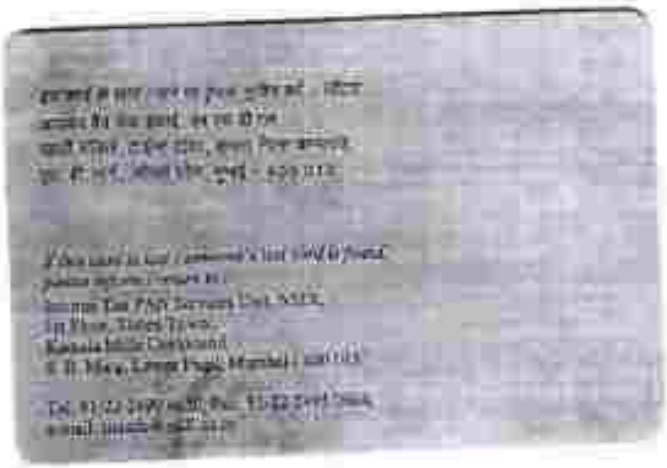
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right	Ring Hand)	Little
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right	Ring Hand)	Little
						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs.

10 NOV 2022

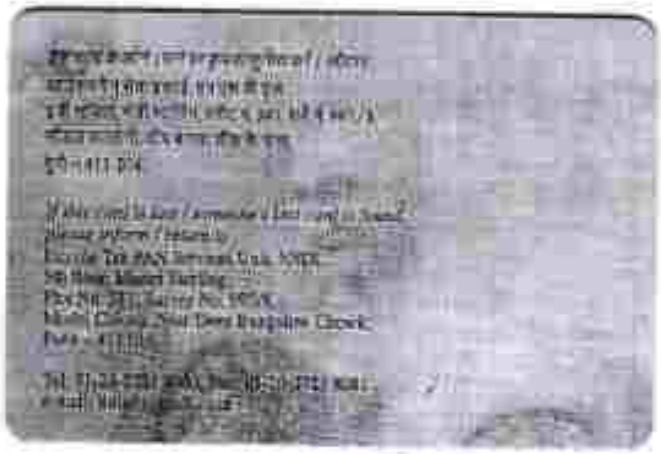


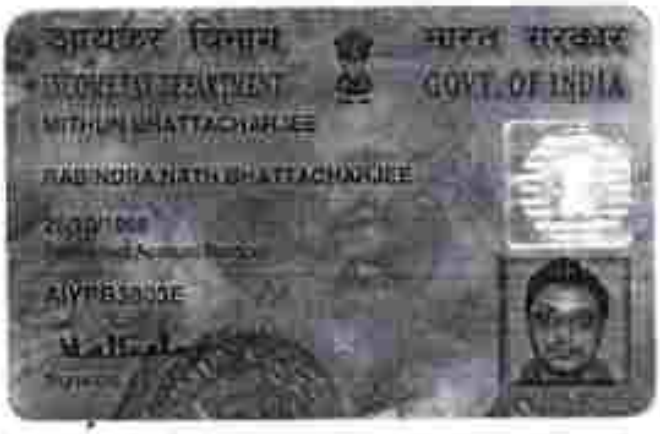


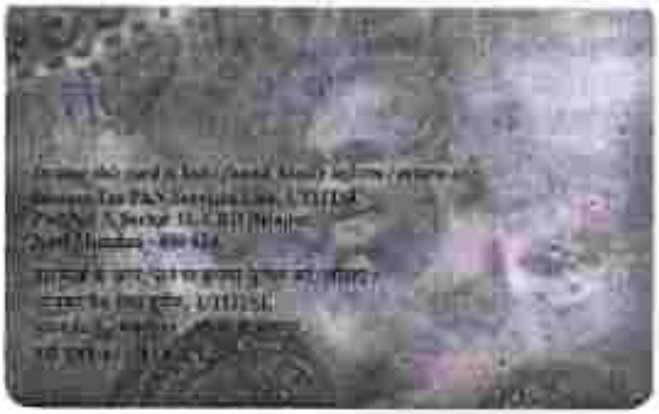
For SASWAT DEVELOPER PVT. LTD.

Director


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
TRILOCHAN SHARMA
BANWARI LAL SHARMA
29/11/1976
AJUPS9281Q







Mithun Bhattacharjee

[redacted]

Mithun Bhattacharjee

DOB: 25/10/1965

MALE

6961 6678 3387

আমার আধার, আমার পরিচয়

[redacted]

ঠিকানা:

[illegible]

Address:

S/O, Late Rabindra Nath Bhattacharjee, Kalampur, Kakdwip, North 24 Parganas, West Bengal - 700135

6961 6678 3387

MERA AADHAAR, MERI PEHACHAN

Mithun Bhattacharjee

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির নম্বর/Enrolment No.: 1111/19217/02216

To

দিপঙ্কর বিশ্বাস

DIPANKAR BISWAS

KASHI NATH PUR

Kasinathpur

North Twenty Four Parganas Kashinathpur

West Bengal - 700135

আপনার আধার সংখ্যা / Your Aadhaar No. :

9029 9450 6844

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

দিপঙ্কর বিশ্বাস

DIPANKAR BISWAS

জন্মতারিখ/ DOB: 27/01/1977

পুরুষ / MALE

9029 9450 6844

আমার আধার, আমার পরিচয়

Dipankar Biswas

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার অধিকাংশ সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

ঠিকানা:
কাশীনাথ পুর, কাশীনাথপুর, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ - 700135

Address:
KASHI NATH PUR, Kashinathpur,
North Twenty Four Parganas,
West Bengal - 700135

9029 9450 6844

Major Information of the Deed

Deed No :	**I-1523-07860/2020**	**Date of Registration**	**18/11/2020**
Query No / Year	**1523-2001460653/2020**	**Office where deed is registered**	
Query Date	**09/11/2020 8:02:54 PM**	1523-2001460653/2020	
Applicant Name, Address & Other Details	ISHITA KUNDU CITY CIVIL COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875418670, Status :Advocate		

Transaction	Additional Transaction
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	**Market Value**
Rs. 2,00,000/-	Rs. 18,39,835/-
Stampduty Paid(SD)	**Registration Fee Paid**
Rs. 92,012/- (Article:23)	Rs. 18,412/- (Article:A(1), E)
Remarks	

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARCHATA, Mouza: Kalikapur, JL No: 40, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-681 (RS :-)	LR-342	Bastu	Bagan	0.4 Dec	13,558/-	1,40,000/-	
L2	LR-682 (RS :-)	LR-342	Bastu	Bagan	1.54 Dec	52,203/-	5,39,000/-	
L3	LR-862 (RS :-)	LR-472	Bastu	Bagan	0.1 Dec	3,392/-	35,000/-	
L4	LR-684 (RS :-684)	LR-362, (RS :-362/0)	Pukur	Pukur	3.86 Dec	1,30,846/-	11,25,835/-	
		TOTAL :			**5.9Dec**	**2,00,000 /-**	**18,39,835 /-**	
	Grand Total :				**5.9Dec**	**2,00,000 /-**	**18,39,835 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mithun Bhattacharjee** Son of Late Rabindra Nath Bhattacharjee Kashinathpur, H.O.- Kashinathpur, P.S.- Rajarhat, District -North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Alxxxxxx3E, Aadhaar No: 69xxxxxxxx3387, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Saswat Developer Private Limited** Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O.- Middleton Row, P.S.- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxxx80,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Trilochan Sharma (Presentant)** Son of Banwari Lal Sharma Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O.- Middleton Row, P.S.:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saswat Developer Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Dipankar Biswas Son of Debasish Biswas Kashinathpur, P.O.- Kashinathpur, P.S.- Rajarhat, District -North 24-Parganas, West Bengal, India, PIN - 700135			

Identifier Of Mithun Bhattacharjee, Trilochan Sharma

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-0.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-1.54 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-0.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-3.86 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JL No: 40, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 681, LR Khatian No:- 342		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 682, LR Khatian No:- 342		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 862, LR Khatian No:- 472		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 684, LR Khatian No:- 362		Seller is not the recorded Owner as per Applicant.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

On 10-11-2020

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

Presented for registration at 21:20 hrs on 10-11-2020, at the Private residence by Trilochan Sharma ...

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 18,39,835/-

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

Execution is admitted on 10/11/2020 by Mithun Bhattacharjee, Son of Late Rabindra Nath Bhattacharjee, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24 Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Dipankar Biswas, , , Son of Debasish Biswas, Kashinahpur, P.O: Kashinahpur, Thana: Rajarhat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 10-11-2020 by Trilochan Sharma, Director, Saswat Developer Private Limited (Private Limited Company), Om Tower, 8th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Dipankar Biswas, , , Son of Debasish Biswas, Kashinahpur, P.O: Kashinahpur, Thana: Rajarhat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-11-2020

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 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,412/- (A(1) = Rs 18,398/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/- , by online = Rs 18,412/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2020 1:51PM with Govt. Ref. No: 192020210134673391 on 10-11-2020, Amount Rs: 18,412/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO3833638 on 10-11-2020, Head of Account 0030-03-104-001-16

SEAL OF THE ADDITIONAL DISTRICT COLLECTOR

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,012/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 91,012/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 439, Amount: Rs.1,000/-, Date of Purchase: 05/11/2020, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2020 1:51PM with Govt. Ref. No: 192020210134673391 on 10-11-2020, Amount Rs: 91,012/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO3833638 on 10-11-2020, Head of Account 0030-02-103-003-02

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 320029 to 320057

being No 152307880 for the year 2020.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 parganas

Digitally signed by SANJOY BASAK
Date: 2020.11.27 11:58:15 +05:30
Reason: Digital Signing of Deed

(Sanjoy Basak) 2020/11/27 11:58:15 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)