



term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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 and 18, Kolkata-700001, represented by its Director, SRI 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 SECOND PART :

WHEREAS the property 'sali' measuring  $63\frac{3}{4}$  sataks in R.S. Dag No. 375 under old (Sabek) Khatian No. 30, situate and lying at Mouza Nowabad, J.L.No. 19, P.S. and A.D.S.R. Office Bishnupur, Pargana Magura, Touzi No. 3-5, within the limits of the Anchal Panchayet area in the District 24-Parganas(South) was originally belonged to Gostabehari Mondal, since deceased the predecessor in interest of the VENDORS herein who had got the said property by virtue of a Deed of Partition in the year 1986 and the said Partition Deed was duly executed and registered at the office of the A.D.S.R. Bishnupur and recorded in Book No. I, Vol.No. 63, Pages from 197 to 213, Deed No. 5239 for the the year 1986.

...

AND WHEREAS interns of the said Partition deed the said Gosta Behari Mondal, since deceased was allotted the said land along with other land therein described in the said Partition Deed.

AND WHEREAS while he the said Gosta Behari Mondal had in peaceful possession over the said property died intestate leaving behind him surviving his one wife Smt. Manju Rani Mondal and six sons- (i) Arabinda Mondal, now deceased, (ii) Ardhendu Mondal, (iii) Purnendu Mondal, (iv) Amalendu Mondal, (v) Alope shekhar Mondal and (vi) Suvendu Mondal, as his legal heirs and successors who have jointly inherited the said property in equal one-seventh share each. According to their said share, each of the heir of late Gosta Behari Mondal is inherited an area more or less  $9\frac{3}{28}$  dec. in R.S. Dag No. 375, under old Khatian No. 30 of Mouza Nowabad, P.S. and A.D.S.R. office Bishnupur.

AND WHEREAS Arabinda Mondal, since deceased, one of the sons of late Gosta Behari Mondal died intestate leaving behind him surviving his one wife- Smt. Raba Rani Mondal ( the Vendor No. 1 herein) and one daughter- Kumari Arpita Mondal ( the Vendor No.2 herein) as his legal heirs, and successors of late Arabinda Mondal, who have inherited the property measuring an area more or less  $9\frac{3}{28}$  dec. in R.S.Dag No. 375 under old Khatian No. 30 of Mouza Nowabad, P.S. and A.D.S.R. Office Bishnupur, being the one-seventh share of late Arabinda Mondal.

AND WHEREAS by virtue of Inheritance of law the Vendors herein are in peaceful possession and occupation the property measuring more or less  $9\frac{3}{28}$  dec. in R.S.Dag No. 375, under Khatian

No. 30 of Mouza Nowabad, P.S. & A.D.S.R. Office Bishnupur in the District South 24-Parganas.

AND WHEREAS the Vendors of these presents are in peaceful possession and occupation over the said property and seized and possessed of other wise well and sufficiently entitled to the said property having entitled to right of transfer of 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 measuring more or less  $9\frac{3}{28}$  sataks in part of R.S.Dag No. 375 under old Khatian No. 30 in Mouza Nowabad, P.S. and A.D.S.R. Office Bishnupur in the District South 24-Parganas within the limits of the Anchal Panchayeta area in the District South 24-Parganas as fully described in the Schedule hereunder and hereinafter called the said property at or for the price of Rs. 2,49,220/- (Rupees Two lakhs fortynine thousand two hundred and twenty) only free from all sorts of encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,49,220/- (Rupees two lakhs fortynine thousand two hundred and twenty only) being the full and consideration money for the said property as described in the Schedule has paid by the Purchaser to the Vendors 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 assure 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 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, dispendens or any attachments whatsoever. The Vendors further declares that there is no case suit or proceedings pending in any court of law.

The Vendors further declare that the scheduled property is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertakings 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 tis day to you and delivered peaceful possession to the purchaser herein.

*[Handwritten signature]*

...

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 omissions, 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 Vendors 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 and parcel of recorded 'sali' land now being used as agricultural purpose measuring more or less  $9\frac{3}{28}$  sataks in and from the part of R.S.Dag No.375 under Old (Sabek ) Khatian No. 30, situate and lying at Mouza Nowabad, J.L.No. 19, Touzi No. 3-5, 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 clearly indicated in the following diagram :

*[Handwritten signature]*

...

<u>R.S.Khatian</u> <u>No.(Old)</u>	<u>R.S.Dag No.</u>	<u>L.R.Dag</u> <u>No.</u>	<u>Nature of</u> <u>land</u>	<u>Area</u> <u>sold.</u>
Sabek-30	375(Part)		sali	$9\frac{3}{28}$ dec.

Total area nine Purna twentyeight upon three decimals.

The said property is butted and bounded :-

- On the North : Part Dag no. 375.
- On the South : Part Dag no. 376.
- On the East : Dag no. 374.
- On the West : Part Dag no. 375.

Proportionate rent of which is Rs.4-10 being payable to the Collector for 24-Parganas(3) 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 signatures

...

on this the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence  
of Witnesses :-

1). Anubhendu Baidya  
Vidya Pr. Dailary

1). Reba Mondal

2). *Handwritten signature in Bengali*  
E. Mondal

2). Arpita Mandal

SIGNATURE OF THE VENDORS

*Handwritten initials*



: Memo of consideration :

Received of and from the within named purchaser the within mentioned the sum of Rs. 2,49,220.00 (Rupees two lakhs fortynine thousand two hundred and twenty ) only being the full and entire consideration as per memo below :

HDFC BANK LTD. <u>Memo :-</u> Kolkata, STEPHEN HOUSE (BRD BQ) Kolkata-700001. Payorder No.122319, Dt. 21-10-2008	Rs. 50,000.00
BY RBI notes of hundred Rupee denomination ...	Rs. 1,99,220.00
<u>Total →</u>	<u>Rs. 2,49,220.00</u>

(Rupees two lakhs fortynine thousand two hundred and twenty only.

WITNESSES:

1). Anshuman Bandyopadhyay  
Vik + PO - Pailan

1). Reba Mandal

2). Arpita Mandal

2). *[Handwritten signature]*

SIGNATURE OF THE VENDORS.

Prepared by me,

*[Signature]*  
Advocate.

W.B. 1409/81.  
Alipore Police Court,

Typed by me,

*[Signature]*  
(Kamal Kumar Roy)  
Alipore Police Court,  
Kolkata-27.

SALE DEED PLAN

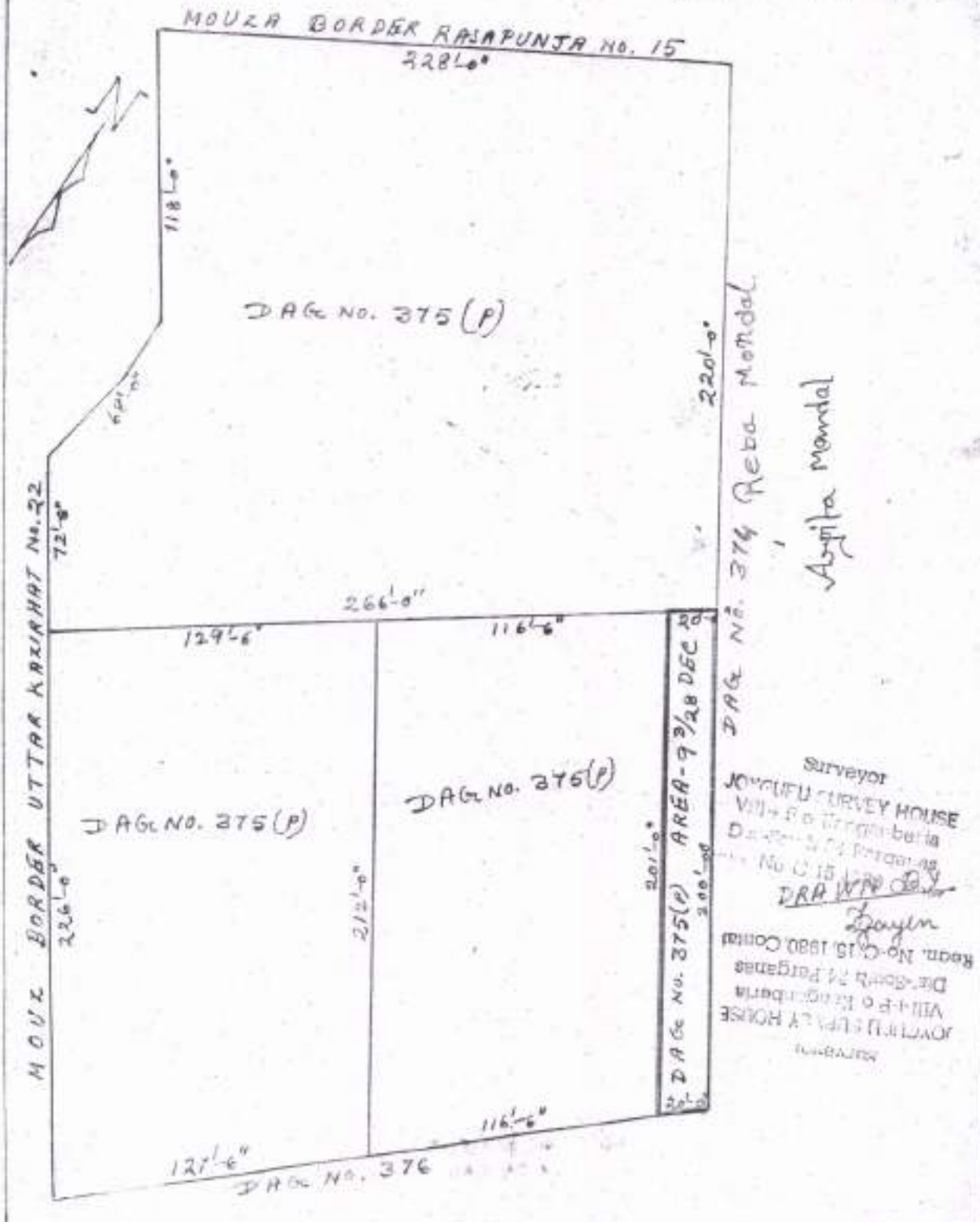
SHOWING AT MOUZA - NAOABAD J.L. NO. 15 P.S.  
BISHNUPUR DIST-24 PARGANAS (S) R.S. KHATIAN NO. 30  
DATE NO. 375 AREA - 9 3/28 DEC OUT OF 255 DEC

SCALE - 1" = 50' F

SHOWN BY RED BORDER

VENDEE :- SHIVNIKETAN (P) LTD.

VENDOR : ① Smt. Reba Mondal  
② Kumari Arpita Mondal



MOUZA NO. 374 Reba Mondal  
Arpita Mondal

Surveyor  
JOYDEBU SURVEY HOUSE  
VILL - P. Khatian  
Dist - 24 Parganas  
No. 15  
DATE 15/12/2011  
Khatian  
Regn. No. C-15, 1980 Contd.  
Dist - 24 Parganas  
VILL - P. Khatian  
JOYDEBU SURVEY HOUSE

**SPECIMEN FORM FOR TEN FINGER PRINTS**



SHIV NIRMAL DVT. 1977

*Shiv Nirmal*

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

*Shiv Nirmal*



Reba Mondal

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



Arpita Mondal

	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-05299 of :2008  
(Serial No. 05062, 2008)

On 20/11/2008

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) = 2739/- ,E = 7/- on:20/11/2008

Certificate of Market Value(WB PI/VI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 249220/-

Certified that the required stamp duty of this document is Rs 12471 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 7471/- is paid, by the draft number 456514, Draft Date 20/11/2008 Bank Name STATE BANK OF INDIA, Rajarhat, received on :20/11/2008.

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

Presented for registration at 08.20 hrs on :20/11/2008,at the Private residence by Reba Mondal,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 20/11/2008 by

1. Smt. Reba Mondal, wife of Lt. Arabinda Mondal, Vill- Nowabad, Dist- South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession :House wife
  2. Kumari Arpita Mondal, daughter of Lt. Arabinda Mondal, Vill- Nowabad, Dist- South 24 Pgs, Thana Bishnupur, By caste Hindu, by Profession :Others
- Identified By Ardhendu Baidya, son of Lt. Gourhari Baidya, Vill. + P. O.- Pailan, Dist- South 24 Pgs Thana: Bishnupur, by caste Hindu, By Profession :Others.

[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 20  
Page from 2943 to 2956  
being No 05299 for the year 2008.



(Kamal Biswas) 20-<sup>20</sup>November-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A. D. S. R. BISHNUPUR  
West Bengal