

5872
19.10.06 PM

I 1533 dt 18.4.08



भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

741914

CERTIFIED THAT THE COPY ADMITTED TO REGISTRATION SIGNATURE SHEET AND THE ENCLOSURE SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADL. DIST. REGISTRAR
SILIGURIA BAGDOGRA
18/4/08

DEED OF SALE

143730

[Handwritten signature]
Tapas Mondal

[Handwritten signature]
Srinish Mondal

29,55,000/-
80,000/-
28,75,000/-

Contd.....2

unless excluded by or repugnant to the contexts their heirs , executors,administrators, legal representatives & assigns) of the OTHER PARTS.

2855

16.10.2006

Navie Gold Industries P. Ltd.

darjeeling

1000/-

one thousand only

B. R. Ghosh

Sub-Registrar
Darjeeling

1700

Sub-Registrar
Darjeeling

बनारसी नदी

[Handwritten signature]

Sub-Registrar
Darjeeling

17019

19/10/06

बनारसी नदी

Sub-Registrar
Darjeeling

[Fingerprint]

17020

Tapas Nandi

[Fingerprint]

17021

Aravind Nandi

[Fingerprint]

Sub-Registrar
Darjeeling

Sunanda Nandi
to Aravind Nandi
New Milton Pally
Siliguri

[Handwritten signature]

Sub-Registrar
Darjeeling

19/10/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

741917

DEED OF SALE

1. *[Handwritten signature]*

2. TapasNandi

3. Anush Nandi

[Handwritten mark]

Contd.....3



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

741911

DEED OF SALE

Handwritten signature

1. Tapas Mondal

2. Anish Mondal

Handwritten mark

Contd.....4



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

741915

DEED OF SALE

Handwritten signature

1. Tapas Nandi

3. Smeel Nandi

Handwritten mark

Contd.....5

For Sale
Tapan Nandi
Sri Dinesh Nandi

DEED OF SALE.

Area of land ; .65 (Agricultural land)

Khation No ; 9/4 (New127&51)

Plot No ; 147,144,155, 160,156,157,196,194(new)
310,319,318,327,326,328,333,313 (old)

J.L. No . 81 (old 103)

Mouza. Gourcharan

P.S. Matigara

Dist. Darjeeling

Consideration Rs. 80,000/-

THIS DEED OF SALE IS MADE ON THIS THE 19th DAY OF
~~October~~ TWOTHOUSAND AND SIX
BFTWEEN

M/S MARIGOLD INDUSTRIES (P) LTD. a company registered under the Indian Companies Act 1856 having its registered office at P/21-22 Radha Bazer Street, Kolkata represented by its Director SHRI MAMAN CHAND AGARWAL s/o Lt. Surajmal Agarwal resident of 44/1 old Kutchery Road Darjeeling P. O, P.S, & District Darjeeling, at present residing at M.G.Road Khalpara Siliguri Dist. Darjeeling hereinafter called the PURCHASER (which expression shall mean & include unless excluded by or repugnant to the contexts its heirs , executors, administrators , legal representatives , and assigns) of the FIRST PART.

1. SMT Rani Nandi W/o Lt. Haripada Nandi , Housewife by occupation 2. Sri Tapash Nandi S/o Lt. Haripada Nandi Business By Occupation 3. Sri Dinesh Nandi S/o Lt. Jogesh Nandi Business By Occupation all are resident of New Millon pally, near Society Club P.O. & P.S. Siliguri and Dist Darjeeling , hereinafter called the VENDORS(which expression shall mean & include unless excluded by or repugnant to the contexts thir heirs , executors, administrators, legal representatives & assigns) of the OTHER PARTS.

Haripada Nandi
Tapash Nandi
Dinesh Nandi

WHEREAS the above-named vendors Smt Rani Nandi & Sri Tapash Nandi accured the below schedule land from Lt. Haripada Nandi ,after the death of Haripada Nandi as a wife & son of Lt. Haripada Nandi and Dinesh Nandi accured the below schedule land from his father Lt. Jogesh Nandi. Actually Lt. Haripada Nandi & Dinesh Nandi both are son of Lt. Jogesh Nandi and the Jogesh Nandi was the owner of land measuring about 10.29 decimal and after the death of Jogesh Nandi the below schedule land accured his sons as his legal heirs viz Haripada Nandi & Dinesh Nandi as per Hindu Succession Act, in the life-time of Haripada Nandi, he and his brother Dinesh Nandi already sold 9.64 decimal land. Now existing land measuring about .65 decimal want to sell the above-named vendors. Since accured the vendors are their khas, actual and physical possession and also having perment, heritable and transferable right, title and interest .

AND

WHEREAS ,the Vendors being in need of money decided to sale their below schedule land measuring about .65 decimals under khatian no 9/4 Plot nos 147, 144, 155, 156, 160, 157, 196, 194. .Mouza Gourcharamn J .L.No 103 Touzi 91 P.S. Matigara District Darjeeling and morefully described in the schedule below to the purchaser at price of Rs...80,000/ (Rupees eighty thousand only)

Haripada Nandi
Tapash Nandi
Dinesh Nandi

AND

WHEREAS, the aforesaid offer and acceptance the purchaser accepted the offer/proposal of the vendor.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs 80,000/ (Rupees eighty thousand. only paid by the purchaser to the vendors on before the execution of These presents ,the receipts whereof the vendors does hereby admit and acknowledge in full , the vendor does hereby grant, convey, transfer, assign and assure the said land fully described in the schedule below ABSOLUTELY and FOREVER by way of ABSOLUTE SALE hereinafter together with all parts ,passages, drains, drainage, liberties, privileges, easements and appurtenances whatsoever to the said land belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or to be appurtenant thereto TO HAVE AND TO HOLD the said

For per use
Tapan Mani
Srinivasan

land absolutely and forever and the purchaser shall hereafter peaceably hold use and enjoy the same as his own land without any hindrance, interruption, claim or demand whatsoever by or from the vendors or any person or persons lawfully or equitably claiming any right or estate under vendors.

The vendors further covenants with the purchaser that the Vendors has not done or been party to any act, where by the said property is or may be under charge in title , claim , estate or otherwise howsoever or whereby the Vendors is prevented from conveying or assigning the said Schedule property or any part thereof to the purchaser .

The Vendors further covenants THAT NOTWITHSTANDING any acts , deed or things whatsoever by the Vendors or any of his predecessors and ancestors-in-title ,done or executed or knowingly suffered to the contrary , the Vendor had at all material times heretofore and now has good right ,title and interest to convey the said below Schedule land UNTO and TO the use of the purchaser in the manner aforesaid &covenants with the purchaser that they shall at all times hereafter indemnify and keep indemnified the purchaser against all losses, damages, costs, charges and expenses if any suffered by reason of The vendors further any defective right, title and interest of the vendors in the said property hereby conveyed by These Presents by the vendors to the purchaser and the vendors shall do all acts, deeds, and things which may be necessary for mutating the name of the purchaser in the concerned Authorities.

The vendors further covenants with the purchaser that she shall clear all dues of rates and taxes and land rent and the purchaser shall be liable to pay the rates and taxes and land rent of the schedule property from the date of the execution of These Presents.

(DESCRIPTION OF LAND)

SCHEDULE

All that piece or parcel of land measuring about .65 decimals comprised under khation 9/4 and Plot No147,144,155,160,156,157,196,194 (new) 310,319,318, 327,326,328,333,313,317(old).Mouza Gourcharan J. L. No. 103 (new 81) Touzi No. 91 P.S. Matigara A.D. S.R.O. Bagdogra.Dist .Darjeeling. The aforesaid land butted and bounded as follows:-

By North ; land of the purchaser

By South; land of the purchaser

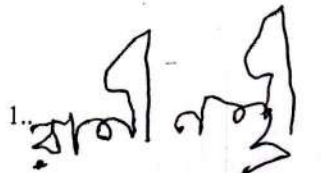
BY East; land of the purchaser

By west; land of the purchaser

IN WITNESS WHEREOF THE VENDORS HAS SET AND SUBSCRIBE THEIR HAND ON THIS THE DAY MONTH AND YEAR WRITTEN ABOVE.

WITNESSES;-

1. Sunandanandi
s/o. Dhoreshranai
New millon paly
Siliguri
2. Shree Nandya Siliguri
- s/o. Shresh Nandya
New millon paly
Siliguri


1. 
2. Tapan Kumar
3. Jinesh Nandy

SIGANATURE OF THE VENDORS

SIGANATURE OF THE PURCHASER

✓


DRAFTED BY ME & COMPUTERZIED IN MY OFFICE AND THE CONTENTS READOVER & EXPLANIED TO THE VENDORS

 (F-403/05)
ADVOCATE, SILIGURI.

Finger Prints of _____



सुनील

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

सुनील

Signature

Finger Prints of _____



वि

Tapas Kumar

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Tapas Kumar
Signature

Finger Prints of _____



सुनील

Suresh Nandy

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Suresh Nandy

Signature

Finger Prints of _____



महेश

Mahesh

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Mahesh
Signature

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01533 of :2008
(Serial No. 05872, 2006)

On 19/10/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 869/- on:19/10/2006

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 17.36 on :19/10/2006,at the Office of the ADSR Siliguri-II at Bagdogra by Rani Nandi,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :19/10/2006 by

1. Rani Nandi, wife of Lt. Haripada Nandi, New Millon Pally, Near Society Club, Thana Siliguri, By caste Hindu, by Profession :House wife
2. Tapash Nandi, son of Lt. Haripada Nandi, New Millon Pally, Near Society Club, Thana Siliguri, By caste Hindu, by Profession :Business
3. Dinesh Nandi, son of Lt. Jogesh Nandi, New Millon Pally, Near Society Club, Thana Siliguri, By caste Hindu, by Profession :Business

Identified By Sunanda Nandi, wife of Dhires Nandi New Millan Pally P. O.- Siliguri Dist.- Darjeeling Thana: Siliguri, by caste Hindu, By Profession :House wife.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 31/03/2008

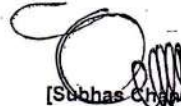
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2955000/-

Certified that the required stamp duty of this document is Rs 147750 /- and the Stamp duty paid as: Impressive Rs- 4000

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 18/04/2008



[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01533 of :2008
(Serial No. 05872, 2006)

Admissibility(Rule 43)

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/-

Deficit stamp duty

Deficit stamp duty : 1.Rs 45750/- is paid by the draft no. :244509, Draft date:29/03/2008, Bank name:STATE BANK OF INDIA, Siliguri, recieved on :18/04/2008. 2.Rs 49000/- is paid by the draft no. :244383, Draft date:27/03/2008, Bank name:STATE BANK OF INDIA, Siliguri, recieved on :18/04/2008. 3.Rs 49000/- is paid by the draft no. :116568, Draft date:02/04/2008, Bank name:STATE BANK OF INDIA, Naya Bazar Branch., recieved on :18/04/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 31625/- on: 18/04/2008.

Name of the Registering officer :Subhas Chandra Sarkar
Designation :A.D.S.R. Siliguri-II at Bagdogra




[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2954 to 2969
being No 01533 for the year 2008.




(Subhas Chandra Sarkar) 18-April-2008
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal