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U-7881/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

2-1160468/20

T 130220

10/11/20
Certified that the document is admitted to registration. The signature of all persons with this document are the part of this document.

CONVEYANCE

1. Dated: 10th November, 2020

2. Place: Kolkata

Parties:

3.1. **Mithun Bhattacharjee**, son of Late Rabindra Nath Bhattacharjee and Late Minati Bhattacharjee, by Faith - Hindu, by Occupation - Business, resident of Kalkapur, Post Office - Kashinathpur, Police Station - Kalkapur, District - North 24 Parganas, PIN - 700135, State - West Bengal. [PAN AIYPB3803E and Aadhaar No. 696166783387, Mobile # 6289809938]

(Vendor, includes successors-in-interest)

18 NOV 2020

नंबर : 410
 समुद्र तारीख : 14 OCT 2020
 जेठार नाम : Milkul Singh
 त्रिकोण : High Court Calcutta
 मुद्रा :
 डेडार :
 बारासात :
 जेला : उडुपुडी
 गरिस तारीख : 14 OCT 2020
 मोट ट्यांक धरम : RB.700000
 जेठारी बारासात :
 डेडार : श्री सहाय टो

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7476

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(TRILOKHAN SHARMA)



7477

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7478



Administrative District Sub-Registrar
North 24 Parganas

10 NOV

10 NOV 2020

District Registrar,
 for Sub Registrar
 North 24 Parganas
 P.S. Rajbari
 Dist - 24 Parganas
 No. - 200/35



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

GRN: 19-202021-013445949-8

GRN Date: 10/11/2020 12:19:01

BRN : 8332287972914

SBI ePay txn No. : CHE8882064

Payment Mode : Net Banking-SELF

Payment Gateway : SBI ePay-State Bank of India

BRN Date: 10/11/2020 12:25:25

SBI ePay txn Date, 10/11/2020 12:21:34

DEPOSITOR'S DETAILS

Name : SASWAT DEVELOPERS

Id No. : 2001460468/5/2020

Contact No.

E-mail :

Mobile No. +91 9051033251

Address : 32 JAWAHARLAL NEHERU ROAD KOLKATA700071

User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	2001460468/5/2020	Property Registration- Registration Fees	0000-03-104-001-18	70074 ✓
2	2001460468/5/2020	Property Registration- Stamp duty	0000-02-103-003-02	34800 ✓
			Total Amount	418034

In Words : Rupees Four Lakh Nineteen Thousand Thirty 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 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) *bagan* land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) *danga* land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in *Mouza Kalikapur*, J.L. No. 40, within the local limits of *Patharghata Gram Panchayat*, Police Station *Rajarhat*, District North 24 Parganas, totaling to 20 (twenty) decimal equivalent to 12 (twelve) *chottah* 01 (one) *chittak* 42 (forty two) 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.



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಕೃಷಿ ಇಲಾಖೆ (KWS), ಹುಬ್ಬಳ್ಳಿ

10 NOV 2024

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 Minati Bhattacharjee: By a registered Deed of Conveyance dated 1st October, 1982, registered in the office of the Sub Registrar Cossipur Dum Dum, in Book No – I, Volume No. 366, Pages 142 to 147, Being No. 9297 for the year 1982; Shambhu Bhattacharjee, sold conveyed and transferred, **(1)** land measuring 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and **(2)** land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and **(3)** land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 583, under R.S. Khatian No. 416, all in *Mouza* Kalkapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat to Minati Bhattacharjee, for the consideration mentioned therein.

5.1.2. 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 Piu Ghosh (nee Bhattacharjee) and 1 (one) son, namely, Mithun Bhattacharjee (the Vendor No. 3.1) [collectively **Legal Heirs of Minati Bhattacharjee**] as her only surviving legal heir and heiress, who have jointly inherited the absolute right, title and interest of her left Properties.

5.1.3. Ownership of Piu Bhattacharjee: In the abovementioned circumstance Piu Bhattacharjee is/was the sole and absolute owner of (1) land measuring 2 (two) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) land measuring 3.50 (three point five zero) decimal, more or



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18 NOV 2018

less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) land measuring 4.50 (four point five zero) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, within the local limits of Patharghata Gram Panchayat.

5.1.4. 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. 1, being Deed No. 152307597 (Query No.2001390875/2020) for the year 2020, Piu Bhattacharjee gifted out of love and affection and transferred (1) land measuring 2 (two) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) land measuring 3.50 (three point five zero) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) land measuring 4.50 (four point five zero) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, 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.

5.1.5. 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.

5.1.6. True and Correct Representations: The Vendor is the undisputed owner of the Said Property, such ownership having been acquired in the manner stated in Clause 5.1.1 to 5.1.5 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:



Keputusan Kepala Bina Masyarakat
Balai Besar Kesehatan Masyarakat, Nomor 24/Pgk

10 NOV 2011

- 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 does 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, wbsedcl, 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 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.



Additional District Sub-Registrar
Bajjalat New Town, Bantwal 54-1740

10 NOV 1980

- 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, debentures, 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 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**).



Ameliora District Sub-Region
District of Columbia, North 24.25

18 NOV 1968

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 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and **(2)** *bagan* land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and **(3)** *danga* land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in *Mouza* Kalkapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, totaling to 20 (twenty) decimal equivalent to 12 (twelve) *chottah* 01 (one) *chittak* 42 (forty two) 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.

7.2. Consideration: The aforesaid transfer is being made in consideration of a sum of **Rs. 17,00,000/-** (Rupees seventeen 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.



Additional Director Sub-Regional
Regiment New Town, No. 24-102.

18 NOV 2011

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, *debentures*, 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:

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.



Yükseköğretim Kurumları Yürütme Kurulu
Resmî Mühür - Resmi Mühür (20/11/2024)

10 NOV 2024

- 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 Vendor 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, 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



Additional entries also included
Referred to: North 24-24

10 NOV 1964

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.

**Schedule
(Said Property)**

(1) Bagan land measuring 4 (four) decimal comprised in R.S./L.R. Dag No. 681, under R.S. Khatian No. 416 and (2) bagan land measuring 7 (seven) decimal, more or less, in R.S./L.R. Dag No. 682, under R.S. Khatian No. 416 and (3) danga land measuring 9 (nine) decimal, more or less, in R.S./L.R. Dag No. 683, under R.S. Khatian No. 416, all in Mouza Kalikapur, J.L. No. 40, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, totaling to 20 (twenty) decimal equivalent to 12 (twelve) chottah 01, (one) chittak 42 (forty two) 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. Butted and bounded of entire Dags as follows:

Hill's Shalabojin



Asisten Deputi
Deputi Bidang Pencegahan, Kanker dan Rehabilitasi

18 NOV 2018

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

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. 683

On the North	:	By portion of R.S./L.R. Dag No. 683
On the South	:	By portion of R.S./L.R. Dag No. 860
On the East	:	By portion of R.S./L.R. Dag No. 685
On the West	:	By portion of R.S./L.R. Dag No. 684

Summary of the Said Property

P S - Rajarhat			Mouza Kalikapur			
Sl. No.	R.S/L. R Dag No.	Total Area (in dec.)	R. S. Khatian No.	Area of Land (in Dec.)	Name of the Recorded Owner	Classification of Land
1	681	38	416	4.0	Khetro Nath Bhattacherjee	Bagan
2	682	35	416	7.0	Khetro Nath Bhattacherjee	Bagan
3	683	90	416	9.0	Khetro Nath Bhattacherjee	Danga

Khatia: Bhattacherjee

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ಆಧಾರ್ ನಂ: 42711, 190

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]

Saswat Developer Private Limited
Saswat Developer Private Limited
[PURCHASER]

Witnesses:

Signature <u>Dipankar Biswas</u>	Signature <u>Sabit Ali Malla</u>
Name <u>Dipankar Biswas</u>	Name <u>Sabit Ali Malla</u>
Father's Name <u>Satish Kumar Biswas</u>	Father's Name <u>Asit Ali Malla</u>
Address <u>Villa 20 - Kashi Nathi Ave</u>	Address <u>Jamal para P.S - Rajor</u>
<u>P.S. Rajorhat, Dist. 24 P.S. (M) Patna - 700135</u>	<u>Patna - 700135</u>
<u>CO L - 700135</u>	

10037, AON 01

10037, AON 01



Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 17,00,000/-** (Rupees sevanteen 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. 488932	10/11/2020	Axis Bank	11,00,000/-
Chq. 488933	10/11/2020	Axis Bank	6,00,000/-

Total (Rs.) 17,00,000/-

Mithun Bhattacharjee

Mithun Bhattacharjee

[VENDOR]

Witnesses:

Signature Dipankar Biswas

Name Dipankar Biswas

Signature Sahin Ali malla























Name Sahin Ali malla



ಇಲಾಖೆಯ ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
ಸಾರ್ವಜನಿಕ ಸಂಬಂಧ, ಕಾರ್ಮಿಕ, ಮತ್ತು ಮಹಿಳಾ ಸಬಳಿ

10 NOV 2020

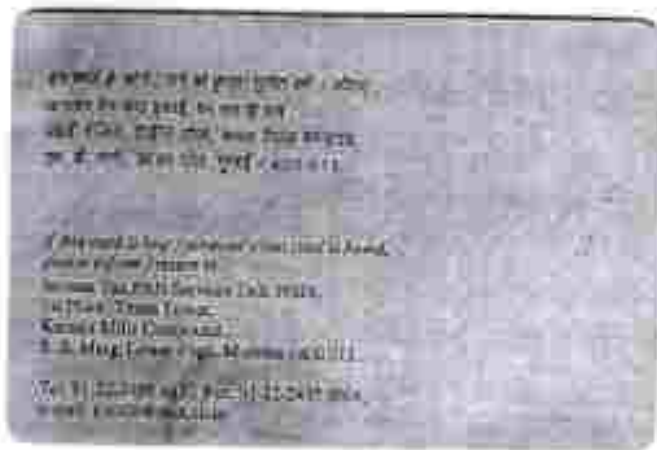
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	  (TRILOCHAN SHARMA)					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Full: Bhalla Rajeev 					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Identified By No:- Distinctive features:					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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10 NOV 2020



For BASWAT DEVELOPER PVT. LTD.

Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRILOCHAN SHARMA
 BANWARI LAL SHARMA
 28/11/1975
 Permanent Account Number
AJUP892810







Signature: 
 Tillsat

आयकर विभाग, कोलकाता
Income Tax Department, Kolkata
 10, Chitramoni, New Market, Kolkata - 700 013
 Phone - 411019

Income Tax Department, Kolkata
Income Tax Department, Kolkata
 10, Chitramoni, New Market, Kolkata - 700 013
 Phone - 411019

Income Tax Department, Kolkata
Income Tax Department, Kolkata
 10, Chitramoni, New Market, Kolkata - 700 013
 Phone - 411019



100





Mithun Bhattacharyya





भारतीय जनसंघ



मिथुन भट्टाचार्जी
Mithun Bhattacharjee
Registration DOB: 25/10/1986
पुरुष / MALE



6961 6678 3387

मेरा आधार, मेरी पहचान



भारतीय जनसंघ-राष्ट्रिय प्रतिकरण

ठिकाना:

राज्य: उत्तर प्रदेश
जिला: बलिया
पिनकोड: 222 40 पाली,
बलिया - 220135

Address:

MS Late Ratanji Seth
Bhattacharjee, Rajnagar,
Kalkaji, North 24 Parganas,
West Bengal - 700135

6961 6678 3387

MEERA AADHAAR, MERI PEHACHAN

Mithun Bhattacharjee



1990-1991



ভারত সরকার

Unique Identification Authority of India

Government of India

অননুমতি নম্বর/Enrollment No.: 1111/19217/02216

To
বিনয় বিশ্ব
OPANKAR BIDMAS
KASHI NATH PUR
Kashinathpur
North Twenty Four Parganas Kashinathpur
West Bengal - 700135

Download Data: 11020017

Generate Data: 11020017



আপনার আধার সংখ্যা / Your Aadhaar No. :

9029 9450 6844

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বিনয় বিশ্ব
OPANKAR BIDMAS
DOB: 11/01/1971
মহানগর / মহিলা

9029 9450 6844

আমার আধার, আমার পরিচয়



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথবা অফলাইন দ্বারা পাঠ কল্পে
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত ডকুমেন্ট

INFORMATION

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

- আধার হলো (নেই নাগরিকত্ব)
- আধার পরিচয়ের প্রমাণ অফলাইন ও অনলাইন পদ্ধতিতে পাঠ্যকৃত হতে পারে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in India.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
বিনয় বিশ্ব, কশিনাথপুর, উত্তর ২৪
পার্গনা,
পশ্চিমবঙ্গ - ৭০০১৩৫

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

9029 9450 6844



অননুমতি নম্বর -



Major Information of the Deed

Deed No :	I-1523-07881/2020	Date of Registration	18/11/2020
Query No / Year.	1523-2001460468/2020	Office where deed is registered	
Query Date	09/11/2020 7:40:55 PM	1523-2001460468/2020	
Applicant Name, Address & Other Details	Aurokaji Chanda T 68 - TEGHORIA MAIN ROAD, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9674605192, 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. 17,00,000/-	Rs. 70,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,50,020/- (Article:23)	Rs. 70,014/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-681 (RS-681)	(RS-41610)	Bastu	Bagan	4 Dec	3,40,000/-	14,00,000/-	
L2	LR-682 (RS-682)	(RS-41610)	Bastu	Bagan	7 Dec	5,95,000/-	24,50,000/-	
L3	LR-683 (RS-683)	(RS-41610)	Bastu	Danga	9 Dec	7,65,000/-	31,50,000/-	
TOTAL :					20Dec	17,00,000 /-	70,00,000 /-	
Grand Total :					20Dec	17,00,000 /-	70,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mithun Bhattacharjee Son of Late Rabinori Nath Bhattacharjee Kalkapur, P.O - Kahirathpur, P.S - Rajarhat, District: North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No: Axxxxxx3E, Aadhaar No: 69xxxxxxx3387, 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</p>



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saswat Developer Private Limited Om Tower, 8th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700071, PAN No:- AAxxxxxx8D,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 Banwar Lal Sharma Om Tower, 8th 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 Dipankar Biswas Kashinathpur, P.O - Kashinathpur, P.S - Rajarat, 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-4 Dec

Transfer of property for L2

Sl No	From	To, with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-7 Dec

Transfer of property for L3

Sl No	From	To, with area (Name-Area)
1	Mithun Bhattacharjee	Saswat Developer Private Limited-9 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarat, Gram Panchayat: PATHURIGHATA, Mouza: Kalkapur, JI 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		Seller is not the recorded Owner as per Applicant.



L2	LR Plot No - 682	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No - 683	Seller is not the recorded Owner as per Applicant.



On 10-11-2020

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

Presented for registration at 21:25 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 70,00,000/-

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, Kalikapur, P.O: Kashinathpur, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Identified by Dipankar Biswas, . . Son of Debashish Biswas, Kashinathpur, P.O: Kashinathpur, 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, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata District- Kolkata, West Bengal, India, PIN - 700071

Identified by Dipankar Biswas, . . Son of Debashish Biswas, Kashinathpur, P.O: Kashinathpur, 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 10-11-2020

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 70,014/- (A(1) = Rs 70,000/- , E = Rs 14/-) and Registration Fees paid by Cash: Rs 0/- by online = Rs 70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2020 12:25PM with Govt. Ref. No. 102020210134459498 on 10-11-2020, Amount Rs. 70,014/-,
Bank: SBI EPay (SBIEPay), Ref. No. #332287972914 on 10-11-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,50,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,49,020/-

Description of Stamp

1. Stamp Type: impressed, Serial no 440, 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 12:25PM with Govt. Ref. No: 192020210134459488 on 10-11-2020. Amount Rs: 3,49,020/-, Bank: SBI EPay (SBIPay), Ref. No. 8332287972914 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 320058 to 320084

being No 152307881 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.11.27 11:58:23 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/11/27 11:58:23 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

