

107

I 7060



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

A 538455



certified that the document is admitted to registration the signature sheet and the instrument sheets attached to this document are the part of this document

Prakar
 Additional Dist Sub-Registrar
 Raiganj, Jalpaiguri

29 AUG 2012

Watan Roy
 Constituted Attorney of
 Smt. Bharati Roy

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 28TH DAY OF
AUGUST 2012.

Vist. Commission Case No
139 For 2012
 Paid J (11) s. 250
 s. 300
 P. T. A. Rs. 0
 Total Rs. 550

Prakar

Prakar
 Addl. Dist Sub-Registra.

N. J. STAMP

SL. NO. 1294- DATED 23/8/12
NAME Rajesh Kumar Agarwal and Others
OF Church Road, Siliguri
RS. 5000/- (RS. Five thousand ONLY)

S. DAS
SANKAR DAS
STAMP VENDOR
SILIGURI COURT
LNU.714/RM of 1999

Utta Roy



7693

Utta Roy
As Constituted Attorney of
Smt. Bharati Roy



Suonil Kumar Permal
8/2 Lt. Mahesh Rd Permal
453, Borden Rd, Siliguri-734001
Ordt Dargachip,
P.O. & P.S. Siliguri.

Additional Dist. Sub-Register
Rajbari, Jalpaiguri

28 AUG 2012

5
: 2 :

Uttam Roy
Constituted Attorney of
Smt. Bhakati Roy

Area : 0.0335 Acres
Plot No. : 42/510
Khatian No. : 805/1 (Ka)
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 9
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.1,00,000.00

BETWEEN

1. **SRI RAJESH KUMAR AGARWAL**, son of Sri Gulzari Mal Agarwal 2. **SMT. MEENAKSHI AGARWAL**, wife of Sri Parveen Bindal Agarwal, 3. **SRI NARESH KUMAR AGARWAL**, son of Late Kishori Lal Agarwal, 4. **SRI OM PRAKASH AGARWAL**, son of Late Brij Lal Agarwal and 5. **SRI CHETAN MITTAL**, son of Sri Nagar Mal Mittal, all are Hindu by faith, Indians by Nationality, Nos.1, 3, 4 and 5 Business by occupation and No.2 House-wife by occupation, **No.1** residing at C/o – India Sanitation, Church Road, Siliguri, P.O. and P.S. – Siliguri, in the District of Darjeeling, **Nos.2 to 4** residing at India Traders, Sevoke Road, Siliguri, P.O. and P.S. – Siliguri, in the District of Darjeeling and **No.5** residing at Radha Swami Niwas, House No.85/3, Shiv Mandir Road, Punjabipara, Siliguri, P.O. and P.S. – Siliguri, in the District of Darjeeling, hereinafter called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

Uttam Roy

: 3 :

Uttam Roy
Constituted Attorney of
Smt. Bharati Roy

AND

SMT. BHARATI ROY, wife of Late Jiban Kumar Roy, Hindu by faith, Indian by Nationality, House-wife by occupation, residing at Haiderpara, Siliguri, P.O. – Haiderpara, P.S. – Bhaktinagar, in the District of Jalpaiguri, hereinafter called the " **VENDOR** " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " **OTHER PART** ".

AND

SMT. BHARATI ROY, wife of Late Jiban Kumar Roy (The Vendor of these present), is being represented by and through her **Constituted Attorney – SRI UTTAM ROY**, son of Sri Prasanta Roy, Hindu by faith, Indian by Nationality, Business by occupation, residing at Haiderpara, Siliguri, P.O.–Haiderpara, P.S.–Bhaktinagar, in the District of Jalpaiguri, by virtue of General Power of Attorney, Dtd.07-06-2012, being Document No.246 for the year 2012, entered in Book – IV, CD Volume No.1, Pages 2694 to 2703, registered in the Office of the Addl. Dist. Sub-Registrar, Rajganj.

Uttam Roy

: 4 :

Uttam Roy
As Constituted Attorney of
Smt. Bharati Roy

WHEREAS one Minor Nilima Roy, daughter of Late Kaben Roy, by and through her mother as legal and natural guardian – Smt. Basanti Roy, wife of Late Kaben Roy, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 2.00 Acres, forming part of Plot Nos.42/507, 42/509 and 42/510, recorded in Khatian No.805/1 (Ka), situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.9, P.S. - Bhaktinagar, District – Jalpaiguri, unto and in favour of **SMT. BHARATI ROY**, wife of Jiban Kumar Roy and **SRI BABULAL ROY**, son of Kabuli Roy, by virtue of Sale Deed, Dtd.14-07-1978, being Document No.4073 for the year 1978, entered in Book – I, Volume No.56, Pages 149 to 151, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Nilima Roy, wife of Sri Mantu Roy, after becoming major had executed a Deed of Release, with respect to the aforesaid land measuring 2.00 Acres, forming part of Plot Nos.42/507, 42/509 and 42/510, recorded in Khatian No.805/1 (Ka), situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.9, P.S. - Bhaktinagar, District – Jalpaiguri, unto and in favour of **SMT. BHARATI ROY**, wife of Jiban Kumar Roy and **SRI BABULAL ROY**, son of Kabuli Roy and the said Deed of Release was registered on 22-09-1997, being Document No.4676 for the year 1997, entered in Book – I, Volume No.51, Pages 361 to 364, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of the aforesaid Sale Deed and Deed of Release, abovenamed **SMT. BHARATI ROY** (The Vendor of these present) and **SRI BABULAL ROY**, became the sole, absolute and exclusive owners of the aforesaid land measuring 2.00 Acres, having permanent, heritable and transferable right, title and interest therein.

Uttam Roy

: 5 :

Uttam Roy
As Constituted Attorney of
Smt. Bhakabi Roy

AND WHEREAS the vendor has now firmly and finally decided to sell by and through her Constituted Attorney and have offered for sale to the purchasers all that piece or parcel of land measuring 0.0335 Acres out of her share in the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.1,00,000.00 (Rupees one lakh) only.

AND WHEREAS the purchasers being in need of land in that area, have agreed to purchase the said land measuring 0.0335 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.1,00,000.00 (Rupees one lakh) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.1,00,000.00 (Rupees one lakh) only paid by the purchasers to the vendor/constituted attorney, the receipt of which is acknowledged by the vendor/constituted attorney by execution of these present and grants full discharge to the purchasers from the payment thereof and the vendor/constituted attorney 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 purchasers 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/constituted attorney or any person claiming under him/her 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.

(Signature)

: 6 :

Uttam Roy
Constituted Attorney of
Smt. Bhakari Roy

The vendor/constituted attorney declare that the interest which he/she professes to transfer hereby subsists as on the date of these present and the vendor/constituted attorney have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule 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/constituted attorney shall be liable to make good the loss or injury which the purchasers may suffer or sustain resulting therefrom.

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

The vendor/constituted attorney further undertakes 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 purchasers to the below schedule land conveyed at the cost of the purchasers.

Uttam Roy

: 7 :

Uttem Raj
As Constituted Attorney of
Smt. Bhakati Raj

SCHEDULE

All that piece or parcel of vacant land measuring 0.0335, forming part of Plot No.42/510, recorded in Khatian No.805/1 (Ka), situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.9, P.S. - Bhaktinagar, under Gram Panchayat Area, Registry Office and District - Jalpaiguri.

The said land as per r.o.r. is sahari and the same is transferred within the boundary as stated hereinunder :-

By North :- 30 Feet wide Anchal Road (Kutcha),

By South :- Land of the purchasers of these present,

By East :- Land of part of Plot No. 42/510,

By West :- Land of the purchasers of these present.

Chis
sd

IN WITNESSES WHEREOF THE CONSTITUTED ATTORNEY OF 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. *Susmit Kumar*
80 Lt Malabir Rd, Siliguri
453, Bidhan Rd, Siliguri
734001

P.O. & S. Siliguri.
Om Daffodil.

The contents of this document has been gone through and understood personally by the vendor/constituted attorney and the purchasers.

Uma Roy

As Constituted Attorney of
Smt. Bharati Roy

2. *সুস্মিত কুমার*

৪০ লিট মালবির রোড

সিলিগুরি

৪৫৩ বিধান রোড

সিলিগুরি

৭৩৪০০১

VENDOR/CONSTITUTED
ATTORNEY

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











Kamal K. Kedia

K.K.Kedia
Advocate, Siliguri
E.No.F/6/92.



Uttam Roy

FINGER PRINTS OF SRI UTTAM ROY AS CONSTITUTED ATTORNEY
OF SMT. BHARATI ROY (VENDOR)

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

Uttam Roy
SIGNATURE

FINGER PRINTS OF

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

SIGNATURE



Rajesh Agarwal

FINGER PRINTS OF SRI RAJESH KUMAR AGARWAL (PURCHASER)

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



Meenakshi Agarwal

Rajesh Agarwal

SIGNATURE

FINGER PRINTS OF SMT. MEENAKSHI AGARWAL (PURCHASER)

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

Meenakshi Agarwal

SIGNATURE



FINGER PRINTS OF SRI NARESH KUMAR AGARWAL (PURCHASER)

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



Om Prakash Agarwal

Naresh
SIGNATURE

FINGER PRINTS OF SRI OM PRAKASH AGARWAL (PURCHASER)

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

Om Prakash Agarwal
SIGNATURE



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

Endorsement For Deed Number : I - 07060 of 2012
(Serial No. 07107 of 2012)

On

Payment of Fees:

On 28/08/2012

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

Presented for registration at 21.00 hrs on :28/08/2012, at the Private residence by Sri Uttam Roy ,Executant.

Executed by Attorney

Execution by

1. Sri Uttam Roy, son of Sri Prasanta Roy , Haiderpara Siliguri, , Thana:-Bhaktinagar, P.O. :-Haiderpara ,District:-Jalpaiguri, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of Smt Bharati Roy is admitted by him.

Identified By Sushil Kumar Periwal, son of Late Mahabir Prasad Periwal, 453, Bidhan Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, Pin :-734001, By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/08/2012

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. 0.00/-, on 29/08/2012

Amount by Draft

Rs. 10690/- is paid , by the draft number 629672, Draft Date 24/08/2012, Bank Name State Bank of India, SILIGURI, received on 29/08/2012

(Under Article : A(1) = 10681/- ,Excess amount = 9/- on 29/08/2012)

Certificate of Market Value(WB PUVI rules of 2001)



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

29 AUG 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 07060 of 2012
(Serial No. 07107 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9,71,500/-

Certified that the required stamp duty of this document is Rs.- 48575 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 43580/- is paid, by the draft number 629676, Draft Date 24/08/2012, Bank Name State Bank of India, SILIGURI, received on 29/08/2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Jalpaiguri
29 AUG 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2