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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

B 065192

Certified that the document is submitted in registration. The document shall not be admissible in any court of law without this stamp on the part of the document.

Addl. Dist. Sub-Registrar
Bhadrabad, South 24 Parganas.

22 DEC 2008

* TEXT OF INSTRUMENT *

THIS DEED OF CONVEYANCE made this the 14th day of December, 2008 BETWEEN Mrs. INDUJYOT BANERJEE wife of Sri Prabhakar Kumar Banerjee, by religion Hindu, by occupation housewife, residing at Vill, named, P.O. Bhadrabad, in the District South 24-Parganas, hereinafter called and referred to as the ENDORSEE (which term or enclosed by or referred to the context be deemed to

13/12/08
13/12/08

Aditya Kumar
13/12/08

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mean and include her 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 Nos. 6 & 18, Kolkata-700001, represented by its Director

SRI LALIT KUMAR BHUTORIA son of Prakash 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 office and assigns) of the SECOND PART :

WHEREAS the property measuring more or less 16½ sataks said land appertaining to R.S. & L.R.Dag No. 21 comprised under R.S.Khatian No. 298, situate and lying at Mouza Uttar Kajirhat under P.S. and A.D.S.R.Office Bishnupur, Pargana Magura, Touzi No. 3,4,5, J.L.No.22, was originally belonged to one Karnadhar Naskar. And while he the said Karnadhar Naskar was in peaceful possession and occupation over the said property sold, conveyed and transferred the said land to Sri Kunja Behari Sardar son of late Raghunath Sardar, of Nowabad, Bishnupur, Dist. 24-Parganas now South 24-Parganas on 3.3.1972 by a Deed of Sale, registered at the office of the S.R.O.Bishnupur and was recorded in Book I, Vol.No. 31, pages from 11 to 12, Being No. 1950 for the year 1972. Thus by virtue of aforesaid purchase the said property by Sri Kunja

Behari sardar was the owner of the said property.

AND WHEREAS on 30.7.1993 by a Bengali Kobala the said Sri Kunja Behari Sardar due to his urgent need of money sold, conveyed and transferred the said property to Smt. Basanti sardar, the Vendor of these presents and the said Deed of Bengali Kobala was duly registered at the office of the S.R.O. Bishnupur and was recorded in Book I, Vol.No. 50, Pages from 179 to 182, Being No. 4843 for the year 1993.

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 WHEREAS by the manner aforesaid the Vendor of these Indenture now seized and possessed the said land and entitled to transfer the said land by way of sale, gift, 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 said property as described in the schedule hereunder written at or for the price of Rs. 2,25,700.00 (Rupees two lakhs twenty five thousand seven hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,25,700.00 (Rupees Two lakhs twentyfive thousand seven hundred) 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 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 her 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, liens, dispendens 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 property as fully described in the Schedule hereunder on this day to you and delivered peaceful possession to 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 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 purposes measuring more or less 16½ decimals in part of R.S. & L.R.Dag No. 21, under R.S.Khatian No. 298, L.R. Khatian No. 194, situate and lying at Mouza Uttar Kajichat, P.S. and A.D.S.R. Office Bishnupur, J.L.No. 22, Touzi No. 3,4,5, within the limits of the Anchal Panchayet area in the District 24-Parganas(South), and the said property is being butted and bounded in the following manner :

: Boundary :

NORTH : Part Dag no. 21

SOUTH : Part Dag no - 21

EAST : Dag no - 110

WEST : Dag no. 18, 19

And the proportionate annual rent of Rs.3.20 being payable to the Collector, for 24-Parganas(S) on behalf of the Governor of the State of W.B.

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

SIGNED AND DELIVERED

at Kolkata in the presence of witnesses :-

- 1). Prabhala Sarda
S/o LAT Kumga (B) Sarda
Vill - Nombad

L.T.I. OF Beanti Sarda
Sardj Kumar Ray

SIGNATURE OF THE VENDOR.

- 2). Sardj Kumar Ray
S/o Nishikanta Ray
Vill + P.O - Rasapuriya.

MEMO OF CONSIDERATION :

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs. 2,25,700.00 (Rupees Two lakhs twenty five thousand and seven hundred) only being the full and entire consideration as per Memo below :

Memo :-

BY Cash Rs. 2,25,700.00
(Rupees : Two Lac twenty five thousand Seven hundred only)

WITNESSES :

1). Prabhakar Sardar
570^L Kunyalya Sardar
Vill = Nout Baral

2). Saroj Kumar Roy
S/o. Nishikanta Roy
Vill tpo - Rasakujia.

Prepared by me,

Nabihuddin

ADVOCATE

Alipore Police Court,
Kolkata-27.

Typed by me,

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

LT. I. G. Basanti Sardar
Saraj Kumar Roy

SIGNATURE OF THE VENDOR.

SCALE: 50' = 1"

SHOWING AT MOUZA-UTTAR-KAZIRHAT J.L. NO. 22
P.S. BISHNUPUR DIST-24 PARGANAS(S)
R.S. KHATIAN NO. 298 DAG NO. 21
AREA - 16 1/2 DEC SHOWN BY RED BORDER

VENDEE:

VENDOR:

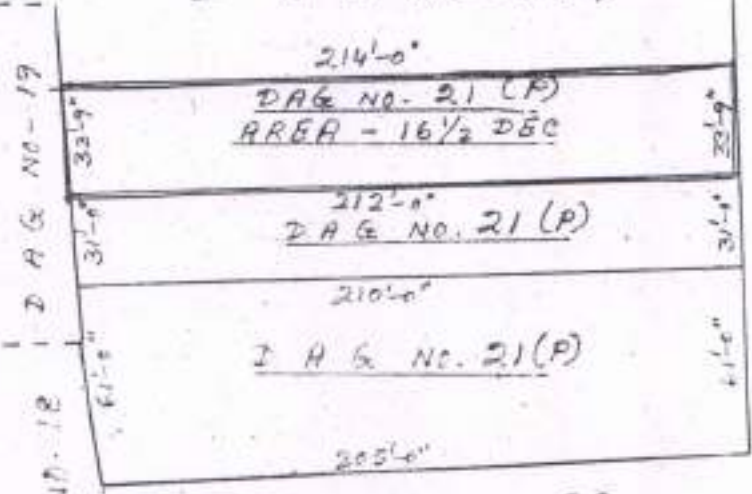
Shiv Niketan (P) Ltd
23 A.N.S. Road, Kal-1

Smt Basanti Sardar
Add: Nawabad.
P.S. Bishnupur.



L.T. of Basanti Sardar
Basanti Sardar

DAG NO. 21 (P)



DRAWN BY
Jayen

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN PVT LTD

Asst. Insp.

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

Director

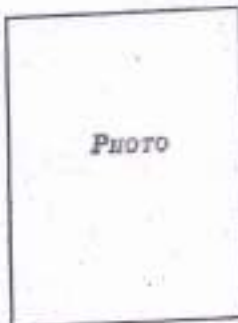


*LT. I OF Basant Boudar
Sardar Kamal Ray*

	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					



	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 :1-05976 of :2008
(Serial No. 05515, 2008)

On 18/12/2008

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

Presented for registration at 18.45 hrs on :18/12/2008.at the Private residence by Basanti Sardar,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/12/2008 by

1. Smt. Basanti Sardar, wife of Sri Prafulla Kumar Sardar ,Vill.- Nowabad, Dist.- South 24 Pgs Thana Bishnupur,
By caste Hindu,by Profession :House wife
Identified By Saraj Kumar Roy, son of Nishi Kanta Roy Vill.- Rasputja 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 19/12/2008

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- 215700/-

Certified that the required stamp duty of this document is Rs 11295 /- and the Stamp duty paid as Impresive Rs- 1000/-

Name of the Registering officer :Kamal Biswas
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF BISHNUPUR

On 22/12/2008

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:

(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-05976 of :2008
(Serial No. 05515, 2008)

Fee Paid in rupees under article : A(1) = 2475/- E = 7/- on:22/12/2008

Deficit stamp duty

Deficit stamp duty Rs 10300/- is paid, by the draft number 047869, Draft Date 20/12/2008 Bank Name STATE BANK OF INDIA, Amtala, received on :22/12/2008.

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 24
Page from 90 to 103
being No 05976 for the year 2008.



(Kamal Biswas) 22 September 2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal

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