

5252

J-5342

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम ब्रंगाल WEST BENGAL

A 157401



रु 5000/-

DEED OF SALE

certified that the document...  
to registration the signature...  
the enclosures sheets attached to this  
document are the part of this document

Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

19 AUG 2011

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रिजिस्ट्रार

CONVEYANCE :-

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 1 KATHA 4 CHHATAKS

CONSIDERATION: Rs. 2,00,000/-

J.I. NO. 02

SHEET NO. 8

PLOT NO. 620/1043

KHATIAN NO. 716/2

S. M. C. WARD NO. 40

THIS INDENTURE MADE ON THIS THE

19<sup>th</sup> DAY OF August 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

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SRI KISHTHU ROY, son of Late Gouri Kanta Das @ Late Gouri Kanta Roy, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Samar Nagar, P.O. Salugara, P.S. Bhaktinagar, District Jalpaiguri - hereinafter called the "VENDOR" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the abovenamed Late Gouri Kanta Das @ Gouri Kanta Roy was the recorded owner of land situated in Mouza Dabgram, J.L. No. 02, appertaining to and forming Part of Plot No. 620/1043, recorded in Khatian No. 716/2, within the Limits of P.S. Bhaktinagar, District Jalpaiguri.

AND WHEREAS the abovenamed Gouri Kanta Das @ Gouri Kanta Roy thereafter died leaving behind the abovenamed Vendor as his only legal heir to inherit his aforesaid land and ever since then the Vendor is in absolute physical possession of the said land having permanent heritable and transferable 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 1 Katha 4 Chhataks 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 1 Katha 4 Chhataks for a total consideration of Rs. 2,00,000/- (Rupees Two Lacs Only) and the aforesaid land is fully described in the Schedule below.

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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 do 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.

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.

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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 1 Katha 4 Chhataks situated in Mouza Dabgram, appertaining to and forming part of Plot No. 620/1043, recorded in Khatian No. 716/2, 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.

The said land is bound and butted as follows :-

- North ... Land of Purchaser
- South ... Land of Purchaser
- East ... Land of Purchaser
- West ... Land of Purchaser














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

*Neera Mittal*

Signature

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

Signature

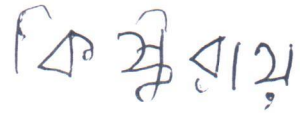
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	LEFT HAND					
	RIGHT HAND					

*Neera Mittal*

Signature

**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. 05252 / 2011, Deed No. (Book - I , 05342/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Kishthu Roy	 19 AUG 2011 19/08/2011


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kishthu Roy Address -Samar Nagar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Salugara	Self		 LTI	 6947
			19/08/2011	19/08/2011	


**Name of Identifier of above Person(s)**

**Signature of Identifier with Date**

Shuva Kundu  
Haiderpara, , Thana:-Bhaktinagar,  
District:-Jalpaiguri, WEST BENGAL, India, P.O.  
:-Haiderpara

  
19/8/11



  
 Addl. Dist. Sub-Registrar  
 Rajganj, Jalpaiguri

**19 AUG 2011**

(Narayan Chandra Saha)





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

**Endorsement For Deed Number : I - 05342 of 2011**  
**(Serial No. 05252 of 2011)**

**On**

**Payment of Fees:**

**On 19/08/2011**

**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. 0/-, on 19/08/2011

Amount by Draft

Rs. 5940/- is paid , by the draft number 576637, Draft Date 17/08/2011, Bank Name State Bank of India, SILIGURI, received on 19/08/2011

( Under Article : A(1) = 5940/- on 19/08/2011 )

**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.-540290/-

Certified that the required stamp duty of this document is Rs.- 32417 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 27417/- is paid, by the draft number 576634, Draft Date 17/08/2011, Bank Name State Bank of India, SILIGURI, received on 19/08/2011

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

Presented for registration at 12.35 hrs on :19/08/2011, at the Office of the A. D. S. R. RAJGANJ by Sri Kishthu Roy ,Executant.

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

Execution is admitted on 19/08/2011 by

1. Sri Kishthu Roy, son of Late Gouri Kanta Das, Samar Nagar, Thaha:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. : Salticra , By Caste Hindu, By Profession : Business



Adm. Dst. Sub-Registrar  
Rajganj, Jalpaiguri

19 AUG 2011

( Narayan Chandra Saha )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



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


Endorsement For Deed Number : I - 05342 of 2011

(Serial No. 05252 of 2011)

Identified By Shuva Kundu, son of Sri S. K. Kundu, Haiderpara, , , Thana:-Bhaktinagar,  
District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Haiderpara , By Caste: Hindu, By Profession: Others.

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



  
Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

19 AUG 2011

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 2218 to 2229  
being No 05342 for the year 2011.



*Narayan Chandra Saha*  
Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

19 AUG 2011

(Narayan Chandra Saha) 19-August-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAJGANJ  
West Bengal

