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18/18/2007

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पश्चिमवंग प्रविष्टि बंगाल WEST BENGAL

0 581741

FOR POSTAGE AND FREIGHT TO BE PAID BY THE ADDRESSEE
 IN CASE OF MAIL OR ANY OF THE
 SERVICES

ADD. DIST. JALPAIGURI
 DISTRICT, WEST BENGAL

20 MAR 2007

• TERMS OF GUARANTEE •

THIS BOOK OF GUARANTEE shall have the same day
 of March, 2007 RE T E R N BY WEST BENGAL STATE
 any of the registers with number, by relation birth, of
 occupation cultivated, residing in Vill, named, P.O.
 company, district with Id-Paragon, N.S. hereinafter
 called and referred to as the YAKH (which term or
 expression shall unless decided by or referred to the
 contract be deemed to mean and include his heirs, legal
 representatives and assigns) of the ONE PART,

Handwritten notes:
 Case: 12/07
 P. 12/07
 10/10/07

Handwritten notes:
 M. 12
 12/10/07

...

AND

SHIV NIKETAN (P) LTD. a Private Limited Company, having its registered office at 23A, N.S. Road, 4th floor, Room Nos. 6 & 10, Kolkata-700001, represented by its Director SRI LALIT KUMAR BHUTORIA son of Prakash 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 and successors in office and assigns) of the OTHER PARTY.

WHEREAS the property measuring more or less 14½ sataksa sale land in R.S. & L.R. Deg No. 21, under L.R. Khatian No. 723 in Mouza Uttar Kajihat, P.S. Bishnupur, pargana Magura, Touzi Nos. 3, 4, 5, J.L.No. 22, within the limits of the Anchal panchayet area was the recorded owner Jogendra Nath Naskar, since deceased the father of the Vendor herein in the L.R. Record under L.R. Khatian No. 723 exclusively in sixteen annas share.

AND WHEREAS while he the said Jogendra Nath Naskar, since deceased had in peaceful possession and occupation over the said land died intestate leaving behind him surviving his one son Sri Sidhir Chandra Naskar, the Vendor herein as his legal heir and successor upon the said property. Thus the Vendor herein has got the said property by virtue of inheritance of law.

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

...

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NOW due to legitimate and reasonable need of money the Vendor intend 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. 2,41,666.00 (Rupees Two lakhs fortyone thousand six hundred sixtysix) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,41,666.00 (Rupees two lakhs forty one thousand six hundred sixtysix) 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 admit 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 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 declares that the land hereby sold had not been previously leased, mortgaged, sold, nor in any way transferred by and there is no charge, liens, lispendens or any attachments whatsoever. The Vendor further declares that there is no case suit or proceedings pending in any court of law.

The Vendor further declares that the Scheduled 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 Scheduled property is the khas possession of the Vendor which is stands free from all sorts of encumbrances and have good right, title and full power to sell the said property and in this condition sold out the said property as described in the Schedule on this day to you, and delivered peaceful possession to 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 deed of receiptification or deed of Declaration in favour of the said purchaser without any charge of the said purchaser.

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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.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of recorded sali land now being used as agricultural purpose measuring more or less 14½ sataks (fourteen and half sataks) in part of R.S.& L.R. Dag No.21 (Twentyone) under L.R.Khatian No. 723, situate and lying at Mouza Uttar Kajirhat, J.L.No.22, Touzi No. 3,4,5, Pargana Magura, P.S. and A.D.S.R.Office Bishnupur, within the jurisdiction of Anchal Panchayet area in the District South 24-Parganas, and the said property is being butted and bounded in the following manner:

-: Boundary :-

NORTH :

SOUTH :

EAST :

WEST :

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). Satyjit Nagkar
Nabad

Di. Inchar Chhabbar

SIGNATURE OF THE VENDOR.

2). *Subodh Chandra*
Das - Nabad

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: MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs- 2,41,666.00 (Rupees two lakhs fortyone thousand six hundred sixtysix) only being the full and entire consideration as per Memo below :

Memo :

By cash , Rs. 2,41,666.00
(Rupees : Two lac forty one thousand
Six hundred Sixty Six Only)

WITNESSES :

1). Satyjit Dasgupta
Mebad

Sri Sushil Ch. Dasgupta

SIGNATURE OF THE VENDOR.

2). Suresh Chandra
Dasgupta

prepared by me,

Anjali Datta (Advocate)

M.A., B.E.D, LL.B

Anjali Datta
Advocate.

Alipore P.O. - 11, Kol-27

Regd N. W.B. 2048/1999

Alipore Police Court

Regd No - W.B. 2048/1999

Typed by me,

Kamal Kumar Dasgupta
Alipore Police Court,
Kolkata-27.

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					

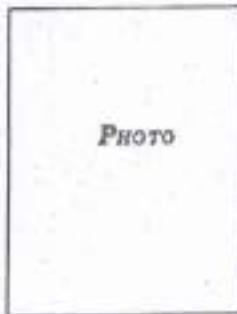
HIV NIKETAN PVT. LTD
Asst. Mgr.

Director



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

Sri V. S. S. Ch. V. S.



	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					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR
Endorsement For deed Number :I-01818 of :2009
(Serial No. 01426, 2009)

On 27/03/2009

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

Presented for registration at 20.00 hrs on :27/03/2009,at the Private residence by Sudhir Chandra Naskar,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 27/03/2009 by

1. Sri Sudhir Chandra Naskar, son of Lt. Jogindra Nath Naskar ,Vill.- Nowabad, P. O - Rasapunja, Dist.- South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :Cultivation
Identified By Pijush Kanti Naskar, son of Dhananjoy Naskar Vill.- Nawabad, 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 30/03/2009

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:

Fee Paid in rupees under article : A(1) = 2651/- ,E = 7/- on:30/03/2009

Certificate of Market Value(WB PUVI rules 1999)

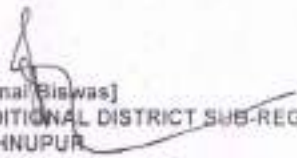
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 241666.-

Certified that the required stamp duty of this document is Rs 12093 /- and the Stamp duty paid as Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty Rs 11093/- is paid, by the draft number 457122, Draft Date 30/03/2009 Bank Name STATE BANK OF INDIA, Rajarhat, received on :30/03/2009.

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 7
Page from 4919 to 4929
being No 01818 for the year 2009.




(Kamal Biswas) 30 March-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal