



AND

SHIV NIKETAN (P) LTD. a Private Limited Company, having its registered office at 23A, N.S. Road, 4th floor, Room Nos. 6 and 10, 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 'sell' 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 Panchayet area in the District 24-Parganas (South) was originally belonged to Gosta Behari Mondal, since deceased, the husband 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 No. I, Vol. No. 63, Pages from 197 to 213, Deed no. 5239 for the year 1986.

AND WHEREAS interms 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.

*Shanda.*

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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, Manju Rani Mondal ( the Vendor herein) and six sons-(i) Arabinda Mondal, now deceased, (ii) Ardhendu Mondal, (iii) Purnendu Mondal, (iv) Anasendu Mondal, (v) Alope 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 heir 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 Manju Rani 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. & 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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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 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 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

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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 her 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 further declares that there is no case, suit or proceedings pending in any court of law.

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.

...

*Alenda*



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.

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 'self' 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 areas in the Dist. South 24-Parganas and the said property is clearly indicated in the following diagram :

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R.S. Khatian No. (Old)	R.S. Dag No.	L.R. Dag No.	Nature of land	Area sold.
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 :-

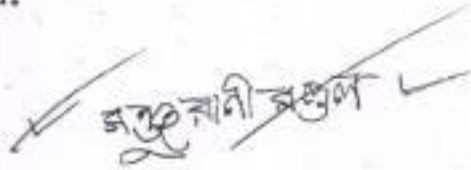
On the North : Part Dag no. 375  
On the South : Dag no. 376  
On the East : Shiv Niketan (P) Ltd  
On the West : Part Dag no. 375

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

SIGNED AND DELIVERED

at Kolkata in the presence of Witnesses :



- 1). Surendra Mandal  
870 - Lala Gostha Behari Mandal
- 2). Vill+P.O - Rasapuriya  
Saroj Kumar Ray  
870 - Nishikanta Ray  
Vill+P.O - Rasapuriya  
P.S - Bishnupur

SIGNATURE OF THE VENDOR.

Shanda

: 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 Lacs forty nine thousand two hundred & twenty only )

WITNESSES:

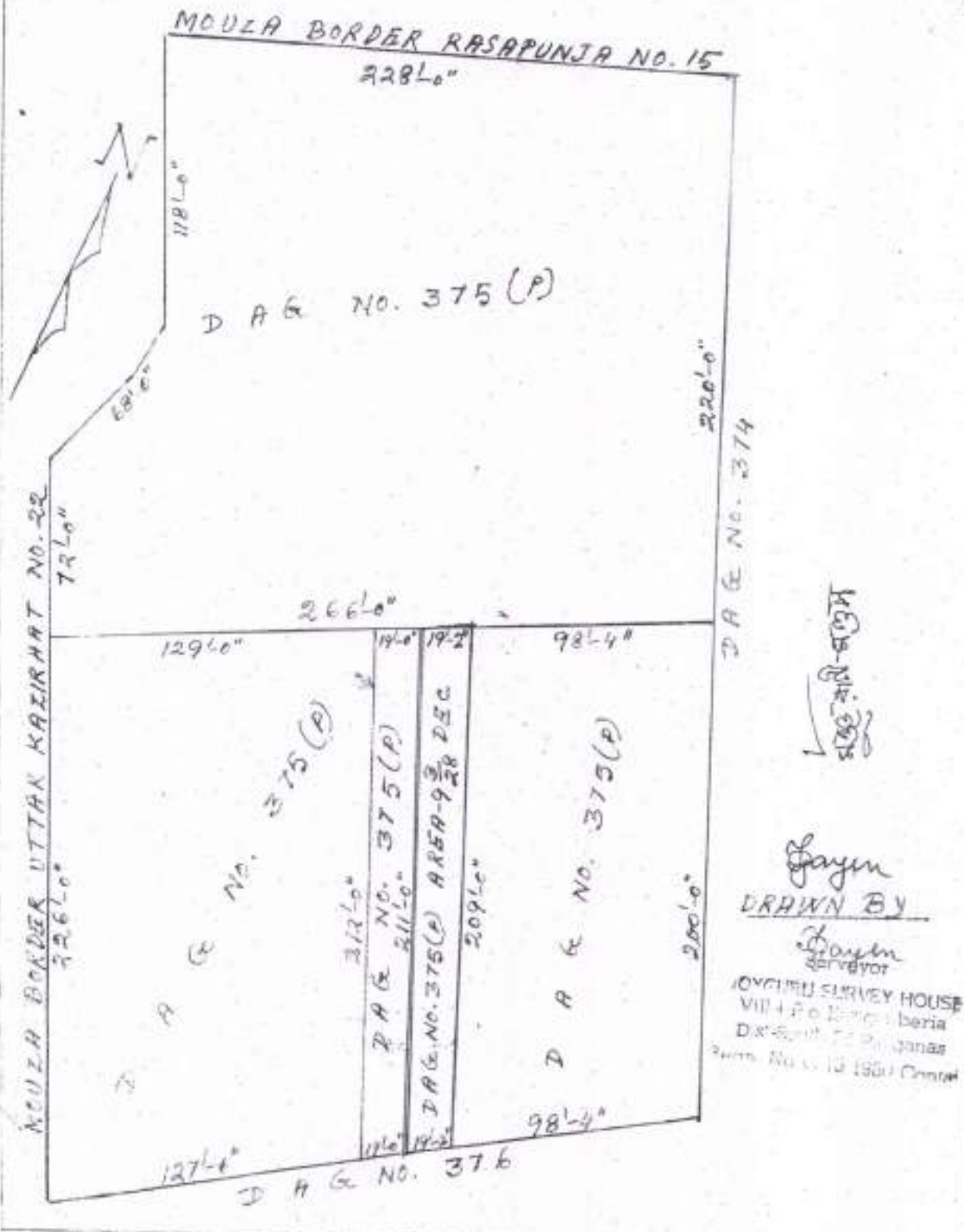
- 1). Sewender Mandal ✓ सुधीर अग्रवाल  
S/o Late Gostha Babanmal  
Vill & P.O. - Rasapanya  
Dist. Kamrup
- 2). S/o. Nishi Kant Roy  
Vill & P.O. - Rasapanya  
P.S. - Bishnupur

SIGNATURE OF THE VENDOR.

Prepared by me,  
Subti Moy chande  
Abanda  
Advocate. Alipur Police Court.  
Regd. No. F 948/564 of 1979.  
Typed by me,  
Kamal Kumar Roy  
( Kamal Kumar Roy ),  
Alipur Police Court,  
Kolkata-27.



SALE DEED PLAN  
 SHOWING AT MOUZA-NAORABAD T.L.No.17. P.S.  
 BISHNUPUR DIST-24 PARGANAS(S) R.S. KHATIAN NO.30  
 D A G NO.375 AREA-9<sup>3</sup>/<sub>8</sub> DEC OUT OF 255 DEC  
 SCALE: 1"=50' F SHOWN BY RED BORDER



*Handwritten signature*

*Jayin*  
DRAWN BY  
*Jayin*  
 Surveyor  
 JOYCHAND SURVEY HOUSE  
 VII + Po Bonga Beria  
 Dist-Sundarban Parganas  
 24th No. 13 1500 Central



**SPECIMEN FORM FOR TEN FINGER PRINTS**



**SHIV NIKETAN PVT. LTD.**

*Bhambhani*

	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**



*अश्विनी प्रभु*

	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>					



PHOTO

	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>					



PHOTO

	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  
BISHNUPUR  
Endorsement For deed Number :-05470 of :2008  
(Serial No. 05174, 2008)

On 26/11/2008

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

Presented for registration at 18.25 hrs on :26/11/2008,at the Private residence by Manju Rani Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 26/11/2008 by

1. Manju Rani Mondal, wife of Lt. Gosta Behari Mondal, Vill.- Nowabad ( Charaklala), Dist- 24 Pgs(s) ,Thana Bishnupur, By caste Hindu,by Profession :House wife  
Identified By Suwendu Mondal, son of Lt. Gosta Behari Mondal Rasapunja, Dist- 24 Pgs(s) 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 456558, 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 2387 to 2399  
being No 05470 for the year 2008.



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