

05966/2013

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 650419



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II  
Kolkata

Additional Registrar  
of Assurances-II, Kolkata

39/4/13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 29th day of April, Two Thousand Thirteen BETWEEN

10487

23 APR 2013

No.	Date	RATAN PAL, Advocate
Sold to	High Court, Calcutta	
Address	Old Post Office Street Kurin No-35, Kolkata-1	
Rs.	500	
A. BANERJEE		
L.S. VENDOR (O.S.)		
HIGH COURT, KOLKATA-700 055		

ASRIS BANERJEE  
 L.S. VENDOR  
 HIGH COURT CAL






Mukesh Kaushik  
 S/o Giridhari Lal Kaushik  
 2/3 Dharmtala Road  
 Belurmath, Howrah  
 P.S. Bally.  
 Sonice



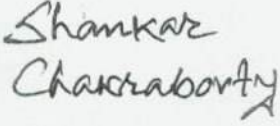


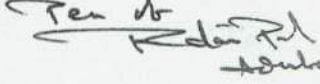



ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 30 APR 2013

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 05966 / 2013, Deed No. (Book - I , 05960/2013)**

Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Trilochan Sharma 2 A, Pretoria Street, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700071	 30/04/2013	 LTI 30/04/2013	 30-4-13 (TRILOCHAN) SHARMA

II. Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shankar Chakraborty Address -225/ H / 313, Beagmari Road, Kol, Thana:-Manicktola, District:-Kolkata, WEST BENGAL, India, Pin :-700054	Self	 30/04/2013	 LTI 30/04/2013	
2	Anima Chakraborty Address -225/ H / 313, Beagmari Road, Kol, Thana:-Manicktola, District:-Kolkata, WEST BENGAL, India, Pin :-700054	Self	 30/04/2013	 LTI 30/04/2013	LTI of Anima Chakraborty by the Pen of 
3	Trilochan Sharma Address -2 A, Pretoria Street, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700071	Self	 30/04/2013	 LTI 30/04/2013	

Name of Identifier of above Person(s)  
 Mukesh Kaushik  
 2/3, Dharamtala Road, Belurmath, Thana:-Bally,  
 District:-Howrah, WEST BENGAL, India,

Signature of Identifier with Date

  
30/4/13



  
 (Dulal chandra Saha)  
 ADDL. REGISTRAR OF ASSURANCES-II  
 Office of the A.R.A. - II KOLKATA



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 05960 of 2013  
(Serial No. 05966 of 2013 and Query No. L000012325 of 2013)

On 30/04/2013

**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, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 4245.00/-, on 30/04/2013

( Under Article : A(1) = 4147/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/04/2013 )

**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.-3,78,000/-

Certified that the required stamp duty of this document is Rs.- 18920 /- and the Stamp duty paid as: Impressive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 18420/- is paid , by the draft number 964872, Draft Date 24/04/2013, Bank : State Bank of India, JADU BABUS BAZAR, received on 30/04/2013

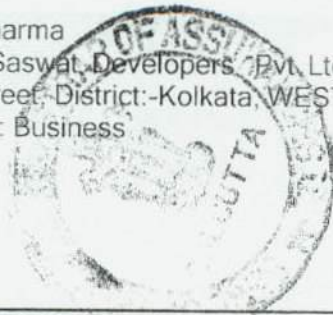
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.06 hrs on :30/04/2013, at the Office of the A.R.A. - II KOLKATA by Sri Trilochan Sharma ,Claimant.

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

Execution is admitted on 30/04/2013 by

1. Sri Shankar Chakraborty, son of Jadugopal Chakraborty , 225/ H / 313, Beagmari Road, Kol, Thana:-Manicktola, District:-Kolkata, WEST BENGAL, India, Pin :-700054, By Caste Hindu, By Profession : Others
2. Smt Anima Chakraborty, wife of Shankar Chakraborty , 225/ H / 313, Beagmari Road, Kol, Thana:-Manicktola, District:-Kolkata, WEST BENGAL, India, Pin :-700054, By Caste Hindu, By Profession : Others
3. Sri Trilochan Sharma  
Director, M/s Saswat Developers Pvt. Ltd, Om Tower, 9th Floor, 32, Jawaharlal Nehru Road, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700071.  
, By Profession : Business



( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 2

30/04/2013 14:54:00



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 05960 of 2013  
(Serial No. 05966 of 2013 and Query No. L000012325 of 2013)

Identified By Mukesh Kaushik, son of Girdhari Lal Kaushik, 2/3, Dharamtala Road, Belurmath,  
Thana:-Bally, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

30/04/2013 14:54:00

EndorsementPage 2 of 2

SRI SHANKAR CHAKRABORTY son of Sri Jadugopal Chakraborty, by religion Hindu, (2) SMT ANIMA CHAKRABORTY wife of Sri Shankar Chakraborty by religion Hindu, both residing at 225/H/313, Bagmari Road, P.S. Maniktola, Kolkata-700054, theirinafter shall jointly be called and referred to as the **VENDORSS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executor administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. SASWAT DEVELOPER PVT LTD (incorporated under the Indian companies Act, 1956) having its registered office at Om Tower, 9<sup>th</sup> Floor, 32 Jawahar Lal Nehru Road, P.S. Park Street, Kolkata-700071 represented by its Director, SRI TRILOCHAN SHARMA son of Sri Banwari Lal Sharma, by religion Hindu, by occupation Business, residing at 2A, Pretoria Street, P.S. Shakespear Sarani, Kolkata-700071, theirinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include successor, directors, executors administrators, legal representative, nominees and/or assigns) **OTTHEIR PART**.

**WTHEIREAS** Vide a Registered Deed of Partition, made between Owners of the property theirin under Sabak Khatian No. 358 was subdivided as Khanda Khatian No. 420, 418 and sabak Khatian No. 362 was subdivided as Khanda Khatian No. 416 in Sabak Dag No. 727 and Hal Dag No. 864 subsequently L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Re. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas land area measuring 52 satak dated 16 Day of November 1960 made between (1) Sri Himanshu Bhushan Bhattacharjee (2) Smt Kamala Bala



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
30 APR 2013

Debi , (3) Smt Ushanghini Debi, **ALL THAT** the piece and parcel of land measuring about 52 Satak be the same little more or less comprised of and contained Sabak Khatian No. 358 was subdivided as Khanda Khatian No. 420, 418 and sabak Khatian No. 362 was subdivided as Khanda Khatian No. 416 in Sabak Dag No. 727 and Hal Dag No. 864 subsequently L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Re. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas and the said Deed of Partition was registered before the Cossipur DumDum Sub- Registry office, and recorded Book No.1, Volumn No. 125, pages 35 to 41 being No. 8548 for the year 1960 and got possession therein.

**AND WTHEIREAS** thereafter said Kamala Bala Debi died intestate leaving behind her Sri Himanshu Bhushan Bhattacharjee at her sole inheritor in her place as per Hindu succession Act, 1956 who became the absolute owner of land in sabak Dag No. 727 and Hal Dag No. 864 in eight anna share of measuring 52 satak more or less.

**AND WTHEIREAS** said Himanshu Bhushan Bhattacharjee sold and transferred his respective share of land contained Sabak Khatian No. 358 was subdivided as Khanda Khatian No. 420, 418 and sabak Khatian No. 362 was subdivided as Khanda Khatian No. 416 in Sabak Dag No. 727 and Hal Dag No. 864 subsequently L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Re. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas to in favour of Kantaram Sardar son of late Panchanan Sarder of Kalikapur (Ataghara) by a Deed of Conveyance in Bengali language registered at Cossipur DumDum Sub-Registry Office, 24-Parganas (N) and recorded in Book No.1, Volume No.219, Pages from 251 to 258, Being No.8533 for the year 1983.





ADDITIONAL SECRETARY  
OF ADMINISTRATION, KOLKATA  
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**AND WTHEIREAS** said Sri Kantaram Sardar due to some urgent need of money sold his portion of bagan land measuring 10 cottah 10 chittack 7 sq.ft more or less lying and situated and recorded in Sabak Khatian No. 358 was later subdivided as Khanda Khatian. No. 420, 418 and sabak Khatian No. 362 was later subdivided as Khanda Khatian No. 416 in Sabak Dag No. 727 and Hal Dag No. 864 subsequently recorded in L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Re. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas in favour of Sri Sanjit Mondal son of Late Kartick Chandra Mondal and Sri Sanjit Roy son of Late Manik Chandra Roy by a Deed of Conveyance in Bengali language registered at A.D.S.R. Office- Bidhannagar , Salt Lake City and recorded in Book No.1, volumn no. 247 pages 34 to 46, being No.4682 for the year 2001.

**AND WTHEIREAS** the Sri Sanjit Mondal and Sri Sanjit Roy had prepared a lay-out map of their aforesaid plot of land and sub-divided into several small plots.

