

SL. NO. 2570/2015

2312



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

B 656734

V.C. No. 327/15

25/02/15
9:15 pm

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

by
Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

18 MAR 2015

Selish Anjeys @
Selish Kumar Anjeys

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 25TH DAY OF

FEBRUARY 2015.

2790
6998

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OH

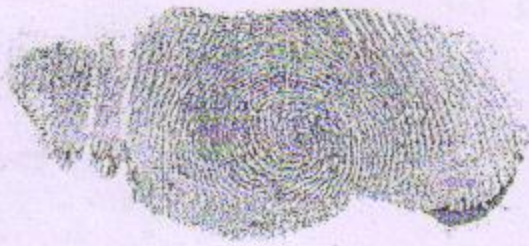
NON JUDICIAL STAMP

N. 4565 Date 24.02.2015

Zenith Enterprises
Nayabazar, Siliguri
3000/-

Tammy Roy
Govt. Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling

Salish Ameji @
Salish Kumar Amejs



429

Salish Ameji @
Salish Kumar Ameji



Somil Ameji
to Salish Ameji
Pradhan nagar
Siliguri - 3
Post - Pradhan nagar
Dist. Darjeeling.

✓
Addl. Dist. Sub-Registrar
No. 11 at Bagdogra, Dt. Darjeeling

25 FEB 2015

: 2 :

*Asish Anje @
Asish Kumar Anje*

Area : 10 Kathas
Plot No. : 241 (R.S.)
405 (L.R.)
Khatian No. : 1148 (L.R.)
Mouza : Nengtichhara
J.L. No. : 67
Pargana : Patharghata
P.S. : Matigara
Sub.-Div. : Siliguri
A.D.S.R. : Siliguri – II at Bagdogra
District : Darjeeling
Consideration : Rs.22,50,000.00

BETWEEN

ZENITH ENTERPRISES, a Partnership Firm, having its Office at Old SBI Building, 2nd Floor, Nayabazar, Siliguri, P.O. and P.S. – Siliguri, in the District of Darjeeling, represented by its Partner – **SRI PRAVEEN KUMAR JHAWAR**, son of Late Puran Chand Jhawar, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the "**ONE PART**".
(I.T. PAN No. **AABFZ3560D**)

@Asish

Satish Aneja @
Satish Kumar Aneja

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AND

SRI SATISH ANEJA ALIAS SATISH KUMAR ANEJA, son of Late Ram Kishan Aneja, Hindu by faith, Indian by Nationality, Business by occupation, residing at Pradhan Nagar, Siliguri, P.O. and P.S. – Pradhan Nagar, in the District of Darjeeling, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**". (I.T. PAN No. ACHPA6214D)

I. A) WHEREAS Sri Kalidas Saha, son of Sri Kamakshya Charan Saha, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres, unto and in favour of Smt. Dipti Rani Sarkar, wife of Sri Gopal Gobinda Sarkar, by virtue of Sale Deed, Dtd.24-01-1990, being Document No.901 for the year 1990, registered in the Office of the Registry Office, Calcutta.

B) AND WHEREAS abovenamed Smt. Dipti Rani Sarkar, thereafter had transferred and made over physical possession of the aforesaid land measuring 0.33 Acres, unto and in favour of **SRI SATISH ANEJA**, son of Late Ram Kishan Aneja, by virtue of Gift Deed, Dtd.23-07-2004, being Document No.1239 for the year 2005, entered in Book – I, Volume No.31, Pages 273 to 278, registered in the Office of the Addl. Dist. Sub-Registrar Siliguri – II at Bagdogra.

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Sudesh Anuj @

Sudesh Kumar Anuj

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.22,50,000.00 (Rupees twenty two lakhs fifty thousand) only, paid by the purchaser to the vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

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Satish Anjeja @
Satish Kumar or Anjeja

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II. AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed **SRI SATISH ANEJA ALIAS SATISH KUMAR ANEJA** (The Vendor of these present), became the sole, absolute and exclusive owner of the aforesaid land measuring 0.33 Acres and the said land was recorded in his name in the record of rights, comprising of R.S. Plot No.241 corresponding to L.R. Plot No.405, recorded in L.R. Khatian No.1148, situated within Mouza-Nengtichhara, J.L. No.67, Pargana- Patharghata, P.S. - Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 10 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.22,50,000.00 (Rupees twenty two lakhs fifty thousand) only.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 10 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.22,50,000.00 (Rupees twenty two lakhs fifty thousand) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

[Handwritten signature]

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Satish Aneja @
Satish Kumar Aneja ;

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendor further undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below schedule land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 10 Kathas, forming part of R.S. Plot No. 241 corresponding to L.R. Plot No. 405, recorded in L.R. Khatian No. 1148, situated within Mouza - Nengtichhara, J.L. No. 67, under Gram Panchayat Area, Pargana - Patharghata, P.S. - Matigara, Sub-Div. - Siliguri, A.D.S.R. Siliguri - II at Bagdogra, in the District of Darjeeling.

The said land as per r.o.r. is rupni and the same as sketched in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :-

- By North - Land of Sri Satish Aneja,
- By South - Land of the vendor of these present,
- By East - Land of Sri Lakhin Singha and others,
- By West - 26 Feet wide Kutcha Road.

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IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. *Sunil Anje*
S/o Suresh Anje
Pradhen nagan
Siliguri - 3
P.O. & P.S. Pradhen nagan
Dist. Darjeeling

2. *Sudip Mitra*
S/o Late Subodh ka Mitra
H.C. Road Silig
P.O. & P.S. Siliguri
Dist. Darjeeling.

The contents of this document has been gone through and understood personally by the vendor and the purchaser.

Salish Anje
Salish Kumar Anje

VENDOR

Drafted, readover and explained by me and typed in my office.

Kamal K. Kedia

K.K. Kedia
Advocate, Siliguri
E.No.F/6/92.

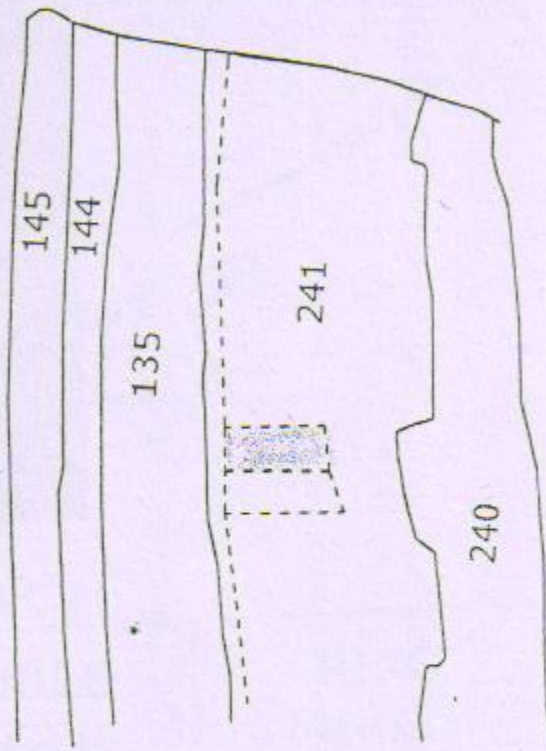
PURCHASER :-
ENTERPRISES

AR,
SI-5

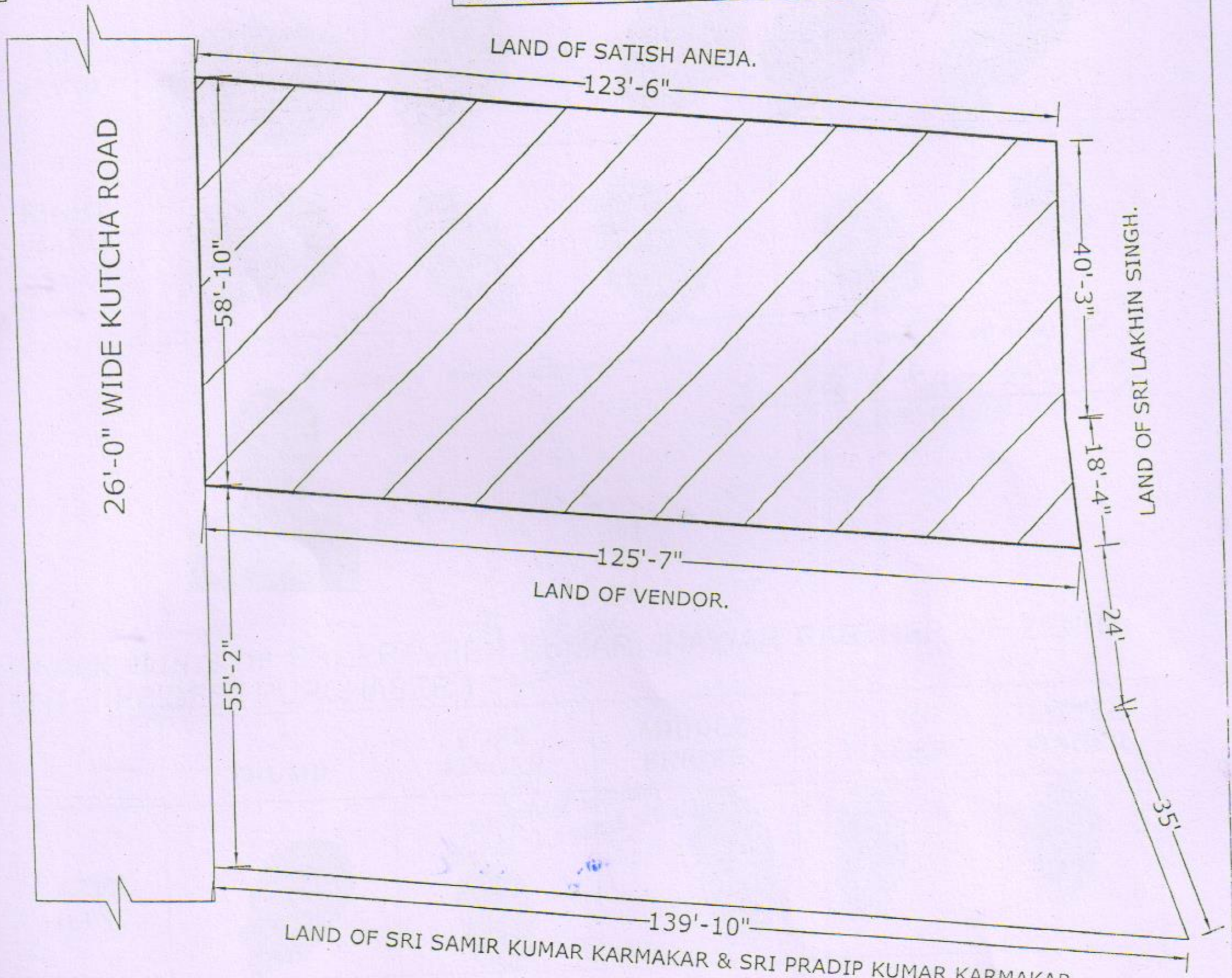
NAME OF THE VENDOR :-

SATISH ANEJA

S/O. LATE RAMKISHAN ANJELA,
OF PRADHAN NAGAR, SILIGURI-3,
P.O. & P.S. PRADHAN NAGAR,
DIST. DARJEELING.



PART TRACE MAP OF MOUZA NENGTICHARA, J.L. NO. 67, (NEW), TOUZI NO. 91
P.S. MATIGARA, DIST. DARJEELING, SCALE:-16"= 1 MILE, PROPOSED PLOT SHOWN.



LAND SCHEDULE :-

MOUZA :- NENGTICHARA
J.L. NO. :- 67(NEW)
TOUZI NO. :-91
PARGANA :- PATHARGHATA.
KHATIAN NO. :- 1148
PLOT NO. :- L.R. 405 (P)
R.S. 241 (P)
P. S. :- MATIGARA
DIST. :- DARJEELING.

LAND AREA :- 10.00 KATHA

SITE PLAN.
SCALE:- 1" = 20'-0"
PROPOSED PLOT SHOWN.

Satish Aneja
Satish Kumar Aneja
SIGNATURE OF THE VENDOR.
DRAWN BY :- *M. Acharya*
M. Acharya
Surveyor
(Regd. No. 15414/11)
Subhaspally, Siliguri

Satish Kumar Aneja



Satish Kumar Aneja

FINGER PRINTS OF SRI SATISH ANEJA (VENDOR)

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

Satish Aneja @

Satish Kumar Aneja

SIGNATURE

Praveen Kumar Jhawar



FINGER PRINTS OF SRI PRAVEEN KUMAR JHAWAR PARTNER OF ZENITH ENTERPRISES (PURCHASER)

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

For Zenith Enterprises

Praveen Kumar Jhawar

SIGNATURE Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACHPA6214D



नाम /NAME

SATISH KUMAR ANEJA

पिता का नाम /FATHER'S NAME
RAM KISHAN ANEJA

जन्म तिथि /DATE OF BIRTH
18-10-1945

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ZENITH ENTERPRISES

01/01/2015

Permanent Account Number

AABFZ3560D



03022015

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACHPJ7965Q



नाम /NAME
PRAVEEN KUMAR JHAWAR

पिता का नाम /FATHER'S NAME
PURAN CHAND JHAWAR

जन्म तिथि /DATE OF BIRTH
31-03-1960

हस्ताक्षर /SIGNATURE

P. K. Jhavar

P. K. Jhavar

आयकर आगुत, प.व.-11

COMMISSIONER OF INCOME-TAX, W.B. - II



Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 02312 of 2015
(Serial No. 02570 of 2015 and Query No. 0403L000006998 of 2015)

On 25/02/2015

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 21.15 hrs on :25/02/2015, at the Private residence by Satish Aneja Alias Satish Kumar Aneja, Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 25/02/2015 by

1. Satish Aneja Alias Satish Kumar Aneja, son of Late Ram Kishan Aneja , Pradhan Nagar, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession : Business

Identified By Sumit Aneja, son of Satish Aneja, Pradhan Nagar, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

On 17/03/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject-matter of the deed has been assessed at Rs.-22,50,000/-

Certified that the required stamp duty of this document is Rs.- 112500 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

On 18/03/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 24739.00/-, on 18/03/2015

(Under Article : A(1) = 24739/- on 18/03/2015)

Deficit stamp duty

(Kaushik Ray)

A.D.S.R. Siliguri-II at Bagdogra

EndorsementPage 1 of 2

18/03/2015 13:31:00



Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 02312 of 2015
(Serial No. 02570 of 2015 and Query No. 0403L000006998 of 2015)

Deficit stamp duty

1. Rs. 45000/- is paid , by the draft number 776714, Draft Date 25/02/2015, Bank : State Bank of India, NAYABAZAR SILIGURI, received on 18/03/2015
2. Rs. 45000/- is paid , by the draft number 776717, Draft Date 25/02/2015, Bank : State Bank of India, NAYABAZAR SILIGURI, received on 18/03/2015
3. Rs. 17500/- is paid , by the draft number 776716, Draft Date 25/02/2015, Bank : State Bank of India, NAYABAZAR SILIGURI, received on 18/03/2015

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 3114 to 3129
being No 02312 for the year 2015.



(Kaushik Ray) 24-March-2015
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal