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R 491/2009

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बन्दिपकान् पश्चिम बंगाल

WEST BENGAL
document is admitted
as a copy of the original. The original shall be
returned to the party with this
document as the part of the document.

C 490092

Addl. Dist. Registrar
Banspur, South 24 Parganas

2 FEB 2009

DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 27th day of January
2009 BETWEEN (1) SHI HANTU NIMAR NARAYAN alias SHI HANTU
NARAYAN, son of late Ananta Ram Narayan, by religion Hindu, by
occupation cultivator, (2) SHI PRANANDA NARAYAN son of late
Ananta Ram Narayan, by religion Hindu, by occupation cultivator,
both residing at Vill. Duter Kajinhat, P.S. Bishnupur, in the
District South 24 Parganas, hereinafter called and referred to
as the VIDHANS (which term or expression shall unless specified
by or pursuant to the context be deemed to mean and include
their heirs, executors, administrators, representatives and
assigns) of the FIRST PART :

SHIV NIKETAN(P) LTD., a Private Limited Company, having its registered office at 23A, N.S.Road, 4th floor, Room No. 6 & 18, 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 heirs, executors, administrators, legal representatives, successors-in-office and assigns) of the SECOND PART :

WHEREAS the Vendor No.1 is the recorded owner of the property in Dag No. 34, sali area 04 sataks out of 21 sataks, in Dag No.35 sali area 03 sataks out of 20 sataks, in Dag No. 32, sali area 02 sataks out of 23 sataks, in Dag No. 57, sali area 02 sataks out of 23 sataks, and in Dag No. 442, sali area 02 sataks out of 20 sataks, along with other property under L.R.Kri Khatian No. 393, situate and lying at Mouza Uttar Kajinhat, J.L.No.22, Touzi Nos. 3,4,5 within the limits of the Anchal Panchayet area in the District South 24-parganas, and the Vendor No.1 also inherited the property from his mother Kajal Naskar, after her death, who had recorded owner of the property in Dag No. 57, sali area 01 sataks out of 23 sataks, in Dag No.442, area 02 sataks out of 20 sataks and in Dag No. 32, area 03 sataks out of 23 sataks under L.R. Kri Khatian No. 149 of the said Mouza and same jurisdiction.

AND WHEREAS the Vendor No. 2 is the recorded owner of the property in Dag No. 34, sali area 03 sataks out of 21 sataks in Dag No. 35, sali area 04 sataks out of 20 sataks, in Dag No. 32, sali area 02 sataks out of 23 sataks, in Dag No. 57, sali area 03 sataks out of 23 sataks, in Dag No. 442, sali area 03 sataks out of 20 sataks under L.R.Kri Khatian No. 524, situate & lying at

Mouze Uttar Kajirhat, P.S. Bishnupur, J.L. No. 22, Touzi Nos. 3, 4, 5 of Anchal Panchayat area in the District South 24-Parganas, and the Vendor No. 2 also inherited the property from his mother Kajal Neekar, after her death, who had recorded owner of the property in Dag No. 57, said land land area 03 sataks out of 23 sataks in Dag No. 442, area 02 sataks out of 20 sataks, and in Dag No. 32 area 03 sataks out of 23 sataks under L.R. Kri Khatian No. 149 of the said Mouze and same jurisdiction.

AND WHEREAS thus the Vendor No. 1 is the recorded owner of total area 13 sataks under Dag Nos. 34, 34, 32, 57, and 442 under L.R. Khatian No. 381 and the Vendor No. 2 is the recorded owner of total area 15 sataks under Dag Nos. 34, 35, 32, 57 and 442 under L.R. Khatian No. 524 and making a total area more or less 28 sataks and $10\frac{2}{3}$ sataks inherited from their mother Kajal Neekar after her death in above Dag Numbers and as they are related as brothers jointly seized and possessed the said property.

AND WHEREAS by the manner aforesaid the vendors of this Indenture seized and possessed the said land as described in the Schedule hereunder and entitled to transfer the said property by way of sale, mortgage, will or any process which is free from encumbrances.

NOW due to legitimate and reasonable need of money the Vendors intend to sell and the Purchaser has agreed to purchase the said property as mentioned in the Schedule hereunder written at or for the price of Rs. 4,90,913.00 (Rupees four lakhs nine hundred thirteen) only well and truly paid by the said purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby admit from the payment and

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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 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 their predecessors in title will be rejected to any court of law.

The Vendors declare 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 Vendors 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 vendors which is stands free from all sorts of encumbrances and have good, 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 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 Vendors 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 of 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 Vendors of after received of full consideration money without any provocation of other person put their signatures 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 purposes measuring more or less $35\frac{2}{3}$ sataks in part of Dag Nos. 34, 35, 32, 57 and 442 under L.R. Kri Khatian Nos. 383, 524 and 149 respectively as clearly indicated in the following diagram, situate and lying at Mouza Uttar Kajirhat, P.S. and A.D.S.R. Office Bishnupur, J.L.No. 22, Touzi Nos. 3, 4, 5, Pargana Magure, within the limits of the Anchal Panchayet area in the District South 24-parganas.

<u>L.R.Kri Khatian No.</u>	<u>Dag Nos.</u>	<u>Nature of land</u>	<u>Area sold.</u>
383, 524, 149	34	sali out of 21 dec.	07 sataks
524, 383, 149	35	sali out of 20 dec.	$6\frac{2}{3}$ sataks
149, 383, 524	32	sali out of 23 dec.	$7\frac{2}{3}$ sataks
149, 383, 524	57	sali out of 23 dec.	$7\frac{2}{3}$ sataks
149, 383, 524	442	sali out of 20 dec.	$6\frac{2}{3}$ sataks
Total ...			$35\frac{2}{3}$ sataks

Thirtyfive and two-third sataks.

at

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And the proportionate annual rent of Rs. 9-40 being payable to the Collector, for 24-Parganas (s) on behalf of the Governor of the State of W.B.

IN WITNESS WHEREOF the Vendors have hath hereunto sets and subscribed their hands and seals on this the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence of Witnesses :

1). *Handwritten signature in Bengali script*

2). *Handwritten signature in Bengali script*

Handwritten signature in Bengali script
1). *Handwritten signature in Bengali script*
2). *Handwritten signature in Bengali script*

SIGNATURE OF THE VENDORS.

Handwritten mark

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: MEMO OF CONSIDERATION :

Received of and from the within named Purchaser the within mentioned the sum of Rs. 4,90,913.00 (Rupees Four Lakhs ninety thousand nine hundred thirteen) only being the full and entire consideration as per Memo below :

--: Memo :-

WITNESSES :

By cash RS 4,90,913.00

✓ 1). *Handwritten in Bengali* (Rupees four lakhs ninety thousand nine hundred thirteen only)

2). *Handwritten in Bengali*
1). *Handwritten signature*
2). *Handwritten signature*
SIGNATURE OF THE VENDORS.

Prepared by me,

Anjali Datta

Anjali Datta (Advocate)
M.A., B.B.D, LLB
Alipore Police Court, Kol-27 Advocate.
Regd. No - W B. 2048/1999

Typed by me,
Kamal Kumar Roy
(Kamal Kumar Roy),
Alipore Police Court,
Kolkata-27.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN

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

Handwritten signature

Director

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



Handwritten signature



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

Handwritten signature



	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-00491 of :2009
(Serial No. 00324, 2009)

On 28/01/2009

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

Presented for registration at 18.25 hrs on :28/01/2009, at the Private residence by Nantu Kumar Naskar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 28/01/2009 by

1. Sri Nantu Kumar Naskar alias Sri Nantu Naskar, son of Lt. Ananta Ram Naskar, Vill.- Uttar Kajirhat, Dist.- South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession : Cultivation
 2. Sri Prasanna Naskar, son of Lt. Ananta Ram Naskar, Vill.- Uttar Kajirhat, Dist.- South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession : Cultivation
- Identified By Tapan Naskar, son of Nantu Naskar 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 30/01/2009

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- 490913/-

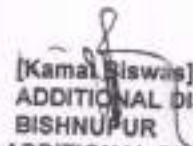
Certified that the required stamp duty of this document is Rs 24556 /- and the Stamp duty paid as: Impresive Rs- 500

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/-


[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-00491 of :2009
(Serial No. 00324, 2009)


Payment of Fees:

Fee Paid in rupees under article : A(1) = 5390/- , E = 7/- on:02/02/2009

Deficit stamp duty

Deficit stamp duty Rs 24056/- is paid, by the draft number 048970, Draft Date 30/01/2009 Bank Name STATE BANK 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

