

P-2319
12-10-2004
16-10-2004

(4)

P-450
15-3-2005 1000Rs.



Spot
12-10-2004



लक्ष्मी

लक्ष्मी देवी अनामिका

bc no Rs 26000 + 26000 are
paid simultaneously
no. C.A.O 084 403658, 403659.
date: 10.10.2004 accordingly

15.3.2005
A-17765

23
A-7689
Pfee 10 inc of 12-10-2004

DEED OF SALE

Certified that the
deficit stamp duty of Rs. 129/163/-
has been realized by the Bank Draft
No. 1116
having No. 815313 Dated 12/13/05

THIS DEED OF SALE IS MADE ON THIS

2004 THE 12th DAY OF OCTOBER,

TWO THOUSAND FOUR A. D.

To pay
T i Rs. 250.00
J i Rs. 40.00
P. T. A Rs. 12.00

BETWEEN

Total Rs. 302.00
Received on 12.10.2004
14.10.2004

Signature and Stamp
15-3-2005

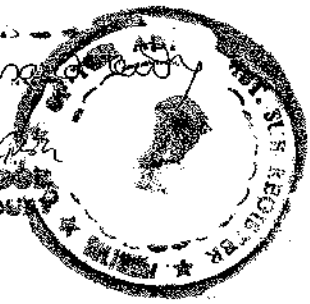
(Contd.....P/2)

23 14 515
700000
16 14 545
A 17 765
10250

(Contd.....P/6)

9553 ... 27.9.2004
 SOLD TO ... Gopal Nath Roy.
 1000/- (Rupees) one thousand only

J. R. Ghosh
 STAMP VENDOR
 SILIGURI GOVT.



6.30 pm
 Registration No. ... 12th/14th ... 2004
 Dist. Sub-Registrar
 Laxmi Devi Agarwal

Handwritten signature and text in Bengali script, including 'P. No. 837' and 'Dist. Sub-Registrar, Siliguri, Dt. Darjeeling'.

Execution admitted by
 Laxmi Devi Agarwal
 w/o Sri Puranmal Agarwal
 S/O D.K.
 Of, Khalpara
 P.S. SLS Siliguri
 Dist. Darjeeling
 Religion Hindu
 Occupation Housewife

Identified by
 Gopal Agarwal
 S/o P.L. Agarwal
 S/O D.K.
 Of, D.K. Road
 P.S. SLS Siliguri
 Dist. Darjeeling
 Religion Hindu
 Occupation Business

Gopal Agarwal
 P.L. Agarwal
 D.K. Road
 SWS

Dist. Sub-Registrar
 Siliguri, Dt. Darjeeling

Handwritten signature and text in Bengali script, including 'Dist. Sub-Registrar, Siliguri, Dt. Darjeeling'.

11-2-05

4
 196
 450
 2005



-- 2 --

31/10/15
32/10/15
33/10/15
34/10/15
35/10/15

AREA	: Land measuring 0.087 acre;
VALUE	: Rs.7,00,000=00
PLOT NO.	: 3550,
KHATAN NO.	: 1629,
WARD NO.	: <u>XXV</u> of S M C,
MOUZA & P.S.	: Siliguri,
DISTRICT	: Darjeeling,

*Pravin
Adv.*

(Contd.....P/3)

(Contd.....P/6)



--: 3 :-

३००० रु. - ३००० रु.

SRI GOPINATH ROY, son of Late Khushi Mohan Roy, Hindu by religion, Service by occupation, residing at GANGA APARTMENT, Flat No. 504, Mangal Pandey Road, Khalpara, Post Office and Police Station - Siliguri, District - Darjeeling, hereinafter called " the PURCHASER " (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

Chand
7/11

A N D

(Contd.....P/4)

(Contd.....P/6)



-- 4 --

10/10/2011
 श्री लक्ष्मी देवी अग्रवाल

✓

SMT. LAXMI DEVI AGARWAL, wife of Sri Puranmal Agarwal, Hindu by religion, House-wife by occupation, residing at Khalpara, Post Office and Police Station - Siliguri, District - Darjeeling, hereinafter called " the VENDOR " (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

ADP

(Contd.....P/5)

(Contd.....P/6)

-- 5 :-

31/10/19
31/10/19
31/10/19
31/10/19
31/10/19

WHEREAS one SRI GANGADHAR SOMANI was the recorded owner of a Plot of land measuring about 7.23 acres, appertaining to and forming part of Plot No. 3550 and others, recorded in Khatian No. 1629, situated at Mouza - Siliguri, Pargana - Baikunthapur, Police Station - Siliguri, District-Darjeeling, having 16 (sixteen) annas share in his khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Being owner in such possession, he died and after his demise his legal heirs SRI CHHAGANLAL SOMANI, SRI RIDH KARAN SOMANI, RANCHANDAR SOMANI and his nephew SRI BABULAL SOMANI had been jointly inherited the said land measuring 7.23 acres in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

Subsequently the abovenamed persons, being the members of erstwhile Hindu Joint Family governed by Mitakshara School of Hindu Law under the name and style of M/S. CHHAGANLAL RIDHKARAN SOMANI AND OTHERS of which the said Chhaganlal Somani was the KARTA, were enjoying, occupying and possessing the said land peacefully, uninterruptedly without any objection from any corner.

Subsequently the KARTA of M/s. Chhaganlal Ridh-karan Somani & others sold and transferred some portion of land to and in favour of different persons and thereafter partitioned their remaining portion of land amicably

(Contd.....P/6)

Chhaganlal
Ridhkar

1310 10 2E

1231/2/83

-: 6 :-

amongst themselves by executing a Deed of Partition on 17.02.1982 by metes and bounds. By virtue of such partition one of the co-parcener abovenamed Sri Ramchandar Somani acquired a portion of land measuring about 0.087 acres in his khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

Being owner in such possession, the abovenamed Ramchandar Somani sold and transferred his aforesaid entire land measuring about 0.087 acres to and in favour of Smt. Laxmi Devi Agarwal, wife of Sri Puranmal Agarwal by executing a Deed of Conveyance, registered with the Office of the then Sub-Registrar, Siliguri on 7.05.1986 and the said document was recorded in Book No. I, Volume No. 82, at pages 211 to 219, Being No. 3356, for the year 1986. By virtue of such purchase the abovenamed Laxmi Devi Agarwal acquired the said land measuring about 0.087 acres in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

Banning
10/4

A N D

WHEREAS the abovenamed Smt. Laxmi Devi Agarwal, the Vendor hereof, being in need of money for some developmental scheme of her own has expressed her desirousness to sell her schedule mentioned land measuring about 0.087 acres, free from all encumbrances and charges whatsoever.

A N D

(Contd.....P/7)

-: 7 :-

13/10/2022
10/11/2022
10/11/2022
10/11/2022

WHEREAS the Purchaser being in need of a plot of land for his personal use and occupation and being aware of the said fact has offered and agreed to purchase the said land at and for a total sum of Rs.7,00,000=00 (Rupees Seven lac) only and the Vendor has accepted the price so offered by the Purchaser as the same is fair, reasonable and highest prevailing in the present market and has agreed to sell and transfer the said land as fully mentioned in the Schedule hereinbelow unto the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of Rs.7,00,000=00 (Rupees Seven lac) only paid by the Purchaser to the Vendor in full (the receipt whereof the Vendor doth hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor doth hereby grant, convey, sell, transfer, assure and confirm unto the Purchaser all that piece or parcel of land measuring 0.087 acres, appertaining to and forming part of Plot No. 3550, recorded in Khatian No. 1629, morefully described in the Schedule hereinbelow free from all encumbrances and charges whatsoever, together with all yards, courts, areas, sewer-ways, paths, passages, common fences, well and appurtenances whatsoever to the said land hereditaments thereto and TO HAVE AND TO HOLD the said land subject to payment of rents, taxes etc. payable to the State of West Bengal AND the Purchaser shall receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the Vendor or any person or entrust for her and that free and

Handwritten signature/initials

(Contd.....P/8)

--: 8 :-

18/10/18
18/11/18
18/12/18

clear and freely and clearly and absolutely discharges, saves, harmless and kept indemnified against all estate and encumbrances created by the Vendor.

IT IS FURTHER COVENANTED that if any defects in title or for any act done by the Vendor in any way with respect to the land hereby transferred and if the Purchaser is deprived of possession or enjoyment of the property hereby transferred, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money together with interest from the date of such deprivation and shall also be liable for adequate compensation for any loss or injury there to be sustained by the Purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and that there subsists no such contract upto the date of these presents and in the event of discovery of any contract of sale or transfer existing with respect to the aforesaid land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable for false recitals to compensate the Purchaser adequately for the loss or injury sustained by him in consequence thereof.

Banning
Ad.

:: SCHEDULE OF THE LAND ::

ALL THAT piece or parcel of land measuring about 0.087 acres or 5 (five) kathas 4 (four) chhataks 32

(Contd.....P/9)

-: 9 :-

13/10/61
103/123
12/11/61

(thirty-two) square feet, appertaining to and forming part of Plot No. 3550, recorded in Khatian No. 1629, Sheet No. 3, held under the State of West Bengal at an annual rental of Rs.36/= (Rupees Thirty-six) only out of total annual rental payable through the B L and L R O, Siliguri, situated at Mouza - Diliguri, Pargana - Baikunthapur, J L No. 110(88), Touzi No. 3(Ja), within Ward No. 25 of Siliguri Municipal Corporation, Police Station - Siliguri, District - Darjeeling. The said land is delineated in the annexed site Plan marked with RED Border and the same is butted and bounded as follows :-

- NORTH : By the land of Bimala Devi and Sulochana Devi
Agarwala;
- SOUTH : By the Private Road;
- EAST : By the house of Ramgopal Chharcharia;
- WEST : By the 16' ft. wide Private Road;

Banana
10/11/61

(Contd.....P/10)

--: 9 :-

13/11/16
10/11/16
10/11/16
10/11/16

(thirty-two) square feet, appertaining to and forming part of Plot No. 3550, recorded in Khatian No. 1629, Sheet No. 3, held under the State of West Bengal at an annual rental of Rs.36/= (Rupees Thirty-six) only out of total annual rental payable through the B L and L R O, Siliguri, situated at Mouza - Diliguri, Pargana - Baikunthapur, J L No. 110(88), Touzi No. 3(Ja), within Ward No. 25 of Siliguri Municipal Corporation, Police Station - Siliguri, District - Darjeeling. The said land is delineated in the annexed site Plan marked with RED Border and the same is butted and bounded as follows :-

NORTH : By the land of Bimala Devi and Sulochana Devi
Agarwala;

SOUTH : By the Private Road;

EAST : By the house of Rangopal Chharcharia;

WEST : By the 16' ft. wide Private Road;

Chandra
17/11

(Contd.....P/10)

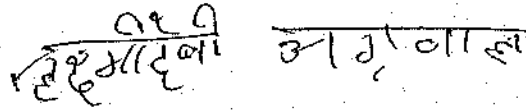
IN WITNESS WHEREOF, the Vendor has set and subscribe her hands and puts her signature on this Deed in good sense, conscious mind after going through and understanding the contents on the day, month and year first above written in presence of the :-

WITNESSES :

1. Gopul Agarwal.
S. P. L. Agarwal
D. R. Road.
Son.


2. Puranmal Agarwal.
Sonepati Mangal Chand Agarwal.
D. R. Kalinath Road.
Siliguri

3. Milan Biswas
Sonepati Sheran Biswas
Agrasen Road
Siliguri



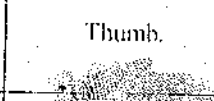
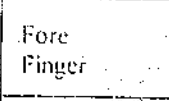

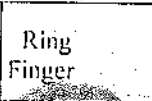
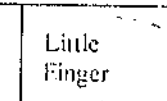

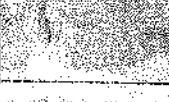
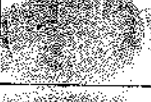
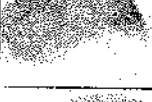
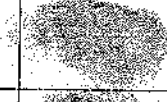
Signature of the VENDOR

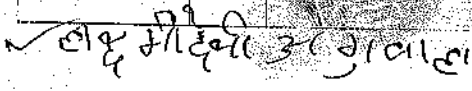
Drafted, readover & explained
to the parties by me and typed
in my Chamber :

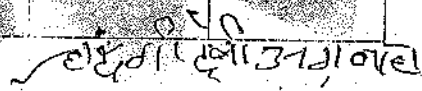

12/1/04
(RATNA BANIK)
Advocate, Siliguri,
Enrolment No. F/319/292/1989.

EXECUTANT SHEET

(SELLER)

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





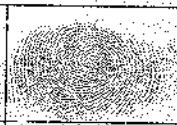
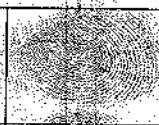
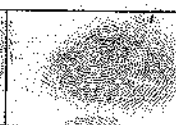
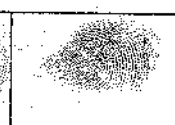

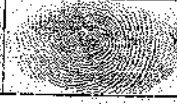
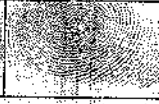

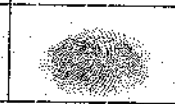


Signature with date

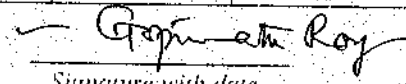
Photo	Left Hand					
	Right Hand					

(PURCHASER)

Signature with date

 2004 09 21 01:20					
					





Signature with date

Photo	Left Hand					
	Right Hand					

Signature with date

Signature of Identifier

Signature of R.O

