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D 17/3/2009

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

C 943255

The endorsement sheets attached with
this document are the part of this
document.

JAM. SUB. REG. OFFICER
Muzung, South 24 P.

21 MAR 2009

• DEED OF CONVEYANCE •

THIS DEED OF CONVEYANCE made this the 21st day of Mar
2009 SUBBEN SRI KALIPADA JINDAL son of late Regendra
Nath Mondal, by his own hand by occupation motivation,
residing at Villa, Uttar Kajitoh, P. S. Bistampur, in the
District South 24-Parganas, hereinafter called and referred
to as the VENOR (which term or expression shall unless
excluded by or repugnate to the context be deemed to mean and
include his heirs, executors, administrators, representative
and assigns) of the PLANT PARD

M. C.
9/1/10

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-70004, 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 09 sataks in R.S. and L.R.Dag Nos. 95 (area 02 sataks), 15 (area 01 sataks), 19(area 01 sataks) 20(area 01 sataks), 14 (area 02 sataks), 69(area 01 sataks) and 70(area 01 sataks), total area more or less 09 sataks under L.R.Khatian NO. 171 situate and lying at Mouza Uttar Kajirhat, J.L.NO.22, Touzi No. 3,4,5, Pargana Magure, within the limits of the Panchayet area in the District South 24-parganas, of which the said land has been recorded in the nature sali got the said property by way of inheritance by the Vendor herein, Sri Kalipada Mondal and the said property was duly recorded in L.R.Khatian No. 171, in the name of the Vendor Sri Kalipada Mondal.

And the property measuring an area 07 sataks in part of R.S. and L.R.Dag No. 13(area 01 sataks), 14 (area 1/2 sataks), 15(area 1/2 sataks), 20(area 1/2 sataks), 18(area 1/2 sataks), 55(area 1/4 sataks), 31(area 3/4 sataks). 39(area 2 sataks), 69(area 1/2 sataks) and 70(area 1/2 sataks), total area more or less 07 sataks under L.R.Khatian No. 948 situate and lying

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at Mouza Uttar Kajithat, J.L.No.22, P.S. and A.D.S.R. office Bishnupur, recorded the nature of land said belonged to the Vendor herein who had inherited the said property from his mother, who had recorded owner the said land under L.R.Khatian NO. 948.

AND WHEREAS the Vendor Sri Kalipada Mondal is seized and possessed the said property measuring 09 sataks under L.R. Khatian NO. 171 in his name and the property measuring 07 sataks under L.R.Khatian NO. 948, total area sali land more or less 16 sataks in Mouza Uttar Kajithat, J.L.No.22, P.S. and A.D.S.R.office Bishnupur and the said land being entitled to transfer by the vendor 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 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. 1,95,939.00 (Rupees one lakh ninety five thousand nine hundred thirty nine) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,95,939.00 (Rupees one lakh ninetyfive thousand nine hundred and thirty nine) 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 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 his predecessor-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 stands free from all sorts of encumbrances and have good right, title and full power to sell the said land 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 purchaser.

If any of the statements or covenants made herein before is found to be, untrue or any deceit in title is detected hereafter

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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 of this Deed in future any supplementary deed or deeds of rectification or deed or 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 09 sataks 'sali' land as described in the following diagram under R.S. & L.R.Dag Nos. 95, 15, 19, 20, 14, 69, and 70 under L.R. Khatian No. 171 and an area more or less 07 sataks 'sali' land as described in the following diagram under R.S. & L.R.Dag Nos. 13, 14, 15, 20, 18, 55, 31, 39, 69 and 70 under L.R.Khatian No. 948, total area more or less 16 (sixteen) sataks are clearly shown in the following diagram situate and lying at Mouza Uttar Kajirhat, J.L.No. 22, Touzi No. 3, 4, 5, Pargana Magure, P.S. & A.D.S.R. Office Bishnupur, within the jurisdiction of Anchal Panchayet area in the District South 24-Parganas,

<u>L.R.Kh. NO.</u>	<u>R.S. & L.R.Dag No.</u>	<u>Nature of land</u>	<u>Area sold</u>
171	95	sali	02 sataks
-do-	15	sali	01 sataks
-do-	19	sali	01 sataks
-do-	20	sali	01 sataks
-do-	14	sali	02 sataks
-do-	69	sali	01 sataks
-do-	70	sali	01 sataks

<u>L.P.Kh.No.</u>	<u>R.S.& L.R. Deq No.</u>	<u>Nature of land</u>	<u>A-rea sold.</u>
948	13	sali	01 sataks ✓
-do-	14	sali	1/2 sataks ✓
-do-	15	sali	1/2 sataks ✓
-do-	20	sali	1/2 sataks ✓
-do-	18	sali	1/2 sataks ✓
-do-	55	sali	1/4 sataks ✓
-do-	31	sali	3/4 sataks ✓
-do-	39	sali	2 sataks ✓
-do-	69	sali	1/2 sataks ✓
-do-	70	sali	1/2 sataks ✓

=====
 Total... 16 sataks
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Total- (sixteen sataks)

Total area 16 sathes has been transferred by this
 Deed is being bounded.

proportionate rent of Rs. 32⁰⁰ being payable to the
 collector of 24-parganas (5) on behalf of the Governor of the
 State of W.B.

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

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

- 1). श्रीमद् ब्रजेश कुमार
श्रीमद् ब्रजेश कुमार (श्रीमद् ब्रजेश कुमार)
श्रीमद् ब्रजेश कुमार

श्रीमद् ब्रजेश कुमार

SIGNATURE OF THE VENDOR.

- 2). किशोर कुमार
किशोर कुमार

: MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs. 1,95,939.00 (Rupees one lakh ninetyfive thousand nine hundred and thirtynine) only being the full and entire consideration as per memo below :

: - Memo :-

By Cash Rs. 1,95,939.00
(Rupees : One lac ninety five thousand nine hundred thirty nine only)

WITNESSES :

1). श्रीमती अनामिका दत्ता
श्रीमती अनामिका दत्ता (अभिज्ञानिका)
श्रीमती अनामिका दत्ता -

अनामिका दत्ता
SIGNATURE OF THE VENDOR.

2). श्रीमती अनामिका दत्ता
श्रीमती अनामिका दत्ता

Prepared by me,

Anjali Datta.
Alipore Police Court,
Regd. No. WB-2048/1999
Advocate.

Anjali Datta (Advocate)
M.A., B.E.D, LL.B
Alipore Police Court, KOL-27
Regd No - W B. 2048/1999

Typed by me,

Kamal K. Singh
Alipore Police Court,
Kolkata-27.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN PVT. LTD.
[Handwritten signature]

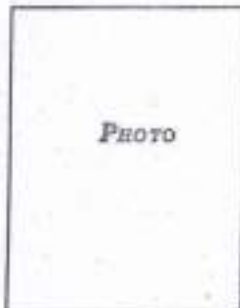
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Director

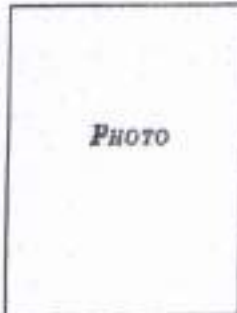


[Handwritten signature]

	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 :I-01713 of :2009
(Serial No. 01352, 2009)

On 21/03/2009

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

Presented for registration at 18.50 hrs on :21/03/2009,at the Private residence by Kalipada Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 21/03/2009 by

1. Sri Kalipada Mondal, son of Lt. Nagendra Nath Mondal, Vill.- Uttar Kajirhat, Dist - South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession :Cultivation
Identified By Sunil Kumar Mondal, son of Lt. Panchu Gopal Mondal, Vill.- Uttar Kajirhat, 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 23/03/2009

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) = 2145/- ,E = 7/- on:23/03/2009

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- 195939/-

Certified that the required stamp duty of this document is Rs 9807 /- and the Stamp duty paid as Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 9307/- is paid, by the draft number 050314, Draft Date 23/03/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :23/03/2009.

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 7
Page from 3362 to 3373
being No 01713 for the year 2009.




(Kamal Biswas) 23-March-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal