



WEST BENGAL 22AB 281457
 Copy No. 1380/2018 Date - 15-5-18

LF-139

COST OF FEES

FD	2.00
FR	2.00
GR	105.00
ST	
XP	
SR	10.00
C.F.S.	10.00
Total	125.00

Handwritten notes and signatures, including '18. Day 133 Area-688'.

D.S.R. - IV, Alipore
 Section 24 Parganas

15-5-18



2178

No. Date.....

Name:

Address:

Vendor:

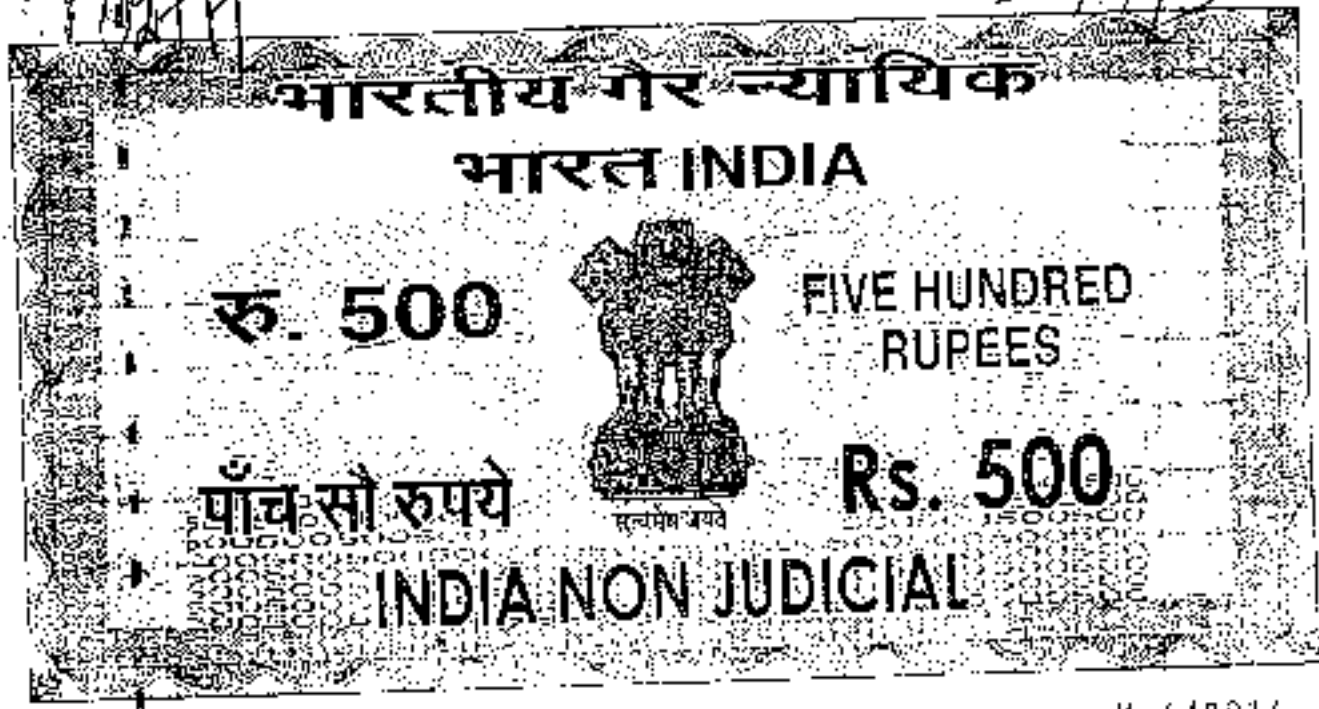
Debit:

Amount:

18/01/2008

Q.
C.





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 648016

12-15
B. No. 1528/13
V.C. 34 of 13
10/2/13

Assure that the document is subject to registration. The signature sheets and endorsement sheets attached with the document are part of this document.

