

05959/2013

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25

A-418

5964/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 650238



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 Assurance II
Kolkata

DEED OF CONVEYANCE

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

20488

23 APR 2013

NO.	DATE	RATANPAL, Advocate
Sold to		High Court, Calcutta
Address		6, Old Post Office Street Room No-35, Kolkata-1
Rs.		500
		A. BANERJEE
		L.S. VENDOR
		HIGH COURT, KOLKATA 700 001

ASHIS BANERJEE
L S VENDOR
HIGH COURT CAL



Mukesh Kaushik
S/o Gurdhari Lal Kaushik
213 Dharmtala Road
Belurmath, Howrah
P. S. Bally
Service



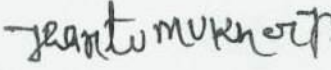





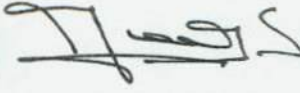
NOTICE
30 APR 2013

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. 05959 / 2013, Deed No. (Book - I , 05964/2013)

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)

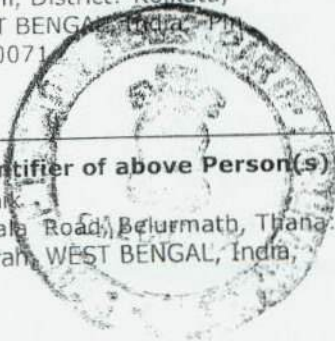
II . Signature of the person(s) admitting the Execution at Office.

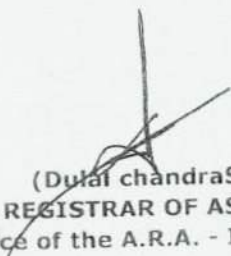
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jhantu Mukherjee Address -Teaghoria (Dhalipara), Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 30/04/2013	 LTI 30/04/2013	
2	Rinku Mukherjee Address -Teaghoria (Dhalipara), Kol, Thana:-Rajarhat, 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




 (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 - 05964 of 2013
(Serial No. 05959 of 2013 and Query No. L000012323 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 964865, Draft Date 24/04/2013, Bank :
State Bank of India, JADU BABUS BAZAR, received on 30/04/2013

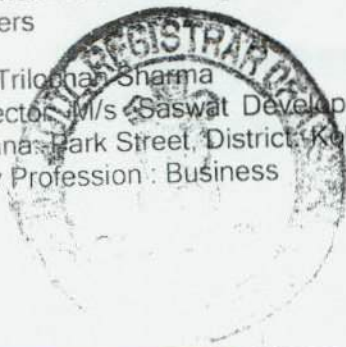
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.01 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 Jhantu Mukherjee, son of Late Jatindra Nath Mukherjee , Teaghoria (Dhalipara), Kol,
Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu,
By Profession : Others
2. Smt Rinku Mukherjee, wife of Jhantu Mukherjee , 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 chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2

30/04/2013 14:49:00



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

Endorsement For Deed Number : I - 05964 of 2013
(Serial No. 05959 of 2013 and Query No. L000012323 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 14:49:00

EndorsementPage 2 of 2

SRI JHANTU MUKHERJEE, son of Late Jatindra Nath Mukherjee, by religion- Hindu, (2) SMT RINKU MUKHERJEE wife of Sri Jhantu Mukherjee 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 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



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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 GRem, 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 GRem, 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 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 one plot of bagan land measuring 1 cottah 14 chittack 00 sq.ft more or less being plot No. 20, 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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language registered at A.D.S.R. Office- Bidhannagar, Salt Lake City and recorded in Book No.1, being No.8001 for the year 2001.

AND WHEREAS the Vendors herein 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 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 GRem, J.L No. 40, Re. Sa. No. 143, Touzi No. 10 P.S. Rejarhat, District North 24 Parganas measuring 1 cottah 14 Chittacks



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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. 3,75,000/- (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 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



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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.20 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.20

- ON THE NORTH** : By Part of R.S. Dag No. 864.
- ON THE SOUTH** : By Part of R.S. Dag No. 864 and plot no. 19.
- ON THE EAST** : By 10' feet wide common passage.
- ON THE WEST** : By R.S. Dag No. 653 and 654.



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OF ASSURANCE, KOLKATA
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:

1. Ramjit Das
6, old Post office street
Kal Katra - 1

रामजित मुखर्जी
रि. १२ अक्टूबर १९९१

read as explained
by me in Bengali
language.
Rajendra
Adhikari

SIGNATURE OF THE VENDORS

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

For SASWAT DEVELOPER PVT. LTD.

[Handwritten Signature]

Director

(TRILOCHAN SHARMA)

SIGNATURE OF THE PURCHASER

Drafted by me

[Handwritten Signature]

Advocate
High Court, Calcutta.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
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. 673813 dated 25.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 1,87,500/-

(In Favour of Rinku Mukherjee)

By D.D. No. 309421 dated 23.04.2013

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

(In Favour of Jhantu Mukherjee)

By Cheque No. 673812 dated 25.04.2013

Drawn on OBC, Branch Chowringhee Road, Kolkata. Rs. 12,500/-

(In Favour of Jhantu Mukherjee)

TOTAL RS.3,75,000/-

(RUPEES Three Lacs Seventy Five Thousands) ONLY.

WITNESS :

1. *Ranjit Das*

Jhantu Mukherjee

15/4/2013

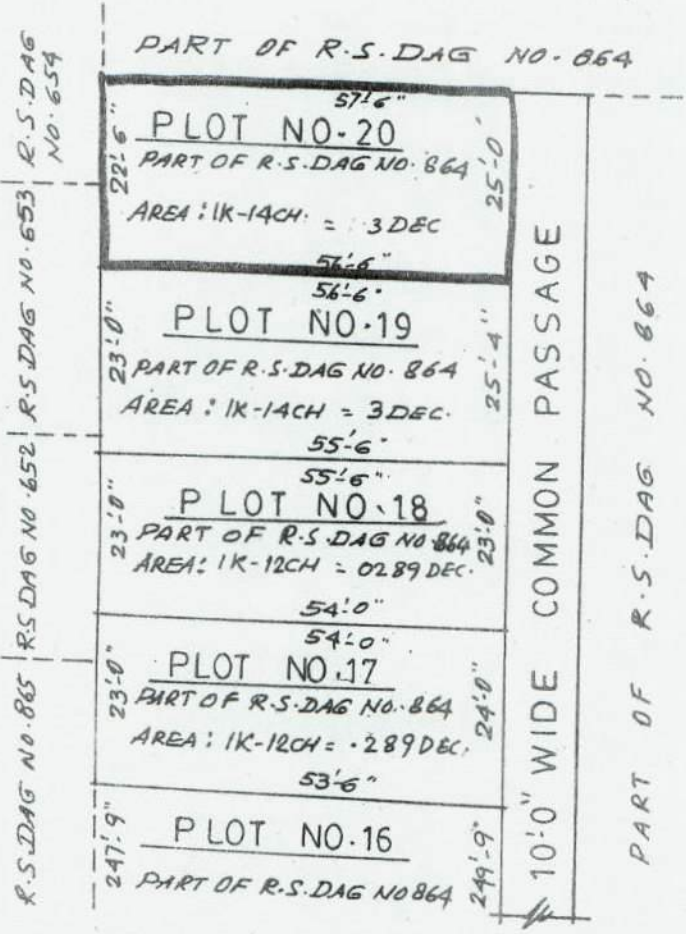
SIGNATURE OF THE VENDORS

2. Mukesh Kaushik .



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OF ASSURANCE, KOLKATA
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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.



jeantumukherjee.
 B. S. Mukherjee

For SASWAT DEVELOPER PVT. LTD.

[Signature]
 Director

SIG. OF VENDORS

SIG. OF PURCHASER

Traced By:
 X. Manna
 38, Rajarhat
 Kat-1.



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OF ASSURANCE, KOLKATA
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SPECIMEN FORM FOR TEN FINGER PRINTS

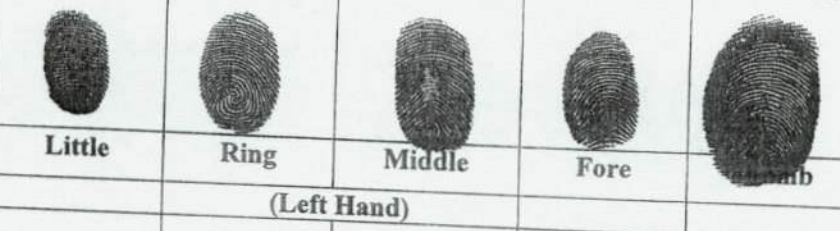
PHOTO

Little Ring Middle Fore Thumb
(Left Hand)

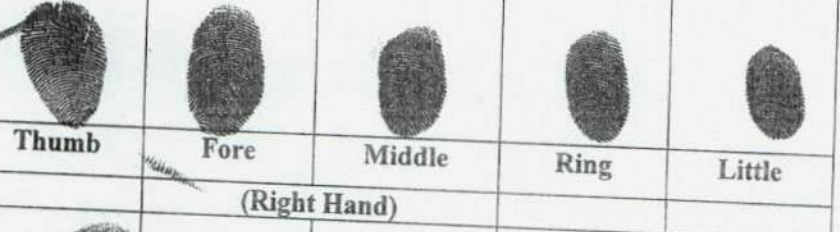
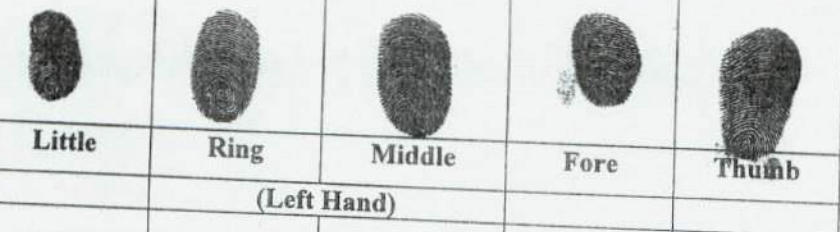
Thumb Fore Middle Ring Little
(Right Hand)



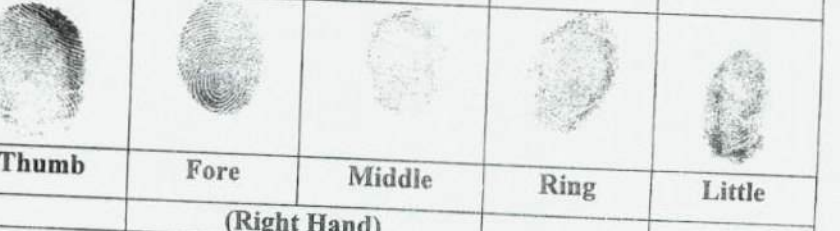
Prasanna Kumar



S. N. R. B. B.



H. S. H. (SRILOCHAN SHARMA)






4
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
30 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 7273 to 7288
being No 05964 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