

00461

I-475

Sandesh Sanyal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

989776

Verified that the document is addressed to registration. The signature sheet and the endorsement sheets attached to this document are the part of this document.

Additional Dist. Sub-Registrar
Raipore, Jalpaiguri

24 JAN 2011



B. J. J. Santra Jaisi Sonar
By the Pen of Jaisi Kramchandra



DEED OF CONVEYANCE

Contd. /2

R.K. Ag
Am/2/8

00112 2011

₹ 250

₹ 120

P.T.A. ₹ 36

₹ 406

Malla
Dist. Sub-Registrar

Deputy Registrar



L.T.I. Of Santra Devi Soner
By the Pen of Pishinidumar Pathak

THIS DEED OF CONVEYANCE IS MADE ON THIS
THE
21st DAY OF JANUARY
TWO THOUSAND ELEVEN

BETWEEN

Contd. /3

R.K. Ag
Adv/54



L. Ti. Off. Santra Devi
 Sonar By the for Off
 Rishi Kumar Pattnaik

**Market Value Assessed by the Registering Authority
 : Rs. 21,74,219/- vide Query No.000599/2011,
 Dated 12/01/2011.**

Consideration	: Rs. 4,00,000/-
Area	: 6 Kathas 14 Chhattaks or 0.114 Acres.
Plot No.	: 53
Khatian No	: 682
Sheet No.	: 4
J.L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri.

Having L. **SRI SANDIP AGARWAL** (Having PAN No. ACCPA 4570 F) **S/O SRI KISHAN AGARWAL** Indian by citizen, Hindu by religion, Business by occupation, residing at 28, K.C. Dey Road, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context his legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **ONE PART.**

AND

SMT. SANTRA DEVI SONAR (Having PAN NO. BUCPS 0640 H) **W/O SRI GIRIDHARI LAL SONAR**, Indian by citizen, Hindu by religion, Housewife by occupation, residing at Khalpara, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART.**

R.K. Ag
 Adv 1/26

Contd. /4



LIT. Of Santra Devi
 Sonar By the bend
 Biswini Kumar Pathak

WHEREAS the **VENDOR** hereof, **SMT. SANTRA DEVI SONAR W/O SRI GIRIDHARI LAL SONAR**, is the sole and absolute owner of vacant land measuring 6 Kathas, 15 Chattaks or 1.114 Acres, appertaining to and forming part of Plot No.53, recorded in Khatian No. 682, of **Mouza - Dabgram**, J. L. No. 2, Sheet No. 4, P. S. Bhaktinagar, Dist - Jalpaiguri, which is more fully and particularly described in **Schedule**, by virtue of Deed of Sale being No.I- 2422, Dated 23/09/2002, recorded in Book No. I, Vol-31, Pages 295 to 302, for the year 2002, registered in the office of the Sub - Registrar, Rajganj, Dist. Jalpaiguri, executed by Sri Sri Ajit Kumar Prasad S/o Late Dew Narayan Prasad and Smt. Shashi Prasad W/o Sri Ajit Prasad, both are residing at Hill Cart Road, P.O. & P.S. Siliguri, Dist. Darjeeling, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS the **Vendor** hereof relinquish certain portion of land to extend the road or make the road wider situated on the Western side of her plot after relinquish the aforesaid land she possess 6 Kathas 14 Chhataks or 0.114 acres of land as fully described in the Schedule below, free from all encumbrances and charges whatsoever and without any interference, objection or interruption from any body having permanent, heritable and transferable right, title and interest therein.

AND

Contd. /5

R₁
 R₁ k. Ag
 Adm/18/10



L.T.E. of Santra Dandi
 Signed By The Son of
 Pishinidumar Patraik

WHEREAS the **VENDOR** being in need of money for her developmental plans has decided to sell her land measuring 6 Kathas 14 Chhattaks or 0.114 Acres, as morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly she circulated her intention in the locality, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **PURCHASER** being in need of land in the area where the plot of land of the **VENDOR** situates, relying on the aforesaid statements of the **Vendor**, has agreed to purchase the said below scheduled land of the **Vendor** at or for a price of Rs.4,00,000/- (Rupees Four Lacs) only, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **VENDOR** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market, has firmly and finally decided and agreed to sell below scheduled land unto the **PURCHASER** at or for the price of Rs.4,00,000/- (Rupees Four Lacs) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

h/k
 R.K. Ag
 Adm/24



L.T. of Sambra Devi
 Signed By the Son of
 Bisohi Kumar Pathak

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs. 4,00,000/- (Rupees Four Lacs) only, paid by the **Purchaser** to the **Vendor** (the receipt whereof the **Vendor** does hereby acknowledge and grant full discharge to the **Purchaser** from the payment thereof), the **Vendor**, does hereby grant, convey, sell, assign and transfer unto the **Purchaser** the said land described in the **Schedule** appended below and make over possession thereof together with all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the **Purchaser** forever peaceably and quietly without any interference or interruption from the **Vendor** or any person or persons claiming under him, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

The **Vendor** does hereby declare that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and she has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the **Vendor** shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the **Purchaser**.

R.K. Ag
 Adm/84

Contd. /7



L T i c h - Santra Daru
Soni by the son of
Rishi Kumar Patra

7

The **Vendor** does hereby covenant with the **Purchaser** that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the **Vendor** and the **Purchaser** is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the **Vendor** shall be liable to return to **Purchaser** the full or proportionate part of the said consideration money together with interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to **Purchaser** for any other loss or injury which the **Purchaser** may suffer or sustain resulting therefrom.

The **Vendor** does hereby further declare that she at the request and costs of the **Purchaser** does execute and cause to be done and execute all acts, deeds or things whatsoever if the **Purchaser** so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the **Vendor** by these presents.

SCHEDULE
(LAND HEREBY SOLD BY THE VENDOR)

All that piece and parcel of vacant land measuring 6 Kathas 14 Chhattaks or 0.114 Acres, appertaining to and forming part of Plot No. 53, recorded in Khatian No. 682, of **Mouza - Dabgram**, J. L. No. 2, Sheet No. 4, P. S. Bhaktinagar, Dist. - Jalpaiguri, within Ward No 41 of Siliguri Municipal Corporation.

Contd. /8

R. K. Ag
Adm/5/2

LT of Santra Devi Sonar
By the Pen of Pishhi Ramour
Pathak

8

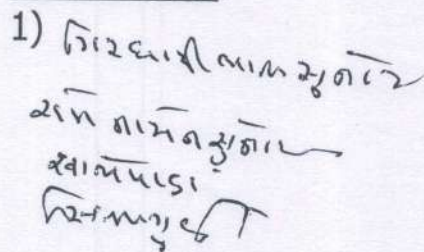
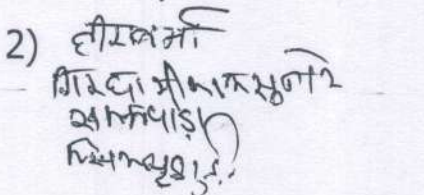
**The aforesaid land is butted and bounded
as follows :-**

- By the North - Land of Rita Agarwal & Others.
- By the South - Sold Land of Harbansa Prasad, Ajit Kumar Prasad and Smt. Shashi Prasad.
- By the East - Land of Dilip Barma.
- By the West - 16' Wide Kutcha Road.

Within the aforesaid boundary the **Vendor** does hereby sold her land measuring 6 Kathas 14 Chhattaks or 0.114 Acres, to the **Purchaser** as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

IN WITNESS WHEREOF THE VENDOR HEREOF, **SMT. SANTRA DEVI SONAR W/O SRI GIRIDHARI LAL SONAR**, has set and subscribed her hand on this Deed of Conveyance on the day, month and the year first above written

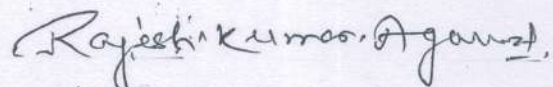
WITNESSES:-

- 1) 
- 2) 



LT of Santra Devi Sonar
By the Pen of Pishhi Ramour
Pathak

SIGNATURE OF THE VENDOR
Drafted and explained by me to parties & printed in my office :


(Rajesh Kumar Agarwal)
Advocate, Siliguri
Enrollment No. F/119/384/98.

MEMO OF CONSIDERATION

Received with thanks from the **Purchaser** hereof, a sum of Rs. 4,00,000/- (Rupees Four Lacs) only by Cash, as full and final amount in respect of sale of vacant land measuring 6 Kathas 14 Chhattaks or 0.114 Acres, appertaining to and forming part of Plot No. 53, recorded in Khatian No. 682, of **Mouza - Dabgram**, J. L. No. 2, Sheet No. 4, P. S. Bhaktinagar, Dist. - Jalpaiguri, within Ward No 41 of Siliguri Municipal Corporation.



*LTi of Santara Dori
Scanned By the Pen
Rishu Kumar Patra*

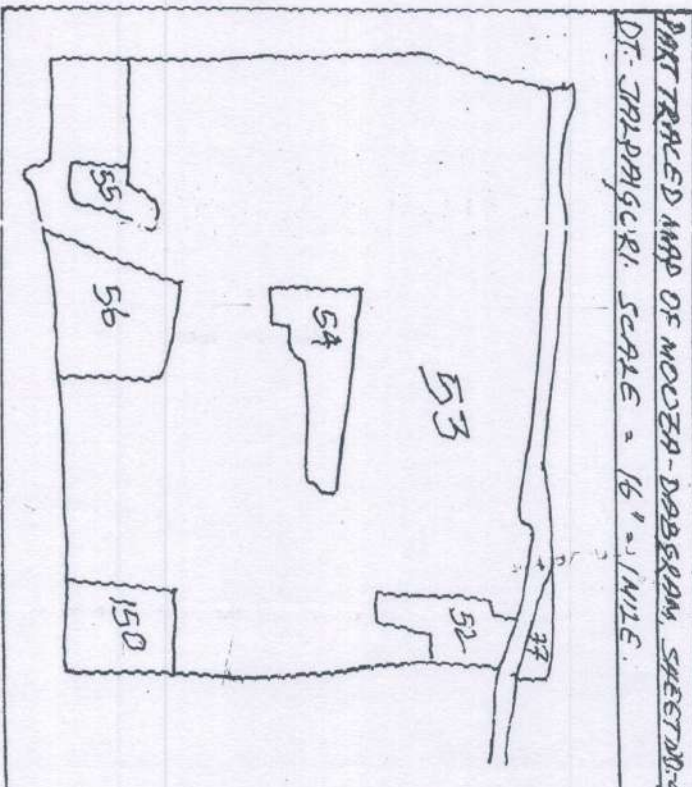
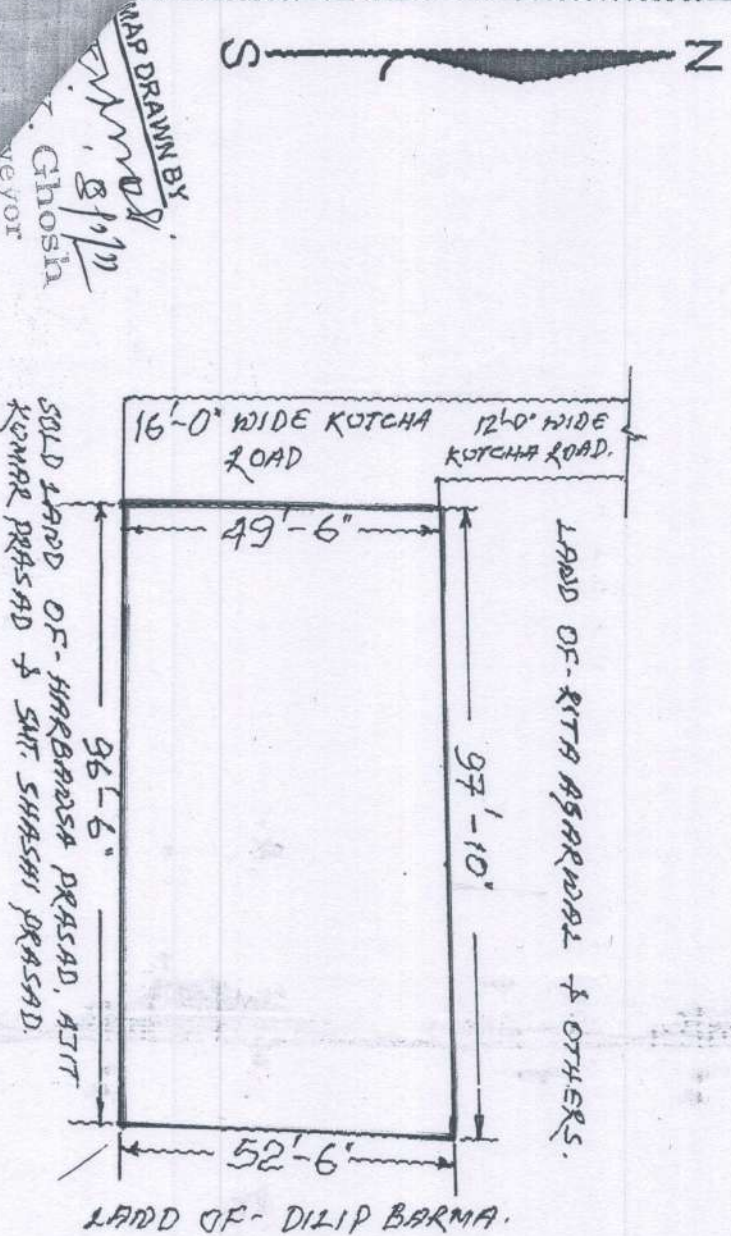
SIGNATURE OF VENDOR