[Signature]
12 APR 2013

12 APR 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22nd day of January Two Thousand Thirteen (2013).

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Case No 348/13
dt 8/4/13

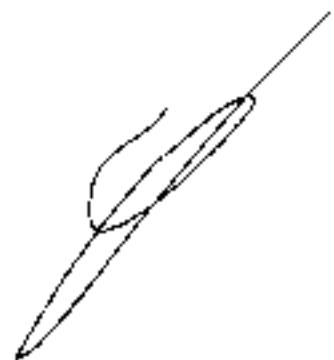


201 028

Janku Kulkarni



vet 445
10/2/13



PO BOX 100, SHREE FARM LTD

Janku Kulkarni

Director, Mysore



vet 449



Basimikra Jankar


Balika Pailan
T. Satish Pailan
J. Saravasth Chak
P. Pailan
P. S. Bishun Rao
Dist - 24 Parganas (B)



12 APR 2013

Business




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

Endorsement For Deed Number : I - 02979 of 2013
(Serial No. 02797 of 2013 and Query No. L000006170 of 2013)

On 10/02/2013

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

Presented for registration at 12.15 hrs on 10/02/2013, at the Private residence of Tushar Kanti Sen, Claimant.

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

Execution is admitted on 10/02/2013 by

1. Soumitra Naskar, son of Bhuban Kr Naskar, Sarmoslachak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession: Business
2. Tushar Kanti Sen
Director, Urban Hi Breed Farm Ltd, 22 R N Mukherjee Rd, District:-Kolkata, WEST BENGAL, India, Pin -700001.
By Profession ---

Identified By Bablu Pailan, son of Lt. Satish Pailan, Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 05/04/2013

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.-11,64,500/-

Certified that the required stamp duty of this document is Rs.- 58235 /- and the Stamp duty paid as: Impressive Rs.- 500/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 10/04/2013

Payment of Fees:

Amount By Cash

Rs. 12843 00/- on 10/04/2013

(Under Article : A(1) = 12804/- , E = 7/- , H = 28/- , M(b) = 4/- on 10/04/2013)




(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

12/04/2013 15:37:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 02979 of 2013
(Serial No. 02797 of 2013 and Query No. L000006170 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 12/04/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped, under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Deficit stamp duty

Deficit stamp duty Rs. 58225/- is paid, by the draft number 886805, Draft Date 11/04/2013, Bank : State Bank of India, ESP, ANADE, received on 12/04/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

12/04/2013 15:37:00



BETWEEN

URBAN HI-BREED FARM LTD. (Incorporated under the Indian Companies Act, 1956) having its registered office at 22 R. N. Mukherjee Road, Kolkata - 700021, being represented by its Director Sri Tushar Kanti Sen, S/O, Mani Gopal Sen of 'ANANDA NIKETAN', Diamond Harbour Road, P.O. Joka, P.S. Thakurpukur, Kolkata - 700104 hereinafter called and referred to as the "**PURCHASER**" (Which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, administrators, legal representatives and office assigns) of the **FIRST PART.**

AND

(1) SRI SOUMITRA NASKAR, son of Sri Bhuban Kumar Naskar, by faith Hindu, by nationality Indian, by occupation Business, residing at: Village- Sarmosta Chak, P.O.- Pailan, P.S.- Bishnupur, Dist.- South 24 Paraganas, hereinafter called and referred to as the "**VENDOR**" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the present vendor herein are the absolute owner, possessioner and occupier of the landed property measuring an area about more or less **6.85 Decimal** lying and situated at **Mouza Sarmostachak,** Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 106 corresponding to L.R. Khatian No. 2, vide R.S. Dag No. 126 corresponding to L.R. Dag No. 130 within the limits of Kulerdari Gram Panchayat.

BACKGROUND OF THE PROPERTY

WHEREAS one Akhil Kumar Naskar, son of Late Dina Nath Naskar, of village Sarmostachak was absolute owner, possessioner and occupier of the landed property measuring an area about 48 decimal out of 96 decimal appertaining to R.S. Dag No. 126, corresponding to L.R. Dag no. 130 within the limits of Kulerdari Gram Panchayat [**Mother Land**], described in the First Schedule below.

AND WHEREAS said Akhil Kumar Naskar being a recorded owner of R.S. settlement also recorded the same after his name in subsequent L.R. Operation vide L.R. Khatian no. 2.

AND WHEREAS said Akhil Kumar Naskar while possessing and occupying below scheduled and part of the aforesaid landed property died intestate leaving behind his daughter Basanti Naskar and six others as his ultimate successor at the time of his death as per the provision of Hindu Law of Succession.



AND WHEREAS after the demise of said Akhil Kumar Naskar said Basanti Naskar and six others finally become absolute owner, possessor and occupier of the part of the aforesaid below scheduled landed property and many more.

AND WHEREAS each of them finally inherited 1/7 part of the landed property left by their predecessor and father Akhil Kumar Naskar and like wise said Basanti Naskar, wife of Nishikanta Naskar of Village Ashuti finally become absolute owner, possessor and occupier of the landed property 6.85 decimal out of 48 decimal appertaining to R.S. Dag No. 126 corresponding to L.R. Dag No. 130 within the limits of Kulerdar Gram Panchayat.

AND WHEREAS said Basanti Naskar after procuring and inheriting the aforesaid landed property sold the same to the present vendor herein vide a registered deed of conveyance, which was registered at the office of A.D.S.R. Bishnupur, vide Book No. 1, CD Volume no. 17, Page No. 5546 to 5557, Being No. 6261 on 25/09/2012 for the year 2012.

FINAL PROCUREMENT

AND WHEREAS by virtue of aforesaid deed of conveyance No. 6261 of 2012, the present vendor herein finally procure and obtained landed property measuring an area about more or less 6.85 Decimals lying and situated at Mouza Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian no. 106 corresponding to L.R. Khatian No. 2, vide R.S. Dag No. 126 corresponding to L.R. Dag No. 130 within the limits of Kulerdar Gram Panchayat.

DECLARATION

AND WHEREAS now being urgent need of cash money the Vendor herein declare to sale and the Purchaser herein agrees to purchase all that piece and parcel of landed property measuring an area about more or less 6.85 decimal out of 48 decimal appertaining to R.S. Dag No. 126 corresponding to L.R. Dag No. 130 lying and situated at Mouza Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Khatian No. 106 corresponding to L.R. Khatian No. 2, within the limits of Kulerdar Gram Panchayat under P.S. & A.D.S.R. Office Bishnupur, District Registry Office at Alipore in the District of South 24 Paraganas along with easement right title interest whatsoever therein with good, clear and marketable title and which is more fully and particularly described in the Second Schedule hereunder written at and for the total consideration price **Rs.7,50,000/- (Rupees Seven Lac and Fifty Thousand only)** only free from all encumbrances charges liens liabilities acquisition requisition and or



1. 1992

notice whatsoever but Subject to payment of rents and other outgoings and to the conditions and incidences under which the property is held.

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs.7,50,000/- (Rupees Seven Lac and Fifty Thousand only) paid by the Purchaser to the Vendors as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendor doth hereby admit and acknowledge 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 heretinafter the vendors hereby grant, convey, sale, assure and assigns unto the said purchaser: All that piece and parcel of aforesaid land as described **Second Schedule hereunder** written or however otherwise the said land and heridataments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished together with all pattahs, Muniments, described or distinguished right to user in the Common Passages, sewers, drains, ditches, hedges, Shrubs, water, water courses and all other former and ancient rights, light, liberties, benefit privileges, easements and appurtenances whatsoever to the said land belonging to 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 hereof 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, heridataments 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, thing, 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 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 along with 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-paraganas under the state of West Bengal upon



getting the name of purchaser mutated with the B.L. & L.R.D., Bishnupur, 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, lispensens 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 sold 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 Vendor 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 vendors are found to be false, untrue or any defect in title is detected hereinafter the Vendor and their 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 deed of rectification/declaration in favour of the purchaser.

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

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



THE FIRST SCHEDULE

[Mother Land]

ALL THAT piece and parcel of **Sali** landed property measuring an area 48 decimal lying and situated at **Mouza Sarmosterchak, R.S. Dag No. 126** corresponding **L.R. Dag No. 130, R.S. Khatian No. 106** corresponding **L.R. Khatian No. 2, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, P.S. and A.D.S.R. office Bishnupur, District Registry office at Alipore** in the District of South 24 Paraganas **Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property Together With all appurtenances including a customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Land and delineated in the Plan annexed and bordered in colour Red and Marked "A"** thereon and butted and bounded by in the following manner :

On the North : R.S. Dag No. 122

On the South : R.S. Dag No. 126

On the East : 20' Wide Common Passage

On the West : R.S. Dag No. 125

The annual Government rent of the Said Land is payable to the B.L & L.R.O, Bishnupur on behalf of the Collector South 24, Paraganas.

THE SECOND SCHEDULE OF THE SOLD LAND

[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of **Sali** landed property measuring an area about more or less **6.85 Decimal** out of **48 decimal** out of **96 decimal** lying and situated at **Mouza Sarmosterchak, Paragana Magura, vide J.L. No. 17, Touzi No. 351/B, R.S. No. 327, vide R.S. Dag No. 126** corresponding **L.R. Dag No. 130, R.S. Khatian No. 106, corresponding to L.R. Khatian No. 2, within the limits of P.S. and A.D.S.R. office Bishnupur, District Registry office at Alipore** in the District of South 24 Paraganas along with **easement right, title, interest of the aforesaid scheduled landed property and the proportionate tax of the said land** is payable to the Government of West Bengal through the Collector South 24-Paraganas, along with all easement rights or interest. ~~The said land is to be sold to the Government of West Bengal.~~



IN WITNESS WHEREOF the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the day, month and year given above.

SEALED with the common seal of Vendor by and in the Presence of :

1. *Rajendra Kumar*
vill - PO - Bahuli
PS - Mahankhola
Dist - 24 Pgs (S)

2.
Bablu Paulan

Rajendra Kumar

[Vendors]

SEALED with the common seal of Purchaser by and in the Presence of its Sri Tushar Kant Sen, S/O, Nani Gopal Sen deriving authority under resolution at Kokata in the presence of :

Tushar Kant Sen

[Purchaser]

1. ~~Rajendra Kumar~~ 2. ~~Rajendra Kumar~~
~~PO - Bahuli~~
~~PS - Mahankhola~~
~~Dist - 24 Pgs (S)~~

2. Bablu Paulan 24 Pgs (S)
-T: Bahuli Paulan
Po - Bahuli
PS - Bishua Puz.
Dist - 24 Pgs (S)



Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 7,50,000/- [Indian Rupees Seven Lacs Fifty Thousand only] towards full and final payment of the Consideration receivable by the Vendor under this Conveyance. In the following manner:

Mode.	Date	Bank	Amount (Rs)
Cheque No. 022896	07/02/2013	S.B. of Hyderabad Srabourna Road Branch	Rs. 7,50,000/-
		Total	Rs. 7,50,000/-

[Indian Rupees Seven Lacs Fifty thousand only]

Sumanta Mishra
[Vendor]

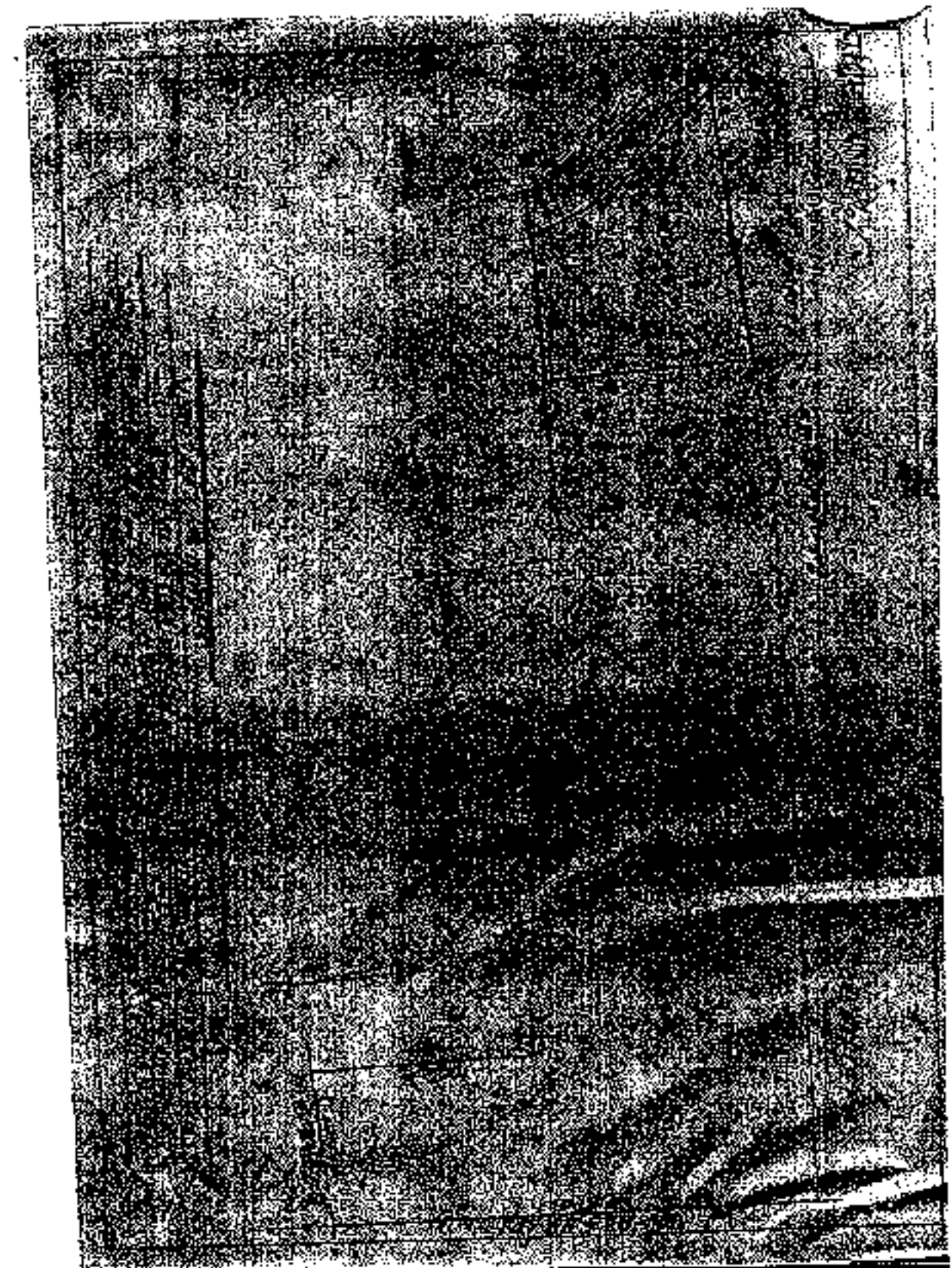
Witnesses:

1. Sumanta Mishra Sumanta Mishra
2. Balbir Pathan












Drafted by me as per Instruction from my Client




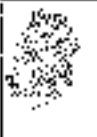







Sumoni Chatterjee
High Court Calcutta

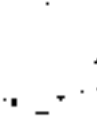
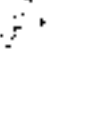







Name		Thumb	Index	Middle	Ring	Little
Sovanmitra Nayak						
 Impression of Left hand's finger Impression of Right hand's finger	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature S. Nayak						

Name		Thumb	Index	Middle	Ring	Little
TULSHI KANTI SEN						
 Impression of Left hand's finger Impression of Right hand's finger	Impression of Left hand's finger					
	Impression of Right hand's finger					
Signature Tulshi Kanti S.						

Name		Thumb	Index	Middle	Ring	Little
Signature	Impression of Left hand's finger					
	Impression of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
Signature	Impression of Left hand's finger					
	Impression of Right hand's finger					



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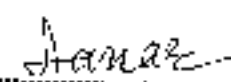
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 663 to 676
being No 02979 for the year 2013.




(Kumar Biswas) 18-April-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

CHECKED BY 
15.5.18

Certified to be a true copy

District Sub-Registrar-IV
South 24 Parganas

15.5.2018