

05965/2013

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5962/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 650216

12322/13
1-04
30/4/13
No. A05000



National Registrar of Assurances II,
Kolkata

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

DEED OF CONVEYANCE

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

10486

23 APR 2013

23 APR 2013

No.	Date
Sold to	RATAN PAL, Advocate
Address	High Court, Calcutta
	6, Old Post Office Street
	Room No-35, Kolkata-1
By <i>[Signature]</i> A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

ABRIS BANERJEE
L.S. VENDOR
HIGH COURT CA.



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






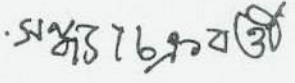



ADDITIONAL REGISTRAR
OF ASSURANCE CO., KOLKATA
30 APR 2013

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. 05965 / 2013, Deed No. (Book - I , 05962/2013)

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	Dipak Chakraborty Address -Teaghoria (Dhalipara), Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 30/04/2013	 LTI 30/04/2013	
2	Sandhya Chakraborty Address -Teaghoria (Dhalipara), Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 30/04/2013	 LTI 30/04/2013	
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

- Mukesh Kaushik
30/4/13



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

Endorsement For Deed Number : I - 05962 of 2013
(Serial No. 05965 of 2013 and Query No. L000012322 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. 4542.00/-, on 30/04/2013

(Under Article : A(1) = 4444/- ,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.-4,05,000/-

Certified that the required stamp duty of this document is Rs.- 20270 /- and the Stamp duty paid as: Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 19770/- is paid , by the draft number 964864, Draft Date 24/04/2013, Bank : State Bank of India, JADU BABUS BAZAR, received on 30/04/2013

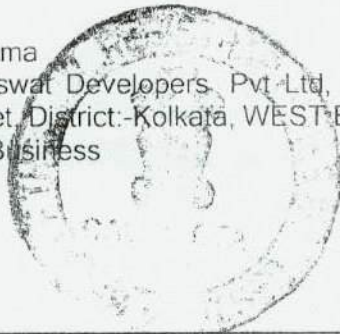
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.04 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 admittted on 30/04/2013 by

1. Sri Dipak Chakraborty, son of Apurba Chakraborty , Teaghoria (Dhalipara), Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Others
2. Smt Sandhya Chakraborty, wife of Dipak Chakraborty , Teaghoria (Dhalipara), Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, 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

30/04/2013 14:53:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05962 of 2013
(Serial No. 05965 of 2013 and Query No. L000012322 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
EndorsementPage 2 of 2

30/04/2013 14:53:00

SRI DIPAK CHAKRABORTY, son of Sri Apurba Chakraborty, by religion-Hindu, (2) **SMT SANDHYA CHAKRABORTY** wife of Sri Dipak Chakraborty by religion Hindu, both residing at Teaghoria (Dhalipara) P.S. Rajarhat, Kolkata-700059, in the District 24 Parganas (North) hereinafter shall jointly be called and referred to as the **VENDORS** (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, 9th 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, hereinafter 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) **OTHER PART**.

WHEREAS vide a Registered Deed of Partition, made between Owners of the property therein 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 GRem, 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 MEMBER
OF ASSOCIATION OF KATA
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, Volume No. 125, pages 35 to 41 being No. 8548 for the year 1960 and got possession thereon.

AND WHEREAS 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 WHEREAS 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 ASSURANCE
30 APR 2013

AND WHEREAS said Sri Kanta Ram 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. Rejarhat, 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, Volume 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 WHEREAS 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 a plot of bagan land measuring 1 cottah 14 chittack 00 sq.ft more or less being plot No. 19, 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 Vendors herein, by a Deed of Conveyance in Bengali



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30 APR 2013

language registered at A.D.S.R. Office- Bidhannagar, Salt Lake City and recorded in Book No.1, being No.8000 for the year 2001.

AND WHEREAS the Vendors of these presents are absolute owners, 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 hereunder and had acquired in unfettered right, title and interest to that property of or otherwise well and sufficiently entitled to the same.

AND WHEREAS 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 WHEREAS the Vendors had prepared a lay-out map of their aforesaid plot of land and sub-divided the same into several small plots.

AND WHEREAS 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



ADDIT~~IONAL~~ SECRETARY
OF ASSAM~~MENT~~
30 APR 2013

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, Re. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas measuring 1 cottah 14 Chittacks morefully described in the schedule hereunder written and also delineated in red border lines in the site plan hereto and the Purchaser has offered to purchase the said property as mentioned in the schedule hereunder written at a consolidated consideration money of Rs.3,75,000/- (Rupees Three Lacs Seventy Five 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 hereby covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns that notwithstanding any acts deed or things hereto 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 hereafter 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



ADDITIONAL REGISTRAR
OF ASSURANCE COMPANIES
30 APR 2013

request and cost of the Purchaser, its heirs, 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 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, 14 Chittacks, 00 Sq.ft.** as delineated in the site plan hereto annexed and shown as Plot No.19 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, Re. 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 hereto in red border lines thereon which is a part and parcel of this Indenture.

BUTTED AND BOUNDED OF SCHEME PLOT NO.19

ON THE NORTH : By Part of R.S. Dag No. 864 and plot No. 20

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

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

ON THE WEST : By R.S. Dag No. 652 and 653.



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OF ASS
30 APR 2013

IN WITNESSETH WHEREOF 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:

Dipak Debroy

1. *Ranjit Das*
6, old Post office street
Kolkata - 1

श्री १५१ ६९ ३३

Reason
is signed
by me in
Presence of
K. P. Das
A. Das

SIGNATURE OF THE VENDORS

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

For SASWAT DEVELOPER PVT. LTD.

Tri Lochan Sharma

Director

(TRILOCHAN SHARMA)

SIGNATURE OF THE PURCHASER

Drafted by me

[Signature]

Advocate
High Court, Calcutta.



ADDIT^lIONAL MEMBER
OF ASSOCIATED BANKS
30 APR 2013

MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned the sum of Rs.3,75,000/- (Rupees Three Lacs Seventy Five Thousand) only being full and final considerations money .

By Cheque No. 673810 dated 25.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 1,87,500/-
(In Favour of Sandhya Chakraborty)

By D.D. No. 309422 dated 23.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 1,75,000/-
(In Favour of Dipak Chakraborty)

By Cheque No. 673811 dated 25.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 12,500/-
(In Favour of Dipak Chakraborty)

TOTAL RS.3,75,000/-

(RUPEES Three Lacs Seventy Five Thousands) ONLY.

WITNESS :

1. *Ranjit Das*

Dipak Chakraborty
Signature

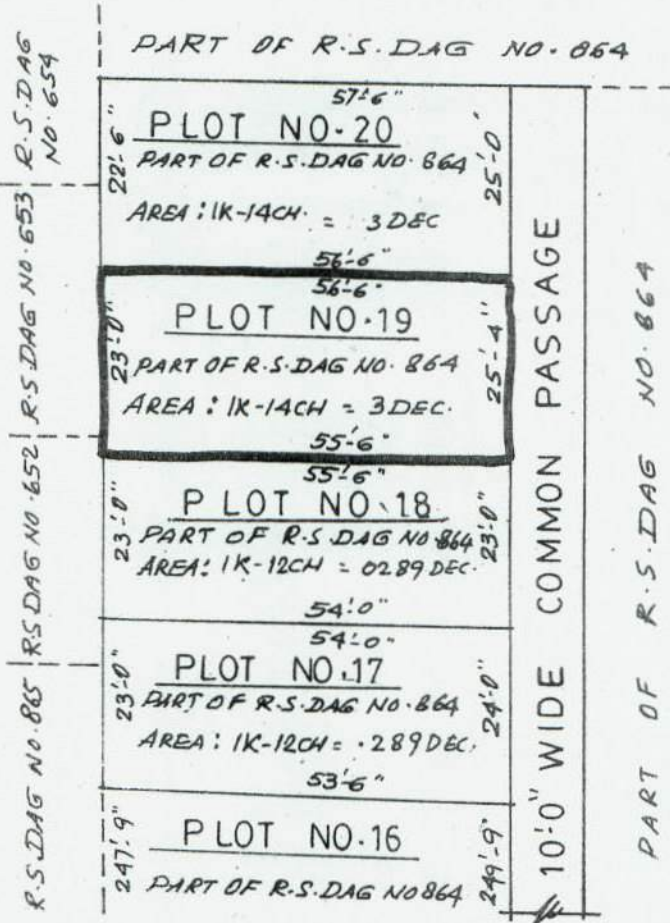
SIGNATURE OF THE VENDORS

2. *Mukesh Kaushik.*



ADDITIONAL REGISTERAR
OF ASSURANCE
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.



Duplicate used only
 5/25/15 16922131

For SASWAT DEVELOPER PVT. LTD.

[Signature]

Director

SIG. OF VENDOR

































SIG. OF PURCHASER

Traced By:
 X. Apurva
 3A, N. P. S. K. S.
 K. S. 1.



ADDITIONAL SECRETARY
OF ASSIGNED SUBJECTS
30 APR 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Subhendu</i>					
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>SHRI HANU SHARMA</i>					
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



ADDITIONAL REGISTRAR
OF ASSURANCE
30 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 7246 to 7261
being No 05962 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