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पश्चिम बंगाल WEST BENGAL

C 935447

Visit Case
157/05

[Handwritten signature]

DEED OF CONVICTION

THIS DEED OF CONVICTION made this the 15th day of May, 2005 between (1) MRS. SATHYAVATI DEBBARA wife of Biswanath Debbar, by religion Hindu, by occupation housewife, residing at Vill. Fultkya, P.O. Bishnupur, Dist. South 24-Parganas, (2) SRI DEBBAKI HINDAL, wife of Late Paritosh Hindal, by religion Hindu, by occupation housewife, residing at Vill. Durgaria, P.O. Bhatmanali, Dist. South 24-Parganas, (3) PAJNA HANNOB, wife of Sanku HANNOB, residing at Vill. Jaldia, P.O. Bishnupur, Dist. South 24-Parganas, (4) SATHYAVATI SAHUYA, wife of Sanku Sahaya, residing at Vill. Banchi, P.O. Bishnupur, Dist. South 24-Parganas.

[Handwritten notes]

The endorsements shown attached with this document are the part of this document.

[Signature]
Sub-Registrar
Bishnupur, South 24 Pgs

20 MAY 2022

hereinafter called and 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 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 Nos. 6 & 18, Kolkata-700001, represented by its Director SRI LALIT KUMAR BHUTORIA s/o. Prokash Ch. 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-interest and assigns) of the SECOND PART :

WHEREAS one Natabar Naskar @ Nataraj Naskar, the father of the Vendors herein was the recorded owner of all that piece or parcel of salī agricultural land measuring an area more or less 10½ sataks situate and lying at Mouza Nowabad, J.L.No.19, P.S.Bishnupur, comprised under Khatian No. 275, relating to R.S.Dag No. 376, L.R. Dag No. 432 as owner of the said property and his name was recorded in L.R.Dag No. in the District South 24-Parganas.

AND WHEREAS while he the said Natabar Naskar alias Nataraj Naskar had in peaceful possession and occupation over the said property died intestate leaving behind him surviving his 4 daughters-(i) Gayeswari Biswas, (ii) Debaki Mondal, (iii) Padma Mondal, and (iv) Rajeswari Bidya, the Vendors herein as his legal heirs and successors in interest who have inherited the said property in equal shares of the said property.

AND WHEREAS the Vendors of these presents are in possession and occupation over the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property. And by the manner as aforesaid the Vendors of this Indenture now seized and possessed of the said property and entitled to transfer the said land 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 for the price of Rs. 1,50,000/- (Rupees one lakh fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,50,000/- (Rupees one lakh fifty thousand) only well and truly paid by the purchaser to the Vendors at or 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 th e 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 ELRO 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 Vendors or any of his predecessors in title will be rejected to any court of law.

The Vendors declares that the land hereby said land and had not been previously leased, mortgaged, sold nor in any way transferred by and th ere is no charge, liens, dispendens or any attachments whatsoever. The Vendors further declares

that there is no case suit or proceedings pending in any court of law.

The Vendors further declare 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 Vendors 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 the said land to the 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 Vendors shall be liable for the same and will be punishable in accordance with law.

IF OMISSION OR ERROR IS FOUND TO HAVE BEEN 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 after received of full consideration money without any provocation of other person put their 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 $10\frac{3}{4}$ sataks in L.R. Dag No. 432, R.S. Dag No. 376, under L.R. Khatian No. 275, situate and lying at Mouza Nowabad, J.L.No.19, P.S. and A.D.S.R. Office Bishnupur, R.S.No. Pargana Magura, within the limits of the Anchal Panchayet area in the District South 24-Parganas, and the said property is being butted and bounded in the following manner :

ON THE NORTH : Dag no. 377.

ON THE SOUTH : Part Dag no. 376.

ON THE EAST : Part Dag no. 376.

ON THE WEST : Dag no. 375.

And the proportionate annual rent of Rs. 9.20 being payable to the Collector, for 24-Parganas(s) on behalf of the Governor of the State of W.B.

IN WITNESS ...

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 & DELIVERED

at Kolkata in the presence of witnesses :-

1). মিস্ট্র মুনুল
ডেপুটি ডি.এ.

সাক্ষী

2). সার: - সাক্ষী

3). সুনবজরপুর
নওসাহাব

1). কলকাতা জুটী বিজ্ঞান
স: সুনবজরপুর

2). দেবজী মুনুল
স: সুনবজরপুর

3). সুনবজরপুর
স: সুনবজরপুর

4). কলকাতা জুটী বিজ্ঞান
স: সুনবজরপুর

VENDORS.

: MEMO OF CONSIDERATION :

Received of and from the within mentioned the sum of Rs. 1,50,000/- (Rupees one lakh fifty thousand) only being the full and entire consideration as per Memo below :

Memo :-

By Cash Rs. 1,50,000/-
(Rupees: One lac fifty thousand only)

WITNESSES:

1) শিলাঙ্কু পুন্ড্রা
চাক্রাভিষ্টিয়া

2) সোহন সৈক
স:- সাক্ষী

3) প্রদত্ত অরুণ
নতরুণ
Prepared by me,

Advocate.

Bidhan Ch. Ghosh
Advocate.

Typed by me,
Kamal Ku. Roy
Alipore Police Court,
Kolkata-27.

1) মহোদয়ী বিষ্ণু
ব: প্রদত্ত অরুণ

2) মহোদয়ী বিষ্ণু
ব: প্রদত্ত অরুণ

3) মহোদয়ী বিষ্ণু
ব: প্রদত্ত অরুণ

4) মহোদয়ী বিষ্ণু
ব: প্রদত্ত অরুণ
VENDORS.



SPECIMEN FORM FOR TEN FINGER PRINTS



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

SHIV NIKETAN PVT. LTD.

Asst. Director



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

ମଧ୍ୟେ ଜ୍ୟୁଣି ବିଭାଗୀ
ସ: ପ୍ରମଦରାମ ଦାସ



| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
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| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
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ଦେବଦାସୀ ମାଧୁରୀ
ସ: ପ୍ରମଦରାମ ଦାସ



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

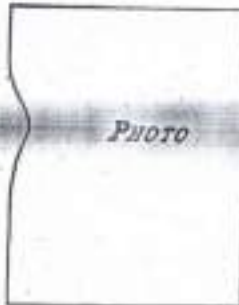
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SPECIMEN FORM FOR TEN FINGER PRINTS

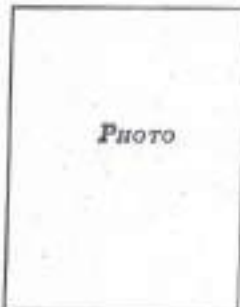


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| RIGHT HAND | | | | | |

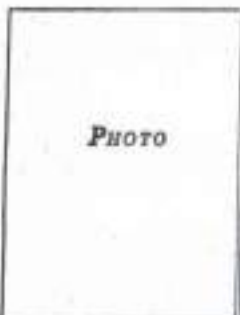
কমলাকান্তী দেবী
ব: প্রবাসী দপ্তর



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| LEFT HAND | | | | | |
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| RIGHT HAND | | | | | |

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR
Endorsement For deed Number :I-02818 of :2009
(Serial No. 02140, 2009)

On 19/05/2009

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

Presented for registration at 18.22 hrs on :19/05/2009,at the Private residence by Gayeswari Biswas,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 19/05/2009 by

1. Smt. Gayeswari Biswas, wife of Biswanath Biswas ,Vill.- Vatkyea, Dist.- South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :House wife
2. Smt. Debaki Mondal, wife of Lt. Paritosh Mondal ,Vill.- Dongaria, Dist.- South 24 Pgs ,Thana Nodakhali. By caste Hindu,by Profession :House wife
3. Padma Naskar, wife of Bimal Naskar ,Vill.- Julpia, Dist.- South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :House wife
4. Rajeswari Baidya, wife of Sahadev Baidya ,Vill.- Samali, Dist.- South 24 Pgs ,Thana Bishnupur, By caste Hindu,by Profession :House wife

Identified By Pranab Sardar, son of Lt. Sadhan Sardar Vill.- Nawabad, 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 20/05/2009

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) = 1639/- ,E = 7/- on 20/05/2009

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- 150000/-

[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-02818 of :2009
(Serial No. 02140, 2009)

Certified that the required stamp duty of this document is Rs 7510 /- and the Stamp duty paid as Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 7010/- is paid, by the draft number 457363, Draft Date 20/05/2009 Bank Name STATE BANK OF INDIA, Rajarhat, received on :20/05/2009.

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 10
Page from 2564 to 2577
being No 02818 for the year 2009.



(Kamal Biswas) 20-May-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal