

05111

2 5373/08



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 931245

The endorsement sheets attached with this document are the part of this document.

Adl. Dist. Sub-Registrar
Bishnupur, South 24-Pgs.

24 NOV 2008

DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE made this the 22 day of November 2008 B E T W E E N SRI PURNENDU MONDAL son of late Gosta Behari Mondal, by religion Hindu, by occupation cultivator, by nationality Indian, residing at Vill. Nowabad(Dak Cherketela) P.S. Bishnupur in the 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, and assigns) of the FIRST PART :

Handwritten notes on the left margin:
 24/11/08
 Endrupi Sanyal
 A

Shanta

AND

SHIV NIKETAN (P) LTD. , a Private Limited Company, having its registered office at 23A, N.S.Road, 4th floor, Room Nos. 6 and 18, Kolkata-700001, represented by its Director SRI LALIT KUMAR BHUTORIA son of Sri Prakash Chand 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 :

WHEREAS the property 'sali' measuring $63\frac{3}{4}$ sataks in R.S.Dag No. 375 under Old (Sabek) Khatian No. 30, situate and lying at Mouza Nowabad, J.L.No.19, P.S. and A.D.S.R.O. Bishnupur, Pargana Magura, Touzi No. 3-5, within the limits of the Anchal Panchayet area in the District South 24-Parganas was originally belonged to Gosta Behari Mondal, since deceased, the father of the Vendor herein, who had got the said property by virtue of a Deed of Partition in the year 1986 and the said Partition deed was duly executed and registered at the office of the A.D.S.R. Bishnupur and recorded in Book I, Vol.No.63, Pages from 197 to 213, Deed no. 5239, for the year 1986.

AND WHEREAS interms of the said Partition deed the said Gosta Behari Mondal, since deceased was allotted the said land along with other lands therein described in the said partition deed.

...

Shanda.

AND WHEREAS while he the said Gosta Behari Mondal had in peaceful possession over the said property died intestate leaving behind him surviving his wife Manju Rani Mondal and six sons (i) Arabinda Mondal, now deceased, (ii) Sri Ardhendu Mondal, (iii) Sri Purnendu Mondal (the Vendor herein), (iv) Sri Amalendu Mondal, (v) Sri Alope Shekhar Mondal and (vi) Suvendu Mondal, as his legal heirs and successors who have jointly inherited the said property in equal $1/7$ th share each. And according to their said share, each of the heirs of late Gosta Behari Mondal is inherited an area more or less $9\frac{3}{28}$ dec. in part of R.S.Dag No. 375 under Old Khatian No. 30 of Mouza Nowabad, P.S. and A.D.S.R. Office Bishnupur.

AND WHEREAS thus by virtue of Inheritance of law the Vendor herein Sri Purnendu Mondal is in peaceful possession and occupation the property measuring more or less $9\frac{3}{28}$ dec. in part of R.S.Dag No. 375 under Old (Sabek) Khatian No. 30 of Mouza Nowabad, P.S. and A.D.S.R. Office Bishnupur in the District South 24-Parganas.

AND WHEREAS the Vendor of these presents is now seized and possessed of or otherwise well and sufficiently entitled to the said property and having entitled to right of transfer the said property by way of sale, mortgage, will or any process of law which is free from all sorts of encumbrances.

Shankar

NOW : due to legitimate and reasonable need of money the Vendor intends to sell and the purchaser has agreed to purchase the said property measuring more or less $9\frac{3}{28}$ dec. from the part of R.S.Dag No. 375 under Old Kh. No. 30 in Mouza Nowabad, P.S. and A.D.S.R. office Bishnurur in the District South 24-Parganas within the limits of the Anchal Panchayet area in the District South 24-Parganas as fully described in the Schedule hereunder and hereinafter called the said property at or for the price of Rs. 2,49,220/- (Rupees two lakhs fortynine thousand two hundred and twenty only) free from all sorts of encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,49,220.00 (Rupees Two lakhs fortynine thousand two hundred twenty only) being the full consideration money for the said property as described in the Schedule below has paid by the purchaser to the Vendor 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 assure unto the Purchaser.

And you the Purchaser shall and will and also may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part

...

Shankar.

thereof and paying 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 predecessor-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, lispendens or any attachments whatsoever.

The Vendor also further declares that the Scheduled property is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertakings or not being sold on auction for unpaid rents to the Govt. The Scheduled property is the khas possession of the Vendor which stands free from all sorts of encumbrances and have good right, full power to sell the said property and in this condition and sold out the said property as described in the Schedule below on this day to you and delivered peaceful possession to the purchaser herein.

If any of the statements or covenants made hereinbefore 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 omissions, error is found to have taken place in this Deed in future any supplementary deed or deeds of modification or deed of Declaration in favour of the said Purchaser without any charge of the said purchaser.

...

Shanda.

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 and parcel of recorded 'sali' land now being used as agricultural purpose measuring more or less $9\frac{3}{28}$ sataks in and from the part of R.S.Dag No. 375 under Old(Sabek) Khatian No. 30, situate and lying at Mouza Nowabad, J.L.No. 19, Touzi No. 3-5, P.S. and A.D.S.R.O. Bishnupur within the limits of the Anchal Panchayet area in the District South 24-Parganas and the said property is clearly indicated in the following diagram :

<u>R.S.Khatian</u> <u>No. (Old).</u>	<u>R.S.Dag</u> <u>No.</u>	<u>L.R.Dag</u> <u>No.</u>	<u>Nature of</u> <u>land.</u>	<u>Area</u> <u>sold.</u>
Sabek-30	375(part)		sali	$9\frac{3}{28}$ dec.

Total area nine purna twentyright upon three decimals.

The said property is butted and bounded :

ON the North : Part Dag no. 375

ON the South : Dag no. 376

ON the East : Shiv Niketan (P) Ltd.

ON the west : Part Dag no. 375

Proportionate rent of which is Rs. being payable to the Collector for 24-Parganas(S) on behalf of the Governor of the State of W.B.

Sharda

: 7 :

IN WITNESS WHEREOF the Vendor has hereunto sets and subscribed his hand and signature on this the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence
of Witnesses :

1). Suroj Kumar Ray
S/o. Bishit Kumar Ray
V/117 P.O - Rampenja.

Lurnendu Mondal

SIGNATURE OF THE VENDOR.

2). Yeetkul SK
V/117 P.O - Rampenja

...

Abanta.

: MEMO OF CONSIDERATION :

Received of and from the within named Purchaser the within mentioned the sum of Rs. 2,49,220.00 (Rupees Two lakhs fortynine thousand two hundred and twenty) only being the full and entire consideration as per Memo below :

: Memo :

HDFC BANK
Kolkata
Payorder No. 122317 Dt. 21-10-2008 Rs. 90,000.00
By Cash Rs. _____ Rs. 1,59,220.00

WITNESSES: (Rupees: Two Lacs forty nine thousand two hundred & twenty only) Total Cash Rs. 2,49,220.00

1). *Saraj Kumar Ray*
S/O. Nishikanta Ray
Vill + P.O - Rasapanja.

Subrendu Mondal

SIGNATURE OF THE VENDOR.

2). *Yeabul sk*
Vill - Chafjidi

Prepared by me,
Supte Moy Chanda
Chanda
Advocate, Alipore Police Court.
Regd. No. F 948/564 of 1979.

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

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN PVT. LTD.
SHIV NIKETAN

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

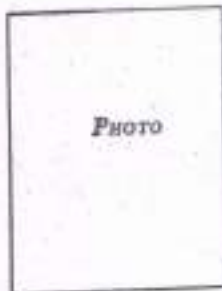
As per...



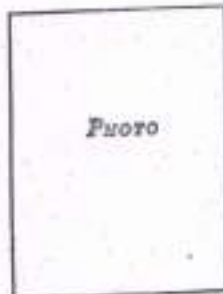
Sundera Mondel

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

Sundera Mondel



	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					

2

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR
Endorsement For deed Number J-05373 of :2008
(Serial No. 05111, 2008)

On 22/11/2008

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

Presented for registration at 16.20 hrs on :22/11/2008, at the Private residence by Purnendu Mondal, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 22/11/2008 by

1. Sri Purnendu Mondal, son of Lt. Gosta Behari Mondal, Vill. - Nowabad (Dak Charaktala) Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu, by Profession : Cultivation
Identified By Seroj Kumar Ray, son of Nishi Kanta Ray Vill. + P. O. - Rasapunja, 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 24/11/2008

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) = 2739/- E = 7/- on:24/11/2008

Certificate of Market Value(WB PUVI rules 1999)

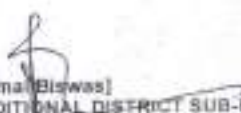
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 249220/-

Certified that the required stamp duty of this document is Rs 12471 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 12000/- is paid, by the draft number 047308, Draft Date 22/11/2008 Bank Name STATE BANK OF INDIA, Amtala, received on :24/11/2008.

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 21
Page from 1091 to 1103
being No 05373 for the year 2008.



(Kamal Biswas) 24-November-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal