

05025

5235/08

भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



भारत गैर न्यायिक भारत INDIA

पश्चिम बंगाल WEST BENGAL

C 507906

Accepted for the purpose of submission to registration. The signature above and the endorsement above attached with this document are the part of this document.

Handwritten notes in red ink on the left margin, including "500/08" and "1000/12".

Addl. Dist. Sub-Register
Mekhla, South 24 Parganas
18 NOV 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the- 17th day of November, 2008 (Two Thousand and Eight) BETWEEN SRI PROSANTA NASKAR, son of Basanta Naskar, by religion Hindu, by occupation Landholder, residing at Vill- Nowabad, Uttarpara, Rasapurja, Bahinipur, in the District of South 24-Parganas, hereinafter called and referred to as the **VEDOR**

Handwritten signature or initials at the bottom left corner.

(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, 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 and 18, Kolkata - 700001, represented by its Director 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 **OTHER PART.**

WHEREAS the Vendor , Sri Prosanta Naskar is the recorded owner of salil and measuring 21½ Sataks in R.S. Dag No. 376, L.R. Dag No. 432 under L.R. Khatian No.- ~~832~~ along with other property in Mouza Nowabad, P.S. Bishnupur, District South 24 Parganas within the Limits of the Anchal Panchayet area and is in peaceful possession thereof.

AND WHEREAS the Vendor of these presents now seized and possessed the said land and possessed the said land entitled to transfer the said property by way of sale, mortgage, will or any process which is free from all srots of encumbrances.

(S. Naskar)

NOW due to legitimate and reasonable need of money the Vendor 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.4,23,484/- (Rupees Four Lac Twenty Three 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.4,23,484/- (Rupees Four Lac Twenty Three Thousand Four Hundred Eighty Four) 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 assign unto the said 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 B.L.R.O., office and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand

Exoska

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, lines, lispendens 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 have good right, title , and full power to sell the said property and in this condition sold out the said land 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 or rectification

(S) *[Signature]*

on 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 purpose measuring more or less 21½ Sataks in R.S. DAG No. 376, L.R. Dag No.432 under L.R. Khatian 832 situate and lying at Mouza Nowabad, P.S. Bishnupur, District , South 24 Pargahas, A.D.S.R. Office Bishnupur, within the limits of the Anchal Panchayet area and the said property is being butted and bounded in the manner :


Boundary

ON THE NORTH : Part Dag no. 376 .

ON THE SOUTH : Part Dag no. 376 .

ON THE EAST : Dag no. 378 .

ON THE WEST : Dag no. 375 .

 The annual proportionate rent of Rs. 4.50P being payable to the collector, 24 Parganas(S) of W.B.

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

SIGNED AND DELIVERED at
Kolkata in the presence of
Witnesses :-

1. অক্ষয় কুমার
শ্রী অক্ষয় কুমার
শ্রী অক্ষয় কুমার

Signature of the Vendor

Signature of the Vendor

2. গা সত্য কান্ত
শ্রী গা সত্য কান্ত

Signature

MEMO OF CONSIDERATION

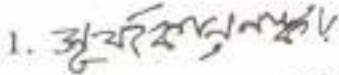
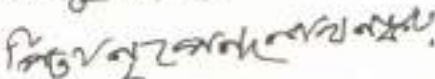
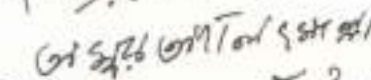
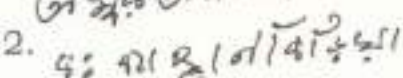
RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs.4,23,484/- (Rupees Four Lac Twenty Three Thousand Four Hundred Eighty Four) only being the full and entire consideration as per Memo below :

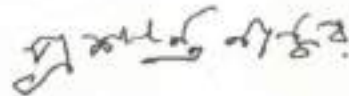
MEMO

By Cash Rs. 4,23,484/-

(Rupees : Four Lacs twenty three thousand Four hundred Eighty four only).

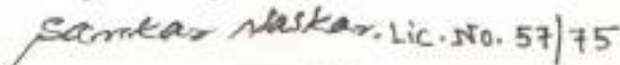
Witnesses :-

1. 

SHI. N. S. RAMU
2. 




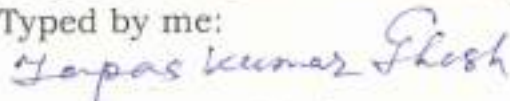
Signature of the Vendor

Prepared by me:












 Samkar Naskar, Lic. No. 57/75

Deed writer Bishnupur
A.D.S.R.O. Dist. South 24 Pgs.

Typed by me:

 Tapas Kumar Ghosh

Tapas Kumar Ghosh
10, Old Post Office Street,
Kolkata - 700001.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature **SHIV NIKETAN PVT. LTD.**


Director

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

SALE DEED PLAN

SHOWING AT MOUZA - NAORBAD J.L. NO. 19. P.S.

BISHNUPUR DIST-24 PARAGANAS (S) KHATIAN NO.

