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U0411 T-08742 P-23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document

A 260517

770  
S.No. 19008/4  
r.s.c no 1591/11  
8/2-2504 8/2 1004  
7/2/14

Jeeban Naskar  
to  
Levor Finance  
R/S Bag - 86  
1200 - 24. sub

Sub-Registrar,  
24 Parganas, Alipore  
District W/B (S) of  
Registration Act 1908  
= 8 DEC 2011

THIS INDENTURE IS MADE this the 07<sup>th</sup> day of DECEMBER, 2011  
(Two Thousand and Eleven) BETWEEN JEEBAN NASKAR son of late Panchu  
Naskar, by faith Hindu, by Nationality Indian, by occupation cultivation, residing  
at Garagicha, Police Station Sonarpur, District 24- Parganas (South), West Bengal,

No. 2154 Rs. 5000 Date 05/12/11

Name.....  
Address.....  
Vendor Sri. Subhankar Desai  
Alipur Collectory  
24 Parganas (South)

J. ALI  
Advocate  
High Court Calcutta



LTI OF JEEBAN WASKAR  
BY THE PEN OF Anand Mondal



LTI OF JEEBAN WASKAR  
BY THE PEN OF Anand Mondal

*(Handwritten signature)*

Sub-Registrar IV  
24 Parganas, Alipur  
Register 8/8 F.01 of  
District 24 Parganas  
- 7 DEC 2011

Anand Mondal  
S/o Shibu Mondal  
Garia Gogajacha  
Sonar Pur  
KOL - 84  
Byasime.98

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 29  
Page from 2139 to 2153  
being No 08742 for the year 2011.



*Ashoke Kumar Biswas*

(Ashoke Kumar Biswas) 09-December-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal



Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08742 of 2011  
(Serial No. 08421 of 2011)

On

**Payment of Fees:**

On 07/12/2011

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19.40 hrs on :07/12/2011, at the Private residence by Jeeban Naskar, Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 07/12/2011 by

1. Jeeban Naskar, son of Lt. Panchu Naskar , Garagacha, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Amal Mondal, son of Shibu Mondal, Garia Garagacha, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste: Hindu, By Profession: Business.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On 08/12/2011

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 08/12/2011

Amount by Draft

Rs. 9430/- is paid , by the draft number 712472, Draft Date 05/12/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 08/12/2011

( Under Article A(1) = 9391/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 08/12/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 853500/-



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

08/12/2011 17:03:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08742 of 2011  
(Serial No. 08421 of 2011)

Certified that the required stamp duty of this document is Rs.- 51220 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 46250/- is paid, by the draft number 712471, Draft Date 05/12/2011, Bank Name  
State Bank of India, CHOWRINGHEE, received on 08/12/2011

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the ONE PART :-

A N D

M/S. LEVOC FINANCE PVT. LTD, having its' registered office at 11, Lower Range Police Station Beniapukur, Kolkata-700017, represented by one of its' Directors MR. KISHAN MIRANIA AGARWAL son of Mr. Rambilas Agarwal, by faith Hindu, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, Police Station Bhabanipore, Kolkata-700020, hereinafter called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors-in-office, executors, administrators, legal representatives and assigns) of the OTHER PART :-

WHEREAS one Khagendra Nath Dey Sarkar, Narendra Nath Dey Sarkar, Lila Bati Dey Sarkar, Birendra Nath Dey Sarkar, Amarendra Nath Dey Sarkar, Samarendra Nath Dey Sarkar, Ganendra Nath Dey Sarkar, Dhirendra Nath Day Sarkar, Sachindra Nath Dey Sarkar, Mrinalini Dey Sarkar, Hirendra Nath Dey Sarkar were the joint owners in respect of land measuring an area 51 Decimals more or less comprised in C. S. Dag No. 84 under C. S. Khatian No. 86 of Mouza Garagachha, J.L. No. 45, Touzi No. 56, Police Station Sonarpur, Parganas Khaspur, District 24-Parganas and while being seized and possessed of the same the said Khagendra Nath Dey Sarkar and others, named above, they settled the aforesaid property along with other properties in the name of a trust namely Ramanath Dey Sarkar Religious Charitable Trust, having its' office at 393/3, Netaji Subhas Chandra Bose Road, Police Station Jadavpur, Kolkata 700047 which was registered at the office of the Sub -Registrar at Alipore, being Deed No. 8018 for the

1950 and the said owners became the trustees of the aforesaid Trust and in the said trust it was recorded that the aforesaid property can be transferred and/or alienated to any person or persons for benefit of the aforesaid trust and the said property was recorded in the name of the said Trust in the R.S. and L.R. record vide R.S. Dag No.86 under R.S. Khatian No.118 and L.R. Khatian No.166, L.R. Dag No.93 at Mouza Garagacha, J.L. No.45 and one Sudhir Naskar, Bablu Naskar, Jeeban Naskar and Paben Naskar were the recorded bargadars in respect of the aforesaid property and they were cultivating the said property jointly and to release 50% area of the aforesaid property from the said Bargadars, the Trustees of the aforesaid trust by and under a deed of gift dated 5<sup>th</sup> October 1999, registered at the office of the A.D.S.R.O. Sonarpur and recorded in Book No.1, Volume No. 4, Pages 95 to 107, being No.194 for the year 2000, gifted and transferred ALL THAT piece and parcel of land measuring an area 14 Cottahs 03 Chittaks 09 Square feet more or less out of the aforesaid property unto and in favour of Sudhir Naskar, Bablu Naskar, Jeeban Naskar and Paben Naskar, the purchasers therein and one Haren Dey and Biren Halder, the conferring party therein, confirmed the said deed as confirming Party, as they were authorized to look after the property in question.

AND WHEREAS by virtue of the aforesaid deed of gift the said Sudhir Naskar became the owner of the 50% share of the property and Bablu Naskar, Jeeban Naskar and Paben Naskar became the joint owners of the remaining 50% share of the aforesaid property measuring an area 14 Cottahs 03 Chittaks 09 Square feet more or less comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R.S. Khatian No.118 and L.R. Dag No. 93, L.R. Khatian No.166 at Mouza Garagacha, J.L. No.45 and as such lawful owners they got mutated their names in the L.R. record vide L.R. Khatian Nos. 452, 457 & 456 respectively, L.R. Dag No. 93 at Mouza Garagacha, J.L. No. 45, P.S. Sonerpur.

AND WHEREAS for better use and occupation of the aforesaid property the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar, amicably partitioned the said property by metes and bound and in terms of the said partition said Sudhir Naskar got his demarcated partition of land measuring an area 07 Cottahs 01 Chittaks 27 Square feet more or less and the said Bablu Naskar, Jeeban Naskar and Paben Naskar jointly got the remaining portion of the aforesaid property measuring an area 07 Cottahs 01 Chittaks 27 Square feet more or less, each having undivided 1/3 share or interest in the said property that is undivided 02 Cottahs 05 Chittaks 42 square feet each more or less and they have been possessing and enjoying the same in ejmali, on paying the rates and taxes to the authority concern.

AND WHEREAS In the premises said Bablu Nasker became the owner of ALL THAT undivided piece and parcel of land measuring an area 02 Cottahs 05 Chittaks 42 square feet more a less and he has been possessing and enjoying the said property with his co-shares with out any interruption free from all encumbrances whatsoever.

AND WHEREAS the vendor hereto in urgent need of money and for other lawful reason offered to sell transfer and convey ALL THAT piece and parcel of undivided plot of land measuring an area 02 Cottahs 05 Chittaks 42 Square feet more or less out of the aforesaid property comprised in C.S. Dag No.84 under C.S. Khatian No.85, R.S. Dag No. 86 under F.S. Khatian No.118 and L.R. Dag No. 93 under L.R. Khatian No. 457 at Mouza Garajacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Police Station Sonarpur, District Baitali 24-Parganas more fully mentioned and described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of Rs. 4,70,000.00 (Rupees four lac seventy thousand ) only and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.



**NOW THIS INDENTURE WITNESSES AS FOLLOWS ;**

In pursuance of the said agreement and in consideration of the said sum of Rs. 4,70,000.00 (Rupees four lac seventy thousand ) only in full paid to the Vendor by the Purchaser (the receipt where of the Vendor do hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property); the vendor do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of undivided plot of land measuring an area 02 Cottahs 05 Chittaks 42 Square Feet more or less out of the entire property comprised in C.S. Dag No.84 under C.S. Khatian No. 86, R.S. Dag No.86 under R.S. Khatian No.118 and L.R. Dag No. 93 under L.R. Khatian No. 457, at Mouza Garagacha, J.L. No. 45, Pargana Khaspur, Touzi No.36, Police Station Sonapur, District South 24-Parganas, more fully mentioned and described in the schedule hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR HOWSOEVER OTHER WISE** the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments

charges lien, lispensens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:-**

- a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his predecessor -in- title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.
- c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispensens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

e). That the vendor on this day with the execution of this Deed handover and deliver the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and the Vendors also delivers the title Deed, link deeds and other documents and writings in respect of the said property in favour of the Purchaser herein.

f). That the vendor do hereby accorded their consent to the purchaser for mutation of the said property in the office of the B.L. & L.R.O. Municipal office and all Other Government and/or Semi Government Office and/or other statutory body and/or authority concern and also the vendor authorized and empowered the purchaser to connect the drainage and sewerage connection to their main drain.

#### SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided plot of Sali land (being use for the agriculture purposes) measuring an area 02 Cottahs 05 Chittaks 42 Square feet more or less, being the undivided 1/3rd share or interest of the total land measuring 07 Cottahs 01 Chittaks 27 square feet more or less comprised in C.S. Dag No.84 under C.S. Khatian No. 86, R. S. Dag No.86 under R. S. Khatian No.118 and L. R. Dag No.93 under L.R. Khatian No. 457 at Mouza Garagacha, J.L.No. 45, Pargana Khaspur, Touzi No.56, Police Station Sonarpur, District South 24-Parganas, at present within the limits of ward No.1 of the Rajpur Sonarpur Municipality TOGETHER WITH all benefits, facilities and

advantages attached therein or thereto and all sorts of easement rights over the common passage / and the entire property butted and bounded in the manner following:-

ON THE NORTH:- By R.S. Dag no 81.

ON THE SOUTH:- By 12 wide common passage .

ON THE EAST :- By Part of R.S. Dag no. 86.

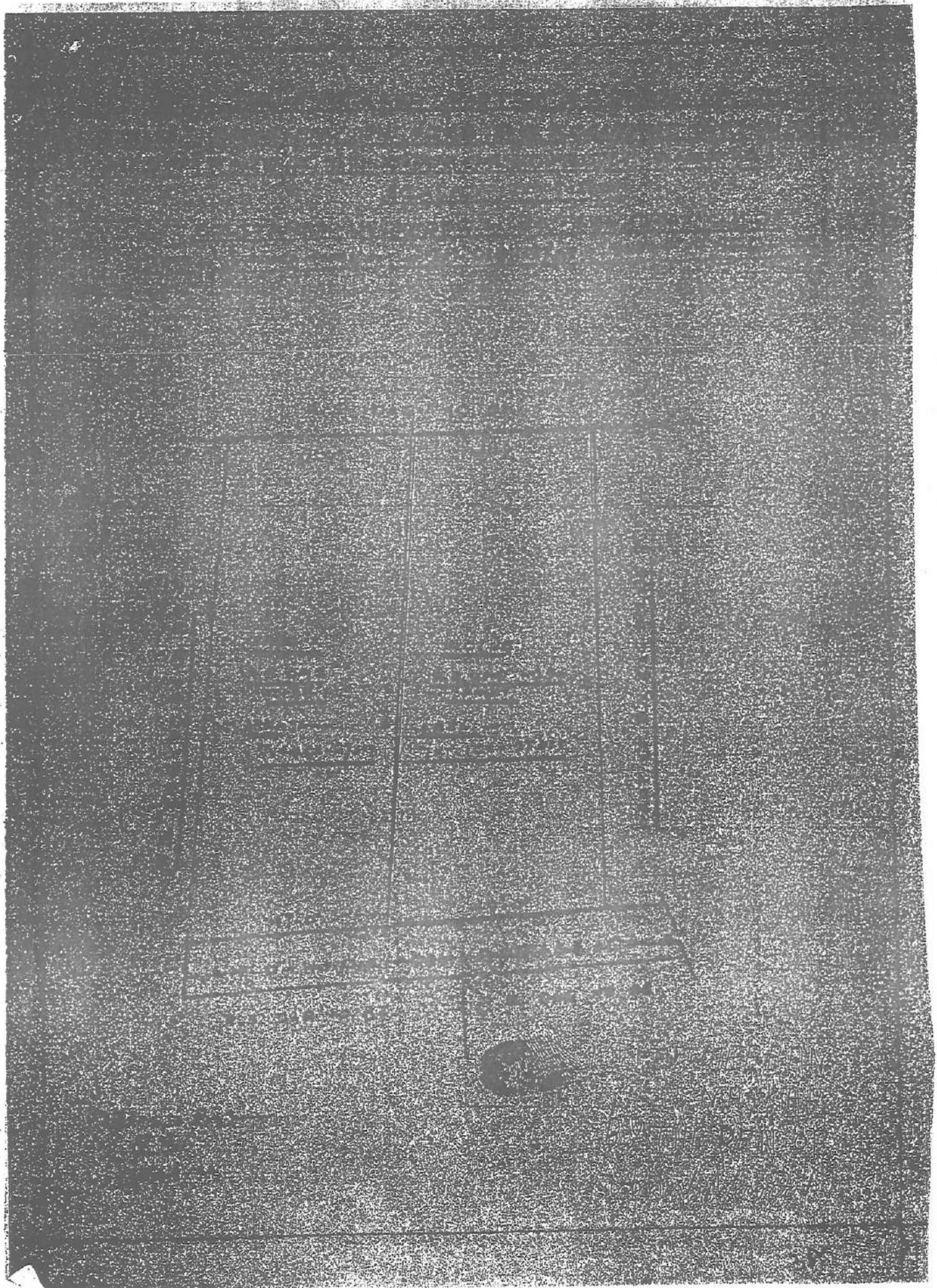
ON THE WEST:- By Part of R.S. Dag no. 86 .

IN WITNESS WHEREOF the vendor hereunto has set and subscribed his hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES:-

1. Saroj Sardar  
Garia, Garagacha  
Kot- 84
2. Amar Mondal  
Garia garagacha  
P.S. Sonarpur  
Kot- 84
3. Anil Mondal  
Garia Garagacha  
P.S. Sonarpur  
Kot - 84

LT1 OF JEEBAN WASKAR  
BY THE PEN OF  
Anil Mondal  
SIGNATURE OF THE VENDOR



RECEIVED from the within named purchaser the within mentioned sum of Rs. 4,70,000.00 (Rupees four lac seventy thousand ) only being the full and final consideration amount as per Memo below :


M E M O

Paid by demand draft, bearing no.712423 dt.02-12-2011  
Drawn on S. B. I., Chowringhee Branch..... Rs. 4,70,000.00

(Rupees four lac seventy thousand) only

WITNESSES :

1. Saroj Sardar
2. Anur Mondal,
3. Anur Mondal

 LT 1 OF JEEBAN VASKAR  
BY THE PEN OF  
*Anur Mondal*  
SIGNATURE OF THE VENDORS

Drafted, prepared, read over & explained by me, at my office.



**NIHARAT ALI**,  
Advocate,  
Larica Business Centre,  
7, Red Cross Place, Room No.1,