**AND WTHEIREAS** said Sri Sanjit Mondal son of Late Kartick Chandra Mondal and Sri Sanjit Roy son of Late Manik Chandra Roy due to some urgent need of money sold one plot of bagan land measuring 1 cottah 12 chittack 00 sq.ft more or less being plot No. 17, lying and situated and recorded in Sabak Khatian No. 358 was later subdivided as Khanda Khatian No. 420, 418 and sabak Khatian No. 362 was later subdivided as Khanda Khatian No. 416 in Sabak Dag No. 727 and Hal Dag No. 864 subsequently recorded in L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Ra. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas in favour of Vendors therein, by a Deed of Conveyance in Bengali



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OF ADMINISTRATIVE, KOLKATA  
30 APR 2013

language registered at A.D.S.R. Office- Bidhannagar, Salt Lake City and recorded in Book No.1, being No.7984 for the year 2001.

**AND WTHEREAS** the Vendors of these presents are absolute owner, occupier and possession holder of the schedule land as recited above by virtue of aforesaid deed and seized, possessed of the said property as mentioned in the schedule thereunder and had acquired in unfettered right, title and interest to that property of or otherwise well and sufficiently entitled to the same.

**AND WTHEREAS** the Vendors has represented the Purchaser as follows:-

- a) That the Vendors have full right absolute authority over the said property.
- b) No part of the property has been requisition or acquisition by the Government or any other authority.
- c) It is free from all encumbrances and the property is in the possession of the Vendors.

**AND WTHEREAS** the Vendors due to urgent need of money have proposed to sell the said schedule of bagan land situate and lying Sabak Khatian No. 358 was later subdivided as Khanda Khatian No. 420, 418 and sabak Khatian No. 362 was later subdivided as Khanda Khatian No. 416 in Sabak Dag No. 727 and Hal Dag No. 864 subsequently L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Ra. Sa. No. 143, Touzi No. 10 P.S. Rajarhar, District North 24 Parganas measuring 1 cottah 12 Chittacks



ADDITIONAL REGISTRAR  
OF ASSAM, NOLKATA  
30 APR 2013

morefully described in the schedule thereunder written and also delineated in red border lines in the site plan thereto and the Purchaser has offered to purchase the said property as mentioned in the schedule there under written at a consolidated consideration money of Rs.3,50,000/- (Rupees Three Lacs Fifty Thousand) only free from all sorts of encumbrances. **AND TO HOLD** the same unto and to the use of the Purchaser, its heirs, executors, administrators, assigns absolute and forever together with title deeds, writings, muniments and other evidences of title **AND THE VENDORS** do thereby covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns that notwithstanding any acts deed or things thereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in manner aforesaid **AND** the Purchaser shall thereafter peaceably and quietly hold, possess and enjoy the said property in khas without claim or demand whatsoever from the Vendors or any person claiming through or under them. **AND FURTHER THAT** the Vendors, their heirs, executors, administrators or assigns, covenant with the Purchaser, its heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, its heirs, administrators of assigns form or against all encumbrances, charges and equities whatsoever. **AND** the Vendors their heirs, administrators or assigns further covenant that they shall at the request and cost of the Purchaser, its hairs, executors, administrators or assigns do or execute to be done or executed all such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the said property and



ADDITIONAL REGISTRAR  
OF ASSAM, NOLKATA  
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every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** demarcated a piece or parcel of bagan land measuring **1 Cottah, 12 Chittacks, 00 Sq.ft.** as delineated in the site plan thereto annexed and shown as Plot No.17 situate and lying at portion of Sabak Dag No. 727 and Hal Dag No. 864 in Sabak Khatian No. 358 was later subdivided as Khanda Khatian No. 420 and 418 and sabak Khatian No. 362 was later subdivided as Khanda Khatian No. 416 subsequently recorded in L.R. Khatian No. 948 in Mouza Kalikapur Gram, J.L No. 40, Ra. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas, together with all sorts of easement rights over the existing abutting road as delineated in the site plan or map thereto in red border lines thereon which is a part and parcel of this Indenture.

**BUTTED AND BOUNDED OF SCHEME PLOT NO.17**

**ON THE NORTH** : By Part of R.S. Dag No. 864 and plot No. 18

**ON THE SOUTH** : By Part of R.S. Dag No. 864 and plot No. 16

**ON THE EAST** : By 10' feet wide common passage.

**ON THE WEST** : By R.S. Dag No. 865 and 652.





ADDITIONAL REGISTRAR  
OF ADVERTISEMENTS, KOLKATA  
30 APR 2013

IN WITNESSETH WTHEIREOF the parties have set and subscribed their hand signature on this Deed on the day, month and year first above written.

Signed Sealed and Delivered by

the parties in the presence of:

1. Ranjit Das  
6, old Post office Street  
Kolkata - 1

Shankar Chakrabarty




Read over  
and explained  
by me in  
Bengali language  
to the said Anni ma  
Chakrabarty by the Pen  
of Ranjit Das  
A. Sube

SIGNATURE OF THE VENDORS

2. Mukesh Kaushik  
2/3 Dharmatala Road  
Belurmath, Howrah  
P.S. Bally.

For SASWAT DEVELOPER PVT. LTD.

  
Director  
(TRILOCHAN SHARMA)

SIGNATURE OF THE PURCHASER

Drafted by me



Advocate  
High Court, Calcutta.



ADDITIONAL REGISTRAR  
OF AGRICULTURE, KOLKATA  
30 APR 2013

**MEMO OF CONSIDERATION**

Received of and from the within named Purchaser the within mentioned the sum of Rs.3,50,000/- (Rupees Three Lacs Seventy Five Thousand) only being full and final consideration money.

By Cheque No. 673814 dated 25.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 1,75,000/-

(In Favour of Anima Chakraborty)

By D.D. No. 309423 dated 23.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 1,75,000/-

(In Favour of Shankar Chakraborty)

**TOTAL                      RS.3,50,000/-**

**(RUPEES Three Lacs Fifty Thousands ) ONLY.**

**WITNESS :**

1. *Ranjit Das*

2. *Mukesh Kaushik.*

*Shankar Chakraborty*

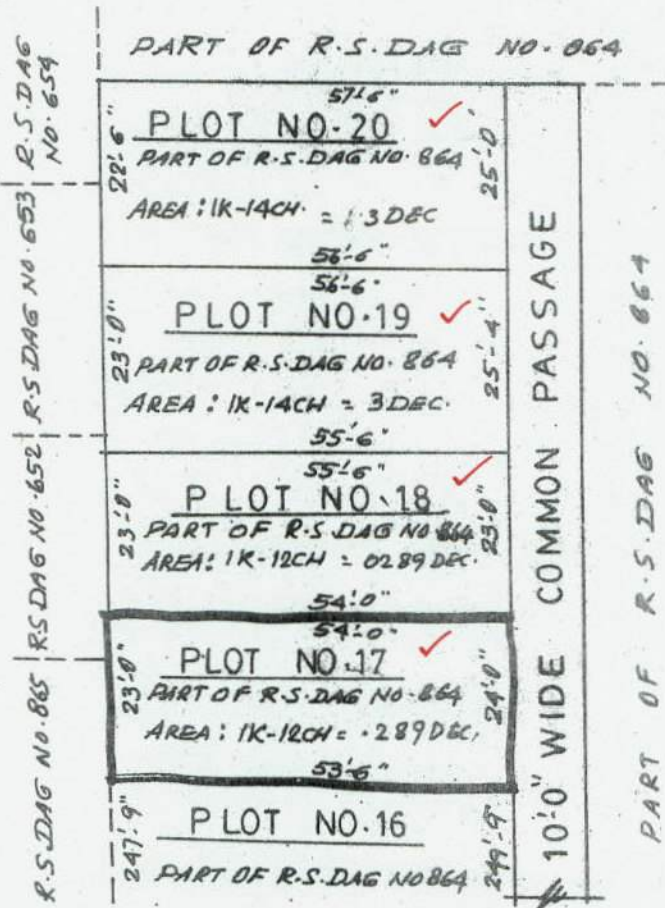
*LT 2 of 500 Anima chakraborty  
by the Purchaser Ranjit Das  
Date*

**SIGNATURE OF THE VENDORS**



ADDITIONAL INSPECTOR  
OF ASSESSMENT, KOLKATA  
30 APR 2013

SITE PLAN OF PART OF R.S. DAG NO. 864 AT MOUZA - KALIKAPUR,  
J.L. NO. 40, R.S. NO. 143, TOUZI NO. 10, P.S. - RAJARHAT,  
DIST. - NORTH 24- PARGANAS.



*Shankar Chakraborty*



*Letter sent  
 Animes Chakraborty  
 by the Pan K. Kalikapur*

For SACMUT DEVELOPER PVT. LTD.

*[Signature]*

Director

SIG. OF VENDOR


































SIG. OF PURCHASER

*Traced By,  
 X. Aban...  
 3A...  
 Not-1*



ADDITIONAL REGISTRAR  
OF ASSAM, NOLKATA  
30 APR 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Shankar Chakraborty</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>T. S. ... P. ... by ...</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>I S ...</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						






ADDITIONAL REGISTRAR  
OF ASSAM, NOLKATA  
30 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 7181 to 7196  
being No 05960 for the year 2013.



  
(Dulal chandra Saha) 04-May-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal