



पश्चिम बंगाल WEST BENGAL

C 953177

Verified that the document is entitled
to registration and that the
stamp is valid and of the full
denomination as indicated thereon.



Date of conveyance

Deed of conveyance made this the 5th day
of November, 2009 B.S.T.M.S.S. SRI BHALMITH MARRAM
son of late Jagendra Nath Marder, by Krishna Haimi,
by competent cultivator, residing at Vill, Dohatal,
P.S. Baganpur, District South 24-Parganas, hereinafter
called and referred to as the grantee (which term is
expressed shall unless excluded by or imported to the
context be deemed to mean and include his heirs, legal

REGISTRAR
BAGANPUR

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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-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 its successors in office and assigns) of the SECOND PART :

WHEREAS the property measuring more or less 29 dec. in Dag No. 21 under Kri Khatian No. 723, situate and lying at Mouza Uttar Kajirhat, J.L.No.22, Touzi No. 3,4,5, Pargana Magura, P.S. & A.D.S.R. Office Bishnupur, District South 24-Parganas, was originally belonged to Jogendra Nath Naskar, the father of the Vendor herein, who was the recorded owner of the said land under Kri Khatian No. 723 as exclusive sixteen annas share.

AND WHEREAS while he had in peaceful possession and occupation over the said property died intestate leaving behind him surviving his 2 sons, namely Sri Himalendu Naskar, the Vendor herein and another. And as per inheritance of law the Vendor herein along with

his another brother have jointly inherited the said property in equal shares, as his heirs and successors of late Jogendra Nath Naskar. And interms of his share the Vendor herein has inherited the property measuring $14\frac{1}{2}$ sataks out of 29 sataks, being the half share of the said property in his share and as per mutual separation the vendor herein has seized and possessed of or otherwise well and sufficiently entitled to the said property. And by the manner aforesaid the Vendor of this Indenture now seized and possessed the said land measuring more or less $14\frac{1}{2}$ sataks in Dag No. 2a under L.R.Kri Khatian No. 723 in Mouza Uttar Kajirhet, P.G. Bishnupur 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 Vendor 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. 2,63,636/- (Rupees Two lakh sixtythree thousand six hundred thirty six) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2, 63, 636/- (Rupees two lakhs sixtythree thousand six hundred and thirtysix) 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 his 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

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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 below 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 false, untrue or any defect in title is detected hereafter the Vendor will 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 any Declaration in favour of the said purchaser without any charge of the said instant 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 sal land now being used as agricultural purpose measuring more or less 14½ (fourteen and half) sataks in part of R.S. & L.R. Dag No. 21 (twenty one) under L.R. Kri Khatian No. 723, situate

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and lying at Mouze Uttar Kajirhat, J.L.No. 22, Touzi Nos. 3,4, 5, Pargana Magura, P.S. & A.D.S.R. Office Bishnupur within the jurisdiction of Anchal Panchayet area in the District South 24-Parganas, and the said property is being butted and bounded in the following manner :

-: Boundary :-

ON THE NORTH : Land of Purchaser.

ON THE SOUTH : Land of Purchaser.

ON THE EAST : Land of Purchaser.

ON THE WEST : Land of Purchaser.

And the proportionate annual rent of Rs. 1.20 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 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). Chirandani Naskar
also - Birbalendu Naskar
vill - Narabad, P.O - Ransapuraja

স্বাক্ষরিত ও সীলিত -

VENDOR.

2). Brijendra Chandra
Sri. Baran

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: MEMO OF CONSIDERATION :

Received of and from the within named Purchaser the within mentioned the sum of Rs. 2,63,636.00 (Rupees two lakhs sixtythree thousand six hundred thirtysix) only being the full and entire consideration as per Memo below :

Memo :

By Cash Rs. 2,63,636.00

Rupees :- Two Lac Sixty three thousand Six hundred thirty Six Only.)

WITNESSES :

1). Chirantan Naskar

10 - Bimalendu Naskar

vill - Nawabad, P.O. - Kalyan

VENDOR.

2). Sujata Chatterjee
S.M. B. Chatterjee

Anjali Datta (Advocate)

M.A., B.E.D., LL.B. Prepared by me,

Police Court, Kol-27

No.-W B. 2048/1999

Advocate.

Anjali Datta

Regd. No. - NB - 2048/1999

Alipore Police Court

Typed by me,

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

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.

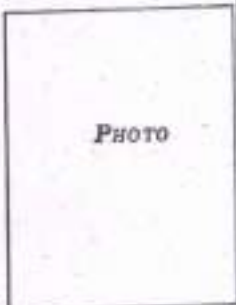
As per...

Director

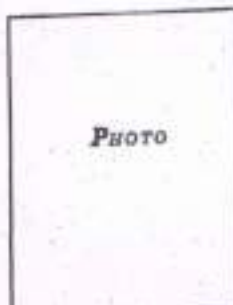


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

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	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
District:-South 24-Parganas

Endorsement For Deed Number : I - 05939 of 2009
(Serial No. 04641 of 2009)

On 06/11/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18.25 hrs on :06/11/2009, at the Private residence by Bimalendu Naskar,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 06/11/2009 by

1. Sri. Bimalendu Naskar, son of Lt. Jogendra Nath Naskar , Vill.- Nowbad, Dist.- South 24 Pgs , Thana Bishnupur, By Caste Hindu, By Profession : Cultivation
Identified By Chirmitan Naskar, son of Bimalendu Naskar, Vill.- Nawabad, Dist.- South 24 Pgs ,Thana: Bishnupur, By Caste: Hindu, By Profession: Others.

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 11/11/2009

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2893/- ,E = 7/- on 11/11/2009

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-263636/-

Certified that the required stamp duty of this document is Rs.- 13192 /- and the Stamp duty paid as Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 12692/- is paid, by the draft number 916718, Draft Date 09/11/2009, Bank Name STATE BANK OF INDIA, Amtala, received on 11/11/2009

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

11/11/2009 13:40:00

EndorsementPage 1 of 1

ificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 4295 to 4305
being No 05939 for the year 2009.



(Naushad Shahid) 11-November-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal