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I - 12139/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

012010

12/12/08  
F-OK

Certified that the document is admitted to registration. The Signature sheet and the endorsement certificate attached with this document are the part of this document.

Add. District Sub-Registrar  
Sonarpur, South 24 Parganas

12 DEC 2008

P.S-Sonarpur, Mouza-Barhansfartabad,

Sold Area : 4 kattas Bastu land together  
with Muli bamboo structure.

Value for Rs.14,00,000 /- only

**DEED OF CONVEYANCE**

2870  
140000

87-5800  
80. 38610

15389-0

12

Recd



সংখ্যা  
খরিদদার  
বাং

641

07/12/08

মূল্য 5000/-

সি. Rajesh Kumar Jain.

বিহ/112 Sector II ; Salt-Lake Kat-81

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেস্ক

সানারপুর এ্যা.ডি.এস.আর অফিস

দিক্‌নং ২৪ পরগণা



Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs

12 DEC 2008

স্বাক্ষরিত নকল

সংস্থিত নকল

DEED OF CONVEYANCE

স্বাক্ষর - মোহন, পুত্র

সংখ্যা: ৬৪

স্বাক্ষর

Page: 2

THIS INDENTURE made this the *12<sup>th</sup>* day of December  
,2008,(Two thousand and Eight).

**BETWEEN**

SRI RAMCHANDRA NASKAR, Son of Late Panchu Gopal Naskar,  
by caste-Hindu,by occupation- Cultivation, residing at Barhansfartabad,  
P.S-Sonarpur, Dist-24 Parganas(S)- hereinafter called and referred to as  
the "VENDOR"(Which expression and terms shall unless otherwise  
repugnant to the context be deemed to mean and include his  
heirs,executors,administrators,representatives and assigns) of the ONE  
PART.

AND

SRI RAJESH KUMAR JAIN, Son of Kiran Chand Jain, by caste-  
Hidnu, by occupation-Business, Residing at BH/117 Sector-II, P.S-  
Bidhan Nagar, Saltlake, Kol-91 hereinafter called and referred to as the  
"PUCHASER" (Which term and expression shall unless excluded by  
or repugnant to the context be deemed to mean and include his legal  
heirs,executors,administrators,representatives and assigns) of the One  
part.

All that piece or parcel of Bastu land measuring 4 (Four) Kattas  
more or less together with Muli bamboo structure (morefully described  
in the Schedule hereinafter mentioned below) lying at Mouza-  
Barhansfartabad, J.L.No.47,Rayatha Dhakali Sattya Bisistha, under  
R.S Dag No.3174, under R.S Khatian No.153, within the ambit of  
Rajpur Sonarpur Municipality, within P.S & ADL.D.S.R Office at  
Sonarpur, Dist-24 Parganas South .The said sold land is marked by  
"RED" border in the site plan attached herewith .



THIS INSTRUMENT made this 12th day of December 2008 (Two thousand and Eight).

BETWEEN

SRI KANAKLAKSHI NASKAR, son of Late Panchu Govind Naskar, by case filed by occupation-Cultivator Bahadur Sahasraji, P. S. Sonapur Dist-24 Parganas, Sonapur, West Bengal, the VENDOR, which includes his equipment of the contract and his exclusive administration of the ONE PART.



ADDL. DIST. SUB-REGISTRAR  
Sonapur, South 24 Pgs.

12 DEC 2008

SRI RAJESH KUMAR JAIN, by case filed by occupation-Business, Bahadur Sahasraji, P. S. Sonapur, Dist-24 Parganas, West Bengal, referred to as the BUYER, which term and expression shall unless excluded by or agreement to the contract be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns of the One part.

All the piece or parcel of land measuring 4 (Four) Katta more or less together with full bamboo structure, (hereafter) mentioned in the Schedule hereunder (mentioned below) lying in Block Bahadur Sahasraji, U.I. No-47, Khasra No. 138/139, under Bahadur Sahasraji, P. S. Sonapur, Dist-24 Parganas, West Bengal, within the ambit of Khatia Sonapur Municipality, within P. S. & ADDL. D. S. R. Office at Sonapur, Dist-24 Parganas, South. The said land is marked by 'RED' colour in the site plan attached herewith.

Whereas the said Vendor Sri Ramchandra Naskar had purchased a plot of bastu land measuring 4 kattas with structure, regarding Dag No.3174, under khatian No.153, of Mouza-Barhansfartabad, J.L.No.47, within the ambit of Rajpur Sonarpur Municipality, within P.S-& A.D.S.R Office at Sonarpur, Dist-24 Parganas(S), from Jiban Krishna Marik , Pran Krishna Marik, Sri Mrityunjoy Marik, Smt. Gouri Marik & Smt. Urmila Kundu by way of registered Sale Deed No.3499, for the year 1985, Registered at A.D.S.R Sonarpur Office (Being Book No.I, Volume No.44, Pages 92 to 98 recorded). Now the said Vendor is the absolute owner of the said property . The said property is found to be good marketable and free from all encumbrances.

ANDWHEREAS the said Vendor having a good marketable title of the above property which is free from all encumbrances, has been possessing and enjoying in the said property since his purchase. . The said Vendor has acquired full right, title and interest in the aforesaid property fully described in the schedule given hereunder.

ANDWHEREAS the said Vendor intending to sale the above mentioned property (morefully described in the schedule hereinafter mentioned) to raise expenditure of his personal reasons, having offered by the purchaser the highest marketable price and vendor having agreed to sale and the purchaser having agreed to buy for a consideration of Rs. 14,00,000/- (Rupees fourteen lacs only) .





*[Signature]*  
**Addl. Dist. Sub-Registrar**  
Sonaroor, South 24 Pas.

**12 DEC 2008**

ANDWHEREAS the said Vendor has received the total consideration price of Rs. 14,00,000/- (Rupees fourteen lacs only) and has sold the schedule mentioned property to the said purchaser and given khas possession to the said purchaser .

NOW THIS DEED OF INDENTURE WITNESSETH in consideration of Rs. 14,00,000/- (Rupees fourteen lacs only) the said purchaser is do hereby conveyes absolute title of the said property. The said purchaser shall hereafter, hold, use, enjoy, sale, transfer, gift or mortgage the said property without any hindrance or interruption by the said Vendor or any other party claiming through them.

THAT the said property is not vested or not affected by any trust, mortgage, charges, lease, lien, attachment or any other person or persons. The said propety is not effected by any scheme of acquisition or requisition. There is no temple or mosque on the said property. The said property is in free simple.

THAT the said Vendor agrees , acknowledges and confirms that he will rectify this sale deed or execute the supplimentary deed, if it is required according to the information of the said purchaser who will bear all the expenses for further deed in future.

The said purchaser after purchasing the undermentioned property in the Schedule will arrange to mutata in his name and will pay rent and taxes to the Govt of West Bengal .





*[Signature]*  
**Addl. Dist. Sub-Registrar**  
Sonamora, South 24 POC.

**12 DEC 2008**



Page: 5:

INWITNESS WHEREOF the said vendor has received the sum of Rs. 14,00,000/- (Rupees fourteen lacs only) from the said purchaser for selling the undermentioned property in the schedule below and executed and signed in this sale deed in the presence of the following witnesses.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

All that piece or parcel of 4(Four) kattas Bastu land together with Muli bamboo structure with thatched shed(approximate cover area 100 sq.ft) situated and lying at Mouza-Barhansfartabad, J.L.No.47, Pargana Medanmalla, R.S No.7, Touzi N.109, Rayatha Dhakali Sattya Bisistha, under R.S Dag No.3174(Three thousand one hundred seventy four), under R.S Khatian No.153(One hundred fifty three), within the ambit of Rajpur Sonarpur Municipality, within P.S & ADL.D.S.R Office at Sonarpur, Dist-24 Parganas South .The total consideration Price for Rs. 14,00,000/- (Rupees fourteen lacs only).The said sold land is marked by "RED" border in the site plan as attached herewith .The said Map or Plan is part and Parcel of this document.The annual proportionate rent is for Rupee 1 and 75 paise only which is payable to the collector, 24 Parganas(South), Alipore on behalf of the Govt. of West Bengal. The yearly proportionate rent is Rupee 1/-only for the said sold land.

*Sonarpur*



**Addl. Dist. Sub-Registrar**  
Sonarpur, South 24 Pgs.

12 DEC 2008



**BOUNDED BY AS FOLLOWS:-**

On the North: R.S Dag No.3173.

On the South: R.S Dag No.3176.

On the East : R.S Dag No.3175.

On the West : R.S Dag No.3174.

IN WITNESS WHEREOF the Vendor has hereto set and subscribed his hand, seals and signatures on the day, month and year first above written .

**SIGNED, SEALED AND DELIVERED**

In presence of WITNESSES :

1. *Handwritten signature*
  2. *Handwritten signature*
- Handwritten signature*  
*Handwritten signature*  
*Handwritten signature*

*Handwritten signature*  
\_\_\_\_\_  
SIGNATURE OF THE VENDOR

*Handwritten signature*  
\_\_\_\_\_  
SIGNATURE OF THE PURCHASER



↓  
Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.

12 DEC '08

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

BOUND BY AS FOLLOWS

On the North R.S. Dag No 1173

On the South R.S. Dag No 31

On the East R.S. Dag No 1

On the West R.S. Dag No 1

IN WITNESS WHEREOF the Vendor and Subscribed

his hand and signature on the day mentioned and year first above

written

SIGNED, SEALED AND DELIVERED

In presence of WITNESSES

1. Mr. [Signature]

2. Mr. [Signature]

3. Mr. [Signature]

4. Mr. [Signature]

5. Mr. [Signature]



**MEMO OF CONSIDERATION**

Received of and from the within named purchaser the within mentioned a sum of Rs. 14,00,000/- (Rupees fourteen lacs only) being the full consideration money by Manager's cheques as following manners:-

Sl. no.	Manager's Chq. no.	Bank	Branch	Date	Amount Rs.
1.	034257	HDFC	Kol.Salt Sec-I	11.12.08	3,50,000/-
2.	034258	HDFC	Kol.Salt Sec-I	11.12.08	3,50,000/-
3.	034259	HDFC	Kol.Salt Sec-I	11.12.08	3,50,000/-
4.	034260	HDFC	Kol.Salt Sec-I	11.12.08	3,50,000/-
<u>Total</u>					<u>Rs. 14,00,000/-</u>

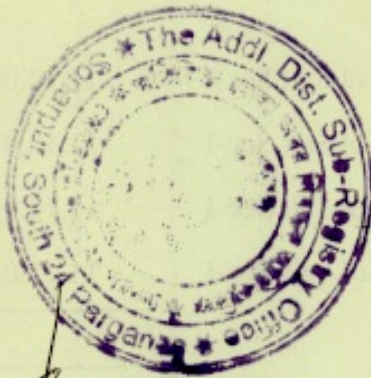
(Rupees fourteen lacs only).

WITNESSES

*Signature of Vendor*  
SIGNATURE OF THE VENDOR

1. *Signature of Witness 1*
2. *Signature of Witness 2*

Typed, Prepared and Drafted by me  
*Signature of Drafter*  
Barjeant  
Regd no MS 297/02



Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

12 DEC 2008



Presentant/Executant



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

NAME राजेश कुमार जाय

SIGNATURE राजेश कुमार जाय

Claimant



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

NAME RAJESH KUMAR JAIN

SIGNATURE Rajesh Kumar Jain



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

NAME.....

SIGNATURE.....



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

NAME.....

SIGNATURE.....






NAME  
SIGNATURE




NAME  
SIGNATURE


**Addl. Dist. Sub-Registrar**  
Sonarpore, South 24 Parg.

12 DEC 2008



NAME  
SIGNATURE

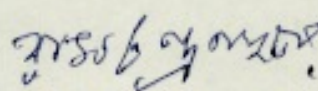



NAME  
SIGNATURE



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. SONARPUR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 11859 / 2008, Deed No. (Book - I , 12139/2008)**

I . Signature of the Presentant

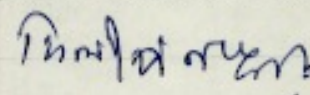
Name of the Presentant	Photo	Finger Print	Signature with date
Ram Chandra Naskar			

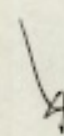
II . Signature of the person(s) admitting the Execution 'at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ram Chandra Naskar Address -Vill- Barhans Fartabad South 24 Parganas	Self	 12/12/2008	 LTI 12/12/2008	
2	Rajesh Kumar Jain Address -Bh/117, Sector-II Salt Lake Kolkata	Self	 12/12/2008	 LTI 12/12/2008	

**Name of Identifier of above Person(s)**  
 Dilip Naskar  
 PS- Sonarpur, VIII- Fartabad Sahapara Kolkata

**Signature of Identifier with Date**





(Utpal Kumar Chakrabarty)  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
 Office of the A. D. S. R. SONARPUR



Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

12 DEC 2008



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**Government Of West Bengal**  
**Office of the A. D. S. R. SONARPUR**  
**SONARPUR**  
Endorsement For deed Number :I-12139 of :2008  
(Serial No. 11859, 2008)

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**On 12/12/2008**

**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:**

Fee Paid in rupees under article : A(1) = 15389/- , E = 7/- on:12/12/2008

**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- 1400000/-

Certified that the required stamp duty of this document is Rs 84010 /- and the Stamp duty paid as: Impresive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty 1 Rs 40000/- is paid, by the draft number 187297, Draft Date 08/12/2008 Bank Name State Bank Of India, Bikash Bhaban, received on :12/12/2008. 2.Rs 39010/- is paid, by the draft number 187291, Draft Date 08/12/2008 Bank Name State Bank Of India, Bikash Bhaban, received on :12/12/2008.

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


Presented for registration at 13.22 hrs on :12/12/2008, at the Office of the A. D. S. R. SONARPUR by Ram Chandra Naskar, Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 12/12/2008 by

1. Ram Chandra Naskar, son of Lt. Panchu Gopal Naskar, Vill- Barhans Fartabad South 24 Parganas, Thana Sonarpur, By caste Hindu, by Profession Cultivation
2. Rajesh Kumar Jain, son of Kiran Chand Jain, Bh/117, Sector-II Salt Lake Kolkata, Thana Bidhan Nagar, Pin 700091, By caste Hindu, by Profession Business

Identified By Dilip Naskar, son of Ajit Naskar Vill- Fartabad Sahapara Kolkata 700084 Thana: Sonarpur, by caste Hindu By Profession :Business

  
[Utpal Kumar Chakrabarty]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
SONARPUR  
Govt. of West Bengal



*Addl. Dist. Sub-Registrar*  
Sonarpore, South 24 Pqs.

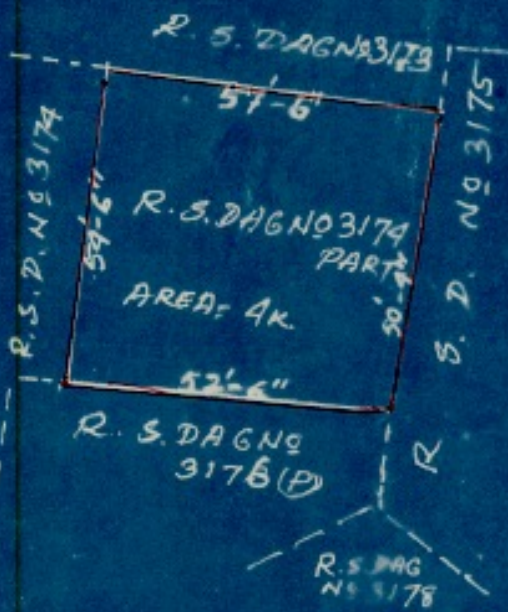
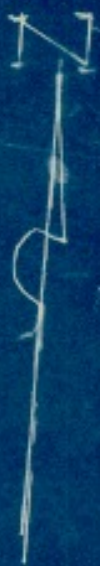
12 DEC 2008



SITE PLAN OF MAUZA - BARHANS - FARTAROAD.  
J.L. NO 47. R.S. DAGO 3174(P) P.S. SONARPUR  
DIST. SOUTH 24 PARGANAS, UNDER - RATPUR - SONAR-  
PUR MUNICIPALITY, WARD NO 26.

SCALE - 1" = 33'0"

AREA - 4K ACH ASET. Col. IN RED BORDER



*Barhans Fartaroad*

Drawn by  
G. Chatterjee  
Surveyor.  
Garh. K. J. 7004.

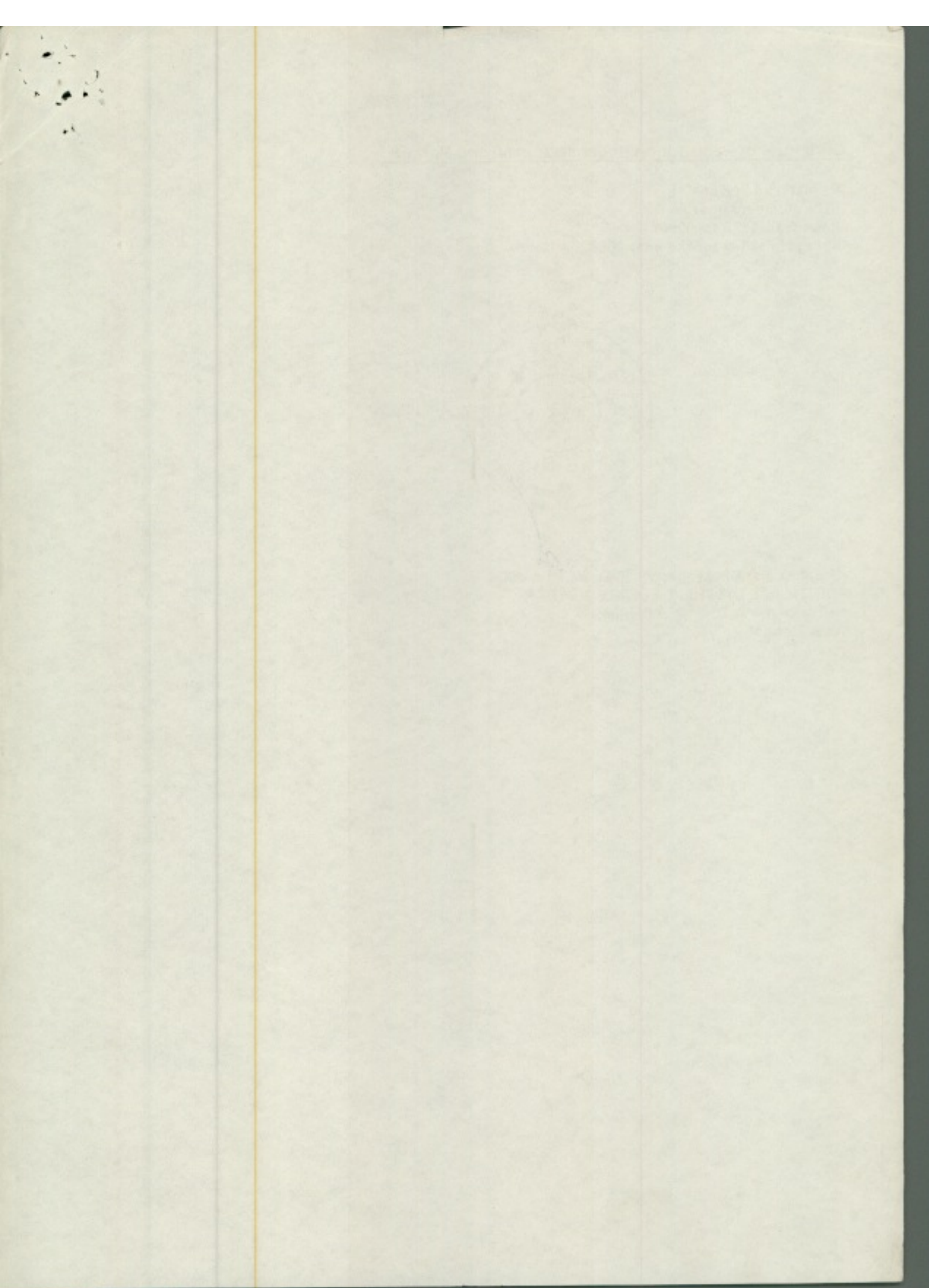




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Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

12 DEC 2008





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 45  
Page from 1278 to 1290  
being No 12139 for the year 2008.



(Utpal Kumar Chakrabarty) 16-December-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
West Bengal