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Certified that the document is admitted to registration. The return sheet and the endorsement sheet issued with this document are a part of the document.

Addl. Dist. Sub-Register
Bishnupur, South 24 Parganas

02 DEC 2009

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 1st day of December, 2009 (Two Thousand Nine) BETWEEN SRI BIMAL KUMAR BOSE, son of Late Bibhuti Ranjan Bose, by religion Hindu, by occupation Service, residing at Vill. & P.O. Rasapunja, P.S. Bishnupur, in the District South 24-

Parganas, W.B. 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 her heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

SHIV NIKETAN (P) LTD. a Private Limited Company having its registered office at 23A, N.S.Road, 4th floor, Room Nos. 6 & 18, Kolkata-700001, represented by its Director Lalit Kumar Bhutoria son of Sri Prakash Chandra Bhutoria, hereinafter called and referred to as the **"PURCHASER"** (which term or expression on shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and assigns). of the **OTHER PART.**

Sr


AND WHEREAS by a Bengali Kowala dated 10th February, 2006 the Vendor of these presents Sri Bimal Kumar Bose of No.36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24-Parganas purchased Sali Land measuring 05 $\frac{1}{4}$ Sataks in L.R. Dag No.446 under L.R. Khatian No.157 R.S. Dag No. 390 and R.S. Khatian No. — under Mouza Nawabad, J.L. No.19, touzi No.0B-1, Pargana Magura, within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24-Parganas from Sri Gopal Naskar, son of Late Giridhar Naskar of Nawabad, P.O. —

Rasapunja, P.S. Bisnupur, District South 24-Parganas and the said Deed of Conveyance was duly executed and registered at the office at A.D.S.R. Bishnupur, South 24-Parganas and recorded in Book No.1, Volume No. 17 Pages 393 to 398 Being no.935 for the year 2006 free from all encumbrances and on valuable consideration.

AND WHEREAS by a Bengali Kowala dated 10th February, 2006 the Vendor of these presents Sri Bimal Kumar Bose of no.36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24-parganas purchased Sali Land measuring 26½ Sataks in L.R. Dag No.436 under L.R. Khatian No. Kri 247, 123, 605, 648, R.S. Dag no.380 and R.S. Khatian No. — under Mouza Nawabad, J.L. No.19, Touzi No.)B-1, Pargana Magura, within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24-Parganas from Smt. Durga Bala Biswas, wife of Late Hemanta Biswas, Sri Kalipada Biswas, Rampada Biswas, Shyamal Biswas, son of Late Hemanta Biswas of Poalia, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, South 24-Parganas and recorded in Book No.1, Volume No. 9 Pages 205 to 212 Being No.937 for the year 2006 free from all encumbrances and on valuable consideration.

Am.

AND WHEREAS by a Bengali Kowala dated 10th February, 2006 the Vendor of these presents Sri Bimal Kumar Bose of No.36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24-Parganas purchased Sali Land measuring 15 1/8th Sataks in L.R. Dag no.475 under L.R. Khatian No. Kri 576 R.S. Dag No.418 and R.S. Khatian No. — under Mouza Nawabad, J.L. No.19, Touzi No.)B-1, Pargana Magura, within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24-Parganas from Sri Jagat Chandra Sardar, son of Late Nemai Chand Sardar of Ganneygangadharpur, P.O.- Ashuti, P.S. - Maheshtala, District South 24-Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, South 24-Parganas and recorded in Book No.1, Volume No. 9 Pages 233 to 238 Being no.941 for the year 2006 free from all encumbrances and on valuable consideration.

 **AND WHEREAS** by a Bengali Kowala dated 10th February, 2006 the Vendor of these presents Sri Bimal Kumar Bose of No.36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24-Parganas purchased Sali Land measuring 14 2/3rd Sataks in L.R. Dag No.470 under L.R. Khatian No. Kri 485 R.S. Dag No.413 (area 4 2/3rd Satak) and in L.R. Dag No.472 L.R. Khatian No.485, R.S. Dag No.415 R.S. Khatian No. — (area 10 Sataks) both under Mouza Nawabad, J.L. No.19, Touzi No.)B-1, Pargana

Magura, within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24-Parganas from Smt. Bhanumati Naskar, wife of Hrishikesh Naskar of Nayabad, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganass and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, South 24-Parganas and recorded in book No.1, Volume No.9 Pages 213 to 218 Being No.938 for the year 2006 free from all encumbrances and on valuable consideration.

AND WHEREAS by a Bengali Kowala dated 16th February, 2007 the Vendor of these presents Sri Bimal Kumar Bose of No. 36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24-Parganas purchased Sali Land measuring 26 $\frac{1}{2}$ Sataks in L.R. Dag No.436 under L.R. Khatian No. Kri 298 R.S. Dag No. 380 and R.S. Khatian No. — under Mouza Nawabad, J.L. No. 19, Touzi No.)B-1, Pargana Magura, within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24-Parganas from Sri Narayan Biswas, son of Late Ranjan Biswas of Poalia, P.O. Rasapunja, P.S. Bishnupur, District South 24-Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, South 24-Parganas and recorded in Book No.I, Volume No. 2 Pages 373 to 378 Being No.116 for the year 2007 free from all encumbrances and on valuable consideration.

SR

AND WHEREAS by a Bengali Kowala dated 26th December, 2007 the Vendor of these presents Sri Bimal Kumar Bose of No.36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24-Parganas purchased Sali Land measuring 23 Sataks in L.R. Dag No.470 under L.R. Khatian No. Kri 329, 280, 393, 591R.S. Dag No.414, 413 and R.S. Khatian No. — under Mouza Nawabad, J.L. No.19, Touzi No.)B-1, pargana Magura, within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24-Parganas from Sri Panchu Charan Naskar, son of Late Rakshit Chandra Naskar of Nowabad, P.S. Bishnupur, District South 24-Parganas, Smt. Gita Rani Gayen, wife of Late Paresh Chandra Gayen of Shib Hooghly, P.S. Maheshtala, District South 24-Parganas, Smt. Champa Naskar, wife of Late Rabindra Nath Naskar, Nilkamal Naskar, and Sukamal Naskar, both sons of Rabindra Nath Naskar, Smt. Sakuntala Saha, wife of Goutam Kumar Saha of Dandapanitala, K.B. Road, Nabadwip, District Nadia, Dilip Naskar, Pradip Naskar, Prabir Naskar, Kishore Naskar, Anup Naskar all sons of Late Pannalal Naskar of Nawabad, District South 24-Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, South 24-Parganas and recorded in Book No.1, Volume No. 3 Pages 211 to 224 Being No.1411 for the year 2007 free from all encumbrances and on valuable consideration.



AND WHEREAS by the manner aforesaid the Vendor of this Indenture is now seized and possessed and entitled to transfer the said land and property by way of sale, mortgage, will or any process which stands free from all sorts of encumbrances.

AND WHEREAS the Vendor made representation, warranties and declares that :

AND WHEREAS thus by way of such purchase the Vendor has acquired and as seized and possessed of or sufficiently entitled to as the absolute owner of the Sali Land and property total measuring about 111 $\frac{1}{24}$ Sataks more or less in L.R. Dag Nos. 446, 436, 475, 470 and 472 under L.R. Khatian No. Kri 157, 247, 123, 605, 648, 576, 485, 298, 329, 280, 393, 591 all in Mouza Nowabad, J.L. No.19, Touzi No. 0B-1, Pargana Magura, P.S. Bishnupur, District South 24-Parganas morefully described in Schedule hereunder written free from all encumbrances.

- Sh.*
- i) The Vendor has not received any notice from any authority for acquisition or requisition and declares that the said land and property and hereditament is not affected by any scheme of the Government or any other statutory body.

- ii) Save as mentioned hereinabove and since acquiring the right title interest in the said land and property and hereditament the Vendor has not at any time done or executed or knowingly suffered or been made party or done any act, deed, matter or thing whereby and whereupon the said land and property and hereditament or any part thereof can or may be impeached encumbered or affected in title.
- iii) The Vendor has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and property and hereditament.
- iv) The said land and property and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, usages debutters, trusts, prohibitions, Income Tax attachments financial institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor predecessor in title further the said land and property and hereditament is

ch.


not affected by or subject to any personal for securing any financial accommodation.

- v) The Vendor having urgent need of money intended to sale and transfer the said land and property and hereditament free from all encumbrances in the manner as aforesaid is in search of a good buyer on a fair market price and thereby has negotiated with Officials of the purchaser herein.

NOW due to legitimate and reasonable need of money the Vendor intended to sell and the Purchaser has agreed to purchase the said land and property as described in the Schedule hereunder written at or for the price of Rs.8,00,000/- (Rupees Eight Lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.8,00,000/- (Rupees Eight Lacs) only well and truly paid by the said Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge of and from the same and every part thereof the Vendor doth thereby acquit, release, forever. The purchaser, the Vendor doth hereby sell, transfer, grant, convey, discharge, assure and assign unto the purchaser free from all

encumbrances. **ALL THAT** the Sali land measuring about 111 1/24 Satak in several Dags and Khatians all in Mouza Nowabad, J.L. No.15, P.S. Bishnapur, District South 24-Parganas more fully described in the Schedule hereunder written or **HOWSOEVER** otherwise the said land and property or any part thereof now are or in heretofore were or was situated butted bounded called known numbered described or distinguished AND the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said land and property and hereditaments or every part thereof and paying the rents to the appropriate authorities upon getting the its name mutated in the office of the Panchayet Office and also in the B.L.R.O. Office and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever and any claim to any court by the Vendor or and of her predecessors in title **TO HAVE AND TO HOLD** the said land and property, hereby granted or expressed so to be unto and to the use of the purchaser its successor, successors-in-office and assigned **AND** the Vendor declares that the land and property hereby sold had not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, liens, or any attachments whatsoever.



The Vendor further declares that the Vendor has not yet received any notice of acquisition or requisition of the Schedule property and the Vendor declares that so far as the knowledge goes that the said land and property is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertaking or not being sold on auction for unpaid rents to the Govt. The land and property is the khas possession of the Vendor which is stands free from all sorts of encumbrances and the Vendor has good right, title and full power to sell the said land and property and the Vendor has delivered vacant and peaceful possession to the said land and property unto and in favour of the said purchaser by these presents.

If any of the statement or covenant made herein before is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

If any omission, error is found or to have taken place in this Deed in future the Vendor shall execute such supplementary deed or deeds of rectification or Deed of Declaration in favour of the said Purchaser without any demand or charge from the Purchaser.

In this context having full knowledge to the full context of this Deed the Vendor has received full consideration money

without any provocation of any person and put his signature on this Deed in full knowledge and sound health and mind.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. That all right title and interest as sole Owner of the said land and property as held or enjoyed by the Vendor and conveyed herein subsists and the Vendor has good right as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land and property hereby sold and transferred every part thereof unto and to the Purchaser in the manner as aforesaid and the Vendor further declares that he has not dealt with the said land and property in any manner whatsoever with any person whatsoever till date with any one else in respect of his said land and property save and except with the Purchaser herein.

2. That the Purchaser shall have the right to mutate its name in the Settlement records of right of the Government or and any other public bodies or authorities for the said land and property and hereditament hereby sold conveyed and transferred unto the Purchaser and every part thereof and receive the rents issues and profits thereof without any interruption claim or

demand whatsoever by the Vendor or any person claiming through under or in trust arising through or for them.

3. That the said land and property and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lis-pendence, debts liabilities and the Vendor fully or otherwise and sufficiently and clearly and absolutely discharges, saved harmless and keep indemnified and/or has agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the Vendor or any of her Predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the Vendor or any of his Predecessors in title.

4. That the Vendor and every person or persons claiming any estate right title or interest through the Vendor shall and will at all times hereafter upon every request and at the costs of the Purchaser will make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land and property and hereditament in favour of the Purchaser and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full right of ownerships free from all

encumbrances upon the said land and property and hereditament in favour of the purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Sali land measuring more or less 111 1/24 sataks equivalent to be the same comprising in several Dags and Khatians as clearly indicated in the following diagram, situate and lying at Mouza Nowabad, J.L. No.19, R.S. No.92, Touzi No. OB-1, Pargana - Magura, P.S. Bishnupur, A.D.S.R. Office Bishnupur in the District South 24-Parganas.

<u>R.S. Kh. . No.</u>	<u>L.R. Kri Kh. No.</u>	<u>R.S.Dag No.</u>	<u>L.R.Dag No.</u>	<u>Nature of land</u>	<u>Area sold</u>
	157 ✓	390 ✓	446 ✓	Sali	05 ¼ sataks ✓
	247 } 123 } 605 } 648 }	380 ✓	436	Sali	26 ½ sataks ✓
	576 ✓	418 ✓	475	Sali	15 1/8 sataks ✓
	485 ✓	413 ✓	470	Sali	04 2/3 sataks ✓
	485	415	472	Sali	10 sataks
	298 ✓	380 ✓	436	Sali	26 ½ sataks ✓
	329 ✓ } 280 ✓ }	414 ✓		Sali	13 sataks ✓
	393 ✓ } 591 ✓ }	413	470		10 sataks ✓
				Total	111 1/24 sataks

Total land area One hundred eleven and one - Twenty four sataks more or less.

The Annual proportionate rent for the said property is Rs.22.20P. being payable to the Collector of 24-Pargana(S) on behalf of the Governor of the State of W.B. more fully described in the map or plan bordered with 'Red', and butted bounded called known numbered and distinguished.

IN WITNESS WHEREOF the Vendor has hath hereunto set and subscribed his hands and seals on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

WITNESSES :-

1. *Aipta Mukherjee*
170 D.H. Road
Thakur pukur
Kest-63

Bimal Kumar Bose
VENDOR

2. *Suresh Chandra*
Das - 620029

San

Typed by :

Tapas Kumar Ghosh
Tapas Kumar Ghosh
10, Old Post Office Street,
Kolkata 700001.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs.8,00,000/- (Rupees Eight Lacs) only being the full and entire consideration money by following memo :-

MEMO

HDFC BANK LTD.
Kolkata - Stephen Home
(BBD BAG) Kolkata-700001
Cheque No. 139570 dt. 27.11.09

Rs. 8,00,000/-
(Rupees: Eight lac only)

WITNESSES :-

1. Liptu Mukherjee
170 D.H. Road
Thakur pukur
Kolkata-63
2. Liptu Mukherjee
sm. - b... ..

Bimal Kumar Bose.

VENDOR

Prepared by me

Panch Lal Mukherjee

Advocate

Advocate, Kolkata

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SHIV NIKETAN PVT. LTD.

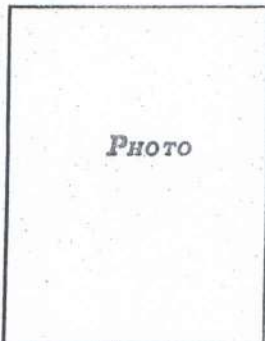
Asst. Mgr.

Director



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

P. S. Mallevarasu



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					



Government Of West Bengal
Office Of the A. D. S. R. BISHNUPUR
District:-South 24-Paraganas

Endorsement For Deed Number : I - 06324 of 2009
(Serial No. 04963 of 2009)

On 01/12/2009

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

Presented for registration at 18.20 hrs on :01/12/2009, at the Private residence by Bimal Kumar Bose, Executant.

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

Execution is admitted on 01/12/2009 by

1. Sri Bimalkumar Bose, son of Lt. Bibhuti Ranjan Bose Vill. + P. O - Rasapuria Dist. South 24 Pgs Thana Bishnupur, By Caste Hindu, By Profession : Service

Identified By Riptu Mukherjee, son of Biswanath Mukherjee, 170 D. H. Road, Thakurpukur, Kolkata-63, Thana: -, By Caste: Hindu, By Profession: Others.

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 02/12/2009

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. also under section 5 of West Bengal Land Reforms Act 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 19789/- ,E = 7/- on 02/12/2009

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.-1800000/-

Certified that the required stamp duty of this document is Rs.- 90010 /- and the Stamp duty paid as Impresive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45010/- is paid, by the draft number 917161, Draft Date 02/12/2009, Bank Name STATE BANK OF INDIA, Amtala, received on 02/12/2009
2. Rs. 40000/- is paid, by the draft number 917162, Draft Date 02/12/2009, Bank Name STATE BANK OF INDIA, Amtala, received on 02/12/2009

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



Government Of West Bengal
Office Of the A. D. S. R. BISHNUPUR
District:-South 24-Parganas

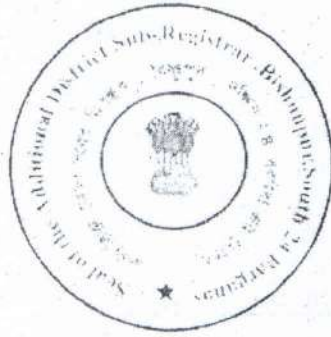
Endorsement For Deed Number : I - 06324 of 2009
(Serial No. 04963 of 2009)

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 4206 to 4226
being No 06324 for the year 2009.



(Handwritten signature)

(Naushad Shahid) 02-December-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal