P 3432 (11) I-3252 3000 Rs.

INDIA NON JUDICIAL

३000 रु. Rs 3000

सत्यमेव जयते

भारत

तीन हज़ार रुपये THREE THOUSAND RUPEES

9308

23/1.86000/-

Sanandan Goel Sold and Registered Affairs

1. Ummedlal Singhal
2. Satyanarayan Agarwal
3. Khanali Mittal
4. Nalini Sarkar

Surendra under Rule 21 and clause (1) S 3/14 of W.B.L.R. Act 1955 only Stamped under the Indian Stamp Act 1899 (No 2 Stamp to Accompany as to date)
Schedule 2A No. 23
Fees Paid ✓
Vendor fee 4.50

Suresh Goel

23/8/01

Registrar Authorised U/S. 9 of Act. LVI of 1952, Jalpaiguri

Deed Of Sale

This indenture made on this the 23rd day of August Two thousand One

Sale Deed
Area :- 31 kathas
Value of Rs.1,86,000/=
P.S. Bhaktinagar
Mouza Dabgram
Khatian no. 634
Sheet no. 04
Plot no. 25

Addl. Registration Fees realised Rs. 3069/- (Rupees Three thousand sixty nine) only is realised vide Misca Receipt No. 97,6415 dt. 29.8.01

BETWEEN

Visit Commission Case No. 1037 for 01

Fees Paid- J(1) Rs. 50 Contd.....p/2
J(2) Rs. 22.50
P.T.A. Rs. 6.75
Total Rs. 79.25

District Sub-Registrar
22.8.01
23.8.01

Certified that Duplicate Stamp Duty of Rs. 13950/- Rupees Thirteen thousand Nine hundred fifty only is paid by Bank draft bearing No. 10 D 14778 of State Bank of India Code 2070 to office of the proper Stamp note with which the document is chargeable

29.8.01

Fees Paid on 24.8.01
A Rs. 2025
H Rs. 28
M(b) Rs. 4
Total Rs. 2067

Registering Officer

Total 3069/-

23rd August 2001

Surendra Goyal

23/8/01

Surendra Goyal
S/o Ram Murti Goyal
Siliguri
Do
H
Self and as Const. attorney of Kundal Lal Singhal. (2) Satya Narayan. Agarwal. (3) Anandi Mittal. (4) Nabanita Sarkar.

V.T.9 - 1031

Surendra Goyal

Self and as Constituted Attorney

1. Kundan Lal Singhal
2. Satyanarayan Agarwal
3. Anandi Mittal
4. Nabanita Sarkar

Paban Kr. Ray
S/o - Lt. Bhim lal Ray
Salugara

Paban Kr. Ray
S/o Lt. Bhim Lal Ray
Salugara
Bhakti Jalpaiguri

23/8/01

3000Rs.

INDIA NON JUDICIAL

३000 रु.

Rs 3000

सत्यमेव जयते

भारत

तीन हज़ार रूपये THREE THOUSAND RUPEES

Surandar Goel Self
and All Beneficiaries Attorney
1 Umedlar Lal Gingar
2 Satyanarayan Agarwal
3 Anand Mittal
4 Nalwar Ter Sarkar

Shri Binod Kumar Goyal son of Shri Nand Kishori Goyal, hindu by religion, business by occupation,residing at Sevoke Road, 2nd Mile,Siliguri,P.O. Sevoke Road, P.S. Bhaktinagar District Jalpaiguri- hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, representatives and assigns) of the ONE PART.

A N D

Contd.....p/3

1758

Non-Judicial Stamp Court Fee

Name: ..... Advocate

Signature

Seal of the District Commissioner

Seal of the Notary

23280/

Notary Authorised U/S. 139 of Act XII of 1952, Allahabad

24

3000Rs.

INDIA NON JUDICIAL

३000 रु.

Rs 3000

सत्यमेव जयते

भारत

तीन हज़ार रुपये THREE THOUSAND RUPEES

Samandar Gaer Se Ub
Amd Ad Constituted Attorney
1 Kundan Lal Singhal
2 Satyanarayan Agarwal
3 Anandi Mittal
4 Nabanita Sarkar

1. Shri Kundan Lal Singhal son of Laxmi Narayan Singhal 2. Shri Satya Narayan Agarwala son of Late Gyani ram Agarwala, 3. Smt. Anandi Mittal wife of Shri Subhash Mittal 4. Smt. Nabanita Sarkar wife of Shri Jayanta Sarkar, represented by their consttituted attorney and self 5. Shri Surendra Goyal son of Late Ram Murti Goyal ,hindu by religion, occupation by business and housewife, No. 1 & 2 residing at M.R.Compound Siliguri and no. 3 to 5 residing at Siliguri , P.S. Siliguri District Darjeeling (Power executed on. 10.08.2001)- hereinafter called the VENDORS(which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, representatives and assigns) of the OTHER PART.

A N D

Contd.....p/4

Sub-Judicial Magistrate Pali

Name ..... Address

Signature .....

Date .....

Authorised U/S. 1(3)
of Act. XVI of 1952, Jaipur

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sourav Goel Selb
and All Signified Attorney
1. Nirmalan Lal Singhal
2. Satyamsiyam Agarwal
3. Anand Mittal
4. Nabanita Sarkar

WHEREAS the vendor no. 1 namely Kundan Lal Singhal has absolute owner 20 kathas of land purchased from Shri Premjit Singh of Siliguri by virtue of a regd. sale deed being no. 2010 on. 03.05.85 at Sadar Joint Sub-Registry Office Jalpaiguri situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri .

A N D

contd.....p/5

1760

Non-Judicial Stamp Paper

Name ..... Accounting

Rupees .....

Registrar Authorised U/S. 7(B)
of Act. XVI of 1908, Jalpaiguri

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sarwan Kar Seth
and
1- Nemchan Lal Singal
2- Satyanarayan Agarwal
3- Anand Mittal
4- Nabanita Sarkar

WHEREAS the vendor no. 2 namely Satya Narayan Agarwala has absolute owner 20 kathas of land purchased from Shri Harbans Singh of Siliguri by virtue of a regd. sale deed being no. 2011 regd.on. 03.05.1985 at Sadar Joint Sub-Registry Office Jalpaiguri situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri.

A N D

contd.....p/6

1761

By Hand
Sarkar
Ad

Issued to the Office
Asst. Judicial Surveyor/Court Pl
Name/ Address
Sl. No. 1761 Dated

328201

Regional Authority U/S. 7(2)
of Act. XVI of 1888, Jalpaiguri

100 Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Surandar Goel Sole and All Constituted Attorney

1. Urmalan lal Singal
2. Sallyanarayan Agarwal
3. Anandi Mittal
4. Nalini Sarkar

WHEREAS vendor no. 3 namely Smt. Anandi Mitta has absolute owner 5 katha 11.5 chhatak of land purchased from Shri Kundan Lal Singhal & Shri Satya Narayan Agarwala by virtue of a regd. sale deed being no. I-2865 regd.on. 21.09.95 at Addl. District Sub-Registry Office Jalpaiguri situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.office and District Jalpaiguri;

A N D

contd.....p/7

Non-Judicial Stamp/Court Fee
Stamp/ Amount
Rs 100/- (Rupees

Sunder Goel Sale
and As Constituted Attor
1. Kundan Lal Singhal
2. Satyanarayan Agarwal
3. Anandi Mittal
4. Nabanita Sarkar

WHEREAS the vendor no. 4 namely Smt. Nabanita Sarkar has absolute owner 5 kathas 12.5 chhatak of land purchased from Shri Kundan Lal Singhal and Shri Satya Narayan Agarwala by virtue of a regd. sale deed being no. I-2866 dt. 21.09.95 at Addl. District Sub-Registry Office Jalpaiguri situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri;

A N D

WHEREAS the vendor nos. 3,4 & 5 ,namely Shri Surendra Goyal,Smt. Anandi Mittal & Smt. Nabanita Sarkar by virtue of Deed no. I- 2867 dt. 21.09.95 at Addl. District Sub-Registry Office Jalpaiguri had acquired the right,title and interest in respect of land measuring about 12 katha 2 chhatak under khatian no.634,sheet no.04,plot no. 25 situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri for the purpose of their private roads to egress to and ingress from their respective holdings;

A N D

WHEREAS the purchaser since purchases the entire land i.e. the land shown in plot no. A,B, & C there is no further necessity to have the said land as private road and accordingly the same interalia 9 katha 3 chhatak 40 sq.ft.is being amalgamated with the demised land.

A N D

WHEREAS the vendors being in need of money have offered for sale the said land as stated above and fully described in the schedule below.

A N D

WHEREAS the purchaser being in need of land for business purpose has accepted the aforesaid offer of the vendor and have offered and agreed to purchase 31 kathas specifically described in the schedule below for Rs. 1,86,000 =00 (Rupees one lakh eighty six thousand) only,free from all encumbrances whatsoever.

A N D

contd.....p/8

Sunandar Ghosal Seth
and
As Constituted Attorney,
1. Kumar Lal Singal
2. Satyanarayan Agarwal
3. Anarali Mitra
4. Nalinita Sarkar

WHEREAS the vendors have accepted the price so offered by the purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land fully described in the schedule below for Rs.1,86,000/= (Rupees one lakh eighty six thousand) only,free from all encumbrances whatsoever and the said land is transferred unto the purchaser in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 1,86,000 = 00 (Rupees one lakh eighty six thousand) only,paid by the purchaser to the vendors (the receipt whereof the vendors do hereby acknowledge and grants full discharge to the purchaser from the payment thereof) the vendors do hereby grant, convey, assign and transfer unto the purchaser the aforesaid land fully described in the schedule below and forming part of these presents and make over khas and physical possession thereof to the purchaser together with all rights , title,interest,liberties, easements, appendices, appertenances belonging to or in any way appertaining to the said land hereby transferred and the absolute estate free from all encumbrances and all right,title and interest whatsoever on the said land of the vendor hereby conveyed,expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent and taxes etc. payable to the landlord the State of West Bengal.

AND the vendors do hereby covenant with the purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority good and perfect power to transfer the land hereby transferred expressed or intended so to be unto the purchaser in the manner aforesaid and the vendor or any person claiming under him shall and will from time to time at all times hereafter at the request and cost of the purchaser do execute all such acts,deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may be required.

contd.....p/9

Sunandan Goel
Self and
As Constituted Attorney
1. Nundan Lal Sinigal
2. Satyanarayan Agarwal
3. Anand Mittal
4. Nalini Sanwar

IT is further covenanted by the vendors that the land described in the schedule below is held by the vendors have not been surrendered or forfeited and that there exists no charge,mortgage,attachment or any other encumbrances whatsoever on the land hereby transferred,expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any charge,mortgage attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to suffer in consequence thereof.

THE vendors further covenants that all rent and taxes or any other public charges, payable for the land hereby transferred or expressed or intended so to be that have accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed and performed by the vendor and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss or injury resulting from such non-payment non-observance and non-performance as aforesaid.

THE vendors further declares that the entire property forming subject matter of the present conveyance is and was in khas actual and physical possession of the vendor at the date of these presents.If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or of enjoyment of the land hereby transferred or expressed or intended so to be by these presents or anypart thereof the vendor shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be .

IT is hereby further declared by the vendors that the vendors have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the land conveyed by these presents or expressed or intended so to be by any part thereof and that there subsists no charge, mortgage,attachment or any other encumbrances whatsoever at the date of these presents and in the event of discovery of any such acts,deeds and things existing with respect to the aforesaid land or any part thereof at the date of execution of these presents or if any of the recitals made herein are proved to be false or fraudulent the vendor shall be liable to the purchaser the full or proportionate part of the consideration money as the case may be.

contd.....p/10

Sumandan Goel S/o
and All Competent Authority
1 Kundan Lal Singhal
2 Satyanarayan Agarwal
3 Anandi Mittal
4 Nabanita Sarkar

SCHEDULE OF THE LAND

(Description of the land sold by the vendor nos. 1 & 2 namely Shri Kundal Lal Singhal and Shri Satya Narayan Agarwala for Rs. 61,000=00 only)

All that piece or parcel of land measuring 10 kathas 3 chhatak 34 sq.ft. of land at an annual rental of Rs.0.52 only,appertaining to and forming part of 19.35 acres of land at an annual rental of Rs. 50=00 only ,the proportionate rent for the demised plot of land is payable to the landlord the State of West Bengal represented by the B.L.&.L.R.O. Rajganj situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri J.L.No. 2, Touzi no. 3 in Khatian no. 634,sheet no.04 four, plot no.25 area measuring 10 5.81 acres out of that purchased 40 kathas out of that 10 kathas 3 chhatak 34 sq.ft.of land is hereby sold .

SCHEDULE OF THE LAND

(Description of the land sold by the vendor no. 4 namely Smt. Anandi Mittal for Rs. 34,500=00)

All that piece or parcel of land measuring 5 katha 11 chhatak 39 sq.ft. of land at an annual rental of Rs. 0=28 only,appertaining to and forming part of 19.35 acres of land at an annual rental of Rs. 50=00 only,situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri in J.L.no. 2,Touzi no. 3 under khatian no. 634,sheet no.04,plot no. 25 measuring 5.81 acres out of that purchased 5 katha 11 chhatak 39 sq.ft. of land is hereby sold.

SCHEDULE OF THE LAND

(Description of the land sold by the vendor no. 5 namely Smt. Nabanita Sarkar for Rs. 35.500=00)

All that piece or parcel of land measuring 5 katha 12 chhatak 26 sq.ft. of land at an annual rental of Rs. 0=28 only,appertaining to and forming part of 19.35 acres of land at an annual rental of Rs. 50=00 only,situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri in J.L.No.2,Touzi no.3 under khatian no.634,sheet no.04 four,plot no.25 measuring 5.81 acres out of that purchased 5 katha 12 chhatak 26 sq.ft. of land is hereby sold.

contd.....p/11

Surendra Goel Sellor
and As Constituted Attorney
1. Kunalan Lal Sinpal
2. Satyanarayan Agarwal
3. Anandi Mittal
4. Nabanita Sarkar

SCHEDULE OF THE LAND

(Description of the land sold by the vendor nos 3 to 5 namely Surendra Goyal,Anandi Mittal & Nabanita Sarkar for Rs. 55,000=00)

All that piece or parcel of land measuring 9 katha 3 chhatak 40 sq.ft. of land at an annual rental of Rs. 0.47 only,appertaining to and forming part of 19.35 acres of land at an annual rental of Rs. 50=00 only,situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri in J.L.No. 2,Touzi no. 3, under Khatian no. 634, sheet no. 04 four,plot no. 25 measuring 5.81 acres out of that purchased 0.20 acre out of that 9 katha 3 chhatak 40 sq.ft. of land is hereby sold.

In 4 four schedule acre measuring 31 kathas or 0.51 acre ofland is hereby sold and delineated in the plan shown by the red border annexed herewith

BOUNDARY OF THE LAND

NORTH	Land of Binod Kumar Goyal & Saket Goyal.
SOUTH	Land of Pawan Kr. Agarwala & Rekha Debi Agarwala.
EAST	Land of Forest
WEST	60 feet wide Eastern By-Pass Road.

WITNESSES:

1. Paban Kr. Roy
Salugara - Jal -

2. Deep Chakraborty
S/o Sri H.N. Chakraborty
2nd. mile, Sevoke Road,
Siliguri

Prepared by me
Dulal S
(Dulal Ghosh,Deed Writer)
L.C.No.28,D.S.R.Office
Jalpaiguri

Book No. I 39
Pages 271 278
Volume No. _____ Certificate Issued on
3252

Registered Authorised P.R.S. Pvt. Ltd.
Dt. 31.8.2001

31-8-2001