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भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

B 573159

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 10th day of February 2009 BETWEEN SHY HARAYAN DASS SAHAY son of Prem Chand Kishore, by relation Hindu by occupation business, residing at 23/1, Jessmail Road, P.S. Behala in the District South 24-Parganas, Kolkata-700000, 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 legal representatives and assigns) of the ONE PART :

Accepted that the SAHAY is Hindu by religion. The signature there on the instrument shall be taken as the signature of the VENDOR and the part of this document.

Advt. Dist. Sub-Registrar
Mahaeswar / South 24 Parganas

FEB 2009

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 sonof 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 its successors in office and assigns) of the OTHER PART ;

WHEREAS one Sanatan Mondal sonof late Nagendra Nath Mondal of Vill. Uttar Kazirhat, P.S. Bishnupur, in the District South 24-Parganas, and Gopal Sardar son of late Basan sardar of Vill. Nahezari, P.S. Bishnupur, District South 24-Parganas, obtained demarcated 7 decimals of sali land out of 26 decimals of sali land in Dag No. 42, of Khatian No. 3295 in Mouza Uttar Kazirhat, J.L.No.22, P.S. Bishnupur, District South 24-Parganas on the basis of the Deed of Sale dt. 21.5.1974 being Deed No. 3295 for the year 1975.

AND WHEREAS the said Santan Mondal and Gopal Sardar purchased further 19 decimals of sali land out of 45 dec. of sali land in the said Dag No. 42 in the said Mouza Uttar Kazirhat by a registered Deed of Sale dated 21.5.1974 since registered as Deed No. 3295 for the year 1974.

AND WHEREAS be it mentioned that the said Sanatan Mondal purchased demarcated 7 decimals of sali land by the said Deed No. 3295 and the said Gopal Sardar purchased demarcated 19 decimals of sali land by the said Deed No. 3295.

AND WHEREAS the said Sanatan Mondal and the said Gopal Sardar jointly sold as vendors therein mentioned as Vendor Nos. 1 and 2 respectively sold, conveyed All that demarcated 26 dec. of sali land in Dag No. 42, Khatian No. 439 and Dag No. 42 of Khatian No. 442 in Mouza Uttar Kazirhat, J.L.No.22, P.S.Bishnupur, District South 24-parganas, free from all sorts of encumbrances and charges and on receipt of valuable consideration in favour of Basorimohan sardar by a Bengali Registered Deed of Sale dt. 24.1.1984 corresponding to 9th day of Megh, 1390 B.S. since registered in Book No.I, Volume No.7, pages from 165 to 169, Being No. 434 for the year 1984 registered at the office of the S.R.C.Bishnupur South 24-Parganas(then 24-Parganas) and delivered possession to the said Basorimohan Sardar.

AND WHEREAS the said Basorimohan sardar sold as the Vendor therein mentioned as Vendor, sold, conveyed All that piece or parcel of sali land measuring 7 decimals in R.S.Dag No. 42 under R.S.Khatian No. 439, and an area of sali land measuring 19 decimals in R.S.Dag No. 442 under R.S.Khatian No. 442, total area 26 decimals situate and lying at Mouza Uttar Kazirhat, J.L.No. 22, R.S.No. 158, Touzi No. 3,4,5, P.S. and A.D.S.R.office Bishnupur, District South 24-parganas, free from all sorts of encumbrances and charges of valuable consideration in favour of Sri Narayan Dass Kashwani son of Prem Chand Kashwani, the Vendor herein on 23.6.2000 by a Bengali registered Deed of sale registered at the office of the D.S.R.IV, Alipore, and was recorded in Book I, Vol.No.48, Pages from 257 to 266, Being No. 1863 for the year 2000.

...

AND WHEREAS the Vendor of these presents is in peaceful possession and occupation ever the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property and entitled to transfer the said land by way of sale, mortgage, will or any process which is free from all sorts of encumbrances.

AND WHEREAS due to legitimate and reasonable need of money the Vendor intends to sell the property as described in the Schedule below and the Purchaser has agreed to purchase the said property as described in the Schedule hereunder written at Rs. 4,33,300/- (Rupees Four lakhs thirtythree thousand three hundred) 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 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 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, dispend 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 hve 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 of the said land in favour of 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 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 recorded sali land now being used as agricultural purposes measuring more or less 26 sataks (twenty six) in part of R.S.Dag No. 42 under R.S. Khatian No. 439, and 442, situate and lying at Mouza Uttar Kazirhat, J.L.No.22, R.S.No.188, Touzi No. 3,4,5, Pargana Magura, having Raiyati interest as appended below :

<u>R.S.Khatian No.</u>	<u>R.S.Dag No.</u>	<u>Nature</u>	<u>Area</u>
439	42	sali	7 decimals
442	42	sali	<u>19 decimals</u>
			<u>26 decimals</u>

With all sorts of rights in easements, proportionate rent Rs. 0.72 paise payable to the Collector of South 24-Parganas, representing the State of W.B. butted and bounded by :

- ON THE NORTH : land of Biswanath sardar ;
- ON THE SOUTH : land of Mbhan Mondal ;
- ON THE EAST : land of Makhan Mondal ;
- ON THE WEST : land of Kartick Mondal.

: 7 :

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 SEALED AND DELIVERED
in the presence of Witnesses :

1). Vishnu Kishore
S/o Mr. Ramnarayan K. Kishore
23/1 B.N.Rd. Gr-60.

2). Jastad S.K.
C/o - Jastad S.K.
Vill - Chatejicki

Narayan Das Kishore
SIGNATURE OF THE VENDOR.

: MEMO OF CONSIDERATION :

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs. 4,33,300.00 (Rupees Four lakhs thirty three thousand and three hundred) only being the full and entire consideration as per Memo below :

Memo :-

By cash Rs. → 4,33,300/-
(Rupees : Four Lacs Thirty three thousand Three hundred only)

WITNESSES:

1). *Vijay Kumar*
S/o. Mr. *Ramesh Chandra*
23/1 B.N.Rd. Cal-60.

Narayan Das Kashwan
SIGNATURE OF THE VENDOR.

2). *Yashpal Singh*
Vill - Chhajjile

Prepared by me,
Ajayal Datta
Advocate.
Alipore Police Court, Kolkata-27.
W 3 2048/1999

Typed by me,
Kamal Kumar Singh
Alipore Police Court,
Kolkata-27.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN PVT. LTD.

Ashtori

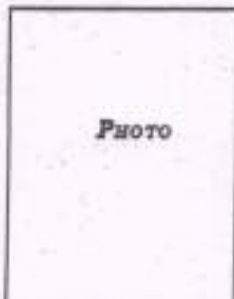
Director

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

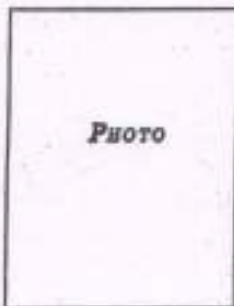


Narayan Das -
Kashwan

	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-00992 of :2009
(Serial No. 00759, 2009)

On 18/02/2009

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

Presented for registration at 17.20 hrs on :18/02/2009, at the Private residence by Narayan Dass Kashwani, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/02/2009 by

1. Sri Narayan Dass Kashwani, son of Prem Chand Kashwani, 23/1, Banamali Naskar Road, Dist.- South 24 Pgs
, Thana Behala, By caste Hindu, by Profession :Business
Identified By Vikram Kashwani, son of Mr. Ramesh Kumar Kashwani 23/1, Banamali Naskar Road, Kolkata- 700060
Thana: Behala, by caste Hindu, By Profession :Others.

Name of the Registering officer :Kamal Biswas
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF BISHNUPUR

On 19/02/2009

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) = 4763/- , E = 7/- on:19/02/2009

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- 433300/-

Certified that the required stamp duty of this document is Rs 21675/- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty Rs 20675/- is paid, by the draft number 741254, Draft Date 19/02/2009 Bank Name STATE BANK OF
INDIA, Rasapunja, received on :19/02/2009.

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 4
Page from 3521 to 3532
being No 00992 for the year 2009.



(Kamal Biswas) 19-February-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal