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D 5316/08

भारतीय नैऋत्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

B 926491

The endorsement there attached with
this document is an integral part of this
document.

At the City of Kolkata
Kolkata, India 20th Nov.

21 NOV 2008

[FORM OF CERTIFICATE]

THIS FORM OF CERTIFICATE made this the 20th day of November
2008 at the City of Kolkata, West Bengal, India, son of late Late
Mondal, by religion Hindu, by general occupation, by nationality
Indian, residing at 111, Vastubhika (Vastubhika), D.O. District, in
the District South 24-Parganas, hereinafter called and referred to
as the PERSON (which term as expression shall unless excluded by
or contrary to the context be deemed to mean and include his heirs,
successors, assigns, representatives and assigns) of the

[FORM OF CERTIFICATE]

...

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 'sd 1' 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.O. Bishnupur, Pargana Matara, Toufi No. 3-5, within the limits of the Anchal Panchayat area in the District South 24-Parganas was originally belonged to Gosta Bahari Mondal, since deceased, the father of the Vendor 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 I, Vol.No. 63, Pages from 197 to 213, Deed No. 5239 for the year 1986.

AND WHEREAS in terms of the said Partition Deed the said Gosta Bahari Mondal, since deceased was allotted the said land along with other land therein described in the said partition Deed.

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Chanda

AND WHEREAS while he the said Gosta Behari Mondal had in peaceful possession over the said property died intestate leaving behind him surviving his wife- Manju Rani Mondal and six sons (i) Arabinda Mondal, now deceased, (ii) Sri Ardhendu Mondal (the Vendor herein) , (iii) Sri Purnendu Mondal, (iv) Sri Amalendu Mondal, (v) Sri Alope Shekhar Mondal and (vi) Suvendu Mondal, as his legal heirs and successors who have jointly inherited the said property in equal 1/7th share each. According to their said share, each of theirs of late Gosta Behari Mondal is inherited an area more or less $9\frac{3}{28}$ dec. in part of R.S.Dag No. 375 under Old Khatian No. 30 of Mouza Nowabad, P.S. and A.D.S.R. Office Bishnupur.

AND WHEREAS thus by virtue of Inheritance of law the Vendor herein Sri Ardhendu Mondal is in peaceful possession and occupation the property measuring more or less $9\frac{3}{28}$ dec. in part of R.S.Dag No. 375 under Old (Sabek) Khatian No.30 of Mouza Nowabad, P.S. and A.D.S.R. office Bishnupur in the District South 24-Parganas.

AND WHEREAS the Vendor of these presents is now seized and possessed of or otherwise well and sufficiently entitled to the said property and having entitled to right of transfer the said property by way of sale, mortgage, will or any process of law which is free from all sorts of encumbrances.

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Arbinda

NOW due to legitimate and reasonable need of money the vendor intends to sell and the purchaser has agreed to purchase the said property measuring more or less $9\frac{3}{28}$ dec. from the 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 Panchayat 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. 2,49,220.00 (Rupees Two lakhs fortynine thousand two hundred twenty) only being the full and consideration money for the said property as described in the schedule has paid by the Purchaser to the Vendor 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 assure unto the Purchaser.

And you the Purchaser shall and will and also may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part

Alankar

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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 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, lispendents or any attachments whatsoever.

The Vendor also further declares 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 Vendor which stands free from all sorts of encumbrances and have good right, full power to sell the said property and in this condition and sold out the said property as described in the Schedule below on this day to you and delivered peaceful possession to the Purchaser herein.

If any of the statements or covenants made hereinbefore 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.

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Alouda

If omissions, error is found to have taken place in this deed in future any supplementary deed or deeds of modification 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 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 $9\frac{3}{28}$ 'setaks 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 areas in the Dist. South 24-Perganes and the said property is clearly indicated in the following diagram :

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

Total area nine purna twentyeight upon three decimals.

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Alauddin

The said property is butted and bounded :

- On the North : Part Dag no. 375
On the South : Dag no. 376
On the East : Shiv Niketan (P) Ltd.
On the West : Part Dag no. 375

Proportionate rent of which is Rs. 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 hereunto sets and subscribed his hand and signature on this the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in the presence of Witnesses :

- 1). Sanjay Kumar Ray
S/O. Mishikanta Ray
11/1/20 - Rasulpur
- 2). Yeakub Sa
VI - Chetajidi

Arulendu Mandal

SIGNATURE OF THE VENDOR.

Arulendu

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 forty nine thousand two hundred and twenty) only being the full and entire consideration as per Memo below :

Memo

By Cash Rs. 2,49,220/-

(Rupees : Two Lac forty nine thousand two hundred & Twenty only).

WITNESSES:

1). Sashi Kumar Roy
S/o Nishi Kanta Roy
Vill + Po - Raspiya

Arundee Mondal

SIGNATURE OF THE VENDOR.

2). Yeakul Sik
vi - Chakjidi

Prepared by me,

Suktimoy Chanda. *Chanda*
Advocate.

Alipore Police Court

Regd. No. F 948/564 of 1979.

Typed by me,

Kamal Kumar Roy
(Kamal Kumar Roy),
Alipore Police Court,
Kolkata-27.

SPECIMEN FORM FOR TEN FINGER PRINTS



SHIV NIKETAN

Technique

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



Director

Anshendu Mondal

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

Anshendu 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-05316 of :2008
(Serial No. 05074, 2008)

21/11/2008

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:21/11/2008

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.-249220/-
Certified that the required stamp duty of this document is Rs 12471 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 11981/- is paid, by the draft number 047249, Draft Date 21/11/2008 Bank Name STATE BANK OF INDIA, Amtala, received on :21/11/2008.

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

Presented for registration at 08.45 hrs on :21/11/2008,at the Private residence by Ardhendu Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 21/11/2008 by
1. Sri Ardhendu Mondal, son of Lt. Gosta Behari Mondal, VII.- Nowabad (dak Charaktala), Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Cultivation
Identified By Saroj Kumar Ray, son of Nishikanta Ray VIII. + P. O.- Rasapunja, 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 21
Page from 187 to 199
being No 05316 for the year 2008.



(Kamal Biswas) 21 November 2008
ADDITIONAL DISTRICT-SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal