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I 2468/18



पश्चिम बंगाल WEST BENGAL

B 926466

Certified that the document is admitted
in execution. The expense about and
the endorsement shall be credited with the
document on the part of the document.

ADD. Dist. Sub-Registrar
Bansipur, South 24 Parganas.

27 NOV 2008

CONDITIONS OF GUARANTEE

THIS DEED OF GUARANTEE was this 26th day of
2008 BY THE SHRI ANANDINI DEVI was of legal
age, single, Hindu, by religion Hindu, by occupation
housewife, by nationality Indian, residing at Vill.
Bhadrahat Charabatal, P.O. Bahadur in the District
South 24-Parganas, (hereinafter called and referred to as
the PRINCIPAL, (which term or expression shall unless excluded
by or consent to the contract be deemed to mean and include
his heirs, executors, administrators, representatives and
assigns) of the FIRST PART :

Shankar

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 IALIT 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.O. Bishnupur, Pargana Magura, Touzi no. 3-5, within the limits of the Anchal Panchayat area in the District South Twenty Four Parganas was originally belonged to Gosta Behari 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 Behari Mondal, since deceased was allotted the said land along with other land therein described in the said Partition Deed.

...

Shankar

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, since deceased, (ii) Sri Ardhendu Mondal, (iii) Sri Purnendu Mondal, (iv) Sri Amalendu Mondal (the Vendor herein), (v) Sri Aloka Shekhar Mondal and (vi) Suvendu Mondal, as his legal heirs and successors who have jointly inherited the said property in equal $\frac{1}{7}$ th share each. According to their said share, each of the heirs 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 Amalendu 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.

Alhaude

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 Panchayet 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 assign 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 thereof

...

Albanta.

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, lispendens 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 is 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 said purchaser herein.

If any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereinafter the Vendor shall be liable for the same and will be punishable in accordance with law.

...

Shanda.

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 but 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 Dist. South 24-Parganas 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 burs twenty eight upon three decimals.

Shanda,

The said property is butted and bounded :

On the North : Part Dag no. 375

On the South : Dag no. 376

On the East : Part Dag no. 375

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).

Suvendu Mandal
S/O - Late Gostha Bahari Mandal
Vill + P.O - Rasapuja



SIGNATURE OF THE VENDOR.

2). Sanjay Kumar Ray
S/O Nishi Kanta Ray
Village - Rasapuja
P.S. Behorebar

Shankar.

: 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 - 2,49,220.00

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

WITNESSES:

1). Suwendu Mandal

8/0. dalt Gosthai Bahari Mandal
Vill + P.O - Rasapuriya

2). Suroj Kumar Roy

8/0. Nishikanta Roy
Vill + P.O. Rasapuriya.
P.S. Bokoopur

Suwendu Mandal
SIGNATURE OF THE VENDOR.

Prepared by me,

Sufl. moy chanda.
chanda.

Advocate. Alipur 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 PVT. LTD.

Handwritten signature

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

Director



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

Handwritten signature

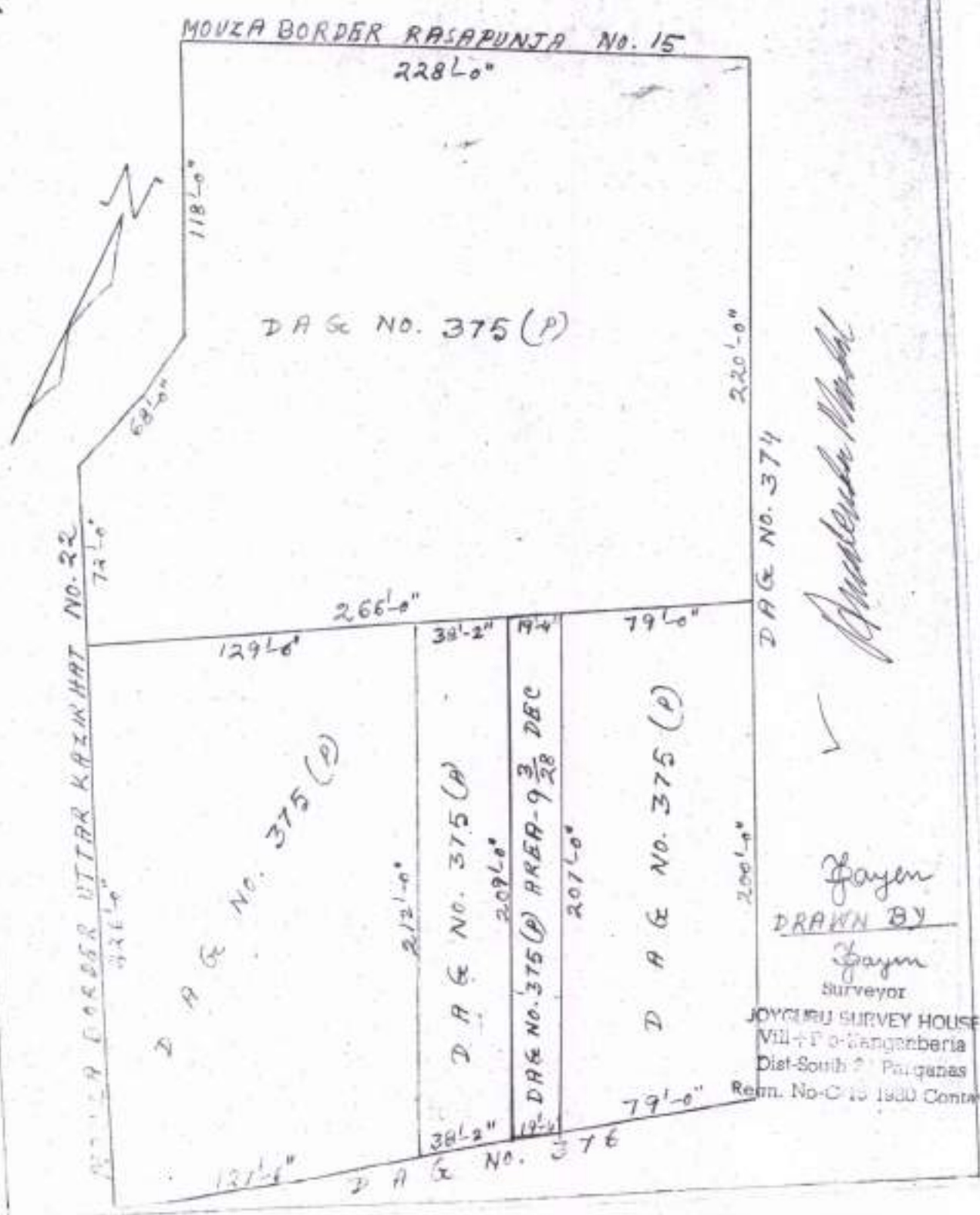


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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

SALE DEED PLAN
 SHOWING AT MOUZA - NAORABAD J.L. NO. 17 P.S.
 BISHNUPUR DIST - 24 PARAGANAS (S) R.S. KHATIAN NO. 30
 DAG NO. 375 AREA - 9 ³/₂₈ DEC OUT OF 25 DEC
 SCALE: 1" = 50' SHOWN BY RED BORDER



Amarendra Nath

Jaym
 DRAWN BY
Jaym
 Surveyor

JOYGERU SURVEY HOUSE
 Vill - P. Ganganberia
 Dist - South 2nd Parganas
 Rem. No - C 15 1980 Contd

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR
Endorsement For deed Number :-05468 of :2008
(Serial No. 05175, 2008)

On 26/11/2008

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

Presented for registration at 18.50 hrs on :26/11/2008,at the Private residence by Amalendu Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 26/11/2008 by

1. Sri Amalendu Mondal, son of Lt. Gosta Behari Mondal, Vill.- Nowabad (Dak Charaktala), Dist.- South 24 Pgs Thana Bishnupur, By caste Hindu,by Profession :Cultivation
Identified By Suvendu Mondal, son of Lt. Gosta Behari Mondal Vill. + P. O.- Rasapunja, 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 27/11/2008

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 27/11/2008

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 12000/- is paid, by the draft number 456567, Draft Date 26/11/2008 Bank Name STATE BANK OF INDIA, Rajarhat, received on :27/11/2008.

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 21
Page from 2374 to 2386
being No 05468 for the year 2008.



(Kamal Bisoi) 27-November-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal