



P.O.Kesapunja, P.S.Bishnupur, in the District South 24-Parganas, 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 respective 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 Sri 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 his heirs, and its successors in office and assigns) of the SECOND PART :

WHEREAS in the District South 24-Parganas, P.S. and Sub-Registry office Bishnupur, Pargana Madur, Touzi Nos. 3,4,5 in Mouza Uttar Kajirhat, J.L.No. 22, comprised under R.S.Khatian No. 182 and L.R.Krishti Khatian No.73 Dag No. 13 an area of salil land 03 sataks out of 28 sataks, and in Dag No. 14 an area of salil land 02 sataks out of 34 sataks, total area more or less 5 sataks in

above 2 Dag Numbers, were being inherited by Sri Panchu Charan Mondal son of late Atul Krishna Mondal, and Smt. Urmila Mondal wife of late Atul Krishna Mondal, both of Uttar Kajirhat, P.O. & F.S. Bishnupur, District South 24-Parganas and in above Mouza R.S. Khatian No. 251, Dag No. 330, area of land said 08 sataks out of 16 sataks of which the same purchased by Sri Panchu Charan Mondal son of late Atul Krishna Mondal, of Uttar Kajirhat, P.O. & P.S. Bishnupur, Dist. South 24-Parganas on 6.3.1967 from the lawful owners Aswini Kumar Mondal, Rakhal Ch. Mondal, Manik Ch. Mondal and Anbika Charan Mondal by a Deed of Conveyance, registered at the office of the S.R.O. Bishnupur and recorded in Book I, Deed No. 1809 for the year 1967. And while they were in peaceful possession and occupation of the said property sold conveyed and transferred the said property measuring more or less 03 sataks in R.S. & L.R. Dag No. 13, 02 sataks in R.S. & L.R. Dag No. 14 under R.S. Khatian No. 182, relating to L.R. Khatian No. 73, and an area more or less 08 sataks in R.S. and L.R. Dag No. 33, under R.S. Khatian No. 251, L.R. Khatian No. 447, of Mouza Uttar Kajirhat, J.L. No. 22, P.S. Bishnupur in favour of (i) Sri Sunit Naskar, Sri Anit Naskar, (iii) Sri Ashim Naskar, (iv) Sri Ashit Naskar, and (v) Shefali Naskar the Vendors herein on 30.9.1996 by a Bengali Deed of Sale, registered at the office of the A.D.S.R. Bishnupur and recorded in Book I, Vol. No. 34, Pages from 355 to 360, Being No. 3326 for the year 1996.



AND WHEREAS the Vendors of these presents are in peaceful possession and occupation over the said property measuring 03 sataks in R.S. & L.R. Dag No. 13, 02 sataks in R.S. & L.R. Dag No. 14 under L.R. Khatian No. 73, and an area 03 sataks in R.S. & L.R. Dag No. 33 under L.R. Khatian No. 447, total area more or less 13 sataks situate and lying at Mouza Uttar Kajirhat, P.S. & A.D.S.R. office Bishnupur by virtue of aforesaid purchase and seized and possessed of or otherwise well and sufficiently entitled to the said property 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 intends 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. 2,75,757.00 (Rupees Two lakhs seventyfive thousand seven hundred and fifty seven) only .

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,75,757.00 (Rupees Two lakh seventyfive thousand seven hundred and fifty seven) only well and truly paid by the said 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 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 claim to any court by the Vendors or any of their predecessors in title will be rejected to any court of law. The Vendors declare 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 Vendors further declares that there is no case suit or proceeding pending in any court of law.

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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 is stands free from all sorts of encumbrances and have good, right, full power to sell the said property and in this condition sold out the said property as described in the schedule below 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 Vendors 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 purpose measuring more or less 13 sataks in R.S. & L.R. Dag No. 13 (area 03 sataks) 14 (area 02 sataks), under R.S. Khatian No. 182, L.R. Khatian No. 73, and an area 08 sataks in R.S. & L.R. Dag No. 33 under R.S. Khatian No. 251, L.R. Khatian No. 447, the said land has been shown in the following diagram, situate and lying at Mouza Uttar Kajirhat, J.L. No. 22, R.S. No. 158, Touzi Nos. 3, 4, 5 P.S. & A.D.S.R. office Bishnupur, Pargana Magura, within the jurisdiction of Anchal Panchayat area in the District 24-Parganas.

<u>R.S. Khatian No.</u>	<u>L.R. Khatian No.</u>	<u>R.S. &amp; L.R. Dag No.</u>	<u>Nature of land</u>	<u>Area sold</u>
182	73	13 ✓	sali	03 sataks
182	73	14 ✓	sali	02 sataks
251	447	33	sali	08 sataks
				=====
				13
				sataks
				=====

Area -: Thirteen sataks.

-: Boundary of R.S. & L.R.  
Dag No. 13 :-

North : Dag no. 12  
 South : Dag no. 16  
 East : Dag no. 20  
 West : Part Dag no. 13.

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-: Boundary of R.S. & L.R. Dag No. 14 :-

- North : Dag no. 11
- South : Dag no. 15
- East : Dag no. 13
- West : Dag no. 10

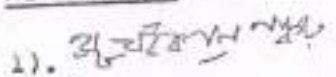
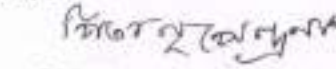
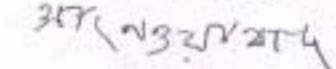
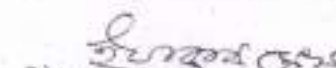
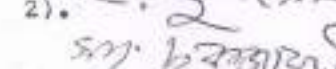
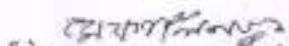

-: Boundary of R.S. & L.R. Dag No. 33:-

- North : Dag no. 32
- South : Dag no. 34
- East : Dag no. 31
- West : Dag no. 39

Proportionate rent of Rs. being payable to the Collector, 24-Parganas(S) on behalf of the Governor of the State of W.B.

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.

WITNESSES:

- |   |  |
|---|--|
| 1).  | 1). Sunil Naskar,  |
|      | 2). Amit Naskar  |
|      | 3). Ashim Naskar   |
| 2).  | 4). Ashut Naskar   |
|      | 5).  |
|   |     |
|   | <u>VENDORS.</u>  |

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MEMO OF CONSIDERATION :

RECEIVED of and from the within named purchaser the within mentioned the sum of Rs. 2,75,757/- (Rupees Two lakh seventyfive thousand seven hundred and fiftyseven) only being the full and entire consideration as per Memo below :

Memo:-

By Cash Rs. 2,75,757/-  
( Rupees: Two Lac Seventy five thousand Seven hundred fifty Seven Only )

WITNESSES:

1). *[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

2). *[Handwritten signature]*  
*[Handwritten signature]*

1). Sunil Naskar.  
2). Amit Naskar  
3). Ashim Naskar

4). Asit Naskar  
*[Handwritten signature]*

5). *[Handwritten signature]*

VENDORS.

Prepared by me,  
B.E.D. *[Handwritten signature]*  
Advocate.  
B. 2

Regd. No -  
NB-2048/1999  
Alipore Police Court  
Typed by me,  
*[Handwritten signature]*  
Alipore Police Court,  
Kolkata-27.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



HIV NIKETAN PVT. LTD.

*Ashwin*  
Director

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



*Sunil Nankar*

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



*Amit Nankar*

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



*Ashwin Nankar*

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



On 15/05/2009

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

Presented for registration at 17 31 hrs. on :15/05/2009,at the Private residence by Sunit Naskar,one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 15/05/2009 by

- 1 Sri Sunit Naskar, son of Bhabendra Nath Naskar, Vill.- Nawabad, P. O.- Rasapunja, Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  - 2 Sri Anit Naskar, son of Bhabendra Nath Naskar, Vill.- Nawabad, P. O.- Rasapunja, Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  - 3 Sri Ashim Naskar, son of Bhabendra Nath Naskar, Vill.- Nawabad, P. O.- Rasapunja, Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  - 4 Sri Asit Naskar, son of Bhabendra Nath Naskar, Vill.- Nawabad, P. O.- Rasapunja, Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  5. Shefali Naskar, daughter of Bhabendra Nath Naskar, Vill.- Nawabad, P. O.- Rasapunja, Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Others
- Identified By Surya Kanta Naskar, son of Nripendra Nath 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 18/05/2009

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 1989. 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) = 3025/- ,E = 7/- on:18/05/2009

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 :1-02747 of :2009  
(Serial No. 02111, 2009)

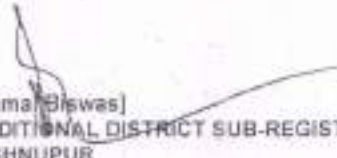
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 275757/-

Certified that the required stamp duty of this document is Rs 13798 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 13298/- is paid, by the draft number 051428, Draft Date 15/05/2009 Bank Name STATE BANK OF INDIA, Amtala, received on 18/05/2009

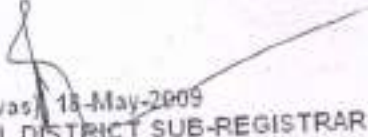
Name of the Registering officer : Kamal Biswas  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR  
OF BISHNUPUR

  
[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 1539 to 1553  
being No 02747 for the year 2009.



  
(Kamal Biswas) 18-May-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A. D. S. R. BISHNUPUR  
West Bengal