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भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

C. 49009X

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

The endorsement is attached with
this document & is a part of the
document.

Advt. Sub-Registrar
Bachchan, South 24-Pg.

28 JAN 2009

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION was this the 21st day
of January, 2009 B E T M E R (1) SMT. PRANITA MONDAL
wife of late Dipanwar Mondal, (2) SMT. ARCHANA MONDAL wife
of late Sivanath Mondal, (3) SMT. SASTINI BARDOLAI wife of
Sankararam Bardolai, all by religion Hindu, by occupation
housewife, all residing in Vill. Uttar Kejrihat, P.S. Bachchan
District South 24-Parganas, and (4) SMT. UJALA DEBARMAN
wife of late Akhoy Debarmann by religion Hindu, by occupation

housewife, residing at Vill. Ashuti, P.S. Mahestala, Dist. 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, legal 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 Prokash 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 heirs, executors, administrators, legal representatives, successors-in-office and assign) of the SECOND PART :

WHEREAS the property in R.S. & L.R. Dag No. 57, area more or less 07 sataks out of 23 sataks, in R.S. & L.R. Dag No. 32 area 08 sataks out of 23 sataks, in R.S. & L.R. Dag No. 140 area 11 sataks out of 33 sataks, in R.S. & L.R. Dag No. 34 area 07 sataks out of 21 sataks and in R.S. & L.R. Dag No. 35 area 06 sataks out of 20 sataks, along with other property nature of land sali land under L.R. Khatian No. 960 situate and lying at Mouza Uttar Kajirhat, P.S. Bishnupur, J.L. No. 22, Touzi No. 3, 4, 5 within the limits of the Anchal Panchayet area was being recorded in the name of Suren Naskar, since deceased in exclusive sixteen annas share. And while he had in peaceful

...

possession and occupation over the said property along with other property died intestate leaving behind him surviving his 4 daughters the Vendors herein as his heirs, and successors.

AND WHEREAS thus the Vendors herein are in peaceful possession and occupation over the property as described in the schedule hereunder written by way of Inheritance of law 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 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. 4,50,000.00 (Rupees Four lakhs fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,50,000.00 (Rupees Four lakh fifty thousand) 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 lawful eviction, interruption, claim and demand whatsoever and 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, lispendens or any attachments whatsoever. The Vendors further declare that there is no case suit or proceedings pending in any court of law.

The Vendors 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 Vendors 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 described in the Schedule on this day to you and delivered peaceful possession to the land in favour of the said purchaser.

...

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: 5 :

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 after received of full consideration money without any provocation of other person put their signatures on this Deed in full knowledge and sound health and mind.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of sals now being used as agricultural purpose measuring more or less $31\frac{11}{15}$ aatales in part of R.S. & L.R.Dag Nos. 57, 32, 140, 24, and 35 under L.R.Khatian No. 960 situate and lying at Mouza Uttar Kajirhat, J.L.No. 22, Touzi Nos. 3,4,5, Pargana Magura, P.S. and A.D.S.R. Office Bishnupur, within the limits of the Anchal Panchayet area in the District South 24-Parganas, and the said property is shown in the following diagram :

<u>L.R. Khatian No.</u>	<u>L.R. & R.S. Dag Nos.</u>	<u>Nature.</u>	<u>Area sold.</u>
960	57	sale	6 sataks
-do-	32	sale	6 sataks
-do-	140	sale	$8\frac{4}{5}$ sataks
-do-	34	sale	$5\frac{3}{5}$ sataks
-do-	35	sale	$5\frac{1}{3}$ sataks.
			=====
			31 $\frac{11}{5}$ sataks
			=====

Thirtyone and fifteen upon eleven sataks.

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 Vendors have heth hereunto sets and subscribed their hands and seals on this the day, month and year first above written.

SIGNED, AND DELIVERED

at Kolkata in the presence of Witnesses :-

1). অক্ষয় হালুই
শিলা বিহার হালুই
শ্রী উত্তর রাজীব শর্মা

2). নিতাই সর্দার
উত্তর রাজীব শর্মা

1). সঞ্জয় চন্দ্র

2). অক্ষয় হালুই

3). শ্রী অক্ষয় হালুই

4). অক্ষয় হালুই

SIGNATURE OF THE VENDORS.

: MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs. 4,50,000.00 (Rupees Four lakhs fifty thousand) only being the full and entire consideration as per Memo below :

Memo:-

By cash 4, 50, 000. 00

(Rupees Four Lakhs fifty thousand only)

WITNESSES:

1). সুবিন মল্লিক
সিআই/সিআইএম
সং: উত্তর কান্টনমেন্ট

2). নিহারি সর্দার
উত্তর কান্টনমেন্ট

1). সমিলা বসু

2). অমিতা বসু
সং: সুবিন মল্লিক

3). আমিতা বসু
সং: সুবিন মল্লিক

4). সমী লাক্ষ্মিনী
সং: সুবিন মল্লিক

SIGNATURE OF THE VENDORS.

Prepared by me,

Anjali Datta

Advocate.

Anjali Datta (Advocate)
M.A., B.E.D., LL.B

Alipore Police Court, Ko-21

Regd. No.-W B. 2048/1999

Typed by me,

Kamal Kumar

Alipore Police Court,
Kolkata-27.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN PVT. LTD

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

Director

Director



सुमिना मन्डल

	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					

अर्चना शर्मा
व: सुखराम मन्डल



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

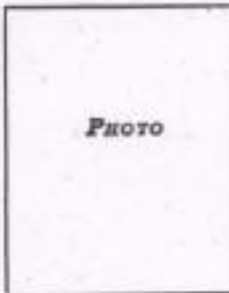
अर्चना शर्मा
व: सुखराम मन्डल

SPECIMEN FORM FOR TEN FINGER PRINTS

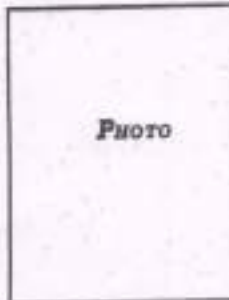


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

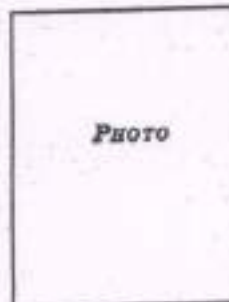
যাবী দেহ বচ
 ব: সূক্ষ্ম ন্যূন



	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-00388 of :2009
(Serial No. 00301, 2009)

On 21/01/2009

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

Presented for registration at 18.45 hrs on :21/01/2009,at the Private residence by Pramila Mondal,one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 21/01/2009 by

1. Smt. Pramila Mondal, wife of Lt. Jugantar Mondal ,Vill.- Uttar Kajirhat, Dist.- South 24 Pgs ,Thana Bishnupur,
By caste Hindu,by Profession :House wife
2. Smt. Archana Mondal, wife of Lt. Biswanath Mondal ,Vill.- Uttar Kajirhat, Dist.- South 24 Pgs ,Thana Bishnupu
By caste Hindu,by Profession :House wife
3. Smt. Sabitri Sardar, wife of Panchanan Sardar ,Vill.- Uttar Kajirhat, Dist.- South 24 Pgs ,Thana Bishnupur, By
caste Hindu,by Profession :House wife
4. Srimati Bina Dedbarman, wife of Lt. Milan Debbarman ,Vill.- Ashuti, Dist.- South 24 Pgs ,Thana Mahestala. By
caste Hindu,by Profession :House wife

Identified By Swapan Dalui, son of Nihar Dalui 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 28/01/2009

Certificate of Admissibility(Rule 43)

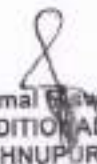
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5
of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs.
10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 4939/- ,E = 7/- on:28/01/2009

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- 450000.


[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-00388 of :2009
(Serial No. 00301, 2009)

Certified that the required stamp duty of this document is Rs 22510 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty 1.Rs 12185/- is paid, by the draft number 048836, Draft Date 25/01/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :28/01/2009. 2.Rs 9825/- is paid, by the draft number 048421, Draft Date 06/01/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :28/01/2009.

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 2
Page from 2388 to 2400
being No 00388 for the year 2009.



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