

- L 05645 22 6156/28

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

C 524496

Stamp: Registered with the Registrar of Companies, Kolkata, West Bengal, India. The instrument is duly registered.

Addl. District Registrar  
Bachchan, South 24 Parganas

31 DEC 2008

DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE is made this the 20th day of December, 2008 BETWEEN SHI HIRSHI CHANDRA MUKHARJI son of Subhash Chandra Purkaitte, by religion Hindu, by occupation cultivation, residing at Vill. Keesanjya, P.O. Kishorepur, District South 24-Parganas, hereinafter called and referred to as the VENUEE (which term or expression shall unless excluded by or restraint to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the FIRST PART :

Handwritten notes: via 5/10/08, Subhas Chandra Mukherjee

AND

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 Prekash 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 :

CSM 2016 of A.P. 2017/26

WHEREAS the Vendor of these presents is the owner, and occupier of All that piece and parcel of salil land measuring more or less 19 sataks in part of R.S. & L.R.Dag No. 44 under R.S.Khatian No. 515, situate and lying at Mouza Uttar Kajirhat, P.S. and A.D.S.R.Office Bishnupur, J.L.No.22, R.S.No. 158, Teuzi Nos. 3,4,5 in the District South 24-Parganas within the limits of the Gram Panchayet area by virtue of a Bengali Deed of Conveyance dt. 22.11.1974, registered at the office of the A.D.S.R.Bishnupur and recorded in Book I, Vol.No. 161, pages from 181 to 182, Being No. 14457 for the year 1974, purchased from the owners (i) Sri Sujgy Kumar Mondal son of late Bilash Chandra Mondal, (ii) Suraj Kumar Mondal son of late Bilash Chandra Mondal, both of Nowabad, P.S. Bishnupur, District 24-Parganas(South).

...

AND WHEREAS by virtue of aforesaid Purchase the Vendor herein is in peaceful possession and occupation over the said property and 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 sorts of encumbrances.

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. 1,70,454.00 (Rupees one lakh seventy thousand four hundred fiftyfour) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,70,454.00 (Rupees one lakh seventy thousand four hundred and fifty four) 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 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 e very 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, dispendens 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 for the said property as described in the Schedule hereunder.

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 emission, 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 agreed 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 19 sataks in part of R.S. and L.R.Dag 18, 44 ( fortyfour) under L.R.Kh. No. — relating to R.S. Khatian No. 515, situate and lying at Mouza Uttar Kajirhat, P.S. and A.D.S.R.office Bishaupur, J.L.No.22, R.S.No. 158, Touzi Nos. 3,4,5 within the limits of the Gram Panchayet area in the District 24-Parganas(South)

and the said property has specifically described in the following diagram :

R.S.Khatian No.	L.R.Kh. No.	R.S. & L.R.Dag No.	Nature	Area sold.
515		44 (fortyfour)	sali	15 sataks.
515		48 (fortyeight)	Sali	04 sataks.

The property hereby sold has been shown in the map or plan demarcated by red border lines annexed hereto and the said plan shall be regarded the part and parcel of this deed.

The property is being butted and bounded in the following manner : 44 & 48

ON THE NORTH : Dag no. 43 , Dag no. 49  
ON THE SOUTH : Dag no. 46, 96 , Dag no. 47  
ON THE EAST : Dag no. 38 , Dag no. 46  
ON THE WEST : Dag no. 45 , Dag no. 50.

Proportionate annual rent of Rs. 3-00 being payable to the Collector, 24-Parganas(S) District on behalf of the Governor of the State of W.B.

Total Land. 19 sataks. (Nineteen sataks)

CSM 2016 by [Signature]

...

IN WITNESS WHEREOF the Vender has hath hereunto set and subscribed his hand and signature on this deed on the day, month and year first above written.

SIGNED & DELIVERED

at Kolkata in the presence of Witnesses :

1). *Signature*  
*Signature*  
*Signature*

*Signature*  
SIGNATURE OF THE VENDOR.

2). *Signature*  
*Signature*



MEMO OF CONSIDERATION :

Received of and from the within named Purchaser the within mentioned the sum of Rs. 1,70,454.00 (Rupees one lakh seventy thousand four hundred and fiftyfour) only being the full and entire consideration as per Memo below :

Memo :-

By Cash Rs. 1,70,454.00  
( Rupees. one Lac seventy thousand four hundred fifty four only )

WITNESS :

1). *[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

SIGNATURE OF THE VENDOR.

2). *[Handwritten signature]*  
*[Handwritten signature]*

Prepared by me,  
*[Handwritten signature]*  
Advocate.

Typed by me,  
*[Handwritten signature]*  
(Kamal Kumar Roy),  
Alipore Police Court  
Kolkata-27.



**SPECIMEN FORM FOR TEN FINGER PRINTS**



SHIV NIKETAN PVT. LTD.

*Ashu Mittal*

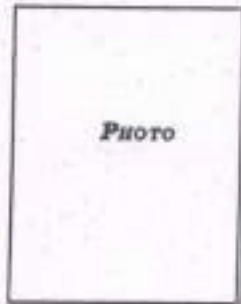
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Director



*CS/266/2016*

	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					

SALE DEED PLAN

SHOWING AT MOUZA - UTTAR - KAZIRHAT

J.L. NO. 22 P.S. BISHNUPUR DIST -

24 PARAGANAS (S) L.R. KHATIAN NO.

DAG NO. 44 AREA - 15 DEC. DAG NO. 48

AREA - 04 DEC TOTAL AREA - 19 DEC

SCALE: 1" = 33' E      SHOWN BY RED BORDER

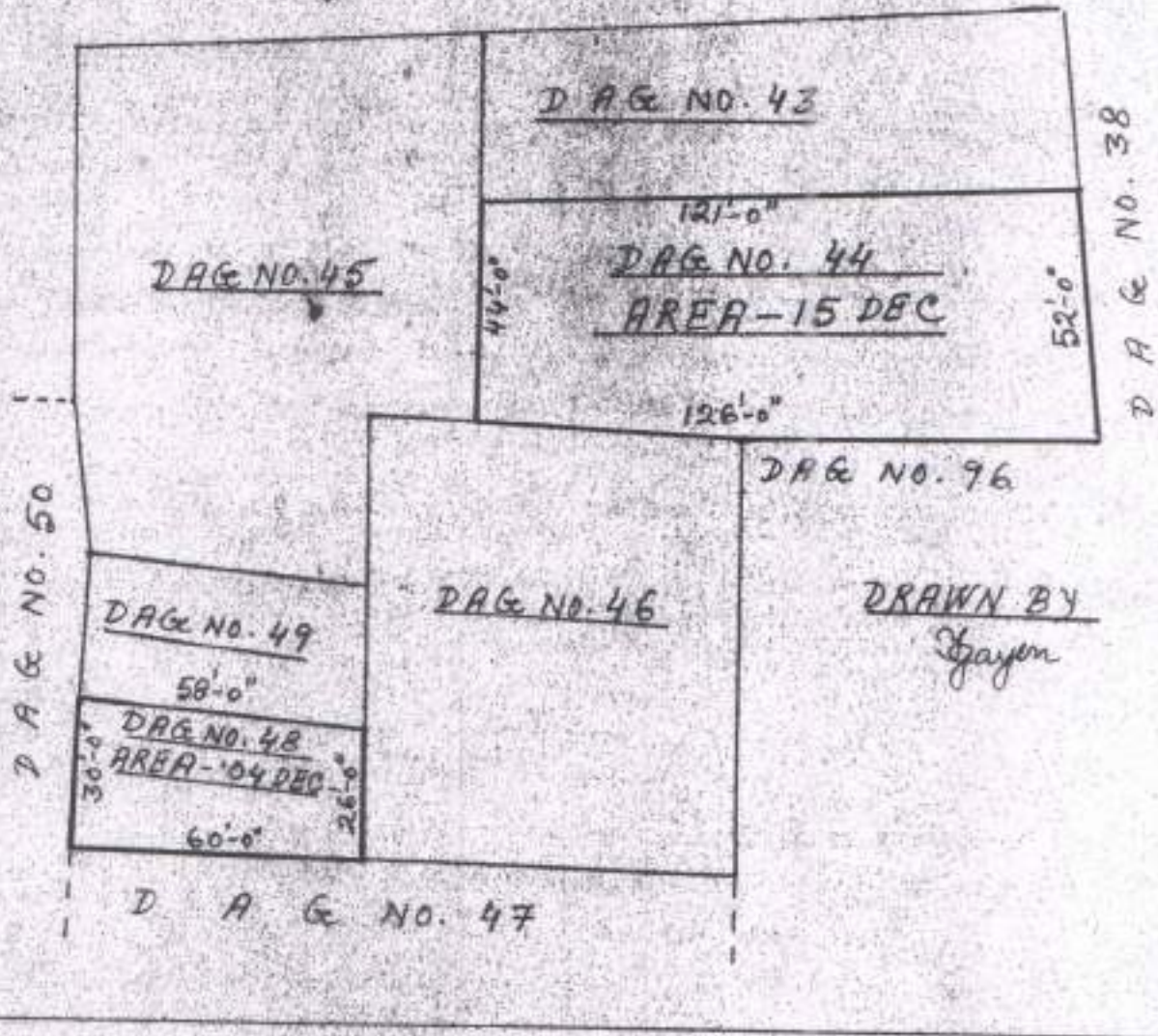
VENDEE

Shiv Niketan (P) Ltd.

VENDOR

MOHAN PURKAIT.

*CHITRA NIBANDHAK*





**Government Of West Bengal**  
**Office of the A. D. S. R. BISHNUPUR**  
**BISHNUPUR**  
Endorsement For deed Number :I-06156 of :2008  
(Serial No. 05645, 2008)

**On 30/12/2008**

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

Presented for registration at 18.45 hrs on :30/12/2008, at the Private residence by Mohan Chandra Purkaite, Executant.

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

Execution is admitted on 30/12/2008 by

1. Sri Mohan Chandra Purkaite, son of Subhash Chandra Purkaite, Vill.- Rasapunja, Dist.- South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession : Cultivation  
Identified By Surjya Kanta Naskar, son of Nripendra Nath 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 31/12/2008**

**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) = 1870/- , E = 7/- on: 31/12/2008

**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- 170454/-

Certified that the required stamp duty of this document is Rs 8533 /- and the Stamp duty paid as: Impressive Rs- 500

**Deficit stamp duty**

Deficit stamp duty Rs 8033/- is paid, by the draft number 048235, Draft Date 31/12/2008 Bank Name STATE BANK OF INDIA, Amtala, received on : 31/12/2008.

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 24  
Page from 2729 to 2741  
being No 06156 for the year 2008.



*(Handwritten signature)*

(Kamal Biswas) 31-December-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A. D. S. R. BISHNUPUR  
West Bengal