

4588

2. 468/03



बन्दिशरत्न पश्चिम बंगाल WEST BENGAL

235807

Cancelled for the document submitted
in registration. The amount paid into
the sub-office of ...
Account no. ...

ADD. Dist. Sub-Registrar
Medinipur, South 24 Parganas

5 OCT 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 1st day of
October, 2008 BETWEEN SRI HANSHU CHANDR SHAKH
son of late Nankh Naskar, by religion Hindu, by occupation
cultivator, residing at Vill. Shesha, P.O. Bhangur in
the District South 24-Parganas, Saminather alias and
referred to as the VENUE (which term or expression
shall unless excluded by or repugnance to the context be
deemed to mean and include his heirs, executors, legal
representatives and assigns) of the WEST BENGAL

V.R. 1420

Fuljya
Sankha

AND

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 Managing Director Sri Prakash Chand Bhutoria son of late Sumer Mullji 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 the property 'sali' measuring 2½ sataks in L.R. Dag No. 432, under L.R. Khatian No. 329(Krishi Khatian), under R.S.Dag No. 376, situate and lying at Mouza Nowabad, J.L.No.19 Pargana Magura, Touzi No. B-1 No. in the District South Twenty Four Parganas, along with other property was recorded in the name of the Vendor herein Sri Panchu Charan Naskar and was seized and possessed of or otherwise well and sufficiently entitled to the said property.

AND WHEREAS by the manner aforesaid the Vendor of this Indenture now 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 property as described in the Schedule hereunder written at or for the price of Rs. 4,56,060/- (Rupees Four lakhs fifty six thousand and sixty) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,56,060/- (Rupees Four Lakhs fiftysix thousand and sixty 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 ac=uit, release, forever discharge the sell, assure and assigns unto the Purchaser.

AND 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 same 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, lispendens or any attachments whatsoever. The Vendor further declares that there is no 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 of the said land as described in the schedule hereunder in favour of the said Purchaser.

Of any of the statements or covenants made herein before is found to be false, untrue or any deceit in the 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 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 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 salt land measuring more or less 2 1/2 sataks as physically found in L.R.Dag No. 432, under L.R. Krishi Khatian No. 329, relating to R.S.Dag No. 376, as clearly indicated in the following diagram, situate and lying at Mouza Nowabad, J.L.No./19, Touzi No. B-1,

Pargana Nagura, A.D.S.R. office Bishnupur, in the District

24-Parganas(S).

<u>R.S.Kh.</u> <u>No.</u>	<u>R.S.Dag No.</u>	<u>L.R.Kh.</u> <u>No.</u>	<u>L.R.Dag</u> <u>No.</u>	<u>Nature of land</u>	<u>Area</u> <u>sold.</u>
	376	Kri-329	432	sali	21½ sataks

Total area of land- Twenty one and
half sataks.

: BUTTED AND BOUNDED :

NORTH : Dag No. 377 ;

SOUTH : Part of Dag No. 376 ;

EAST : Part of Dag No. 378 ;

WEST : Part of Dag No. 375.

The property hereby sold by this Deed of which annual proportionate rent is Rs. 4-50 being payable to the Collector, of 24-Parganas(S) on behalf of the Governor of the state of W.B.

The said property has been shown in the annexed map or plan demarcated by red border lines. And the said Plan is the part and parcel of this document.

IN WITNESS WHEREOF the Vendor has hath herunto set
and subscribed his hand and seal on this the day, month and
year first above written.

WITNESSES:

1). Biswajit Dasgupta
vill. Nawabad
P.O. Raspurang.

Lachin Chohan Nasran
VENDOR.

2). श्री. राजेश कुमार
श्री. रामेश कुमार

MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs. 4,56,060/- (Rupees Four lakhs fifty six thousand and sixty only) being the full and entire consideration as per Memo below :-

Memo :-

HDFC BANK LTD.
Kolkata - Stephen House (BBD BAG)
Kolkata-700001.
Payorder no. 121718 dt-03/10/2008 Rs. 150,000/-
By Cash - - - - - Rs. 3,06,060/-

WITNESSES:

1). *Priswajit Dasgupta*
vill - Nawabab
po. Rasulpura.

Parichu Charan Nath Ray

VENDOR.

2). *श्री २ राय*
श्री २ राय

Prepared by me,

Archanu Mukhopadhyay
Advocate.
Alipore Police Court,
Kolkata-27.
Advocate

Typed by me,

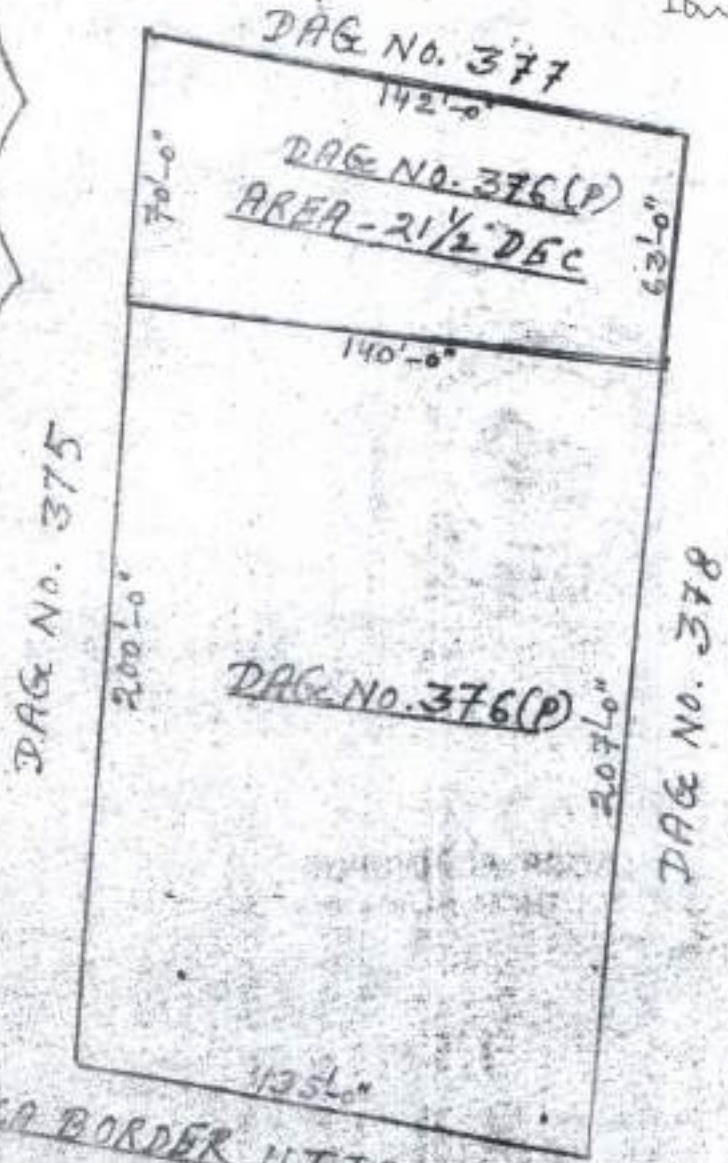
Kamal Kumar Roy
(Kamal Kumar Roy),
Alipore Police Court,
Kolkata-27.

SALE DEED PLAN
 SHOWING AT MOUZA - NADABAD J.L. NO. 19
 P.S. BISHNUPUR DIST-24 PARGANAS (S)
 L.R. KHATAN NO. 329 R.S. DAG NO. 376 L.R. DAG NO. 432
 TOTAL AREA - 2 1/2 DEC OUT OF 86 DEC
 SCALE - 1" = 50' F
 SHOWN BY RED BORDER

VENDEE
 SHIV NIKETAN (P) LTD.
 By Managing Director - Sri
 Prakash Chand Bhutoria of 23A,
 N.S. Road, 4th floor, Room No. 6 & 10
 Kolkata-700001.

VENDOR
 SRI PANCHU CHARAN NASKAR,
 of Novabed, P.S. Bishnupur
 District 24-Parganas (S).

Panchu Charan Naskar



Jaym
 Surveyor
 JOYGURU SURVEY HOUSE
 Vill + P o - Kanganberia
 Dist - South 24 Parganas
 Recd. No. 0/10/1985, Contd.
 DRAWN BY
Jaym

MOUZA BORDER UTTAR KAZIRHAT NO. 22

SPECIMEN FORM FOR TEN FINGER PRINTS



FBI SHIV MUKTAN PVT. LTD.

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



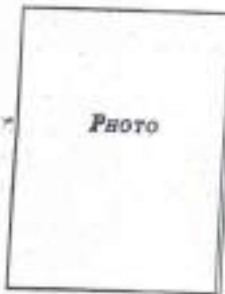
Panchu Charan NASKAR

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

Panchu Charan NASKAR



	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-04681 of :2008
(Serial No. 04588, 2008)

On 03/10/2008

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

Presented for registration at 18.45 hrs. on :03/10/2008, at the Private residence by Panchu Charan Naskar, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 03/10/2008 by

1. Sri Panchu Charan Naskar, son of Lt. Rashik Naskar, VIII- Nawabad, Dist.- South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession : Cultivation
Identified By Biswajit Naskar, son of Sudhir Chandra Naskar Nawabad, Rasapunja, 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 15/10/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 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) = 5016/- on:15/10/2008

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- 456060/-

Certified that the required stamp duty of this document is Rs 22803 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 17813/- is paid, by the draft number 046401, Draft Date 03/10/2008 Bank Name STATE BANK OF INDIA, Amtala, received on :15/10/2008.


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




ADSR, BISHNUPUR
SOUTH 24 PARGANAS

15 OCT 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 1 to 14
being No 04681 for the year 2008.



(Kamal Biswas) 15-October-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal