

00463

I-477

Somdeo Sugriem



985941

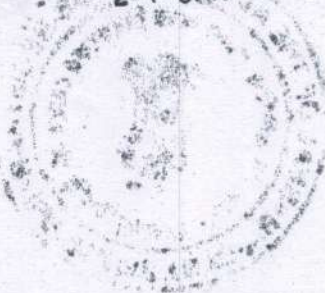


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

That the document is admitted to registration. The signature and the endorsement sheets attached to the document are the part of this volume.

Maha
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

24 JAN 2011



Riti Agnew

DEED OF CONVEYANCE

Contd. /2

R.K. Ag
Adm/sep

00113 for 2011
 Fee Paid- J1) Rs. 250
 J2) Rs. 120
 P.T.A. Rs. 36
 Total Rs 406-

Maha
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

Rita Agnew

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

BETWEEN

Contd. /3

*Rita Agnew
Adv 1/24*

R. K. Agarwal

**Market Value Assessed by the Registering Authority
: Rs. 4,65,590/- vide Query No. 014502/2010,
Dated 21/12/2010.**

Consideration	: Rs. 1,00,000/-
Area	: 1 Katha 7 Chhattaks 25 Sq.Ft. or 0.02429 Acres
Plot No.	: 53
Khatian No	: 682
Sheet No.	: 4
J.L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri.

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 K.C.Dey Road, P.O. Siliguri, 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. RITA AGARWAL W/O SRI SUNIL KUMAR AGARWAL, Indian by citizen, Hindu by religion, Housewife by occupation, residing at Sevoke Road, 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.**

Contd. /4

R. K. Ag
Adv/15/4

R. K. Ag
Adv

4

WHEREAS the **VENDOR** hereof, is the sole and absolute owner of vacant land measuring 2 Kathas 4 Chattaks, appertaining to and forming part of Plot No.53 & 54, recorded in Khatian No. 682, of **Mouza - Dabgram**, J. L. No. 2, Sheet No. 4, P. S. Bhaktinagar, Dist - Jalpaiguri, which is morefully and particularly described in **Schedule**, by virtue of Deed of Sale being No.I- 1540, Dt. 16/03/2006, recorded in Book No. I, for the year 2006, registered in the office of the Dist. Sub Registrar, Jalpaiguri, executed by Sri Surja Kumar Shil Sharma S/o Late Hara Chandra Shil Sharma, residing at Shivmandir, P.O. Kadamtala, P.S. Matigara, 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, is the sole and absolute owner of vacant land measuring 3 Kathas or 0.050 Acres, appertaining to and forming part of Plot No.53 & 54 recorded in Khatian No. 682, of Mouza - Dabgram, J. L. No. 2, Sheet No. 4, P. S. Bhaktinagar, Dist - Jalpaiguri, which is morefully and particularly described in **Schedule**, by virtue of Deed of Sale being No.I- 391, Dt. 02/02/2006, recorded in Book No. I, for the year 2006, registered in the office of the Addl. Dist Sub -Registrar, Rajganj, Dist. Jalpaiguri, executed by Sri Kalidas Chatterjee S/o Late Sashi Bhusan Chatterjee, residing at Sarath Chatterjee Colony, Birpara, P.S. Birpara, Dist. Jalpaiguri, 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.

R. K. Ag
Adv

Contd. /5

AND

WHEREAS the **VENDOR** being in need of money for her developmental plans has decided to sell her land measuring 1 Katha 7 Chhattaks 25 Sq.ft. or 0.02429 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.1,00,000/- (Rupees One Lac) 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.1,00,000/- (Rupees One Lac) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

R.K. Ag
Adv/klp

Contd. /6


Rishi

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs.1,00,000/- (Rupees One Lac) 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 her, 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
Adv/24

Contd. /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 1 Katha 7 Chhattaks 25 Sq.ft. or 0.02429 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
Adv/14

Rita Agarwal

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

- By the North - 16'- 10" Wide Kutcha Road.
By the South - Land of Santra Devi Sonar today
sold to the Purchaser.
By the East - Land of Arjun Singh.
By the West - 16 ft. Wide Kutcha Road.


Within the aforesaid boundary the **Vendor** does hereby sold her land measuring 1 Katha 7 Chhattaks 25 Sq.ft. or 0.02429 Acres, to the **Purchaser** as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

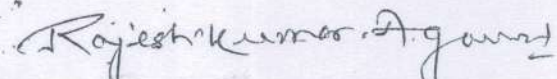
INWITNESS WHEREOF THE VENDOR HEREOF, **SMT. RITA AGARWAL W/O SRI SUNIL KUMAR AGARWAL,** has set and subscribed her hand on this Deed of Conveyance on the day, month and the year first above written

WITNESSES:-

1) Vijay Murali
S/O Sri Devi Chandra Murali.
Seroke Road.
Siliguri

2) Jai Prakash Dasgupta
S/O Late Sri Brahm Dasgupta.
Seroke Road.
Siliguri.


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. 1,00,000/- (Rupees One Lac) only by Cash, as full and final amount in respect of sale of vacant land measuring 1 Katha 7 Chhattaks 25 Sq.ft. or 0.02429 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.

Rita Aggarwal

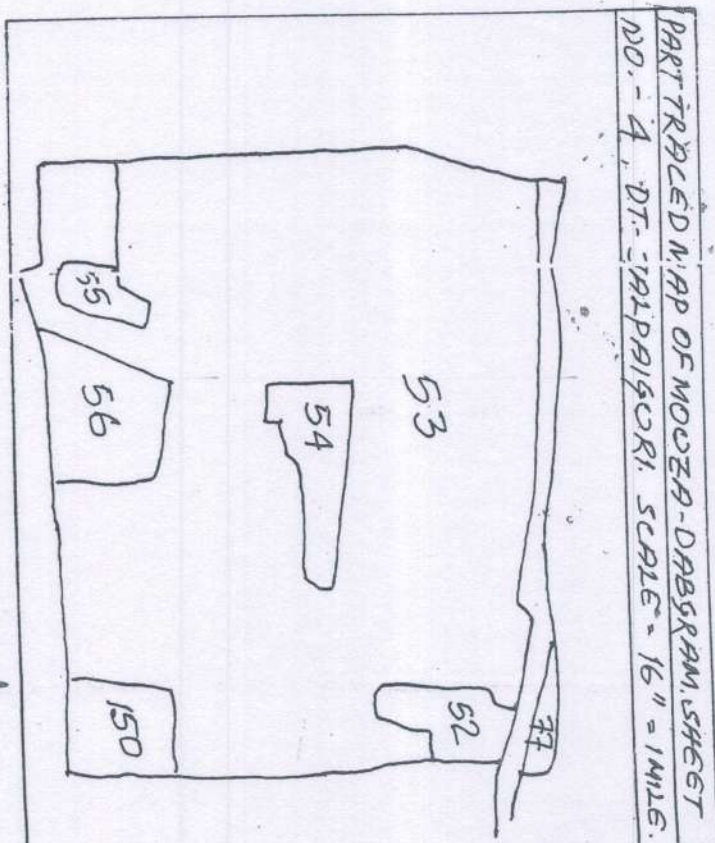
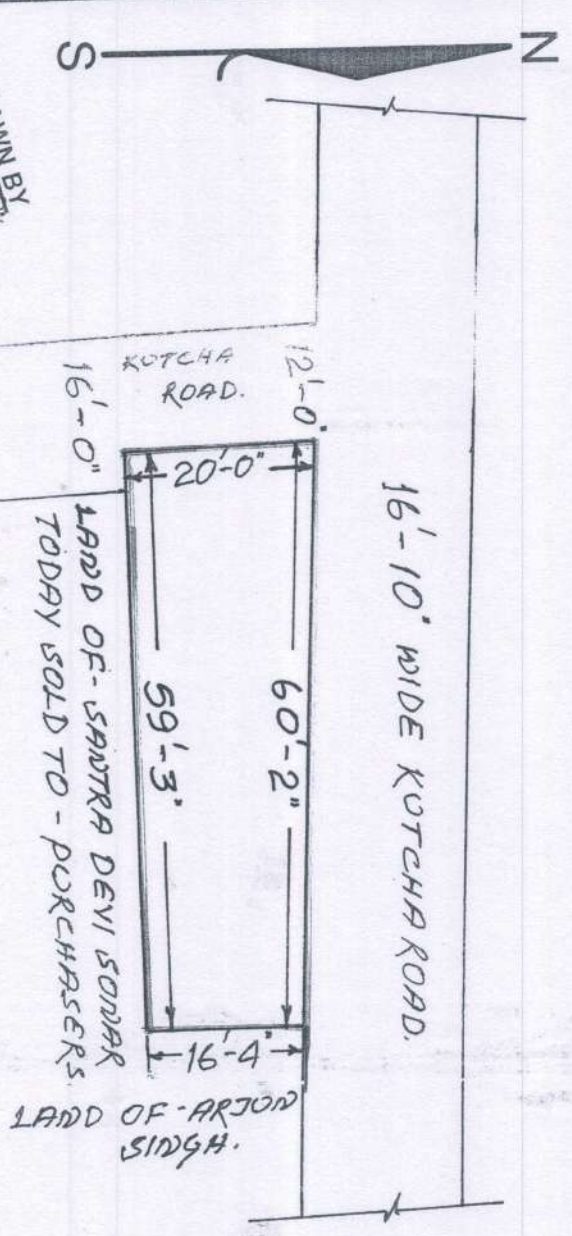


SIGNATURE OF VENDOR

SITE PLAN

SCALE = 1" (INCH) : 20' (FEET)

SCHEDULE OF LAND		REMARKS
NAME OF PURCHASERS.	NAME OF SELLER	MOUZA
I. SRI SANDIP AGARWAL S/O. SRI SRIKISHAN AGARWAL OF K.C. DEY ROAD, SILIGURI. P.O. P.S. - SILIGURI DIST. - DARJEELING.	SMT. RITA AGARWAL W/O. SRI SUDHAKOMAR AGARWAL OF SEVOKI ROAD, SILIGURI. P.O. P.S. - SILIGURI DIST. - DARJEELING.	DABGRAM 2 41 OF S.M.C.
		J.L. NO. SHEET NO. KHATAI NO. PART OF PLOT NO. AREA OF LAND TO BE SOLD
		682 53 1 COTTAGE 7 CHHATAK 25 SQ. FT. OR 0.02429 ACRE
		THE SAID LAND HAS BEEN SHOWN BY RED BORDER.



Rita Agarwal
 SIGNATURE OF SELLER.

MAP DRAWN BY
 S. K. GHOSH
 9/1/12

IMPRESSION SHEET



Sandeep Agarwal

Sandeep Agarwal

CLAIMANT SHEET

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

Sandeep Agarwal

Signature of presentant with date

Signature of Identifier

Signature of R. O.

IMPRESSION SHEET



EXECUTANT

Riti Agawal

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

Riti Agawal

Signature of presentant with date

Riti Agawal

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 - 00477 of 2011
(Serial No. 00463 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 19.45 hrs on :21/01/2011, at the Private residence by Smt Rita Agarwal ,Executant.

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

Execution is admitted on 21/01/2011 by

1. Smt Rita Agarwal, wife of Sri Sunil Kumar Agarwal , Sevoke Road, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife
Identified By Vijay Murarka, son of Sri Duli Chand Murarka, Sevoke Road, 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

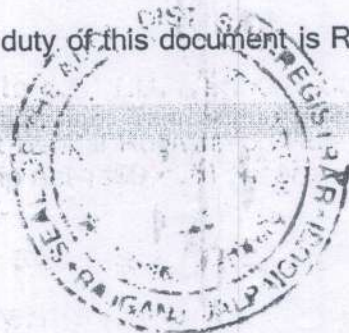
Rs. 5115/-, on 24/01/2011
(Under Article : A(1) = 5115/- on 24/01/2011)

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.-465590/-

Certified that the required stamp duty of this document is Rs.- 27935 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty



(Narayan Chandra Saha)
Additional Dist Sub-Registrar
Jalpaiguri

24 JAN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

24/01/2011 13:55:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 00477 of 2011
(Serial No. 00463 of 2011)

Deficit stamp duty Rs. 22950/- is paid, by the draft number 239006, Draft Date 11/01/2011, Bank Name State Bank of India, SILIGURI, received on 24/01/2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



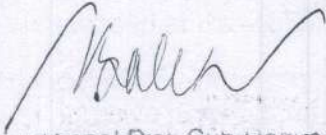
(Signature)
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

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 2377 to 2392
being No 00477 for the year 2011.



Additional Dist. Sub-Registrar
Rajganj, Jajnaidun

24 JAN 2011

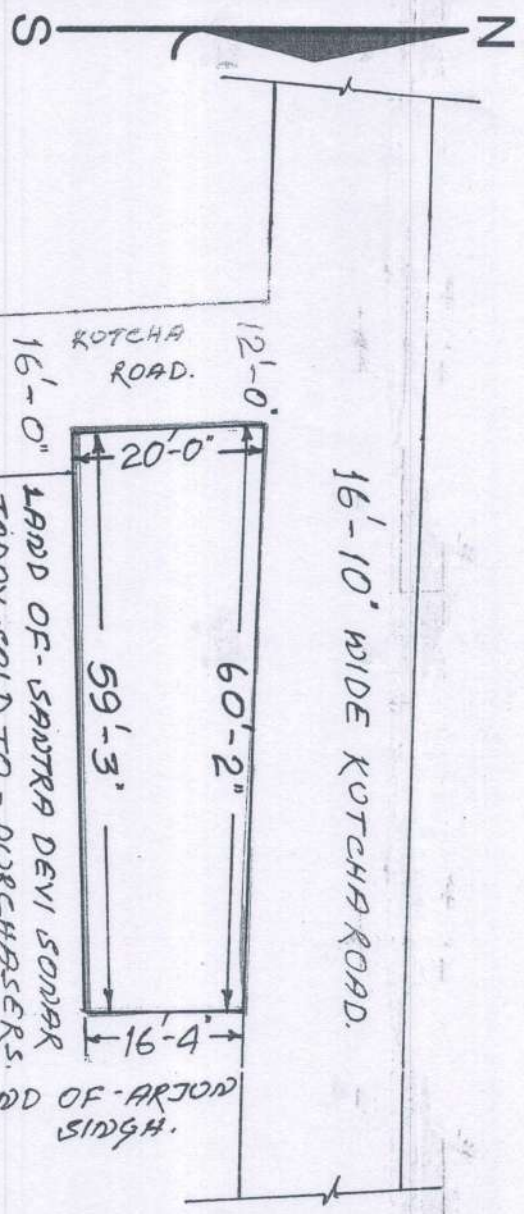
(Narayan Chandra Saha) 24-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal



SITE PLAN

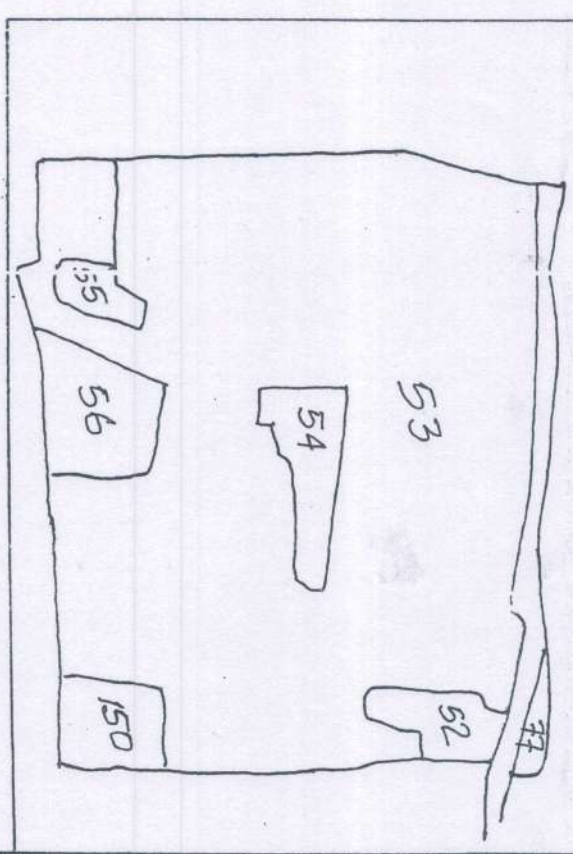
SCALE = 1" (INCH) : 20' (FEET)

NAME OF PURCHASERS.		NAME OF SELLER		SCHEDULE OF LAND				REMARKS			
SRI SANDIP AGARWAL SRI SRIKISHAN AGARWAL	[REDACTED]	SMT. RITA AGARWAL M/O. SRI SODH KUMAR AGARWAL	OF SEVOKI ROAD, SILIGORI, P.O. P.S. - SILIGORI DIST. - DARJEELING.	MOUZA	J.L. NO.	WARD NO.	SHEET NO.		KHATAI NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD
				DABGRAM	2	41 OF 41 S.M.	4	682	53	1 COTTAGE 7 CHHATAK 25 SR. FT. OR 0.02429 ACRE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.



DRAWN BY
K.M. Singh
S. W. Ghosh
SINGHURI

PART TRACED MAP OF MOUZA - DABGRAM, SHEET NO. - 4, DT. - SILIGORI. SCALE - 16" = 1 MILE.



Rita Ag
SIGNATURE OF SELLER.