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I-8471/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

U 965410

09/12/2022
(2) 3475934/2022

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
09 DEC 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 9th day of
December, Two Thousand and Twenty Two (2022).

নং- 26 তার- 2/12/2021 মূল্য- 2500 টাকা
 ক্রেতা- মানিক মুন্সিংগ হাটোয়িয়া
 সাং- 8.৩. প্রিন্সিপ্যাল হাট 7444 - 900092
 ভেণ্ডর এম আরএস নাথ কয়াল শ্রী ব্রহ্মে নামকরণে-
 বিষ্ণুপুর এ.ডি.এস.আর অফিস, জেলা দঃ 28 পর্গনা



ইচ্ছাকৃত ভায়ে
 বিক্রী - ইচ্ছাকৃত ভায়ে
 ১০০০ টাকা
 মোঃ মাজিউল হক
 ১ নং - ৩৬-ক
 বিষ্ণুপুর দক্ষিণ ২৪ পর্গনা
 ফোন - ৯৪৩৫১৬

Addl. Dist. Sub-Registrar, Bishrupur
 District- South 24 Parganas
 09 DEC 2022

B E T W E E N

BISWANATH GHORUI (Aadhaar No. 5866 9797 5656) son of Late Kanan Chandra Ghorui, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at 93/3, Santosh Roy Road, Purba Barisha, P.O. Barisha, Kolkata 700008 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**

A N D

SHIVNIKETAN LIMITED (PAN - AA ECS3891G) a Limited Company, incorporated under the Companies Act 1956, having its registered office at Rasapunja, Thakurpukur-Bakhrayat Road, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganas, Pin Code No. 700104, represented by its Director **SHRI LALIT KUMAR BHUTORIA**, (PAN - AFV PB8282R) (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**" (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 03 Decimal out of 56 Decimal appertaining to R.S. Dag No. 424. L.R. Dag No.481 under L.R. Khatian No. 1038 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 WHEREAS** I, the present vendor herein procured and purchased the same said scheduled property vide a Registered Deed of Conveyance which was duly registered and recorded in Book No. 1, Volume No. 100,, Pages from 245 to 248, Being No. 5033, executed on 15/02/2005, Registered in the year of 2006 in the office of A.D.S.R. Bishnupur, District South 24-Parganas from one Srikanta Mondal and mutated the same after my name in Present Halka Operation vide L.R. Khatian No. 1038 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 03 Decimal out of 56 Decimal appertaining to R.S. Dag No. 424. L.R. Dag No.481 under L.R. Khatian No. 1038 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. 2,00,000/- (Rupees Two Lakh) only free from all encumbrances charges liens lispendens 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. 2,43,000/-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/- (Rupees Two 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/declaration 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 material 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 occasion shall require.

THE SCHEDULE OF LAND ABOVE REFERRED TO

ALL THAT piece and parcel of Shali landed property measuring an area about 03 Decimal out of 56 Decimal appertaining to **R.S. Dag No. 424. L.R. Dag No.481** under **L.R. Khatian No. 1038** 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 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. *ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଚନ୍ଦ୍ର*
୧୩୩୩ - ଶ୍ରୀମତୀ ଚନ୍ଦ୍ର
୫୫୦ - ଶ୍ରୀମତୀ ଚନ୍ଦ୍ର
୧୩୩୩ - ଶ୍ରୀମତୀ ଚନ୍ଦ୍ର

2. *Sudipta Nanda*
iii: Kanyambonia

ବିଜୁ ନାଥ ଚନ୍ଦ୍ର
Signature of Vendor

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser within mentioned of Rs. 2,00,000/- (Rupees Two Lakh) only on as follows as the full and final consideration paid to the Vendors by the Purchaser.

WITNESSES:

1. ବିକ୍ରୟ - ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ
ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ
2. ସୁଦିପ୍ତା ମାମା
Sudepta Mamma
vill - Kangamberta

Drafted by:-

Ashis Kumar Mondal

Ashis Kumar Mondal

Advocate

Alipore Judges Court, Kol.-27

Enrolment No. F-1979/2511/2018

Printed by:-

Sankhanath Banerjee
SANKHANATH BANERJEE
Bishnupur A.D.S.R.O.

ବିକ୍ରୟକାରୀଙ୍କ ଦସ୍ତଖତ
Signature of Vendor



Name : V NIKETAN LIP...
 Sign : *[Handwritten signature]*

| | | | | | |
|------------|-------|-------------|---------------|-------------|---------------|
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand | | | | | |
| Right Hand | | | | | |



Name :
 Sign : *[Handwritten signature]*

| | | | | | |
|------------|-------|-------------|---------------|-------------|---------------|
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand | | | | | |
| Right Hand | | | | | |



Name :
 Sign : *[Handwritten signature]*

| | | | | | |
|------------|-------|-------------|---------------|-------------|---------------|
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand | | | | | |
| Right Hand | | | | | |

Name :
 Sign :

| | | | | | |
|------------|-------|-------------|---------------|-------------|---------------|
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand | | | | | |
| Right Hand | | | | | |



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230208335331

GRN Details

| | | | |
|-------------------|---------------------|---------------------|------------------------|
| GRN: | 192022230208335331 | Payment Mode: | Online Payment |
| GRN Date: | 09/12/2022 11:38:36 | Bank/Gateway: | State Bank of India |
| BRN : | CKV6182615 | BRN Date: | 09/12/2022 11:40:38 |
| GRIPS Payment ID: | 091220222020833532 | Payment Init. Date: | 09/12/2022 11:38:36 |
| Payment Status: | Successful | Payment Ref. No: | 2003475934/3/2022 |
| | | | [Query No*/Query Year] |

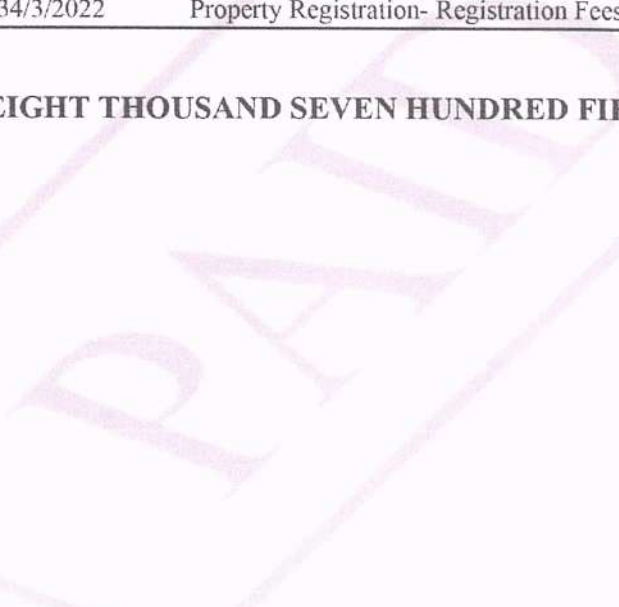
Depositor Details

| | |
|---------------------------|--|
| Depositor's Name: | Ashis Kumar Mondal |
| Address: | Alipore Judges Court Alipore, South 24 Pgs., West Bengal, 700027 |
| Mobile: | 9830641287 |
| Contact No: | 7003127525 |
| Depositor Status: | Others |
| Query No: | 2003475934 |
| Applicant's Name: | Mr Ashis Kumar Mondal |
| Identification No: | 2003475934/3/2022 |
| Remarks: | Sale, Sale Document Payment No 3 |
| Period From (dd/mm/yyyy): | 09/12/2022 |
| Period To (dd/mm/yyyy): | 09/12/2022 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 2003475934/3/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6310 |
| 2 | 2003475934/3/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2444 |
| | | | Total | 8754 |

IN WORDS: EIGHT THOUSAND SEVEN HUNDRED FIFTY FOUR ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



091220222020833532

GRIPS Payment Detail

| | | | |
|--------------------------|---------------------|----------------------------|---------------------|
| GRIPS Payment ID: | 091220222020833532 | Payment Init. Date: | 09/12/2022 11:38:36 |
| Total Amount: | 8754 | No of GRN: | 1 |
| Bank/Gateway: | State Bank of India | Payment Mode: | Online Payment |
| BRN: | CKV6182615 | BRN Date: | 09/12/2022 11:40:38 |
| Payment Status: | Successful | Payment Init. From: | GRIPS Portal |

Depositor Details

Depositor's Name: Ashis Kumar Mondal
Mobile: 9830641287

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|-------------------|---|-------------|
| 1 | 19202223020833531 | Directorate of Registration & Stamp Revenue | 8754 |
| Total | | | 8754 |

IN WORDS: EIGHT THOUSAND SEVEN HUNDRED FIFTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1613-08471/2022 | Date of Registration | 09/12/2022 |
| Query No / Year | 1613-2003475934/2022 | Office where deed is registered | |
| Query Date | 09/12/2022 11:08:56 AM | 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 | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2,00,000/- | Rs. 2,43,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,310/- (Article:23) | Rs. 2,444/- (Article:A(1), E) | | |
| 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-1038 | Bastu | Shali | 3 Dec | 2,00,000/- | 2,43,000/- | |
| Grand Total : | | | | | 3Dec | 2,00,000 /- | 2,43,000 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Biswanath Ghorui (Presentant) Son of Late Kanan Chandra Ghorui Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office |  |  |  |
| | | 09/12/2022 | LTI 09/12/2022 | 09/12/2022 |

93/3, Santosh Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 58xxxxxxxx5656, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022
 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office



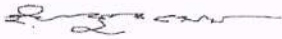
Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | SHIV NIKETAN LIMITED , Rasapunja, Thakurpukur Bakhrat Road, City:- Not Specified, P.O:- Rasapunja, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Shri Lalit Kumar Bhutoria Son of Shri Prakaash 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.:: AFxxxxxx2R, Aadhaar No: 45xxxxxxxx4268 Status : Representative, Representative of : SHIV NIKETAN LIMITED (as DIRECTOR) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Yeakub Sk Son of Ear Sk Village:- Chak Jaidi, P.O:- Shitalatala Rajarampur, P.S:-Usthi, District:-South 24-Parganas, West Bengal, India, PIN:- 743513 |  |  |  |
| | 09/12/2022 | 09/12/2022 | 09/12/2022 |
| Identifier Of Biswanath Ghorui, | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------|
| 1 | Biswanath Ghorui | -3 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:- 1038 | Owner:বিশ্বনাথ ঘোড়াই, Gurdian:কানন চন্দ্র, Address:নিজ , Classification:শালি, Area:0.02000000 Acre, | Biswanath Ghorui |

On 09-12-2022

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 13:26 hrs on 09-12-2022, at the Office of the A.D.S.R. BISHNUPUR by Biswanath Ghorui ,Executant.

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 2,43,000/-

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

Execution is admitted on 09/12/2022 by Biswanath Ghorui, Son of Late Kanan Chandra Ghorui, 93/3, Santosh Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

Indetified by Yeakub Sk, , Son of Ear Sk, P.O: Shitalatala Rajarampur, Thana: Usthi, , South 24-Parganas, WEST BENGAL, India, PIN - 743513, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,444.00/- (A(1) = Rs 2,430.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,444/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2022 11:40AM with Govt. Ref. No: 192022230208335331 on 09-12-2022, Amount Rs: 2,444/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6182615 on 09-12-2022, Head of Account 0030-03-104-001-16

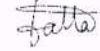
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,310/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,310/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 965410, Amount: Rs.1,000.00/-, Date of Purchase: 02/12/2022, Vendor name: Narendra Nath Kayal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2022 11:40AM with Govt. Ref. No: 192022230208335331 on 09-12-2022, Amount Rs: 6,310/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6182615 on 09-12-2022, Head of Account 0030-02-103-003-02



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 190133 to 190151

being No 161308471 for the year 2022.



Digitally signed by BAISHALI
DASGUPTA
Date: 2022.12.23 11:08:55 +05:30
Reason: Digital Signing of Deed.

Bdasgupta

(Baishali Dasgupta) 2022/12/23 11:08:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)