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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

A 538456



Certified that the document is admitted to registration, the signature sheet and the endorsement sheets attached to this document are the part of this document

Additional Dist Sub-Registrar  
Raiganj, Jalpaiguri

29 AUG 2012

*Pranab Kumar Mitter*

As Constituted Attorney of

*Sri Jagannath Paul and*

*Sri Harinath Paul*

**DEED OF CONVEYANCE**

THIS INDENTURE IS MADE ON THIS THE 28TH DAY OF

AUGUST 2012.

Visit Commission Case No  
1398 For 2012

Paid J (T) Rs. 250

J.G. Fee. 300

P.T.A. Rs. 0

Total Rs. 550

*Alexis*

*Mitter*

: 2 :

*Beulata Mittal*  
**As Constituted Attorney of**  
*Sri Jagannath Paul and*  
*Sri Mahinath Paul*

Area : 0.1175 Acres  
Plot No. : 148/434  
Khatian No. : 144  
Mouza : Dabgram  
J.L. No. : 2  
Sheet No. : 9  
P.S. : Bhaktinagar  
District : Jalpaiguri  
Consideration : Rs.3,56,000.00

**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**".

*Beulata Mittal*

Premlata Mittal.  
As Constituted Attorney of  
Sri Jagannath Paul and  
Sri Harinath Paul

: 3 :

AND

1. SRI JAGANNATH PAUL and 2. SRI HARINATH PAUL, both sons of Late Sambhunath Paul, Hindu by faith, Indians by Nationality, Business by occupation, residing at Haiderpara, Siliguri, P.O. – Haiderpara, P.S. – Bhaktinagar, in the District of Jalpaiguri, hereinafter called the " VENDORS " ( 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 " OTHER PART ".

AND

1. SRI JAGANNATH PAUL and 2. SRI HARINATH PAUL, both sons of Late Sambhunath Paul ( The Vendors of these present ), are being represented by and through their **Constituted Attorney – SMT. PREMLATA MITTAL**, wife of Late Binod Kumar Mittal, Hindu by faith, Indian by Nationality, House-wife by occupation, residing at Srikanta Apartment, Ashrampara, Siliguri, P.O. and P.S. – Siliguri, in the District of Darjeeling, by virtue of General Power of Attorney, Dtd.14-08-2012, being Document No.638 for the year 2012, entered in Book – IV, CD Volume No.5, Pages 191 to 201, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

*Binod*

: 4 :

*Premlata Mittal*  
As Constituted Attorney of  
*Sri Jagannath Paul and*  
*Sri Harinath Paul*

WHEREAS one Smt. Sima Roy, daughter of Dikdar Roy alias Dildar Roy ( The Recorded Owner ), had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.4125 Acres, forming part of Plot Nos.148/433 and 148/434, recorded in Khatian No.144, situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.9, P.S. - Bhaktinagar, District - Jalpaiguri, unto and in favour of **SRI JAGANNATH PAUL** and **SRI HARINATH PAUL**, sons of Sambhunath Paul, by virtue of Sale Deed, Dtd.25-05-1977, being Document No.5053 for the year 1977, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Smt. Sima Roy, daughter of Dikdar Roy alias Dildar Roy ( The Recorded Owner ), had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.66 Acres, forming part of Plot Nos.148/433 and 148/434, recorded in Khatian No.144, situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.9, P.S. - Bhaktinagar, District - Jalpaiguri, unto and in favour of Sri Bipul Kumar Saha, son of Sri Binay Krishna Saha, by virtue of Sale Deed, Dtd.26-04-1976, being Document No.4599 for the year 1976, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Sri Bipul Kumar Saha, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.66 Acres, unto and in favour of **SRI JAGANNATH PAUL** and **SRI HARINATH PAUL**, sons of Sambhunath Paul, by virtue of Sale Deed, Dtd.25-05-1977, being Document No.5052 for the year 1977, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

*Chaitanya*

: 5 :

*Premlata Mittal*  
**As Constituted Attorney of**  
*Shri Jagannath Paul and*  
*Shri Harinath Paul*

AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, abovename **SRI JAGANNATH PAUL** and **SRI HARINATH PAUL** ( the Vendors of these present ), became the sole, absolute and exclusive owners of the aforesaid land intotal measuring 1.0725 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendors have now firmly and finally decided to sell by and through their Constituted Attorney and have offered for sale to the purchasers all that piece or parcel of land measuring 0.1175 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.3,56,000.00 ( Rupees three lakhs fifty six thousand ) only.

AND WHEREAS the purchasers being in need of land in that area, have agreed to purchase the said land measuring 0.1175 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.3,56,000.00 ( Rupees three lakhs fifty six thousand ) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

*Premlata Mittal*

: 6 :

Resubata M. Hay  
As Constituted Attorney of  
Shri Jagannath Paul and  
Shri Abanath Paul

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.3,56,000.00 ( Rupees three lakhs fifty six thousand ) only paid by the purchasers to the vendors/constituted attorney, the receipt of which is acknowledged by the vendors/constituted attorney by execution of these present and grants full discharge to the purchasers from the payment thereof and the vendors/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 vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors/constituted attorney or any person claiming under her/them 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 vendors/constituted attorney, declare that the interest which she/they professes to transfer hereby subsists as on the date of these present and the vendors/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 vendors/constituted attorney shall be liable to make good the loss or injury which the purchasers may suffer or sustain resulting therefrom.

*Resubata M. Hay*

: 7 :

Poornima Mittal.

As Constituted Attorney of

Shri Jagannath Paul and  
Shri Anirath Paul

The vendors/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 vendors/constituted attorney, the purchasers are deprived of ownership or of possession of the schedule property or any part thereof in future, the vendors/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 vendors/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 vendors/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.

*Alina*  
20

: 8 :

Trendle Mittel.

As Constituted Attorney of

Sri Jagannath Paul and  
Sri Harinath Paul -

## SCHEDULE

All that piece or parcel of vacant land measuring 0.1175, forming part of Plot No.148/434, recorded in Khatian No.144, 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 :- Land of the purchasers of these present,

By South :- Land of Plot No.433,

By East :- Land of the purchasers of these present and part of Land of Plot Nos.148/434 and 42/510,

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

*Alia  
Ddu*



*Premlata Mittal*  
As Constituted Attorney of  
*Sri Jagannath Paul and*  
*Sri Harinath Paul*

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

WITNESSES

1. *Jushil Kumar Kishore*  
*S/o Lt. Manabendra Kishore*  
*453, Bidham Rd.*  
*Siliguri - 734001,*  
*P.O. & P.S. Siliguri*  
*Dist. Dooars.*

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

*Premlata Mittal*  
As Constituted Attorney of  
*Sri Jagannath Paul and*  
*Sri Harinath Paul*

2. *Uttam Roy*  
S.O. *Prasanta Roy*  
*Haidar Para*  
*Siliguri*  
P.O. *Haidar Para*  
P.S. *Bhakti Nagar*  
Dist. *Jalpaiguri*

VENDORS/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.



Premlata

FINGER PRINTS OF SMT. PREMLATA MITTAL AS CONSTITUTED ATTORNEY OF SRI JAGANNATH PAUL & SRI HARINATH PAUL (VENDORS)

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

*Premlata Mittal*  
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					



*Sri 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



FINGER PRINTS OF SR CHETAN MITTAL ( PURCHASER )

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

Chetan mittal  
SIGNATURE

FINGER PRINTS OF

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

\_\_\_\_\_  
SIGNATURE



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

Endorsement For Deed Number : I - 07061 of 2012  
(Serial No. 07108 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 21.05 hrs on :28/08/2012, at the Private residence by Smt Premlata Mittal ,Executant.

Executed by Attorney

Execution by

1. Smt Premlata Mittal, wife of Late Binod Kumar Mittal , Srikanta Apartment, Ashrampara, Siliguri, , Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, By Caste Hindu By Profession: House wife,as the constituted attorney of 1.Sri Jagannath Paul 2.Sri Harinath Paul 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

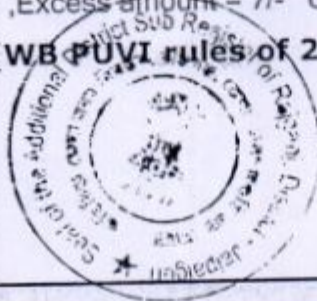
Rs. 0.00/-, on 29/08/2012

Amount by Draft

Rs. 18740/- is paid , by the draft number 629673, Draft Date 24/08/2012, Bank Name State Bank of India, SILIGURI, received on 29/08/2012

( Under Article : A(1) = 18733/- ,Excess amount = 7/- on 29/08/2012 )

Certificate of Market Value(WB PUVI rules of 2001)



Additional Dist. Sub-Registr.  
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 - 07061 of 2012  
(Serial No. 07108 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-17,03,750/-

Certified that the required stamp duty of this document is Rs.- 85188 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 40200/- is paid, by the draft number 629677, Draft Date 24/08/2012, Bank Name State Bank of India, SILIGURI, received on 29/08/2012
2. Rs. 40000/- is paid, by the draft number 629678, Draft Date 24/08/2012, Bank Name State Bank of India, SILIGURI, received on 29/08/2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri  
29 AUG 2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

ificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 20  
Page from 5042 to 5058  
being No 07061 for the year 2012.



Additional Dist. Sub-Registrar  
Rajganj, Jajpurb

29 AUG 2012

(Narayan Chandra Saha) 29-August-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. RAJGANJ  
West Bengal