SITE PLAN

SCALE = 1" (INCH) : 30' (FEET).

NAME OF PURCHASERS.	NAME OF SELLER
1. SRI SHADIP AGARWAL S/O. SRI SRIKISHAN AGARWAL OF K.C. DEY ROAD, SAIGORI P.O. & P.S. - SAIGORI DIST- DARJEELING.	SMT. SHANTRA DEVI SONAR W/O. SRI SIKIDHARI LAL SONAR OF KHALPARA, SAIGORI P.O. & P.S. - SAIGORI DIST- DARJEELING.

SCHEDULE OF LAND				PART OF PLOT NO.	AREA OF LAND TO BE SOLD	REMARKS
MOUZA	J.L. NO.	MARKED NO.	SHEET NO.			
DABGRAM	2	41 OF S.M.C.	4	682	53	6 COTTAGE OR 14 CHHATAK
				0.1134	ACRE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.



Final Sale Deed in Form of Power of Attorney of Seller.
 Rishi Kumar Chatterjee

MAP DRAWN BY
 Ghosh
 8/1/13

IMPRESSION SHEET



CLAIMANT SHEET

Sandeep Aggarwal

	Thumb	Fore Finger.	Middle Finger.	Ring Finger.	Little Finger.
Left Hand					
Right Hand					

Sandeep Aggarwal
Signature of presentant with date

Signature of Identifier

Signature of R. O.

IMPRESSION SHEET



EXECUTANT

L.I. of Smt. Smt. Devi Sonar

	Thumb	Fore Finger	Middle Finger.	Ring Finger.	Little Finger.
Left Hand					
Right Hand					

L.I. of Smt. Smt. Devi Sonar
Signature of presentant with date
By the Pen of Poojita Kumari
Pathak

Signature of Identifier

Signature of R. O.



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00475 of 2011
(Serial No. 00461 of 2011)

On

Payment of Fees:

On 21/01/2011

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

Presented for registration at 18.55 hrs on :21/01/2011, at the Private residence by Smt Santra Devi Sonar ,Executant.

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

Execution is admitted on 21/01/2011 by

1. Smt Santra Devi Sonar, wife of Sri Giridhari Lal Sonar , Khalpara, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business
Identified By Girdhari Lal Sonar, son of Late Ram Narayan Sonar, Khalpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/01/2011

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. 23914/-, on 24/01/2011

(Under Article : A(1) = 23914/- on 24/01/2011)

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.-2174219/-

Certified that the required stamp duty of this document is Rs.- 130453 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri
24 JAN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00475 of 2011
(Serial No. 00461 of 2011)

1. Rs. 45470/- is paid, by the draft number 239606, Draft Date 19/01/2011, Bank Name State Bank of India, SILIGURI, received on 24/01/2011
2. Rs. 40000/- is paid, by the draft number 239005, Draft Date 11/01/2011, Bank Name State Bank of India, SILIGURI, received on 24/01/2011
3. Rs. 40000/- is paid, by the draft number 239004, Draft Date 11/01/2011, Bank Name State Bank of India, SILIGURI, received on 24/01/2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

24 JAN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 2346 to 2361
being No 00475 for the year 2011.

Kallu

Additional Dist Sub-Registr
Rajganj, Jalpaiguri



24 JAN 2011
(Narayan Chandra Saha) 24-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal