

P-2227 17-10-2003

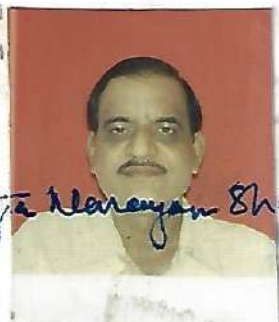
2-111

1000Rs.



17-10-03
A 3289
10k

B.C. of Rs 20,000 is paid simultaneously
no: Beles/06/11/2005 dt: 7.10.03



Salya Narayan Sharma

17.10.03



Rajesh Bunde

Stamp duty of Rs. 30,000
has been realized by the Bank Draft
Serial No. Beles/06/113600
113599
15.1.2004
Collector
U/S 41 & 42 of
L.S. Act 1899
16.1.2004

23
A 3289.00
Pta 10.00 in eff.

Salya Narayan Sharma

Rajesh Bunde

Salya Narayan Sharma

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 07TH DAY OF OCTOBER 2003.

Stamp duty under Rule 21
(or exempt from or does not require
Stamp duty) under the Indian Stamp
Act 1899, Schedule IA...
Paid

23
A 8250.00

10,50,000
3,00,000
7,50,000
8250
16.1.04

16.1.2004

De
Sch

No. of No... 972 (N. J. Stamp) ... 11.2.2003
Sold to ... Rajesh Bindal

Rs: 1000/- (Rupees) ... One thousand only
Aru

STAMP VENDOR
MADRAS



12:30 PM

Presented By Registration at ... Ad. ...
on 17th ... October, 2003
at ... A. D. ... Office
Salyn Narayan Sharma Execution is

Salyn Narayan Sharma



Ad. ... Sub ...
Miguri, Dt. ...

Handwritten signature

Salyn Narayan Sharma
S/o Sri Maphul Sharma

S/O. D/O ...
114 ... Street ...
Kolkata - 13 ...
By ... Service

36/11

Salyn Narayan Sharma

Comptroller ...
S/o Late Bisul Agawal

S/O. D/O ...
Sector ...
Handwritten signature

Comptroller ...
S/o Late Bisul Agawal
% India ...
Sukh ...

Miguri, Dt. ...
Handwritten signature

1000Rs.



: 2 :

Area : 5 Kathas
Plot No. : 9620
Khatian No. : 870
Mouza : Siliguri
J.L. No. : 110
P.S. : Siliguri
District : Darjeeling
Consideration : Rs.3,00,000.00

Satyajit Narayan Sharma

Adv

Handwritten signature and stamp

Sl. No. 273 (N. J. Stamp) Date: 11.2.2003

Sold to ... Rajesh Bindal

of ... 319

Value Rs: 1000/- (Rupees) One thousand only

Arun Kumar

STAMP VERIFIED

English version: 2003/02/11

: 2 :

Area : 2 Kathas

Plot No. : 952B

Khatian No. : 879

House : 211guri

J.L. No. : 110

P.S. : 211guri

District : Darjeeling

Consideration : 2,00,000.00



ADDL. DIST. SUB-REGISTRAR
DARJEELING, Dt. Darjeeling

Handwritten signature

1000Rs.



: 3 :

BETWEEN

✓
SRI RAJESH BINDAL, son of Late Sheo Prasad Bindal, Hindu by faith, business by occupation, resident of C/o - India Traders, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " ONE PART ".

Saty Narayan Sharma.

Di
Sh

Notary Seal
Notary Seal

No. 974 (N. J. Stamp) 11.2.2003

Sold to ... Ramesh Bindal

...

...

Value Rs. 1000/- (Rupees) One thousand only

Aravind

STAMP VERIFIED
MADRAS

2003/11/2

: 2 :

BETWEEN

SRI RAMESH BINDAL, son of Late Shree Prasad Bindal, Hindu by faith, business by occupation, resident of C/o - India Traders, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, assigns, stores and assigns) of the "ONE PART".



Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling

Blut

1000Rs.



: 4 :

A N D

Satya Narayan Sharma.

✓
 SRI SATYA NARAYAN SHARMA, son of Sri Monphul Sharma, Hindu by faith, service by occupation, resident of C/o A.I.R. Transport Corporation, 14, Tarachand Dutta Street, Kolkata - 13, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " OTHER PART ".



Q. Ash

Stamp text, partially illegible

975 (M. J. Stamp) Date: 11.2.2003

Sold to ... Rajesh Bimal

Slg.

Value Rs: 1000/- (Rupees) One thousand only

Stamp Rs = 1000/- x 4 = 4000/- Anant



English version required

: 4 :

A N D

SRI SATYA NARAYAN SHARMA, son of Sri Mohanji Sharma, Hindu by faith, service by occupation, resident of C/o A.R. Transport Corporation, 14, Trenchard Butts Street, Kolkata - 73, hereinafter called the "VENDOR" (which expression shall include his heirs, executors, successors, representatives, administrators and assigns) the "OTHER PART".



Addl. Dist. Sub Registrar
Biliguri, Dt. Darjeeling

[Handwritten signature]

Saty Narayan Sharma.

: 5 :

WHEREAS one Sri Baburam Pradhan of Kurseong had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.48 Acres, forming part of Plot No. 9620, recorded in Khatian No. 870, situated within Mouza - Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.O. and P.S. - Siliguri, in the District of Darjeeling, unto and in favour of Sri Gulab Chand Agarwala, son of Late Chanduram Agarwala of Kurseong, Dist. - Darjeeling, by virtue of Sale Deed, Dtd. 07-09-1964, being Document No. 230 for the year 1964, entered in Book No. I, Volume No.7, Pages 133 to 137, registered in the Office of the Dist. Sub-Registrar, Darjeeling.

AND WHEREAS abovenamed Sri Gulab Chand Agarwala thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 5 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, unto and in favour of SRI, SATYA NARAYAN SHARMA, son of Sri Monphul Sharma by virtue of Sale Deed, Dtd. 20-08-1976, being Document No. 4848 for the year 1976, registered in the Office of the Sub-Registrar, Siliguri.

AND WHEREAS by virtue of the aforesaid sale deed SRI SATYA NARAYAN SHARMA, (the vendor of these present), became the sole, absolute and exclusive owner of the aforesaid land measuring 5 Kathas, having permanent, heritable and transferable right, title and interest therein and the said land was mutated in his name in the record of rights, vide Mutation Case No. 279 (II)/76-77, Dtd. 25-09-1976, in the Office of the J.L.R.O., Siliguri.

AND WHEREAS the vendor has now finally and finally decided to sell and have offered for sale to the purchaser the aforesaid land measuring 5 Kathas, more particularly described in the Schedule given hereinunder, for a consideration of Rs.3,00,000.00 (Rupees three lakhs) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 5 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.3,00,000.00 (Rupees three lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

Signature

Saty Narayan Sharma.

: 6 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.3,00,000.00 (Rupees three lakhs) only, paid by the purchaser to the vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor do hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord—now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below scheduled land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.



Satyajit Narayan Sharma,

: 7 :

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 5 Kathas, forming part of Plot No. 9620, recorded in Khatian No. 870, situated within Mouza- Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.O., P.S. Sub-Div., and A.D.S.R.O.-Siliguri, Ward No. XIII of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land is bound and butted as follows :

By North : Land of Narayan Prasad,

By South : Road,

By East : Land of C.C. Sharma,

By West : Land of O.P. Agarwal and Others.

Adv



: 8 :

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND
HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH
AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Gopalchandra Bhowmik
S/o Late Brijlal Bhowmik
c/o Mohan Trivedi
Service Road Siliguri

2. Parveen Bindal
S/o Late Shekhar Bindal
c/o India Sanitation
14, Church Road
Siliguri











The contents of this
document has been gone
through and understood
personally by the vendor
and the purchaser.

Satyajit Narayan Sharma.
VENDOR

Drafted, readover and
explained by me and typed
in my office.











Kamal Kr. Kedia
Kamal Kr. Kedia
Advocate, Siliguri
E.No.F/6/92.

FINGER PRINTS OF SRI-SATYA NARAYAN SHARMA
(VENDOR)

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

Satya Narayan Sharma.
SIGNATURE

FINGER PRINTS OF SRI-RAJESH BINDAL (PURCHASER)

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

Rajesh Bindal
SIGNATURE

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UNIVERSITY OF TORONTO

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For the Year 2004

11-10-2004

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