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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K-650037

12/3/2013  
 5-04  
 30/4/13  
 378002



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

30/4/13

Mr. Registrar of Assurances II, Kolkata

DEED OF CONVEYANCE

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

10485

23 APR 2013

No.	Date
Sold to	RATAN PAL, Advocate
Address	High Court, Calcutta 6, Old Post Office Str Room No-35, Kolkata
Rs.	A. BANERJEE
	L.S. VENDOR (O.S.)
	HIGH COURT, KOLKATA-700 001

**ASWIS BANERJEE**  
 LI S. VENDOR  
 HIGH COURT CAS



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

ADDITIONAL REGISTRAR  
 OF ASSAM AND NEPAL  
 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. 05962 / 2013, Deed No. (Book - I , 05963/2013)**

**I . 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)

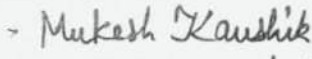
**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bharati Chowdhury Address -17/2 H / 1 B, Canal West Road, Kol, Thana:-Narikeldanga, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700009	Self	 30/04/2013	 LTI 30/04/2013	
2	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)**

**Signature of Identifier with Date**

Mukesh Kaushik  
2/3, Dharamtala Road, Belurmath, Thana:-Bally,  
District:-Howrah, WEST BENGAL, India,

  
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 - 05963 of 2013  
(Serial No. 05962 of 2013 and Query No. L000012326 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: Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 18420/- is paid , by the draft number 964871, Draft Date 24/04/2013, Bank : State Bank of India, JADU BABUS BAZAR, received on 30/04/2013

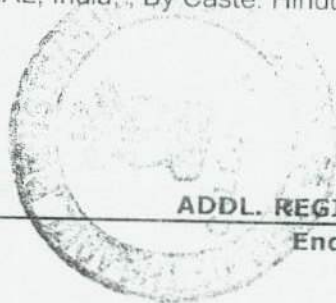
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

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 admitted on 30/04/2013 by

1. Smt Bharati Chowdhury, wife of Jagannath Chowdhury , 17/2 H / 1 B, Canal West Road, Kol, Thana:-Narikeldanga, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700009, By Caste Hindu, By Profession : Others
2. 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  
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  
Endorsement Page 1 of 2

30/04/2013 14:51:00



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

Endorsement For Deed Number : I - 05963 of 2013  
(Serial No. 05962 of 2013 and Query No. L000012326 of 2013)

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



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 2 of 2

30/04/2013 14:51:00

SMT BHARATI CHOWDHURY wife of Sri Jagannath Chowdhury, by religion Hindu, residing at 17/2H/1B, Canal West Road, P.S. Narkeldanga, Kolkata-700009, in the District 24 Parganas (<sup>South</sup> ~~North~~), hereinafter shall be called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her 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, 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 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 Debi , (3) Smt Ushanghini Debi, **ALL THAT** the piece and parcel of land



REGISTRAR OF ASSURANCE  
OF ASSURANCE, KOLKATA  
30 APR 2013

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.





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**AND WHEREAS** 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, volume no. 247 pages 34 to 46, being No.4682 for the year 2001.

**AND WHEREAS** the Sri Sanjit Mondal and Sri Sanjit Roy had prepared a lay-out map of their aforesaid plot of land and sub-divided the same 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 one plot of bagan land measuring 1 cottah 12 chittack 00 sq.ft more or less being plot No. 18, 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 Vendor herein, by a Deed of Conveyance in Bengali



BOARD OF ASSURANCE  
OF ASSURANCE IN KARNATAKA  
30 APR 2013

language registered at A.D.S.R. Office- Bidhannagar, Salt Lake City and recorded in Book No.1, being No.7983 for the year 2001.

**AND WHEREAS** the Vendor 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 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 Vendor has represented the Purchaser as follows:-

- a) That the Vendor 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 Vendor.

**AND WHEREAS** the Vendor 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, Re. Sa. No. 143, Touzi No. 10 P.S. Rajarhat, District North 24 Parganas measuring 1 cottah 12 Chittacks



REGISTRAR OF ASSURANCES  
OF ASSURANCES, MADHYA PRADESH  
30 APR 2013

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.3,50,000/- (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 VENDOR** 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 Vendor are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has 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 Vendor or any person claiming through or under them. **AND FURTHER THAT** the Vendor, her 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 Vendor her heirs, administrators or assigns further covenant that she 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 every part



REGISTRAR OF ASSURANCES  
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30 APR 2013

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 hereto annexed and shown as Plot No.18 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.18**

**ON THE NORTH** : By Part of R.S. Dag No. 864 and plot No. 19

**ON THE SOUTH** : By Part of R.S. Dag No. 864 and plot No. 17

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

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





REGISTRAR OF ASSURANCES  
OF ASSURANCES, KOLKATA  
30 APR 2013

IN WITNESSETH WHEREOF the parties have set and subscribed her 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. Ranjitra  
6, old Post office street  
Kolkata - 1

১০৩৩৬০৬৩৩

Received and  
Accepted in  
Presence of  
3-1  
K. P. A.  
A. D. S.

SIGNATURE OF THE VENDOR

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

For SASWAT DEVELOPER PVT. LTD.

*[Signature]*  
Director  
(TRILOCHAN SHARMA)

SIGNATURE OF THE PURCHASER

Drafted by me

*[Signature]*

Advocate  
High Court, Calcutta.



REGISTRAR OF ASSURANCES, 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. 673815 dated 25.04.2013

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

By D.D. No. 309423 dated 23.04.2013

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

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

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

**WITNESS :**

*ब्रज जी ठोसूरी*

1. *Ranjit Das*

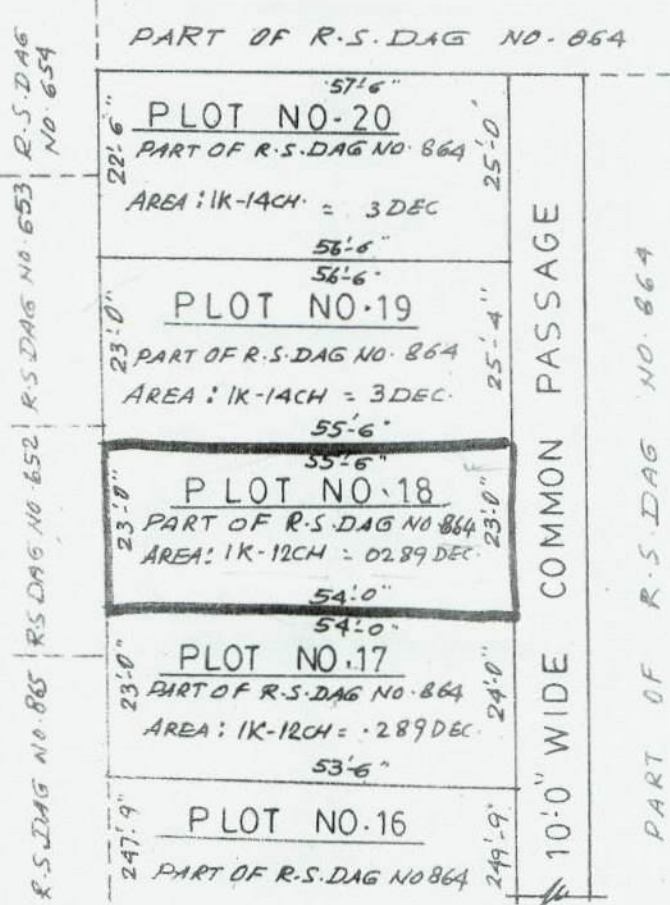
**SIGNATURE OF THE VENDOR**

2. Mukesh Kaushik.



DEPARTMENT OF INSURANCE AND FINANCIAL SERVICES  
OF SINGAPORE  
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.



ভাড়াগোষ্ঠী

For SASWAT DEVELOPER PVT. LTD.

*[Signature]*  
 Director

SIG. OF VENDOR
























SIG. OF PURCHASER

*[Handwritten notes]*



ADMITTED MEMBER  
OF ASSURANCE SUPERVISORS  
30 APR 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	B. S. 1926-803						
		Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	H. S. (TRILOKHAN SHARMA)						
		Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring	Little		
		(Right Hand)					

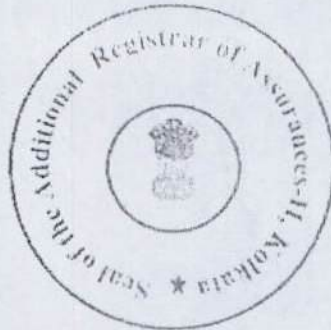





REGISTRAR OF ASSURANCES  
OF ASSURANCES, MADHYA PRADESH  
30 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 7838 to 7853  
being No 05963 for the year 2013.



  
(Dulal chandra Saha) 06-May-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal