



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06390 of 2014
(Serial No. 06776 of 2014 and Query No. 1603L000013212 of 2014)

4. Smt. Ratna Das, daughter of Late Bhabatosh Guha , Building No- 3, Sundaram Society, Sec- 28, Scheme- 4, Pradhikaran, Flat No:10, District:-Pune, MAHARASHTRA, India, Pin :-411044, By Caste Hindu, By Profession : House wife
5. Shri Uday Sankar Ghosh
Managing Director, Saswata Consultants Pvt. Ltd., 51, Nandi Bagan, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078.
, By Profession : Business
Identified By Biswanath Haldar, son of S Haldar, Ghasiara, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste: Hindu, By Profession: Others.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24 Parganas

(1) SHRI BIJAY GUHA, son of Late Bhabatosh Guha, by Nationality-Indian, by faith Hindu, by occupation-Unemployed (2) SHRI MALAY GUHA (PAN - BMKPG 3814P) son of Late Bhabatosh Guha, by Nationality -Indian, by faith Hindu, by occupation-Business, both residing at 138, Garfa Main Road (having postal address 1, Sreepur Road), P.S : Garfa, Kolkata-700 078 (3) SHRI SANJOY GUHA (PAN-AAMPG 1673P), son of Late Bhabatosh Guha, by Nationality -Indian, by faith Hindu, by occupation-Service, presently residing at 32, Ruby Park East, Flat No.3, 1st. Floor, Kolkata-700 078, PS:Kasba, all within the District of South 24-Parganas and (4) SMT. RATNA DAS (PAN-BFUPDO 192J), wife of Shri Sudhamoy Das and daughter of Late Bhabatosh Guha, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, residing at Flat No.10, Building No.3 of "Sundaram Society", Sector-28, Scheme-4, Pradhikaran, Pune-411044, in the state of Maharastra, hereafter collectively referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

AND

"SASWATA CONSULTANTS PVT. LTD." (PAN-AAMCS5867L)", a Company incorporated under the Companies Act, 1956 having its Registered office at 51, Nandi Bagan, Kolkata-700 078, P.S: Garfa (having postal address 47A, Sarat Park, Kolkata-700 078) and Corporate office at 208/8, Rash Behai Avenue, Kolkata-700 029, represented by its Managing Director, SHRI UDAY SANKAR GHOSH (PAN-AGIPG9934F), son of Late Santimoy Ghosh, by Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 51, Sarat Park, Kolkata-700 078, P.S-Garfa, in the District of South 24 Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the OTHER PART :

WHEREAS one Yasin Sardar, Majid Sardar and Ajit Sardar used to possess 1.06 Acres or 106 Cents or 64 Cottahs of land under Mouza-Garfa, J.L No.19 and CS Dag No. 761/1334 as per record. A few heirs of the said Yasin Sardar, Majid Sardar and Ajid Sardar sold their undivided share of land of 106 Cents to one Smt. Kalidasi Mitra on 13.06.1951 by a registered Deed of Conveyance and the said Deed was duly registered in the office of the Sub-Registrar at

Alipore and the same has been duly recorded in Book No.1, Volume No. 61 from pages 265 to 272 being Deed No. 3838 for the year 1951.

AND WHEREAS while thus seized and possessed the aforesaid land by Smt. Kalidasi Mitra, one Smt. Ila Guha, wife of Shri Bhabatosh Guha took two(2) permanent leases, one in respect of 10.0Cents or 6 Cottahs 1 Chittacks more or less of land and another in respect of 7.5 Cents or 4Cottahs 8 Chittacks 8 Sq.ft more or less of land out of the aforesaid land situated under CS Khatian no. 839 and CS Dag No. 761/1334 in respect of two(2) registered lease Deeds, the two Deeds were registered before the Office of the Sub-Registrar at Alipore and the first one was recorded in Book No.1, Volume No.6 from pages 291 to 293 being Deed No.3661 and the second one was recorded in Book No.1, Volume No, 143, pages from 27 to 74 being Deed No. 8518 both for the year 1955 and the Deeds were registered on 11.05.1955 and 02.12.1955 respectively.

AND WHEREAS the said Smt. Kalidasi Mitra sold 16.5Cents of 10 Cottahs more or less of land out of 106 Cents or 64Cottahs more or less of land under the said Khatian No. 839 and CS Dag No.761/1334 to the said Smt. Ila Guha by a registered Deed of Conveyance on 20.11.1956 which was registered in the office of Sub-Registrar at Alipore and the same was duly recorded in Book No.1, Volume No.136 being Deed No. 8281 for the year 1956.

AND WHEREAS again on 20.04.1960, the said Smt. Kalidasi Mitra sold 6.5 Cents or 3 Cottahs 15 Chittacks 3 Sq.ft more or less of land under CS Khatian No.839, CS Dag No.761/1334 to Smt. Ila Guha by a registered Deed of Sale which was duly registered in the office of Sub-Registrar at Alipore and the said Deed was duly recorded in Book No.1, Volume No.110 being Deed No. 6418 for the year 1960.

AND WHEREAS thereafter the said Smt. Ila Guha sold 1.5 Cents or 1 Cottah more or less each out of 16.5 Cents of land and 6.5 Cents of land that she bought from Smt. Kalidasi Mitra under CS Khatian No. 839, CS Dag No. 761/1334 to Smt. Smt. Kalidasi Mitra on 17.07.19964 and the said Deed was duly registered in the office of Sub-Registrar at Alipore and the said Deed was duly recorded in Book No. 100, Pages from 231 to 234 being Deed No. 5769 for the year 1964. Thus a total land of 37.5 Cents or 23 Cottahs more or less was under possession by Smt. Ila Guha. Subsequently 16.5 Cents or 10 Cottahs more or less of land was under forcible occupation by Smt. Abala Biswas (RS Dag No. 957/4726, RS Khatian No. 884), by Smt. Parul Bala Moitra(RS Dag