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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the above is a valid  
 as registration. It is a copy of the  
 the original of the same.

235808

Adl. Dist. Secy Registrar  
 Registrar, South 24 Parganas.

15 OCT 2008

\* DEED OF CONVEYANCE \*

THIS DEED OF CONVEYANCE made this the 1st day of

October, 2008 B. R. T. M. S. R. M. (1) SRI ANIL HASKAR and late  
 Sallendra Kumar Haskar, (2) SRI JIJITH HASKAR, son of late  
 Sallendra Kumar Haskar, (3) SRI PRATYUSH HASKAR, son of late  
 Sallendra Kumar Haskar, all by faith Hindu, by occupation  
 cultivator, all residing at Vill. Mohamad, P.O. Mohamad in  
 the District South 24 Parganas, (4) SMT. SARITA HONDAL wife of  
 Sri Banshidhar Mondal, p/o. late Sallendra Haskar and Mangala  
 Haskar, by religion Hindu, by occupation housewife, residing at

*Case 422/08*  
*Subreg  
 South  
 4*

Chalkparan Kathakhali, P.S. Magrahat, District South 24-Parganas, and (5) SMT. SHEPHALI NASKAR wife of Sri Indra Naskar, D/o. late Sallendra Naskar and Mangala Naskar, by religion Hindu, by occupation housewife, residing at Vill. and P.O. Rasapunja, P.S. Bishnupur, in the District South 24-Parganas, hereinafter called and jointly referred to as the VENDORS ( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs & executors, administrators, legal representatives and assigns) of the FIRST PART;

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 measuring 'sali ' land area more or less 38 satake in L.R. Dag No. 434, relating to R.S. Dag No. 378 under L.R.Khatian No 504, in Mouza Nowabad, J,L.No.19, P.S. and A.D.S.R. Office Bishnupur, in the District South 24-Parganas was recorded in the name of Mangala Naskar since deceased, the the mother of the

Vendors herein exclusively in sixteen annas share.

AND WHEREAS while she the said Mangala Naskar was in peaceful possession and occupation over the said property died intestate leaving behind him surviving his 3 sons- (i) Sri Amal Naskar, (ii) Sri Nithur Naskar, and (iii) Sri Paritosh Naskar, and 2 daughters (i) Smt. Sabita Mondal, and (ii) Smt. Shephali Naskar as his sole legal heirs, and successors who have inherited the said property in equal proportionate share.

AND WHEREAS thus the Vendors herein by virtue of Inheritance of law the owners of the said property and sufficiently entitled to the same.

AND WHEREAS by the manner aforesaid the Vendors 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 Vendors intend to sell and the purchaser has agreed to purchase the said property as described in the Schedule hereunder written at or for the price of Rs. 7, 48,484.00 (Rupees seven lakhs fortyeight thousand four hundred eighty four only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.748484/- (Rupees Seven lakhs fortyeight thousand four hundred eightyfour) only well and truly paid by the said Purchaser to the Vendors or at before the execution of these presents ( the receipt whereof the Vendors 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 Panchayet office and also in the BLRO 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 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

: 5 :

of the Vendor which 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 to the 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 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 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 sali land measuring more or less 38 (thirty eight) sataks be the same in L.R.Dag No. 434 relating to R.S.Dag No. 378 under L.R.Khatian No. 504 situate and lying at Mouza Nowabad, J.L.No. 19, P.3. and A.D.S.R.Office Bishnupur within the limits of the Anchal Panchayat area in the District 24-Parganas. And the said property is clearly indicated in the following diagram :

<u>R.S.Dag No.</u>	<u>L.R.Dag No.</u>	<u>L.R.Khatian No.</u>	<u>Nature of land</u>	<u>Area of land sold.</u>
378	434	504	sali	38 sataks

Butted and bounded :-

NORTH : Dag no. 377

SOUTH : Mouza Uttarrajshat

EAST : Dag no. 379

WEST : Dag no. 376

The said property has been shown in the map or plan demarcated by red border lines annexed hereto and the said plan shall be regarded the part and parcel of this deed.

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

SIGNED AND DELIVERED

at Kolkata in the presence

of Witnesses :

1). Biswajit Naskar.  
vill - Nawabad.  
PO - Rasapuga.


1). Amal Naskar

2). Nitish Naskar

3). Paritosh Naskar.

2). Panchu Charan Naskar  
vill - Nawabad

4). 

5). 

VENDORS.

: MEMO OF CONSIDERATION :

RECEIVED of and from the within named purchaser the within mentioned the sum of Rs. 7,48,484.00 (Rupees Seven lakhs fortyeight thousand four hundred and eightyfour) only being the full and entire consideration as per Memo below :

Memo:-

HDFC BANK LTD		
Kolkata - Stephen House (BBD BAG) Kolkata-700001		
Payorder No. 121720	Dt. 03/10/2008	Rs. 50,000/-
Payorder No. 121722	Dt. 03/10/2008	Rs. 50,000/-
Payorder No. 121724	Dt. 03/10/2008	Rs. 50,000/-
By Cash		Rs. 5,38,484/-

WITNESSES :

- |  |                     |
|--|---------------------|
| 1). Biswajit Dasgupta -<br>Willa - Nawababad<br>po- Raopur | 1). Anil Naskar     |
| 2). Lachhucharan Narayan<br>Willa - Nawababad              | 2). Nitin Naskar    |
|  | 3). Paritosh Naskar |
|  | 4). अमित कुमार      |
|  | 5). अमिताभ कुमार    |

VENDORS.

Prepared by me,  
*Natashan Kundu*  
 Advocate,  
 Alipore Police Court,  
 Kolkata-27.

Typed by me,  
*Kamal Kumar Roy*  
 (Kamal Kumar Roy),  
 Alipore Police Court, Kcol-27



**SPECIMEN FORM FOR TEN FINGER PRINTS**



Fdt SHIV NIKKEAN PVT. LTD.

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



Amal Naskar

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

Amal Naskar



Nitin Naskar

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

Nitin Naskar



Parvatosh Naskar

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

Parvatosh Naskar

**SPECIMEN FORM FOR TEN FINGER PRINTS**



N. J. S. 10/10/1975

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

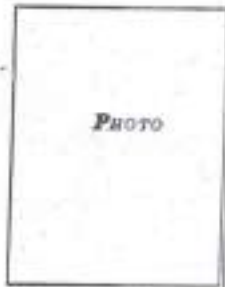
3/10/1975



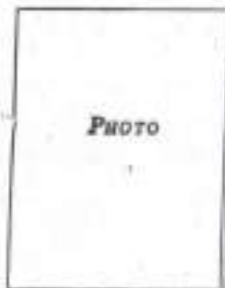
N. J. S. 10/10/1975

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

6/10/1975



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

SUB DEED PLAN  
SHOWING AT MOWA-NAGAR RD J.J. NO. 17  
P.S. DISHNAPUR DIST-24 PARGANAS(S)  
LR PARTIAN NO. 504 R/S THE NO. 378 AND ARE NO. 434  
TOTAL AREA - 38260 SHOWN BY RED BORDER   
SCALE - 1" = 50'

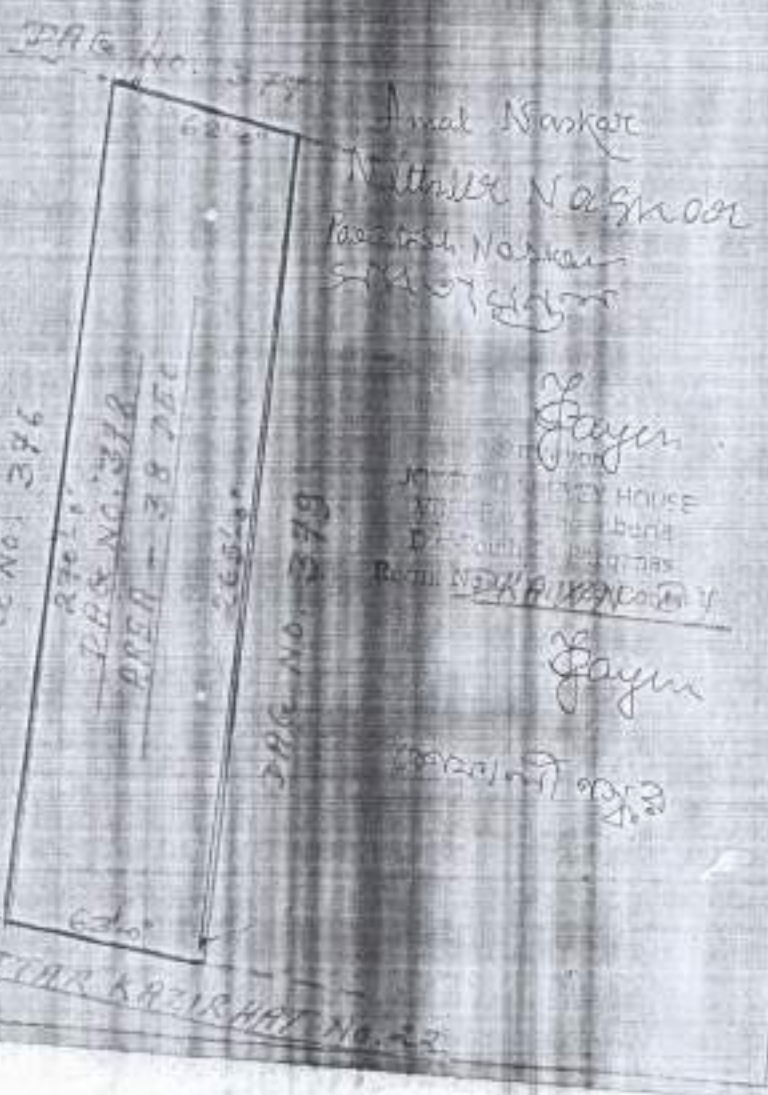
VENDEE

VENDOR

SHIV NIKETAN (P) LTD

Add: 23A, N.S. Road, 4th floor  
 Room no. 6 & 18, Kolkata 70001.

- 1) Smt Arun Naskar
- 2) Smt Nithur Naskar
- 3) Smt Paritosh Naskar
- 4) Smt Sabita Mondal
- 5) Smt Shephali Naskar



**Government Of West Bengal**  
**Office of the A. D. S. R. BISHNUPUR**  
**BISHNUPUR**  
Endorsement For deed Number :I-04683 of :2008  
(Serial No. 04586, 2008)

On 05/10/2008

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

Presented for registration at 18.21 hrs on :05/10/2008,at the Private residence by Amal Naskar,one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 05/10/2008 by

1. Sri Amal Naskar, son of Lt. Sailendra Kumar Naskar ,Nowbad, South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  2. Sri Nithur Naskar, son of Lt. Sailendra Kumar Naskar ,Nowbad, South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  3. Sri Paritosh Naskar, son of Lt. Sailendra Kumar Naskar ,Nowbad, South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  4. Smt. Sabita Mondal, wife of Banshidhar Mondal ,Chakparan Kathakhali, South 24 Pgs ,Thana Magrahat, By caste Hindu,by Profession :House wife
  5. Smt. Shephali Naskar, wife of Indra Naskar ,Rasapunja, South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :House wife
- Identified By Biswajit Naskar, son of Sudhir Ch. Naskar Rasapunja, 24 Pgs(s) 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 :23.5 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) = 8228/- ,E = 7/- on:15/10/2008

Certificate of Market Value(WB PUVI rules 1999)

  
[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-04683 of :2008  
(Serial No. 04586, 2008)

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Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 748484/-

Certified that the required stamp duty of this document is Rs 37434 /- and the Stamp duty paid as: Impresive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty Rs 32434/- is paid, by the draft number 046404, 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

  
[Kamat Biswas]  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

Govt. of West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 18  
Page from 15 to 28  
being No 04683 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