

भारतीय गैर न्यायिक

दस  
रुपये

10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

सदरमण WEST BENGAL

18AA 232173

28/08/06 no. 1/188/06

100/-	2.00
75/-	1.50
50/-	1.00
25/-	0.50
10/-	0.20
5/-	0.10
2/-	0.05
1/-	0.02

08.02.06  
 18.08.06  
 18.08.06  
 No. 922/48  
 Sub-Registrar  
 Rajshahi



18.08.06



20,81,000/-  
 2,00,000/-  
 1,24,800/-  
 13,800/-  
 15,16,000/-

Astor Kumar Symbles  
 Astor Kumar Symbles

8800-  
 5759/9  
 15/05/07  
 16509  
 10/05/07

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 31<sup>st</sup> DAY  
 OF MAY 2007 (TWO THOUSAND SEVEN).  
 Cont. --- 4/2

10/-  
 40000/- 40000/- 3/08 = 6,16,000/-  
 0121 = 375922 of 5-52-08  
 0121 = 375923 of 5-10-08  
 0121 = 375924 of 5-7-08  
 17-20361/-  
 08-102-08

Admissible under Rule 21 B also  
 up to 5/51 of the I.T. Act, 1955  
 Stamp duty  
 Fees Paid A: 2519-00  
 Process Fees: 10-00 in C.E.S.

[Signature]  
 08-102-08

[Signature]

Ashok Kumar Gupta  
Sury Kumar Gupta

TOTAL CONSIDERATION	:	RS. 2, 30,000/-
AREA OF LAND	:	11 KATHA 9 CHHATARS 34 SQ. FT OR 0.192 ACRE
MOUZA	:	DABGRAM
SARAGANA	:	BAIKUNTHABH
POLICE STATION	:	BHAKTI NAGAR
KHATAN NO.	:	116
PLOT NO.	:	109 & 110
SHEET NO.	:	3
S. I. NO.	:	2
WARD NO.	:	XXXXII OF S.M.C.



Cont. p/3

Ca

31

(2)

26,31,68

25

10,9,34

10,9,34

6,13,68

28,23,68

Ashok Kumar Gupta



B E T W E E N

1. SRI ASHOK KUMAR GUPTA S/o Sri Raju Gupta,
2. SRI SAROJ KUMAR GUPTA S/o Late Bindu Prasad Gupta,

Both are Hindu by religion, Indian By Nationality, Business by Occupation, resident of Gandhi Nagar, P.S. Bhaktinagar, Ward No. XXXXIII of Siliguri Municipal Corporation, Siliguri in the District of Jalpaiguri --- hereinafter jointly and collectively called the **FIRST PARTY / VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

SRI RATAN AGARWAL S/o Late Ram Kumar Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, resident of P.O. & P.S. Hasirata in the District of Jalpaiguri --- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART**.

A N D

WHEREAS one **SURAJ MAL BEHANI & KUNDANMAL RATHI** is/was the recorded owner of all that piece and parcel of land appertaining to Plot No. 109 & 110 along with the other plot of land recorded in Mutation No. 116 of Mouza Bahgram in the District of Jalpaiguri.

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A N D

WHEREAS one **AMAL PAUL** acquired all that piece and parcel of Land measuring 1.221 Acres appertaining to and forming Part of Plot No. 109 & 119 recorded in Khatian No. 116, sheet No. 3 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **SURAJ MAL BEHANI & KUNDANMAL RATHI** (recorded owner of land) and Registered at the Office of the District Sub-Register, Jalpaiguri and recorded in Book No. I, Volume No. 46, Page No. 9 to 12 being document No. 4166 for the year of 1991.

A N D

WHEREAS one **DILIP SINGH** acquired all that piece and parcel of Land measuring 1.221 Acres appertaining to and forming Part of Plot No. 109 & 119 recorded in Khatian No. 116, sheet No. 3 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **SURAJ MAL BEHANI & KUNDANMAL RATHI** (recorded owner of land) and Registered at the Office of the District Sub-Register, Jalpaiguri and recorded in Book No. I, Volume No. 45, Pages No. 399 to 402 being document No. 4163 for the year of 1991.

A N D

WHEREAS vendors hereof **SRI ASHOK KUMAR GUPTA & SRI SAROJ KUMAR GUPTA** acquired all that piece and parcel of Land measuring 46 Katha 7 Chhataks appertaining to and forming Part of Plot No. 109 & 119 of sheet No. 3 recorded in Khatian No. 116 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **AMAL PAUL & DILIP SINGH** and Registered at the Office of the District Sub-Register Jalpaiguri and recorded in Book No. I, Volume No. 37, Pages 5 to 10 being document No. 4163 for the year of 1998.

Cont. Page



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A N D

WHEREAS since purchase Vendors hereof SRI ASHOK KUMAR GUPTA & SRI SAROJ KUMAR GUPTA are/were in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below, free from all encumbrances whatsoever and without any interference, objection or interruption from any body having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the Vendors being in need of fund have offered to sale all that piece and parcel of land measuring 11 Katha 9 Chhataks 34 Sq. Ft. or 0.192 more more fully described in the schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 2,30,000/- (Rupees two Lakh thirty thousands) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Vendors have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sale the land more fully described in the schedule below for Rs. 2,30,000/- (Rupees two Lakh thirty thousands) only, free from all encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 2,30,000/- (Rupees two Lakh thirty thousands) only, paid by Cash/cheque/draft by the purchaser to the Vendors the receipt whereof the vendors do hereby acknowledge and grand full discharge to the purchaser from payment thereof) the Vendors do hereby grant, convey, assign and transfer unto and

cont. ... 2/5

Ashok Kumar Gupta  
Saroj Kumar Gupta  
SEAL OF THE HON. DIST. SJR. OF C.P. S.  
RAJGANG. JALPAIN.

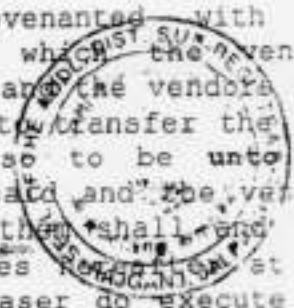


Ashok Kumar Ghosh  
Sury Kumar Ghosh

In favor of the purchaser the aforesaid land as fully described in the schedule below and delineated in the plan by red border annexed herewith and forming part of these presents and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appurtenances, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendors hereby covenanted with the purchaser that the interest which the vendors professes to transfer subsists and the vendors have full authority and good power to transfer the said land, expressed or intended so to be unto the purchaser in the manner aforesaid and the vendors or any person claiming under them shall and will from time to time at all times at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below is hold by the vendors have not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall has to sustain in consequence thereof.



*Asst. Kumar Jy  
Sany Kumar Jypt*

THE Vendors further covenants that: all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents has been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the vendors shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendors further declares that the entire land forming subject matter of the present conveyance were in Khas and actual possession of the vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendors shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendors that the vendors have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendors shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

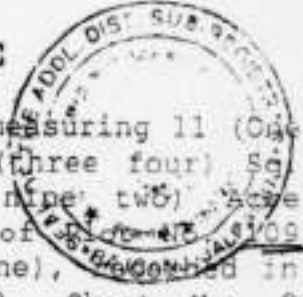
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*OC*



Ashok Kumar Gupta  
Sany Kumar Gupta

SCHEDULE



All that piece and parcel of land measuring 11 (One one) Katha 9 (nine) Chhataks 34 (three four) Sq Ft. or 0.192 (Zero point one nine two) Acres appertaining to and forming part of Plot No. 119 (one zero nine) & 116 (one one six), Sheet No. 3 (three), J. L. No. 2 (two), Mouza = Dabgram, Fargana = Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri.

Land as mentioned above hereby sold by the Vendors is delineated in the plan by red border annexed herewith and the said land is butted and bounded as follows:

- BY THE NORTH : 16-0" WIDE PRIVATE ROAD,
- BY THE SOUTH : LAND OF NEEMA TENSING SHERPA,
- BY THE EAST : LAND OF SUNITA GUPTA & TWO OTHERS,
- BY THE WEST : LAND OF SMT SUNITA AGARWAL,

IN WITNESS WHEREOF the Vendors do hereunto set their hands on the Day, Month and Year first above written.

WITNESSES:

1. M. K. Goyal  
 2. Sri Ram Nivash Goyal  
 M. K. Rd. Sgr

The contents of this document have been gone through and understood personally by the Purchaser & Vendors.

2. Sabitri Goyal  
 Sri Sri Ram Nivash Goyal  
 M. K. Road. Siliguri

Ashok Kumar Gupta

Sany Kumar Gupta

VENDORS

Drafted by me and printed at My office

CHECKED BY

Sany Kumar Gupta  
15/2/08

Rajesh Kumar Agarwal  
Advocate / Siliguri  
Reg. No. 88/73/97

Certified to be a true copy of as per the original which has been subscribed in presence of Registrar, Raiganj.

Sany Kumar Gupta  
Sub-Registrar  
Raiganj, Jalpaiguri 15/2/08

# MEMO OF RECEIPT



2,30,000/-

RECEIVED of and from the  
within named PURCHASER Rs.  
2,30,000/- (two Lakh thirty  
thousands) only by within  
named VENDORS the within sum  
of Rs. 2,30,000/- (two Lakh  
thirty thousands) only paid  
by the PURCHASER to the  
VENDORS by Cash/cheque/draft  
in respect of the property  
conveyed herein.

Ashok Kumar Gupta  
Anj Kumar Gupta

## MEMO OF CONSIDERATION

	DRAFT NO.	DATED	AMOUNT
	533610	-----	RS. 2,30,000/-
			-----
			RS. 2,30,000/-
			-----



RIGHT



Aslok Kumar Gupta  
SIGN WITH DATE



LEFT



Asok Kumar Gupta  
SIGN WITH DATE



LEFT



RATAN ASARWAL  
SIGNATURE WITH DATE

SIGNATURE OF R.O

01 ASHOK KUMAR  
 10 SRI RAYU SURIA  
 11 SAROT KUMAR  
 12 LATE G.P. SURTA  
 - GRANDHI NAGAR  
 5 - CHARTI NAGAR  
 NO - 43/5015  
 TT - TAL RAJIVR

LAND SCHOOL

Khatian No. - 118  
 Plot No. - 02  
 DISTT - RAIPUR  
 TOWN No. - 03  
 PARBANGA - GAIKUNTORE  
 CURAN - 62/11/10

LAND AREA

1 KATHAS, 9 CHARTAS, 285 SQ FT  
 OR, 0-19 ALRES



16.60' WIDE PRIVATE ROAD



410 NEEMA TENSINTO SHERA

SITE PLAN

SIGN OF SELLERS

- ① Ashok Kumar
- ② Long to file

