

00586

2-605

6

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

985797



पश्चिम बंगाल

:1:

Witnessed and the document is signed as a witness. The signature shall not be valid unless attached to the document as a part of this document.

DEED OF SALE

Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

28 JAN 2019

Handwritten signature or stamp, possibly a date or reference number, written vertically.

: 2 :

CONVEYANCE :-

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 6 KATHAS

CONSIDERATION: Rs. 20,20,000/-

J.L NO. 02

SHEET NO. 8

PLOT NO. 620/1043, 625/1046 & 625/1047

KHATIAN NO. 716/2, 701/6 & 714

SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE

<sup>th</sup>  
28 DAY OF JANUARY 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. (PAN-AAKCS7096M)

AND

21/11/87

: 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 6 Kathas out of her foresaid land measuring 8.5 Kathas for a total consideration of Rs. 20,20,000/- (Rupees Twenty Lacs and Twenty Thousand Only) and the aforesaid land is fully described in the Schedule below.

BT

Handwritten signature or initials, possibly "H. K. S. R."

: 4 :

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 6 Kathas for a total consideration of Rs. 20,20,000/- (Rupees Twenty Lacs and Twenty Thousand 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. 20,20,000/- (Rupees Twenty Lacs and Twenty Thousand 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 6 Kathas situated in Mouza Dabgram out of which land measuring 1 Katha and 7 Chhataks appertains to and forms part of Plot No. 620/1043, recorded in Khatian No. 716/2, land measuring 4 Kathas and 8 Chhataks appertains to and forms part of Plot No. 625/1046, recorded in Khatian No. 701/6 and land measuring 1 Chhataks appertains to and forms part of Plot No. 625/1047, recorded in Khatian No. 714, 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.

The said land is bounded and butted as follows :-

North ... Land of Smt. Bimla Sharma & Purchaser

South ... Land of Vendor and Mrs. Banik

East ... Land and House of Md. Alam

West ... Land of Vendor and Debi Biswakarma

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

-WITNESSES:-

1. Sri Manoj Agarwal  
S/o Sri R.K. Agarwal  
K.C. Dey Road  
P.O. P.S. Siliguri  
Dist. Darjeeling

2. Subrata Banerjee  
S/o Late Sankar Kumar Banerjee  
South Ghansal nagar  
P.O. P.S. Siliguri  
Dist. Darjeeling

3. Saye & A/c Son of ...  
Agarwal

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					

राजदीप

Signature

PHOTO

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

Signature

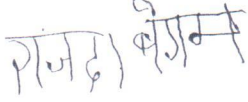


	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



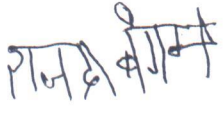
Neera Mittal

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. 00586 / 2011, Deed No. (Book - I , 00605/2011)**  
**Signature of the Presentant**

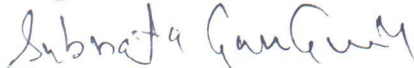
Name of the Presentant	Signature with date
Rajada Begum	 28 JAN 2011

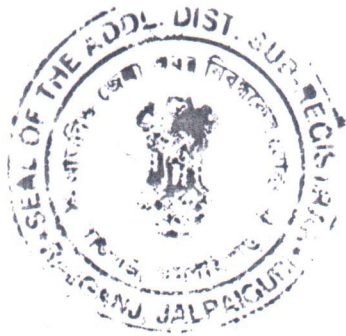
**II . Signature of the person(s) admitting the Execution at Office.**

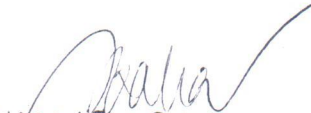
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajada Begum Address -Gital Para, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Haiderpara	Self	 28/01/2011	 LTI 28/01/2011	 769

**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**

  
 28/01/2011



  
 Additional Dist. Sub-Registrar  
 Rajganj Jalpaiguri

28 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 - 00605 of 2011  
(Serial No. 00586 of 2011)

On

Payment of Fees:

On 28/01/2011

**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. 22462/-, on 28/01/2011

( Under Article : A(1) = 22462/- on 28/01/2011 )

**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.-2042040/-

Certified that the required stamp duty of this document is Rs.- 122522 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 239974, Draft Date 25/01/2011, Bank Name State Bank of India, SILIGURI, received on 28/01/2011
2. Rs. 40000/- is paid, by the draft number 239973, Draft Date 25/01/2011, Bank Name State Bank of India, SILIGURI, received on 28/01/2011
3. Rs. 37530/- is paid, by the draft number 239972, Draft Date 25/01/2011, Bank Name State Bank of India, SILIGURI, received on 28/01/2011

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

Presented for registration at 13.43 hrs on :28/01/2011, 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 28/01/2011 by



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

28 JAN 2011

( Narayan Chandra Saha )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

28/01/2011 14:58:00



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

Endorsement For Deed Number : I - 00605 of 2011  
(Serial No. 00586 of 2011)

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

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



*(Signature)*  
Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri  
28 JAN 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 4397 to 4408  
being No 00605 for the year 2011.



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

28 JAN 2011

(Narayan Chandra Saha) 28-January-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAJGANJ  
West Bengal

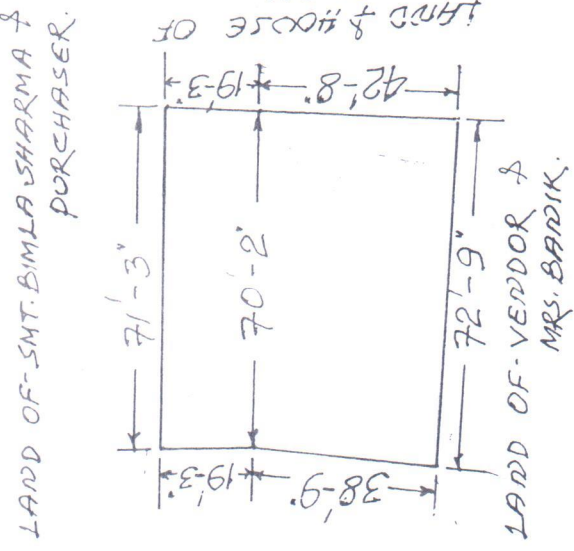
# SITE PLAN

SCALE = 1" (INCH) : 40' (FEET)

S C H E D U L E O F L A N D		REMARK			
NAME OF PURCHASER	NAME OF SELLER	AREA OF LAND TO BE SOLD			
SRI BALAJI PLAZA PRIVATE LIMITED OF VEEL KAMAL APARTMENT PRADAMI MANDIR ROAD, SILIGURI WARD NO. - 40, P.O. - SEVOKE ROAD P.S. - BHAKTI NAGAR DT. JALPAIGURI. REPRESENTED BY ONE OF ITS DIRECTOR SMT. DEERA MITTAL W/O. SRI RAVI MITTAL.	RAJDA BEGUM W/O. SAYED ABDUL ALI OF GITALPARA, WARD NO. 40 P.O. - HAIDER PARA P.S. - BHAKTI NAGAR DIST. - JALPAIGURI.	4 COTTAH 8 CHHATAK 1 COTTAH 7 CHHATAK 1 CHHATAK 6 COTTAH OR 0.099 ACRE.			
J.L. NO.	WARD NO.	SHEET NO.	KHATIAN NO.	PART OF PLOT NO.	REMARK
2	40	8	701/6	625/1046	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.
SMC.	OF		716/2	620/1043	
			714	625/1047	
			TOTAL.		



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



AP DRAWN BY  
*[Signature]*  
 Surveyor  
 Siliguri

*[Signature]*

SIGNATURE OF SELLER.