

00547

D-558

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भारतीय गैर न्यायिक INDIA. NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



985655

:1:

DEED OF SALE


कालीदास

endorse
document

Additional Dist. Sub-Registrar
Ranpur, Jalpaiguri

27 JAN 2011

: 2 :



CONVEYANCE :-

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 5 KATHAS

CONSIDERATION: Rs. 17,00,000/-

J.L NO. 02

SHEET NO. 8

PLOT NO. 625/1046

KHATIAN NO. 701/6

SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE

th

27 DAY OF *December* 2010

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. (PAN-AAKCS7096M)

AND

: 3 :

10/2/14

SMT. KALI DEVI, wife of Sri Dinesh Mishra, Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of Gital Para, P.O. Sevoke Road, 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, Smt. Kali Devi purchased land measuring 5 Kathas from Sri Bhim Prasad Lamgaday by virtue of a registered Sale Deed dated 19.02.1985, being document No. I-930 for the year of 1985 and the same was registered in the office of the Sadar Joint Sub-Registrar Jalpaiguri, District Jalpaiguri 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 her entire land measuring 5 Kathas for a total consideration of Rs. 17,00,000/- (Rupees Seventeen 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 5 Kathas for a total consideration of Rs. 17,00,000/- (Rupees Seventeen Lacs Only) and the aforesaid land is fully described in the Schedule below.

: 4 :

For
the
Purchaser

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 17,00,000/- (Rupees Seventeen 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.

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 5 Kathas situated in Mouza Dabgram appertaining to Plot No. 625/1046, Recorded in Khatian No. 701/6, J.L. No. 02, Sheet No. 8, within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri. The said land is situated in Siliguri Municipal Corporation Area.

The said land is bounded and butted as follows :-

North ... 5 Feet 3 Inch Wide Kutcha Road

South ... Land of Md. Ali

East ... Land of Sri Balaji Plaza Pvt. Ltd.

West ... Smt. Bimla Sharma

B

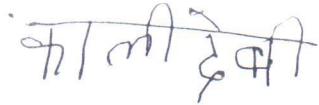
: 6 :

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

-: WITNESSES :-

1. Subrata Ganguly
Advocate Biswini Kumar Ganguly
South Bharat Nagar
P.O. + P.S. Siliguri
Dist. Darjeeling

2. Sri Manoj Agarwal
Sri R.K. Agarwal
K.C. Dey Road
P.O. + P.S. Siliguri
Dist. Darjeeling








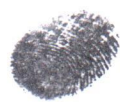





VENDOR

Drafted by me and Printed in
my office :-

Manoj Agarwal


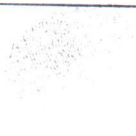
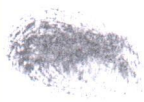








Advocate, Siliguri.

Enrolment No. F-505/434/1997

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

Neena Mittal

Signature

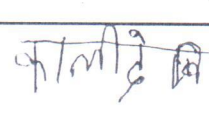
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	LEFT HAND					
	RIGHT HAND					

कमला देवी

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. 00547 / 2011, Deed No. (Book - I , 00558/2011)

I . Signature of the Presentant


Name of the Presentant	Signature with date
Smt Kali Devi	 <div style="text-align: right;">27 JAN 2011</div>

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


SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kali Devi Address -Gital Para, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road	Self	 <div style="text-align: center;">27/01/2011</div>	 <div style="text-align: center;">LTI 27/01/2011</div>	 <div style="text-align: right; font-size: 2em;">723</div>

Name of Identifier of above Person(s)
Subrata Ganguly
South Bharat Nagar, Thana:-Siliguri,
District:-Darjeeling, WEST BENGAL, India, P.O.
:-Siliguri

Signature of Identifier with Date


27/01/2011




Additional Dist. Sub-Registrar
Jalpaiguri

27 JAN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ



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

Endorsement For Deed Number : I - 00558 of 2011
(Serial No. 00547 of 2011)

On

Payment of Fees:

On 27/01/2011

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. 18711/-, on 27/01/2011

(Under Article : A(1) = 18711/- on 27/01/2011)

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.-1701700/-

Certified that the required stamp duty of this document is Rs.- 102102 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48120/- is paid, by the draft number 752510, Draft Date 22/12/2010, Bank Name State Bank of India, SILIGURI, received on 27/01/2011
2. Rs. 49000/- is paid, by the draft number 752456, Draft Date 22/12/2010, Bank Name State Bank of India, SILIGURI, received on 27/01/2011

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

Presented for registration at 13.10 hrs on :27/01/2011, at the Office of the A. D. S. R. RAJGANJ by Smt Kali Devi ,Executant.

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

Execution is admitted on 27/01/2011 by

1. Smt Kali Devi, wife of Sri Dinesh Mishra , Gital Para, Thana:-Bhaktihagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road, By Caste Hindu, By Profession : House wife



Kali Devi
Additional Dist. Sub-Registrar
Jalpaiguri

27 JAN 2011

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

27/01/2011 14:29:00



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

Endorsement For Deed Number : I - 00558 of 2011
(Serial No. 00547 of 2011)

Identified By Subrata Ganguly, son of Late Sishir Kumar Ganguly, South Bharat Nagar,
Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By
Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Jalpaiguri

27 JAN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3679 to 3690
being No 00558 for the year 2011.



Naha
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

(Narayan Chandra Saha) 27-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal

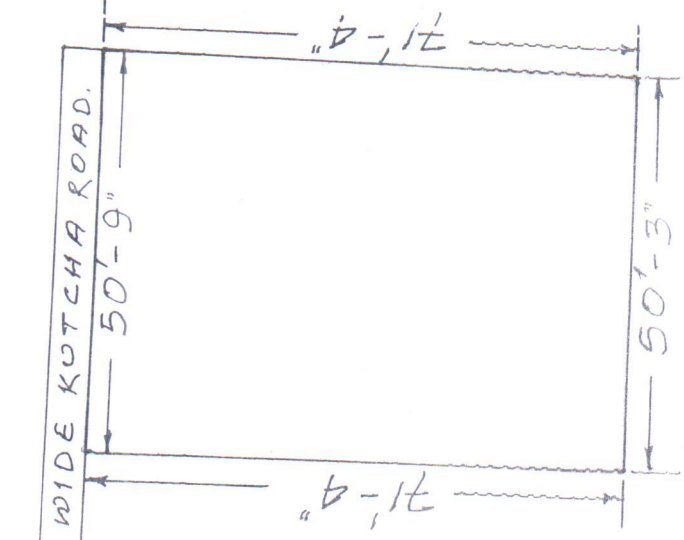
SITE PLAN

SCALE = 1" (INCH) : 25' (FEET)

NAME OF PURCHASER		NAME OF SELLER		SCHEDULE OF LAND				REMARKS		
SRI BALAJI PLAZA PRIVATE LIMITED OF DEEL KAMAL APARTMENT PRADAMIMADDIR ROAD, SILIGURI WARD NO.-40, P.O.-SEVOKER ROAD P.S.-BHAKTINAGAR DIST.-JALPAIGURI. REPRESENTED BY ONE OF ITS DIRECTOR - SMT. NEERA MITTAL W/O. SRI RAVI MITTAL.		SMT. KALI DEBI W/O. SRI DIVESH MISHRA OF GITALPARA, WARD NO.-40 P.O.-SEVOKER ROAD P.S.-BHAKTINAGAR DIST.-JALPAIGURI.		MOUZA	J.L. WARD NO.	SHEET NO.	KHATAN NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.
		DABGRAM	2	40	8	701/6	625/1046	5 COTTAH OR 0.0825 ACRE		



LAND OF - SRIBALAJI PLAZA PRIVATE LIMITED.



PART TRACED MAP OF MOUZA - DABGRAM,
SHEET NO.-8 DT.-JALPAIGURI. SCALE - 16" = 1 MILE



MAP DRAWN BY
S. K. G.
Surve
Siliguri

S. K. G. 22/12/10

Signature

SIGNATURE OF SELLER.