L.R. 832 " DAG NO. 376 AREA - 2 1/2 DEC

SCALE - 1" = 50' R

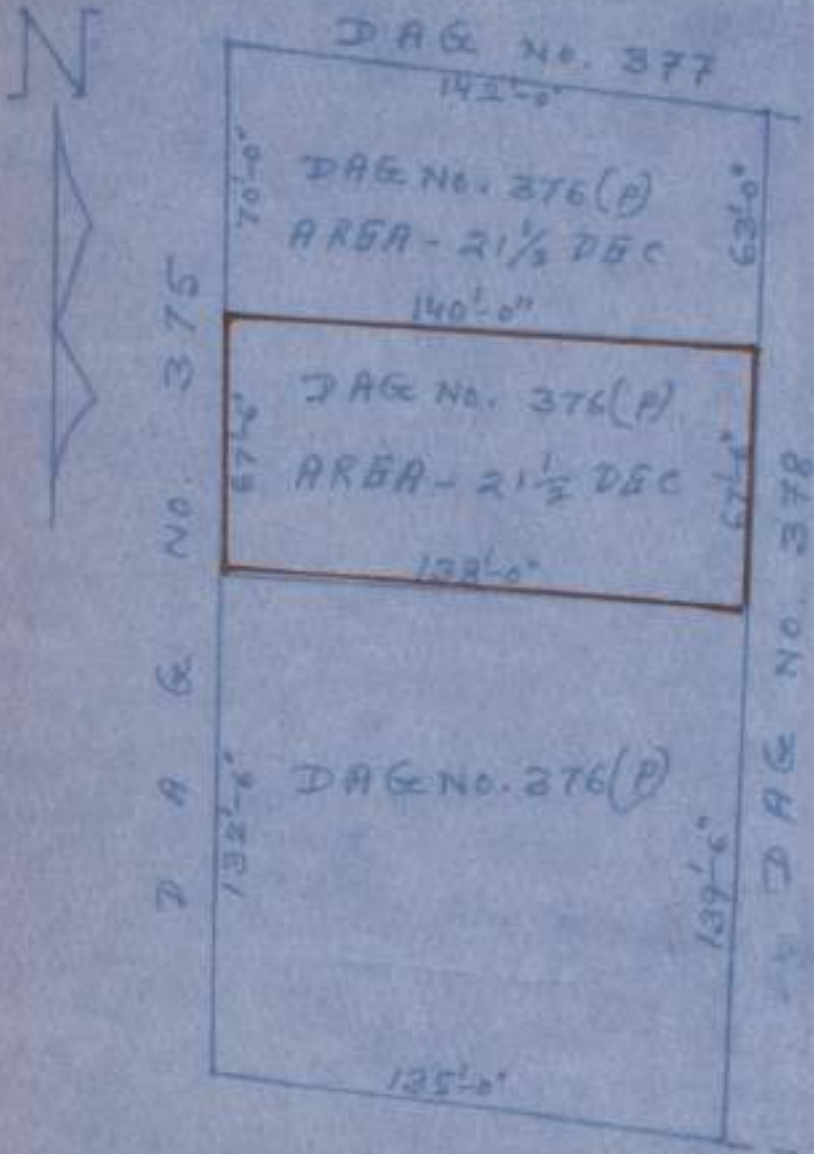
SHOWN BY RED BORDER 

VENDEE

VENDOR

Shiv Niketan (P) Ltd.

Sri Prasanta Naik



DRAWN BY

Gayen

Surveyor

JOYGURU SURVEY HOUSE

VIII + P.O. - Kankinbata

Dist - South 24 Paraganas

Perm. No - C 15 1181 Contd

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR
Endorsement For deed Number :I-05235 of :2008
(Serial No. 05025, 2008)

On 17/11/2008

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

Presented for registration at 20.50 hrs on :17/11/2008, at the Private residence by Prosanta Naskar, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 17/11/2008 by
1. Sri Prosanta Naskar, son of Bankim Naskar, Vill.- Nowabad Uttar Para, P.o.- Rasapunja, Dist.- South 24 Pgs
Thana Bishnupur, By caste Hindu, by Profession : Cultivation
Identified By Surya Kanta Naskar, son of Lt. Nripendra Nath Naskar Vill.- Nowabad, 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 18/11/2008

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) = 4653/- , E = 7/- on:18/11/2008


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- 423484/-

Certified that the required stamp duty of this document is Rs 21184 /- and the Stamp duty paid as: Impressive Rs- 500

Deficit stamp duty


Deficit stamp duty 1 Rs 2881/- is paid, by the draft number 047203, Draft Date 17/11/2008 Bank Name STATE BANK OF INDIA, Amtala, received on :18/11/2008. 2 Rs 17813/- is paid, by the draft number 046402, Draft Date 03/10/2008 Bank Name STATE BANK OF INDIA


[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-05235 of :2008
(Serial No. 05025, 2008)

, Amtala, received on : 16/11/2008.

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 20
Page from 1911 to 1923
being No 05235 for the year 2008.



(Kamal Biswas) 18-November-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal