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Certified that the document is admitted

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
The signature sheet and the endorsement of the document. as the part of this document.

C 524497

Case No. 21/09

Endorsement

[Signature]
Addl. Dist. Sub-Register
Bishnupur, South 24 Parganas

02 FEB 2009

: DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 30th day of January - 2009 BETWEEN SRI GOLOK NASKAR son of late Suren Naskar, by religion Hindu, by occupation cultivator, residing at Vill. Uttar Kajirhat, P.S. Bishnupur, 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, representatives and assigns) of the FIRST PART :

...

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भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AA 507694

2:

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 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 his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART :

...

WHEREAS the property in R.S. & L.R. Dag No. 57, area more or less 07 sataks out of 23 sataks, in R.S. & L.R. Dag No. 32 area 08 sataks out of 23 sataks, in R.S. & L.R. Dag No. 140, area 11 sataks out of 33 sataks, in R.S. & L.R. Dag No. 34 area 07 sataks out of 21 sataks and in R.S. & L.R. Dag No. 35 area 06 sataks out of 20 sataks, along with other property, nature of land sali land under L.R. Khatian No. 960, situate and lying at Mouza Uttar Kajirhat, P.S. Bishnupur, J.L.No.22, Touzi No. 3, 4, 5 within the limits of the Anchal panchayet area was being recorded in the name of Suren Naskar, since deceased in exclusive sixteen annas share. And while he had in peaceful possession and occupation over the said property along with other property died intestate leaving behind him surviving his one son (the Vendor herein) along with 4 daughters as his heirs, and successors.

AND WHEREAS thus the Vendor herein is in peaceful possession and occupation over the said property according to his one-fifth undivided share hereunder written by way of inheritance of law and entitled to transfer the said property by way of sale, mortgage, will or any process which is free from 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. 1,16,000/- (Rupees one lakh sixteen annas thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,16,000/- (Rupees one lakh sixteen thousand) only well and truly paid by the

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Ⓟ

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 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 Panchayat 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 successors 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 land 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 for the said property as described in the Schedule hereunder written.

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.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of sali land now being used as agricultural purpose measuring more or less $8\frac{13}{15}$ sataks in part of R.S. & L.R. Dsg Nos. 57, 32, 140, 34 and 35 under L.R. Khatian No. 960 situate and lying at Mouza Uttar Kajirhat, J.L. No. 22, Touzi Nos. 3, 4, 5 Pargana Megura P.S. and A.D.S.R. Office Bishnupur, within the limits of the Anchal Panchayet area in the District South 24-Parganas, and the said property is shown

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in the following diagram :

L.R. Kh. No.	L.R.& R.S. Dag No.	Nature	Area sold
960	57	sali	$1\frac{2}{3}$ sataks
-do-	32	sali	$1\frac{2}{3}$ sataks
-do-	140	sali	$2\frac{1}{3}$ sataks
-do-	34	sali	2 sataks
-do-	35	sali	$1\frac{1}{3}$ sataks
			----- $8\frac{13}{15}$ -----

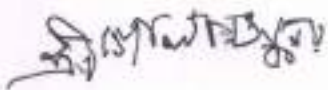
Eight and fifteen upon thirteen sataks.

And the proportionate annual rent of Rs. 3.20 being payable to the Collector, for 24-Paryanas(8) on behalf of the Governor of the State of W.B.

IN WITNESS WHEREOF the Vendor has hath hereunto set 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) *Handwritten name in Bengali script*

2) *Handwritten name in Bengali script*

SIGNATURE OF THE VENDOR.

Handwritten mark

: MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs. 1,16,000.00 (Rupees one lakh sixteen thousand) only being the full and entire consideration as per memo below :

Memo :

By cash on this day
in 100 Rupee denomination... Rs. 1,16,000.00

(Rupees one lakh sixteen thousand) only

WITNESSES:

1) • *Handwritten text in Bengali script*

2) • *Handwritten text in Bengali script*

Handwritten signature of the vendor

SIGNATURE OF THE VENDOR.

Prepared by me,

Anjali Datta Anjali Datta (Advocate)
Advocate. M.A., B.E.D, LL.B
Alipore P. S. Court, Kol-27
Regd No. - W B 2048/1999

Typed by me,

Ranjana
Alipore Police Court,
Kolkata-27.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN PVT. LTD.

Shivniketan

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

Director



Shivniketan

	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					



	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-00490 of :2009
(Serial No. 00381, 2009)

On 30/01/2009

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

Presented for registration at 18.23 hrs on :30/01/2009,at the Private residence by Golok Naskar,Executant.

Admission of Execution(Under Section 58)

Execution is admittid on 30/01/2009 by

1. Sri Golok Naskar, son of Lt. Suren Naskar ,Vill.- Uttar Kajirhat, Dist.- South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :Cultivation

Identified By Subhasish Dhara, son of Mohan Dhara 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 02/02/2009

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) = 1265/- ,E = 7/- on:02/02/2009

Certificate of Market Value(WB PUVI rules 1999)

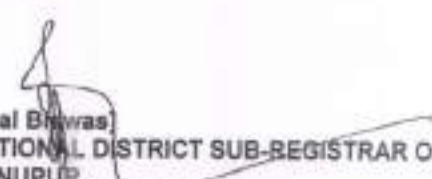
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 116000/-

Certified that the required stamp duty of this document is Rs 5810 /- and the Stamp duty paid as: Impresive Rs- 510

Deficit stamp duty

Deficit stamp duty Rs 5310/- is paid, by the draft number 049003, Draft Date 01/02/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :02/02/2009.

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 3
Page from 110 to 121
being No 00490 for the year 2009.



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