

05001

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2500/20

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 507905

The endorsement placed adjacent with
this document are the part of this
document.

Add. Dist. Sub-Registrar,
Balmipur, South 24 Pgs.

17 NOV 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 14th day of
November 2008 BETWEEN SRI RATIKANTA MONDAL, son of
Late Denny Chandra Mondal, by religion- Hindu, by occupation-
Cultivator, residing at Vill- Nowabad, Dakshin Para, Rasipurja,
P.S. Balmipur, in the District South 24- Parganas, West Bengal
hereinafter called and referred to as the VENDOR/ OWNER

21452
E. Chandra Mondal
M. C. Ch.
212/10
Ch.

(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his 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- 700 001, represented by its Director Lalit Kumar Bhutoria, son of 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**.

ch **WHEREAS** by a Bengali Kobala dated 12.12.1983 the Vendor herein purchased the property measuring more or less 15 Satak Sali land from the part of R.S. Dag No. 21 under Khatian No. 298 situate and lying at Mouza - Uttar Kajirhat, J.L. No. 22, R.S. No. 158, Pargana- Magura, A.D.S.R. Office Bishnupur, Police Station- Bishnupur in the District South 24- Parganas within the limits of the Anchal Panchayet area fro the lawful owner Sri Kunu Ram Naskar son of Late'Sudhanya Charan Naskar and the said Deed was duly executed and registered at the office of the

S.R.O. Bishnupur and recorded in Book No. 1, Deed No. 8674 for the year 1983.

AND WHEREAS thus by virtue of aforesaid purchase the Vendor of these presents is in peaceful possession and occupation over the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property and was cultivated in a peaceful way.

AND WHEREAS 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.

Sp.
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. 1,81,818/- (Rupees One Lac Eighty One Thousand Eight Hundred Eighteen) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,81,818/- (Rupees One Lac Eighty One Thousand Eight Hundred Eighteen) 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 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 B.L.R.O. office and receive the rents, issued 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.

S/-
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 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 West Bengal 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 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 and supplementary deed or deeds or 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 recorded Sali land now being used as agricultural purpose measuring more or less 15(Fifteen) sataks from the South side of R.S. Dag No. 21 under khatian N. 298, situate and lying at Mouza- Uttar Kajirhat, J.L. No. 22, R.S. No. 158, Pargana Magura, A.D.S.R. office Bishnupur, P.S. Bishnupur in the District of South 24- Parganas within the limits of the Anchal Panchayet Area and the said property is being butted and bounded in the following manner:-

BOUNDARY

ON THE NORTH : Part Dag no. 21

ON THE SOUTH : Part Dag no. 21

ON THE EAST : Dag no. 110

ON THE WEST : Dag no. 19

And the annual proportionate rent of Rs. 3/ being payable to the Collector, District South 24- Parganas on behalf of the Governor of the Sate of West Bengal.

IN WITNESS WHEREOF the Vendor has hath hereunto set 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. *Handwritten signature*
- 2. *Handwritten signature*
- 3. *Handwritten signature*

Handwritten mark

Handwritten signature

SIGNATURE OF THE VENDOR

- 2. *Handwritten signature*
- Handwritten signature*

Handwritten signature

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the withinmentioned the sum of Rs. 1,81,818/- (Rupees One Lac Eighty One Thousand Eight Hundred Eighteen) only being the full and entire consideration money as per Memo below:-

MEMO

By Cash Rs. 1,81,818/-
(Rupees:- One Lac Eighty One thousand Eighteen only)

Signature of vendor →

WITNESSES:

1. *[Handwritten name]*
2. *[Handwritten name]*

Prepared by me:

[Handwritten signature]
Advocate, *[Handwritten address]*

[Handwritten number]
Typed by me.

[Handwritten signature]

Tapas Kumar Ghosh
10, Old Post Office Street,
Kolkata- 700 001.



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

Name.....

Signature..... SHIV NIKETAN P.V. LTD

Shiv Niketan

Director



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

Name..... *शिवनिकेतन मंडल*

Signature.....

शिवनिकेतन मंडल

	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.....

SALG DEED PLAN

SHOWING AT MOUZA-UTTAR KAZIRHAT J.L.No.22
P.S. BISHNUPUR DIST-24 PARGANAS(S)
KHATIAN NO.278 DAG No.21 AREA-15 DEC

SCALE: 1" = 50'F

SHOWN BY RED BORDER 

VENDEE

SHIV NIKETAN (P) LTD.

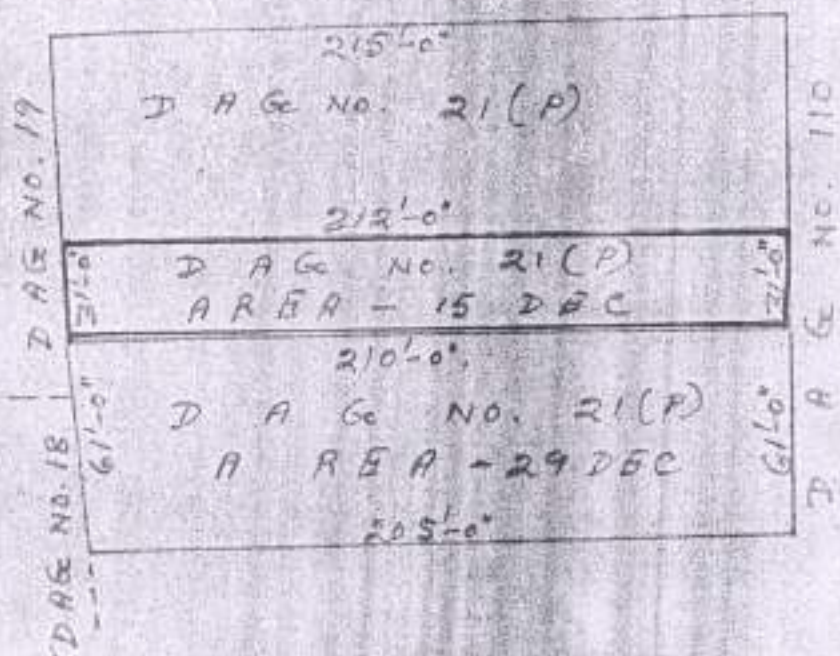
Add: 23A, N.S. Road, 4th Floor
Room No. 6818, Kolkata - 700001

VENDOR

Sri Ratikanta Mondal

S/O. Late Benoy Chandra Mondal
vill - Nowabad, P.S. Bishnupur,
Dist. 24 Pgs. (S)

বিক্রয়সূত্র



DRAWN BY
Jayun
Surveyor
JOYGURU SURVEY HOUSE
Vill + P o Kanganberia
Dist-South 24 Parganas
Room No-C 15 1980 Calcutta

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR
Endorsement For deed Number :I-05205 of :2008
(Serial No. 05001, 2008)

On 14/11/2008

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

Presented for registration at 20.20 hrs on :14/11/2008,at the Private residence by Ratikanta Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 14/11/2008 by

1. Ratikanta Mondal, son of Lt. Benoy Chandra Mondal ,Vill.- Nawabad, Dakshin 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 Naskar 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 17/11/2008

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) = 1991/- ,E = 7/- on:17/11/2008

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- 181818/-

Certified that the required stamp duty of this document is Rs 9101 /- and the Stamp duty paid as: Impressive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 8611/- is paid, by the draft number 046828, Draft Date 01/11/2008 Bank Name STATE BANK OF INDIA, Amtala, received on :17/11/2008.

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 1357 to 1369
being No 05205 for the year 2008.



(Kamal Biswas) 7-November-2008
ADDITIONAL DISTRICT-SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal