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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



बन्दिप्रबन्धन पश्चिम बंगाल WEST BENGAL

329329

*Language that the instrument is written in registration. The instrument shall not be admissible as evidence for the purpose of registration.*

And that the said instrument is a deed of conveyance, South 24 Parganas

0 DEC 1999

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 14th day of December, 1999 (Two Thousand Nine) BETWEEN SRI SINAL KUMAR ROSE, son of Late Bihari Ranjan Bose, by religion Hindu, by occupation service, residing at VII, B.P.O. Basumpur, P.S. Basumpur, in the District South 24-Parganas, W.B. hereinafter

called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

**SHIV NIKETAN (P) LTD.** a Private Limited Company having its registered office at 23A, N.S.Road, 4<sup>th</sup> floor, Room Nos. 6 & 18, Kolkata-700001, represented by its Director Lalit Kumar Bhutoria, son of Sri 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**.

*S.* **WHEREAS** by a Bengali Kowala dated 1<sup>st</sup> March 2006 the Vendor of these presents Sri Bimal Kumar Bose of No. 36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24 Parganas purchased Sali land measuring 29<sup>✓</sup> Sataks in L.R. & R.S. Dag No. 21<sup>✓</sup> under L.R. Khatian No. Kri.944, R.S. Khatian No. 298 under Mouza Uttar Kajirhat, J.L. No.22, Touzi No. 3, 4,5 Pargana Magura within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24 Parganas from Uday naskar son of Late Subhas Chandra Naskar of Nawabad, P.S. Bishnupur, District South 24 Parganas and the said Deed of

Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, south 24 Parganas and recorded in Book No.1, Volume No. 118 Pages 185 to 192 being No.5945 for the year 2006 free from all encumbrances and on valuable consideration.

**AND WHEREAS** by a Bengali Kowala dated 16<sup>th</sup> August, 2005 the Vendor of these presents Sri Bimal Kumar Bose of No. 36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24 Parganas purchased Sali land measuring 15 Sataks in L.R. & R.S. Dag No.111 under L.R. Khatian No. Kri.14, R.S. Khatian No. 298 under Mouza Uttar Kajirhat, J.L. No.22, Touzi No. 3, 4,5 Pargana Magura within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24 Parganas from Smt. Sujata Naskar wife of Kailash Chandra Naskar of Nawabad, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, south 24 Parganas and recorded in Book No.1, Volume No. 9 Pages 197 to 204 being No.936 for the year 2005 free from all encumbrances and on valuable consideration.

**AND WHEREAS** by a Bengali Kowala dated 22<sup>nd</sup> May, 2006 the Vendor of these presents Sri BimalKumar Bose of No. 36C,

Motilal Gupta Road, P.S. Thakurpukur, District South 24 Parganas purchased Sali land measuring 08 Sataks in L.R. & R.S. Dag No. 18 under L.R. Khatian No. Kri.268, R.S. Khatian No. 54, under Mouza Uttar Kajirhat, J.L. No.22, Touzi No. 3, 4,5 Pargana Magura within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24 Parganas from Paritosh Mondal, Ashutosh Mondal, Rohitosh Mondal, Karnadar Mondal all sons of Durga Charan Mondal all of Vill. Nawabad, P.O. Rashpunja, District South 24 Parganas, Smt. Bishakha Kha wife of Swapan Kha of Altaberia, Smt. Madhabi Ghouri wife of Dinabandhu Ghouri of Raghunathpur, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, south 24 Parganas and recorded in Book No.1, Volume No.121 Pages 29 to 38 being No.6133 for the year 2006 free from all encumbrances and on valuable consideration.

*J* **AND WHEREAS** by a Bengali Kowala dated 11<sup>th</sup> July, 2005, the Vendor of these presents Sri BimalKumar Bose of No. 36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24 Parganas purchased Sali land measuring 17 Sataks in L.R. & R.S. Dag No.9 under L.R. Khatian No. 445, R.S. Khatian No. 54 under Mouza Uttar Kajirhat, J.L. No.22, Touzi No. 3, 4,5 Pargana Magura within Addl. District Sub Registrar at Bishnupur, P.S.

Bishnupur, South 24 Parganas from Panchu Gopal Naskar of Nawabad, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, south 24 Parganas and recorded in Book No.1, Volume No. 9 Pages 227 to 232 being No.940 for the year 2006 free from all encumbrances and on valuable consideration.

**AND WHEREAS** by a Bengali Kowala dated 11<sup>th</sup> July, 2005 the Vendor of these presents Sri BimalKumar Bose of No. 36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24 Parganas purchased Sali land measuring 14 Sataks in L.R. & R.S. Dag No.4 under L.R. Khatian No.Kri 934, 636 and 419, R.S. Khatian No. 54 under Mouza Uttar Kajirhat, J.L. No.22, Touzi No. 3, 4, 5 Pargana Magura within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24 Parganas from Subal Sardar, Bhol Nath Sardar both sons of Kali Ratan Sardar, Jagannath Sardar son of Late Nilmoni Sardar all of Vill. Nawabad, P.O. Rashpunja, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, south 24 Parganas and recorded in Book No.1, Volume No. 9 Pages 219 to 226 being No.939 for the year 2006 free from all encumbrances and on valuable consideration.


**AND WHEREAS** by a Bengali Kowala dated 14<sup>th</sup> August 2006 the Vendor of these presents Sri Bimal Kumar Bose of No. 36C, Motilal Gupta Road, P.S. Thakurpukur, District South 24 Parganas purchased Sali land measuring 09 Sataks in L.R. & R.S. Dag No.23 under L.R. Khatian No. 513, R.S. Khatian No. 215 under Mouza Uttar Kajirhat, J.L. No.22, Touzi No. 3, 4, 5 Pargana Magura within Addl. District Sub Registrar at Bishnupur, P.S. Bishnupur, South 24 Parganas from Provash Chandra Haldar son of Late Kokil Chandra Haldar of Uttar Kajirhat, P.S. Bishnupur, District South 24 Parganas and the said Deed of Conveyance was duly executed and registered at the office of A.D.S.R. Bishnupur, south 24 Parganas and recorded in Book No.1, Volume No. 133, Pages 261 to 266 being No.6851 for the year 2006 free from all encumbrances and on valuable consideration.

**AND WHEREAS** by way of such purchase the vendor has acquired and is seized and possessed of or sufficiently entitled to as the absolute owner of the Sali land and property total measuring about 92 Sataks more or less in L.R. Dag Nos.21, 111, 18, 09, 04 & 23 under L.R. Khatian No. Kri 9454, 14, 268,445, 934, 636, 419 and 513 all in Mouza Uttar Kajirhat, J.L.No. 22 Touzi No. 3, 4 & 5 P.S. Bishnupur, District South 24

more fully described in Schedule hereunder written free from all encumbrances.

**AND WHEREAS** by the manner aforesaid the Vendor of this Indenture is now seized and possessed and entitled to transfer the said land and property by way of sale, mortgage, will or any process which stands free from all sorts of encumbrances.

**AND WHEREAS** the Vendor made representation, and declares that :

- i) The Vendor has not received any notice from any authority for acquisition or requisition and declares that the said land and property and hereditament is not affected by any scheme of the Government or any other statutory body.
- ii)  Save as mentioned hereinabove and since acquiring the right title interest in the said land and property and hereditament the Vendor has not at any time done or executed or knowingly suffered or been made party or done any act, deed, matter or thing whereby and whereupon the said land and property and hereditament

or any part thereof can or may be impeached encumbered or affected in title.

- iii) The Vendor has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and property and hereditament.
- iv) The said land and property and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, usages debutters, trusts, prohibitions, Income Tax attachments financial institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor predecessor in title further the said land and property and hereditament is not affected by or subject to any personal for securing any financial accommodation.
- v) The Vendor having urgent need of money intended to sale and transfer the said land and property and hereditament free from all encumbrances in the manner




as aforesaid is in search of a good buyer on a fair market price and thereby has negotiated with Officials of the purchaser herein.

**NOW** due to legitimate and reasonable need of money the Vendor intended to sell and the Purchaser has agreed to purchase the said land and property as described in the Schedule hereunder written at or for the price of Rs.7,00,000/- (Rupees Seven Lacs) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.7,00,000/- (Rupees Seven Lacs) 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 doth hereby admit and acknowledge of and from the same and every part thereof the Vendor doth thereby acquit, release, forever. The purchaser, the Vendor doth hereby sell, transfer, grant, convey, discharge, assure and assign unto the purchaser free from all encumbrances. **ALL THAT** the Sali land total measuring about 92 Sataks in several dags and Khatians in Mouza Uttar Kajirhat, J.L. No.22, P.S. Bishnapur, District South 24-Parganas more fully described in the Schedule hereunder written or **HOWSOEVER** otherwise the said land and property or any part

thereof now are or in heretofore were or was situated butted bounded called known numbered described or distinguished AND the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said land and property and hereditaments or every part thereof and paying the rents to the appropriate authorities upon getting the its name mutated in the office of the Panchayet 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 and of his predecessors in title **TO HAVE AND TO HOLD** the said land and property, hereby granted or expressed so to be unto and to the use of the purchaser its successor, successors-in-office and assigned AND the Vendor declares that the land and property hereby sold had not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, liens or any attachments whatsoever.

 The Vendor further declares that the Vendor has not yet received any notice of acquisition or requisition of the Schedule property and the Vendor declares that so far as the knowledge goes that the said land and 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 land and property is the khas possession of the Vendor which is stands free from all sorts of encumbrances and the Vendor has good right, title and full power to sell the said land and property and the Vendor has delivered vacant and peaceful possession to the said land and property unto and in favour of the said purchaser by this presents.

If any of the statement or covenant 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.

If any omission, error is found or to have taken place in this Deed in future the Vendor shall execute such supplementary deed or deeds of rectification or Deed of Declaration in favour of the said Purchaser without any demand or charge from the Purchaser.

*S* In this context having full knowledge to the full context of this Deed the Vendor has received full consideration money without any provocation of any person and put his signature on this Deed in full knowledge and sound health and mind.

or  
part

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows :-

1. That all right title and interest as sole Owner of the said land and property as held or enjoyed by the Vendor and conveyed herein subsists and the Vendor has good right as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land and property hereby sold and transferred every part thereof unto and to the Purchaser in the manner as aforesaid and the Vendor further declares that she has not dealt with the said land and property in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and property save and except with the Purchaser herein.
  
2. That the Purchaser shall have the right to mutate its name in the Settlement records of right of the Government or and any other public bodies or authorities for the said land and property and hereditament hereby sold conveyed and transferred unto the Purchaser and every part thereof and receive the rents issues and profits thereof without any interruption claim or demand whatsoever by the Vendor or any person claiming through under or in trust arising through or for them.

*Sh*

3. That the said land and property and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lis-pendence, debts liabilities and the Vendor fully or otherwise and sufficiently and clearly and absolutely discharges, saved harmless and keep indemnified and/or has agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the Vendor or any of her Predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the Vendor or any of his Predecessors in title.

4. That the Vendor and every person or persons claiming any estate right title or interest through the Vendor shall and will at all times hereafter upon every request and at the costs of the Purchaser will make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land and property and hereditament in favor of the Purchaser and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full right of ownerships free from all encumbrances upon the said land and property and hereditament in favour of the purchaser.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of Sali land measuring 92 sataks more or less comprising in several dags and Khatians as clearly indicated in the following diagram, situate and lying at Mouza Uttar Kajirhat, J.L. No.22, R.S. No.92, Touzi No.3, 4, 5, P.S. Bishnupur, A.D.S.R. Office Bishnupur in the District South 24-Parganas.

<u>R.S. Kh. No.</u>	<u>L.R. Kh. No.</u>	<u>R.S. Dag No.</u>	<u>L.R. Dag No.</u>	<u>Nature of land</u>	<u>Area sold</u>
298	944	21	21	Sali	29 sataks
	14	111	111	Sali	15 sataks
54	268	18	18	Sali	08 sataks
	445	9	9	Sali	17 sataks
	934				14 sataks
	636	4	4	Sali	
	419				
215	513	23	23	Sali	09 sataks
				<b>Total</b>	<b>92 Sataks</b>

Total area Ninety two sataks

The Annual proportionate rent for the said property is Rs.10/- being payable to the Collector of 24-Pargana(S) on behalf of the Governor of the State of W.B. more fully described in the map or plan bordered with 'Red', and butted bounded called known numbered and distinguished.

*Jr.*

MEMO OF CONSIDERATION

**RECEIVED** of and from the within named Purchaser the within mentioned the sum of Rs.7,00,000/- (Rupees Seven lacs) only being the full and entire consideration money by following memo :-

MEMO

HDFC BANK LTD.  
Kolkata - Stephen House  
(BBD BAG), Kolkata-700001  
Cheque No. 139571, Dt. 27.11.09 (Rupees: Seven Lac only)

Rs. 7,00,000/-

WITNESSES :-

1. Liptu Mukherjee  
170 D.H. Road  
Thebes Pukur  
KOL-63
2. ~~Sujata Chatterjee~~  
SM - 630000

Bisnall Kumar Bose.  
VENDOR

Prepared by me

Panch Gopal Mukherjee.  
Advocate, Durgam.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



SHIV NIKETAN PVT. LTD.

*Ashtoni*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Director



*Poimalhumant*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					




	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



  
**Government Of West Bengal**  
**Office Of the A. D. S. R. BISHNUPUR**  
**District:-South 24-Paraganas**

**Endorsement For Deed Number : I - 06325 of 2009**  
**(Serial No. 04962 of 2009)**

**On 01/12/2009**

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

Presented for registration at 18.20 hrs on 01/12/2009, at the Private residence by Bimal Kumar Bose, Executant.

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

Execution is admitted on 01/12/2009 by

1. Sn Bimal Kumar Bose, son of Lt. Bibhuti Ranjan Bose, Vill. + P. O.- Rasapurje, Dist - South 24 Pgs, Thana Bishnupur, By Caste Hindu, By Profession : Service  
Identified By Riptu Mukherjee, son of Biswanath Mukherjee, 170 D. H. Road, Thakurpukur, Kolkata-63, Thana: -, By Caste: Hindu, By Profession: Others.

( Naushad Shahid )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

**On 02/12/2009**

**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) = 21461/- , E = 7/- on 02/12/2009

**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. -1951512/-

Certified that the required stamp duty of this document is Rs. - 97586 /- and the Stamp duty paid as Impressive Rs. - 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 46586/- is paid, by the draft number 917164, Draft Date 02/12/2009, Bank Name STATE BANK OF INDIA, Amtala, received on 02/12/2009
2. Rs. 46000/- is paid, by the draft number 917163, Draft Date 02/12/2009, Bank Name STATE BANK OF INDIA, Amtala, received on 02/12/2009

  
( Naushad Shahid )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

EndorsementPage 1 of 2

02/12/2009 12:08:00



Government Of West Bengal  
Office Of the A. D. S. R. BISHNUPUR  
District:-South 24-Parganas

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Endorsement For Deed Number : I - 06325 of 2009  
(Serial No. 04962 of 2009)

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( Naushad Shahid )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

( Naushad Shahid )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 4227 to 4247  
being No 06325 for the year 2009.



*[Handwritten signature]*

(Naushad Shahid) 02-December-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A. D. S. R. BISHNUPUR  
West Bengal