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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

.U 668577

State
 25/07/2022
 (29) 2227556/2022



Certified that the document is admitted
 for registration and that the photo
 Sheet and finger print sheet attached with
 This document is the part of this document

Addl Dist. Sub-Registrar, Bishupur

25 JUL 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 22 nd day of July
 Two Thousand and Twenty Two (2022)

নং- ১৫৫৯ তার- ১৫/৭/২০২২ ক্রমা- ১০০০.০০ টাকা

শ্রী... Shri Lalit Kumar Bhataria

সং... A No. Peturia Shree, P.S. Shakespeare Sarani Kol-71

ডেপুটি-শ্রী নরেন্দ্র নাথ কয়াল - শ্রী নরেন্দ্র নাথ কয়াল

বিক্রপু এ.ডি.এস.আর অফিস, জেলা দঃ ২৪ পরগ

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Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

25 JUL 2022

Surojit Somanta
S/o - Late Ajoy Somanta
Vill-RO - Ramchandranagar
P.S - Bishnupur
Pin - 743503



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 668578

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BETWEEN

SUSANTA NASKAR (Aadhaar No. 7324 6799 0905) son of Bankim Chandra Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Nawabad, P.O. Rasapunja, Police Station Bishnupur, District South 24-Pargans, Pin Code No. 700104 hereinafter 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 his heirs successors, administrators, legal representatives and assigns) of the **FIRST PART**

Susanta Naskar



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 668579

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A N D

SHIV NIKETAN LIMITED (PAN - AA ECS3891G) a Limited Company, incorporated under the Companies Act 1956, having its registered office at Rasapunja, Thakurpukur-Bakhrabat Road, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganas, Pin Code No. 700104, represented by its Director **SHRI LALIT KUMAR BHUTORIA**, (PAN - AFVPB8282R) (Aadhaar No. 4502 5687 4268), son of Shri Prakaash Bhutoria, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4 No. Pretoria Street Flat No. 2A & 2B, 2nd Floor, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata 700071 hereinafter called and referred to as the "**PURCHASER**"



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 668580

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(Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and/or assigns) of the **OTHER PART**.
WHEREAS the Vendor is the absolute owner, possessor and occupier of the Shali landed property measuring an area about 1.6688 Decimal out of 56 Decimal appertaining to R.S. Dag No. 424. L.R. Dag No.481 under L.R. Khatian No. 835 & 1821, lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office, Bishnupur, District of South 24-Parganas alongwith easement rights,



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 622602

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title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances.

AND WHEREAS L.R. Record was finally published in the name of one Susanta Naskar son of Bankim Chandra Naskar of Village Rasapunja i.e., the present vendor herein AND I the the present vendor herein became the absolute owner, possessor and occupier of the same said scheduled property and have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner.

AND WHEREAS now being urgent need of cash money the Vendor s herein declares to sell and the Purchaser herein agrees to purchase

all that piece and parcel of Shali landed property measuring an area about 1.6688 Decimal out of 56 Decimal appertaining to R.S. Dag No. 424. L.R. Dag No.481 under L.R. Khatian No. 835 & 1821, lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights, title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances and which is morefully and particularly described in the Schedule hereunder written for the total consideration price of Rs. 1,00,000/- (Rupees One Lakh) only free from all encumbrances charges liens lispensens acquisition requisition and or notice whatsoever but Subject to payment of rents and other outgoings and to the conditions and incidences under which the property is held. Market Value assessed by the State of Govt. of West Bengal is Rs.1,35,172/-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration. of the sum of Rs. 1,00,000/- (Rupees One Lakh) only paid by the Purchaser to the Vendor as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendor doth hereby admits and acknowledges and of and from the payment of same release

and discharge the purchaser and the said landed properties hereby sold, intended to be sold to the purchaser) the Vendor doth hereby acquit, release, sale hereinafter referred to as the said property the vendor hereby grant, convey, sale, assure and assigns unto the said purchaser. All that piece and parcel of aforesaid land as described in the schedule hereunder written or however otherwise the said land and heriditaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished togetherwith all pattahs, Muniments, described or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and in equity of the Vendor into or upon the said land and every part thereof and all the deeds, Pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land, heriditaments so far as to be unto and the said purchaser absolutely

and forever free from all encumbrances on the terms and conditions appended below and the Vendor doth hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land alongwith the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-Parganas under the state of West Bengal upon getting the name of purchaser mutated with the B.L & L.R.O. concerned, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.

The Vendor also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendor also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and

delivered vacant Khas Possession of the said land to the purchaser.

The Vendor hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendors and their successors and assigns shall and will have no right to claim or demand for any compensation in that regard and purchaser herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendor are found to be false, untrue or any defect in title is detected hereinafter the Vendor and his successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declartion in favour of the purchaser.

The Vendor also declare that the purchaser was agreed to purchase the following schedule of land on good faith without any search/enquiry in any office/offices.

And that the Vendor will from time to time and at all meterial times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occassion shall require.

THE SCHEDULE OF LAND ABOVE REFERRED TO

ALL THAT piece and parcel of **Shali** landed property measuring an area about **1.6688 Decimal** lying and situated at **Mouza Nawabad**, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura of which Dags and Khatians are as follows :-

<i>L.R. Kh. No.</i>	<i>R.S. Dag No.</i>	<i>L.R. Dag No.</i>	<i>Nature</i>	<i>Total Area</i>	<i>Share Sold Area</i>
835	424	481	Shali	56 Dec. 0099	0.5544 Dec.
1821	424	481	Shali	56 Dec. 0199	1.1144 Dec.
				<i>Total area</i>	1.6688 Decimal

of landed property is within the limits of **Rasapunja** Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights and profit whatsoever therein, which is free from all sorts of encumbrances and is butted and bounded as a whole as follows :-

- On the North** : **Vendees Land, Shali Land**
- On the South** : **Vendees Land, Shali Land**
- On the East** : **Vendees Land, Shali Land**
- On the West** : **Vendees Land, Shali Land**

IN WITNESS WHEREOF the Vendors herein have set and subscribed their signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Suscojit Somonto
S/O - Late Ajoy Somonto
viii - Ramchandranagar

2. Sudepta Manna
S/O - Manu Lal Manna
viii TPO: Rangamberia

A handwritten signature in black ink, appearing to read 'Susanta Manna', with a circular flourish at the end.

Signature of Vendor

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser within mentioned of Rs. 1,00,000/- (Rupees One Lakh) only on as follows as the full and final consideration paid to the Vendors by the Purchaser.

WITNESSES:

1. Subrojit Samanta
S/o Late Ajoy Samanta
Vill- Ramchandernagar
2. Sreedipta Manna
S/O: Manta Lal Manna
Vill: Rongambesia.



Signature of Vendor

Drafted by:-

Ashis Kumar Mondal .

Ashis Kumar Mondal

Advocate

Alipore Judges Court, Kol.-27

Enrolment No. F-1979/2511/2018

Printed by:-



SANKHANATH BANERJEE

Bishnupur A.D.S.R.O.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN LIMITED

Signature.....

Director

Left Hand

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Susanta Das

Signature.....

Left Hand

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature *Suvojit Samanta*

Left Hand

Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed



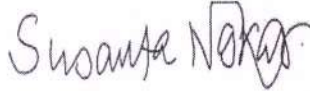
Deed No :	I-1613-05467/2022	Date of Registration	25/07/2022
Query No / Year	1613-2002227556/2022	Office where deed is registered	
Query Date	21/07/2022 6:20:09 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashis Kumar Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003127525, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,35,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,100/- (Article:23)	Rs. 1,352/- (Article:A(1))		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-481 (RS :-)	LR-835	Bastu	Shali	0.5544 Dec	25,000/-	44,906/-	
L2	LR-481 (RS :-)	LR-1821	Bastu	Shali	1.1144 Dec	75,000/-	90,266/-	
		TOTAL :			1.6688Dec	1,00,000 /-	1,35,172 /-	
	Grand Total :				1.6688Dec	1,00,000 /-	1,35,172 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSANTA NASKAR (Presentant) Son of BANKIM CHANDRA NASKAR Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Office			
	25/07/2022	LTI 25/07/2022	25/07/2022	
Village:- NAWABAD, P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 73xxxxxxxx0909, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Office				

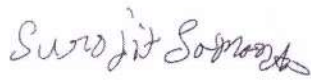
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIV NIKETAN LIMITED RASAPUNJA THAKURPUKUR BAKHRAHAT ROAD, Village:- RASAPUNJA, P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAXxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LALIT KUMAR BHUTORIA Son of PRAAKASH BHUTORIA 4 NO PRETORIA STREET 2ND FLOOR, Flat No: 2A 2B, City:- Not Specified, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx2R, Aadhaar No: 45xxxxxxxx4268 Status : Representative, Representative of : SHIV NIKETAN LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
SUROJIT SAMANTA Son of Late AJOY SAMANTA RAMCHANDRANAGAR, City:- Not Specified, P.O:- RAMCHANDRANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503			
	25/07/2022	25/07/2022	25/07/2022
Identifier Of Mr SUSANTA NASKAR, LALIT KUMAR BHUTORIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA NASKAR	SHIV NIKETAN LIMITED-0.5544 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA NASKAR	SHIV NIKETAN LIMITED-1.1144 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 481, LR Khatian No:- 835	Owner:সুশান্ত নস্কর, Gurdian:বঙ্কিম , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr SUSANTA NASKAR
L2	LR Plot No:- 481, LR Khatian No:- 1821	Owner:সুশান্ত নস্কর, Gurdian:বঙ্কিম চন্দ্র নস্কর, Address:নওয়াবাদ , Classification:শালি, Area:0.01000000 Acre,	Mr SUSANTA NASKAR

Endorsement For Deed Number : I - 161305467 / 2022

On 22-07-2022

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 1,35,172/-

fatta

Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 25-07-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:49 hrs on 25-07-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr SUSANTA NASKAR ,Executant.

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

Execution is admitted on 25/07/2022 by Mr SUSANTA NASKAR, Son of BANKIM CHANDRA NASKAR, P.O: RASAPUNJA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

Indetified by SUROJIT SAMANTA, , Son of Late AJOY SAMANTA, RAMCHANDRANAGAR, P.O: RAMCHANDRANAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,352/- (A(1) = Rs 1,352/-) and Registration Fees paid by Cash Rs 1,352/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,055/- and Stamp Duty paid by Stamp Rs 4,100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no U668577, Amount: Rs.1,000/-, Date of Purchase: 18/07/2022, Vendor name: Narendranath Kayal
2. Stamp: Type: Impressed, Serial no U668578, Amount: Rs.1,000/-, Date of Purchase: 18/07/2022, Vendor name: Narendra Nath Kayal
3. Stamp: Type: Impressed, Serial no U668579, Amount: Rs.1,000/-, Date of Purchase: 18/07/2022, Vendor name: Narendra Nath Kayal
4. Stamp: Type: Impressed, Serial no U668580, Amount: Rs.1,000/-, Date of Purchase: 18/07/2022, Vendor name: Narendra Nath Kayal
5. Stamp: Type: Impressed, Serial no AG22602, Amount: Rs.100/-, Date of Purchase: 18/07/2022, Vendor name: Narendra Nath Kayal

fatta

Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 129262 to 129285

being No 161305467 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.07.29 16:28:58 +05:30
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/07/29 04:28:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)