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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 515316

28/2/09  
 M. Cal 22/2/09  
 28/2/09  
 22/2/10  
 P. W. S.

The endorsement sheets attached with  
 this document are the part of this  
 document.

A.D. Dist. Sub-Registrar,  
 Bishnupur, South 24 Pgs.  
 02 MAR 2009

: DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 24<sup>th</sup> day of February  
 2009 BETWEEN SRI PANCHARAN MONDAL son of late Atul  
 Krishna Mondal, by religion Hindu, by occupation landholder,  
 by nationality Indian, residing at Uttar Kajirhat, P.S. Bishnupur,  
 in the District South 24-Parganas, 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, executors, administrators, legal

P. W. S.

representatives and assigns) of the FIRST PART :

AND

SHIV NIETAN (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 SRI LALIT KUMAR BHUTORIA son of Prokash Ch. Bhutoria, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and assigns) of the SECOND PART:

WHEREAS the property measuring 03 sataks in R.S. & L.R. Dag No. 13, an area 02 sataks in R.S. & L.R. Dag No. 14, 02 sataks in R.S. & L.R. Dag No. 19, 01 sataks in R.S. & L.R. Dag No. 20, 02 sataks in R.S. & L.R. Dag No. 26, 02 sataks in R.S. & L.R. Dag No. 69, 01 sataks in R.S. & L.R. Dag No. 70, 05 sataks in R.S. & L.R. Dag No. 93, 03 sataks in R.S. & L.R. Dag No. 43, and 03 sataks in R.S. & L.R. Dag No. 95, total area more or less 23 sataks under L.R. Khatian No. 14 has been recorded in the name of Atul Krishna Mondal, now deceased the father of the Vendor herein. And his name was property recorded under L.R. Khatian No. 14 absolute in sixteen annas share therein along with other property. And by a Deed of Bengali Conveyance dt. 24.6.1966 the said Atul Krishna Mondal has also purchased the property measuring more or less 09 sataks in R.S. & L.R. Dag No. 83 under R.S. Khatian No. 451, in Mouza Uttarkajirhat, J.L.No. 22, pargana Magura

Wakar.



Touzi Nos. 3,4,5, under P.S. Bishnupur in the District South 24-parganas, purchased from (i) Sri Pulin Chandra Naskar and Sri Dulal Ch. Naskar and the said deed was registered at the office of the A.D.S.R. Bishnupur and recorded in Book I, Vol. No. 75, Pages from 214 to 216, Being No. 8404 for the year 1966.

And while he the said Atul Krishna Mondal was in possession of the said property in total area 32 sataks in Mouza Uttar Kajirhat, J.L.No. 22, Pargana Magura, Tozu Nos. 3,4,5, P.S. Bishnupur within the limits of the Anchal Panchayet area in the District South Twenty Four Parganas and seized and possessed of the said property in one lot.

AND WHEREAS while he the said Atul Krishna Mondal was in possession and occupation peacefully died intestate leaving behind him surviving his only son Sri Panchanan Mondal, the Vendor herein as his sole heir and successor in interest of the said property absolutely.

AND WHEREAS thus in the manner aforesaid the Vendor herein acquired the said property by way of inheritance of law and seized and possessed of the said land and entitled to transfer the said property by way of sale, mortgage, will or any process which is free all sorts of encumbrances.

Now due to legitimate and reasonable need of money the Vendor intends to sell and the Purchaser has agreed to purchase the said property as described in the Schedule hereunder written at or for the price of Rs. 2,88,000.00 (Rupees Two lakhs eighty eight thousand only).

P. Naskar.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,88,000.00 (Rupees Two lakhs eightyeight thousand) 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 do hereby admits and acknowledged from the payment of the same and every part thereof do hereby acquit, release, forever discharge the sell, assure and assigns unto the said Purchaser.

AND you the purchaser shall and may at all times hereafter r hereafter peacefully and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and paying the rents to the appropriate authorities upon getting the 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 any of his predecessors in title will be rejected to any court of law.

The Vendor declizfes that the land hereby sold had not been previously leased, mortgaged, sold, nor in any way transferred by and there is no charge, liens, lispensens or any attachments whatsoever. The Vendor further declares that there is no case suit or proceedings pending in any court of law.

P. N. S. 1.

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The Vendor further declares that the scheduled property is not acquired or requisitioned or vested by the Govt. of W.B. any Govt. undertaking or not being sold on auction for unpaid rents to the Govt. The Scheduled property is the khas possession of the vendor which stands free from all sorts of encumbrances and have good right, title and full power to sell the said land and in this condition sold out the said property as described in the schedule on this day to you and delivered peaceful possession of the said land in favour of the said purchaser.

If any of the statements or covenants 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 and will be punishable in accordance with law.

If omission, error is found to have taken place in this Deed in future any supplementary deed or deeds of rectification or Deed of Declaration in favour of the said purchaser without any charge of the said purchaser.

In this context having full knowledge to the full context of this Deed the Vendor of after received of full consideration money without any provocation of other person put his signature on this Deed in full knowledge and sound health and mind.

P. Vatsya

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: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of recorded sali land now being used as agricultural purpose measuring more or less 32 sataks (Thirtytwo sataks) in part of R.S. & L.R. Dag Nos. 83,,13,14,19, 20, 26, 69,70,93,43, and 95, under L.R.Khatian No. 14, R.S.Khatian No. 451, situate and lying at Mouza Uttar Kajirhat, J.L.No.22, Pargana Magura, Touzi Nos. 3,4,5 A.D.S.R.Office and P.S. Bishnupur in the District South 24-parganas, and the said property is clearly indicated in the following manner, which is being shown hereunder :

<u>R.S.Kh. No.</u>	<u>L.R.Kh. No.</u>	<u>R.S. &amp; L.R. Dag Nos.</u>	<u>Nature of land</u>	<u>Area sold,</u>
451	x	83 ✓	sali	09 sataks
	14	13 ✓	sali	03 "
	14	14 ✓	sali	02 "
	14	19 ✓	sali	02 "
	14	20 ✓	sali	01 "
	14	26 ✓	sali	01 "
	14	69 ✓	sali	02 "
	14	70 ✓	sali	01 "
	13	93 ✓	sali	05 "
	14	43 ✓	sali	03 "
	14	95 ✓	sali	03 "
				<u>32 sataks</u>

Total- area Thirty two sataks

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P. W. S. S.

And the proportionate annual rent of Rs.            being payable to the Collector, for 24-Parganas(S) on behalf of the Governor of the State of W.B.

IN WITNESS WHEREOF the Vendor has hath hereunto sets and subscribed his hand and seal on this the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence of witnesses :

1). স্বাক্ষর হলুই  
দ্বিতীয় স্বাক্ষর হলুই  
সং: ৩৩২ স্বাক্ষর হলুই

স্বাক্ষর হলুই

SIGNATURE OF THE VENDOR.

2). স্বাক্ষর হলুই  
সং: ৩৩২ স্বাক্ষর হলুই

F. W. G. 1/27



: MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs. 2,88,000.00 (Rupees two lakhs eighty eight thousand only) being the full and entire consideration as per Memo below :

Memo :-

By Cash Rs. 2,88,000/-  
(Rupees; Two Lac Eighty eight thousand only)

WITNESSES:

- 1). *श्रीकांत नन्दि*  
*श्रीकांत नन्दि*  
*श्रीकांत नन्दि*
- 2). *सुबोधिन शर्मा*  
*श्रीकांत नन्दि*

*श्रीकांत नन्दि*

SIGNATURE OF THE VENDOR.

Prepared by me,  
*Palan Chandra Sarkar,*  
*Deed Writer -*  
*13/1/1933.*  
VII 33.

Typed by me,  
*Kamal Kishore Ray*  
Alipore Police Court,  
Kolkata-27.



**SPECIMEN FORM FOR TEN FINGER PRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

SHIV NIKETAN PVT. LTD

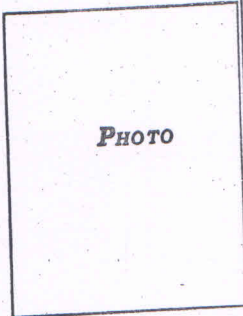
*Signature*

Director

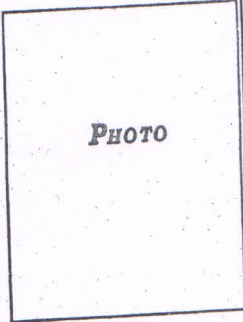


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

*Signature*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



Government Of West Bengal  
Office of the A. D. S. R. BISHNUPUR  
BISHNUPUR  
Endorsement For deed Number :I-01171 of :2009  
(Serial No. 00903, 2009)

On 27/02/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 288000/-

Certified that the required stamp duty of this document is Rs 14410 /- and the Stamp duty paid as: Impressive Rs- 500

Name of the Registering officer :Kamal Biswas  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR  
OF BISHNUPUR

On 28/02/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.00 hrs on :28/02/2009, at the Private residence by Panchanan Mondal, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 28/02/2009 by

1. Sri Panchanan Mondal, son of Lt. Atul Krishna Mondal, Vill.- Uttar Kajirhat, Dist.- South 24 Pgs Thana  
Bishnupur, By caste Hindu, by Profession :Others  
Identified By Swapan Dalui, son of Nihar Ranjan Dalui Vill.- Uttar Kajirhat, Dist.- South 24 Pgs Thana: Bishnupur, by  
caste Hindu, By Profession :Others.

Name of the Registering officer :Kamal Biswas  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR  
OF BISHNUPUR

On 02/03/2009

Certificate of Admissibility(Rule 43)

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.  
10.00/-

Payment of Fees:

[Kamal Biswas]  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR  
Govt. of West Bengal



Government Of West Bengal  
Office of the A. D. S. R. BISHNUPUR  
BISHNUPUR  
Endorsement For deed Number :I-01171 of :2009  
(Serial No. 00903, 2009)


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Fee Paid in rupees under article : A(1) = 3157/- ,E = 7/- on:02/03/2009

**Deficit stamp duty**

Deficit stamp duty Rs 13910/- is paid, by the draft number 049697, Draft Date 27/02/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :02/03/2009.

Name of the Registering officer :Kamal Biswas  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR  
OF BISHNUPUR

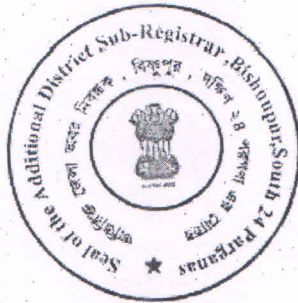
  
[Kamal Biswas]  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 2604 to 2615  
being No 01171 for the year 2009.



(Kamal Biswas) 02-March-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A. D. S. R. BISHNUPUR  
West Bengal