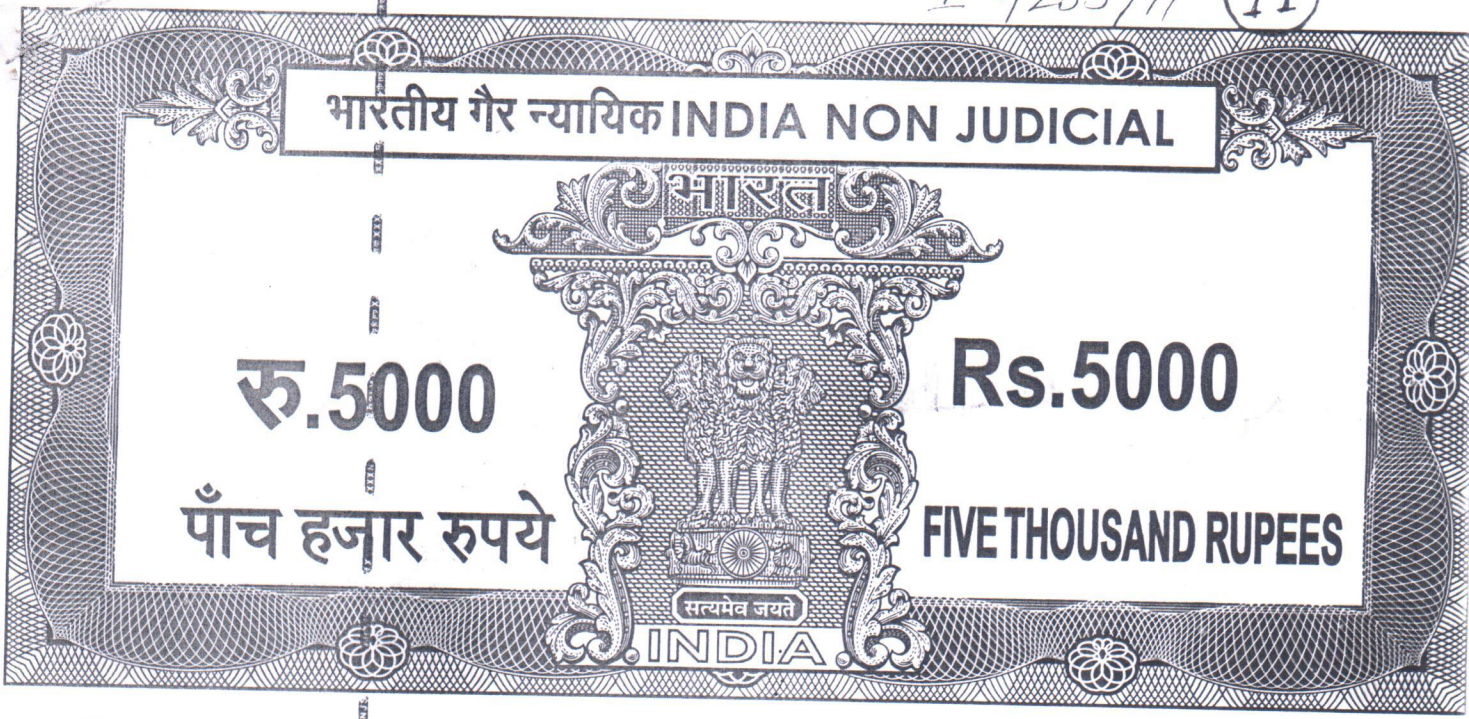


4181

I-4285/11

11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 159853



राजकुमार

: 1 :

DEED OF SALE

Certified that the document is admitted to registration. The signature sheet and the enclosure sheets attached to this document are the part of this document

Rajku
Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

29 JUN 2011

Handwritten signature or stamp, possibly reading "SRI BALAJI PLAZA PRIVATE LIMITED".

: 2 :

CONVEYANCE :-
MOUZA - DABGRAM
P.S.- BHAKTINAGAR
DISTRICT - JALPAIGURI
AREA : 0.597222 KATHAS
CONSIDERATION: Rs. 2,00,000/-
J.L NO. 02
SHEET NO. 8
PLOT NO. 620/1043
KHATAN NO. 716
SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE
29TH DAY OF JUNE 2011

BETWEEN

SRI BALAJI PLAZA PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No. U70101WB2005PTC103172, dated 17.05.2005, having its registered office at Pranami Mandir Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, represented by one of its Directors, Smt. Neera Mittal, wife of Sri Ravi Mittal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Neel Kamal Apartment, Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri – hereinafter called the "PURCHASER" (which expression shall mean and include its Directors, Successors-in-office, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

Handwritten signature or initials in the top right corner.

: 3 :

RAJADA BEGUM, wife of Sayed Abdul Ali, Muslim by Religion, Indian by Nationality, House-wife by Occupation, Resident of Gital Para, P.O. Haider Para, P.S. Bhaktinagar, District Jalpaiguri - hereinafter called the "VENDOR" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

AND WHEREAS the abovenamed Vendor, purchased land measuring 4.5 Kathas from Sri Bhim Prasad Lamgaday, son of Late Santok Sing Lamgaday, by virtue of a registered Sale Deed dated 05.02.1985, being document No. I-928 for the year of 1985 and the same was registered in the office of the Sadar Joint Sub-Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the abovenamed Vendor also obtained gift land measuring 4 Kathas from her husband Sayed Abdul Ali, son of Late Javed Ali, by virtue of a registered Gift Deed dated 16.11.1987, being document No. I-5126 for the year of 1987 and the same was registered in the office of the Sadar Joint Sub-Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS in the manners aforesaid the abovenamed Vendor became the absolute owner of land measuring (4.5 Kathas + 4 Kathas) = 8.5 Kathas and ever since then the Vendor is in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the Vendor being in need of fund for investing the same in some lucrative business has offered for sale land measuring 0.597222 Kathas out of her remaining land for a total consideration of Rs. 2,00,000/- (Rupees Two Lacs Only) and the aforesaid land is fully described in the Schedule below.



AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and offered to purchase the above referred to land measuring 0.597222 Kathas for a total consideration of Rs. 2,00,000/- (Rupees Two Lacs Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 2,00,000/- (Rupees Two Lacs Only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

And the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

Handwritten signature or initials in the top right corner.

: 5 :

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDOR FURTHER DECLARES that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.

SCHEDULE

All that piece or parcel of vacant homestead land measuring 0.597222 Kathas situated in Mouza Dabgram, appertaining to and forming part of Plot No. 620/1043, recorded in Khatian No. 716, J.L. No. 02, Sheet No. 8, within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri. The said land is situated in Ward No. 40 of Siliguri Municipal Corporation Area.

: 6 :

The said land is bounded and butted as follows :-

North ... Land of Purchaser

South ... Land of Mantosh Roy

East ... Land of Purchaser

West ... Land of Vendor

IN WITNESS WHEREOF the Vendor does hereunto set her hands on the day, month and year first above written.

-: WITNESSES :-

1. Sayed Shalam Nabi
S/o - Sayed Ali
P/O - Haiderpura
P/S - Bhaktinagar
Ds - Jalpaiguri

2. Sri Manoj Agarwal
S/o Sri R.K. Agarwal
K.C. Dey Road
Siliguri

राजदा बेगम

VENDOR

Drafted by me and Printed in
my office :-

Manoj Agarwal

Advocate, Siliguri.

Enrolment No. F-505/434/1997



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

राजदा बैगम

Signature

PHOTO

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

Signature



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

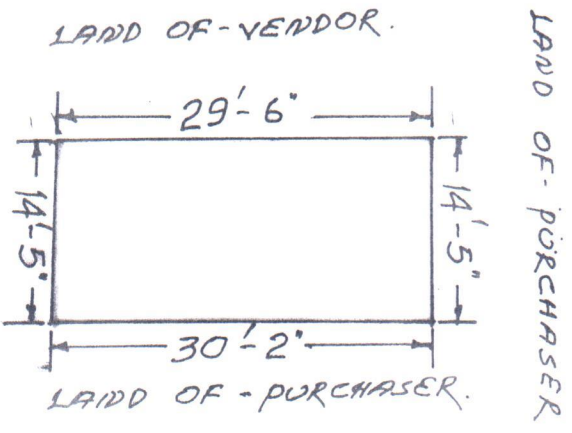
Heera Mittal

Signature

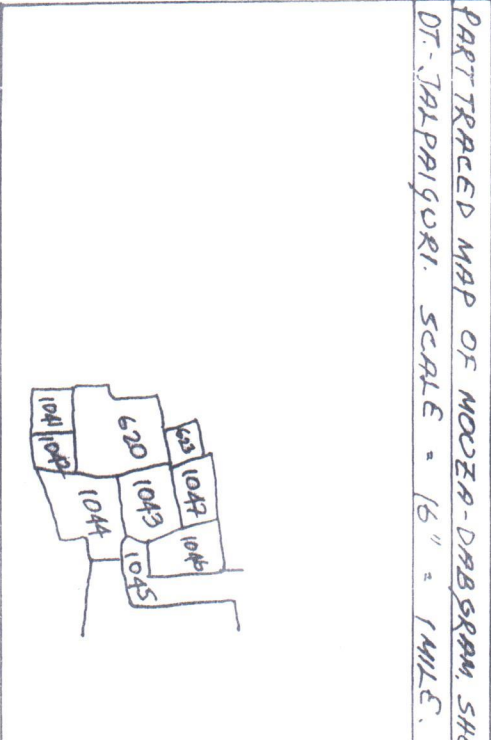
SITE PLAN

SCALE = 1" (INCH) : 15' (FEET)

S C H E D U L E O F L A N		MOUZA	J.L. NO.	WARD NO.	SHEET NO.	KHATIAN NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	R
NAME OF PURCHASER	NAME OF SELLER	DRBSRAM	2	40	8	716	629/1043	9 CHHATAK 25 SQ. FT. OR 0.009854 ACRE	R
SRI BALAJI PLAZA PRIVATE LIMITED OF DEEL KARNAL APARTMENT, PRANAMI MADRIR ROAD, SILIGURI, WARD NO. 40 P.O. - SEVOKER ROAD, P.S. - BHAKTINAGAR DT. - JALPAIGURI. REPRESENTED BY ONE OF ITS DIRECTOR SMT. DEERA MITTAL W/O. SRI RAVI MITTAL.	RAJDA BEGUM W/O. SAYED ABDUL ALI OF SITALPARA, WARD NO. 40 P.O. - SEVOKER ROAD, P.S. - BHAKTINAGAR DIST. - JALPAIGURI								



MAP DRAWN BY
K. G. SINGH
28/6/11




Signature



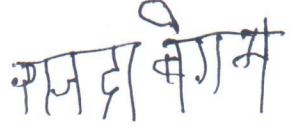
SIGNATURE OF SELLER

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RAJGANJ, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 04181 / 2011, Deed No. (Book - I , 04285/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Rajada Begum	 29 JUN 2011

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajada Begum Address -Gitalpara, Thana: -Bhaktinagar, District: -Jalpaiguri, WEST BENGAL, India, P.O. :-Haiderpara	Self	 29/06/2011	 LTI 29/06/2011	 5677

Name of Identifier of above Person(s)

Saiyad Shalam Nabi
 Thana: -Bhaktinagar, District: -Jalpaiguri, WEST
 BENGAL, India, P.O. :-Haiderpara

Signature of Identifier with Date

Saiyad Shalam Nabi



Narayan Chandra Saha
 Additional Dist Sub-Registrar
 Rajganj, Jalpaiguri

29 JUN 2011

(Narayan Chandra Saha)



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

Endorsement For Deed Number : I - 04285 of 2011

(Serial No. 04181 of 2011)

On

Payment of Fees:

On 29/06/2011

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. 2838/-, on 29/06/2011

(Under Article : A(1) = 2838/- on 29/06/2011)

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.-258138/-

Certified that the required stamp duty of this document is Rs.- 15488 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 10500/- is paid, by the draft number 325548, Draft Date 29/06/2011, Bank Name State Bank of India, Belakoba, received on 29/06/2011

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

Presented for registration at 13.43 hrs on :29/06/2011, at the Office of the A. D. S. R. RAJGANJ by Rajada Begum ,Executant.

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

Execution is admitted on 29/06/2011 by

1. Rajada Begum, son of Sayed Abdul Ali , Gitalpara, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Haiderpara , By Caste Muslim, By Profession : House wife

Identified By Saiyad Hajar Naim, son of Saiyed Ali, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Haiderpara , By Caste: Muslim, By Profession: Others.



(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Narayan Chandra Saha
Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

29 JUN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 3218 to 3229
being No 04285 for the year 2011.

Balu
Additional Dist Sub-Registrar
Raiganj, Jaipalguri

29 JUN 2011

(Narayan Chandra Saha) 29-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal

