

INDIA NON JUDICIAL

₹ 1000

R. 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

the DAB 1000
 ABC 1000 and
 the following
 (W B. 1000)
 1000 (1000)
 1000 (1000) 23
 1000 (1000)
 1000 (1000)
 1000 (1000) 10

REGISTERED AUTHORITY U.S. 712
of Act XVI of 1908, Jalpote
7.2.2000

Samuel Augustus Mosbacher

Registering Office

P.S. Bhaktinagar

Add. Registration Fees (collected)
Re. 1997 1998 1999
1997 1998 1999
la reatitudinea la reatitudinea la reatitudinea
No. 1997 1998 1999

testified that Doctor Weiss told her that he 2230
 knows the husband and the name of the wife
 was bearing for the husband as a child
 and that he was the father of the child
 and that he was the father of the child
 and that he was the father of the child

contd.....2

3255-
 Beauty, Datta
 Tyotinagar
 1000/-

[Signature]

7/7/99

Presented for Registration of
 on 7/7/99
 the District Sub Registrar
 by *[Signature]* **Pranod Kumar Narodia** (Executants/Claimants)

7/7/99
 Registrar Authorized U/S 7(2)
 of Act XVI of 1903, Jaipur

Pranod Kumar Narodia

Pranod Kumar Narodia
Ram Lal Nath
Chakraborty

306

Pranod Kumar Narodia

Pranod Kumar Narodia
Ram Lal Nath
Chakraborty

Pranod Kumar Narodia
Ram Lal Nath

7/7/99
 Registrar Authorized U/S 7(2)
 of Act. XVI of 1903, Jaipur



- 2 -

THIS INDENTURE is made on this 7th day of July, 1997.

B E T W E E N

SMT. BEAUTY DUTTA D/o Late Ganesh Dutta, by caste Hindu, by Occupation House-Hold, resident of Jyotinagar, 2nd Mile Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, successors, administrators, representatives and assigns) of the ONE PART.

A N D

Contd.....3

3256

Beahity Butta
Tyotinager
1000

7/7/99

27/7/99

Registrar Authorized U/S. 7(2)
of Act. XVI of 1908, Jalpoigarh

Promod Kumar Marodia

SRI PROMOD KUMAR MARODIA S/o Late Rambilash Marodia , by caste Hindu, by Occupation Business, resident of Jalpaiguri Town, ~~Bazar~~ Din Bazar, P.S & Dist. Jalpaiguri, hereinafter called the " SELLER" (which expression shall mean and include unless excluded by or repugnant to the context his heirs , executors, successors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the Seller and his two other sheares Jointly acquired by purchase of land measuring .1745 acres of 10 Kathas 9 chh. 12 Sqft. situated within " SHANTINEKATAN RESIDENTIAL COMPLEX " in Mouza Da bgram, P.S. Bhaktinagar, Dist. Jalpaiguri, morefully described in the Schedule below, by virtue of a registered Deed of Sale, executed by Dilip Kumar Agarwal and 11 Others and the Deed of Sale of was registered on 31.12.92 at A.D.S.R. Office, Jalpaiguri, being No. 6331 and since then the sellers are in peaceful , and uninterrupted physical possession over the saidland as sole, absolute and exclusive owners at the date of these presents.

A N D

WHEREAS the Seller being in urgent need of money has offered for sale his $\frac{1}{3}$ share of land measuring 2538 Sqft. or 3 Kathas 8 Chh. 18 Sqft. out of the total land measuring .1745 acres are Jointly Purchased by virtue of the aforeseadd Sale Deed, morefully described in the Schedule below, free from all encumbrances whatsoever.

A N D

WHEREAS the Purchaser being in need of a plot of land for her residential purpose has accepted the said offer of the Seller and has agreed to purchase the said land measuring 2538 Sqft. morefull:

Contd.....4

Registrar Authorized U/S. 7(2)
of Act. XVI of 1908, Jalpourgah

22/2/95



Ramod Kumar

described in the Schedule below , for the sum of Rs. 40,000/-
(Rupees foutythousand) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Seller has accepted the price so offered by the Purchaser as fair and reasonable in view of the prevailing highest market price of land and has agreed to Sell the said land morefully described in the Schedule below , for the sum of Rs. 40,000/- (Rupees Fourty thouand) only, free from all encumbrances whatsoever unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs. 40,000/- (Rupees fourty thousand) only, paid by the Purchaser to the Seller (the receipt whereof the Seller does hereby acknowledge and grant full discharge to the purchaser from the payment thereof)

A N D

The Seller does hereby grant, convey, transfer and passing an unto and in favour of the purchaser the land described in the Schedule below and deliver possession of the said land hereby conveyed, transferred, expressed or intended so to be to and in favour of the purchaser to HAVE AND TO HOLD the same by the purchaser as the absolute owner thereof and on payment of rents and taxes which may be payable for the said land to the State of West Bengal and other Authorities.

Contd.....5

Planned Quorum 2/23/20

It is further declared by the seller that they have not entered into any binding contract with anybody or with any other person or persons whatsoever to sell or to transfer otherwise any interest or right in the land described in the schedule below and there subsists no such contract at the date of these presents and in the event of discovery of any such contract of sale or transfer with respect to the said land hereby transferred or any part thereof existing at the date of these presents or if any recitals made herein by the Seller are proved to be false, then the Seller shall be liable to compensate the purchasers adequately for the loss or injury to be sustained by the purchasers in consequence thereof.

IF FOR ANY DEFECT in the title or any act done or suffered to be done by the Seller with respect to the rights and the land hereby transferred, expressed or intended so to be by these presents the purchaser are deprived of possession or enjoyment of the rights and of the land hereby conveyed or expressed or intended so to be or from any part thereof, the Seller shall be liable to be 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 or dispossession and they shall also be liable to compensate adequately the purchaser for any loss or injury attended thereto be sustained by the purchasers.

The Seller further declare that they will at their cases construct the Roads, Park etc. of the complex as shown in the site plan and will also construct the necessary drains and provide Street lights, arrangements within the complex unless and untill

Contd.....6

all the plots as per the site plan are sold to others and they are devastated completely from the ownership of the entire land of the complex and on such event the responsibility of maintaining the Drainage, Street lights, Roads Park etc. will be the joint responsibilities of all the owners of the different plots of the residential complex named as " SHANTINEKATAN RESIDENTIAL COMPLEX " It is also declared that the purchasers along with other owners of the land within the complex will have the equal right of enjoyment of all the roads, park, drainage system and street lights etc, together with all the right of easement of light and Air.

SCHEDULE OF LAND

All that piece or parcel of raiyati homestead land measuring 2538 Sqft. or 3 Kathas 8 Chh. 18 Sqft. at an annual rent of Rs. 0.20 paise only, appertaining to and forming part of 12.10 acres of land at an annual rent of Rs. 51/7/- & annas only, the proportionate rent for the demised plot of land is payable to the Landlord the Govt. of West Bengal represented by the B.L.&L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram, J.L.No. 2, P.S. Bhaktinagar, S.R. Office and Dist. Jalpaiguri, appertaining to R.S. Khatian No. 236/7 in Sheet No. 8 comprised in part of plot No. 164 measuring 10 Kathas 9 Chh. 12 Sqft. or 0.1745 acres of land which was purchased by virtue of the aforesaid Sale Deed in Jointly, out of $\frac{1}{3}$ undivided Share of land measuring 2538 Sqft. or 3 Kathas 8 Chh. 18 Sqft. of land is thereby sold, and the sold land bounded as follows :-

Contd.....7

- 7 -

North- Land of plot ~~no~~ nos. 152, 153, and 161 .
South- 33' wide Complex Road.
East- Land of Park of the site plan
West- Land of plot no. 4 of the site plan

IN WITNESS WHEREOF the Seller put ~~his~~ signature on this Deed on the
day month and year first above written.

WITNESSES :

1. *Pijush Kanti Sarkar*
Merchant Road.
Jalpaiguri

2. *Sreni Saha*
Srinam

Prepared by me

Pijush Kanti Sarkar
(Pijush Kanti Sarkar)
Deed Writer, Jalpaiguri
Licence No. 26.

Typed by

S. Saha
(S. SAHA)

JALPAIGURI



As per S. 6/14 of W.P.L.R.
 Act 1966 only Stamped under
 the Indian Stamp Act 1899
 A.R. Stamp is compulsory
 (as to date)
 Schedule IA No. 2
 Fees Paid: Rs. 2000/-

Registered under the
 Act XVI of 1908, Impost
 7-2-2000

DEED OF CONVEYANCE

Value of Rs. 80,000/-

Area: 7 katha 36 soti.

P.S. Bhaktinagar

Fees Paid on 31-3-99
 A Re.....
 H Rs.....
 M(b) Rs.....
 Total Rs. 318.99
 Registering Office

MV Rs 1,54,000
 DMV Rs 3700/-

2006 S
 814

Registered under the
 Act XVI of 1908, Impost
 7-2-2000
 bearing No. 80 No 732-557
 Date 2000
 Contd....2

214/
 Khanna
 2000

Contd....5

9112

Smt Beauty Batta
Tratnagar
2000

Presented for Registration on the 13th day of Aug 1989
the District Sub-Registrar, Jaipur
by Mr. Anurag Chandra



Being Karam Maradia 21.8.99



Being Karam Maradia



Karam Maradia

(Swar Karam)
Vijesh Kant Sarva

1. Karam Maradia
2. Karam Maradia
3. Karam Maradia
4. Karam Maradia
5. Karam Maradia
6. Karam Maradia

1. Karam Maradia
2. Karam Maradia
3. Karam Maradia
4. Karam Maradia
5. Karam Maradia
6. Karam Maradia

31.8.99

1000Rs.



- 2 -

Big name please
Kubum Masdia

THIS INDENTURE is made on this 31st day of August 1999.

B E T W E E N

SMT. BEAUTY DUTTA D/O. Late Ganesh Dutta, by caste Hindu, by occupation House-hold, resident of Jyotinagar, 2nd Mile, Savak Road, P.O. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the ONE PART.

A N D

Contd....3

Contd....5



- 3 -

Brij Mohan Marodia

Kusum Marodia

1. SRI BRIJ MOHAN MARODIA son of late Rambilash Marodia 2. SMT. KUSUM MARODIA wife of Sri Brij Mohan Marodia, both are by caste Hindu by occupation Business and Housewife respectively, resident of Jalpaiguri town Dinbazar, P.S. & Dist. Jalpaiguri hereinafter called the SELLERS (which expression shall mean and include unless excluded by or repugnant to the context their ~~heirs~~ executors, successors, administrators, representatives and assigns) of the OTHER PART.

Contd.....4

Contd.....5

Shri Anand Narain
Kusum Mukherjee

WHEREAS the Sellers and their other co-sharers have jointly acquired by purchase of land measuring .1745 acres or 10 kathas 9 chhataks 12 sqft. situated within ' SHANTINIKETAN RESIDENTIAL COMPLEX ' in Mouza Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri, morefully described in the Schedule hereunder by virtue of a registered Deed of Sale executed by Dilip Kumar Agarwal and 14 others and the Deed of Sale was registered on 31.12.92 before the A.D.S.R. Jalpaiguri, being No.6331 and since then the Sellers are in peaceful, uninterrupted physical possession over the said land as sole, absolute and exclusive owners at the date of these presents.

A N D

WHEREAS the Sellers being in urgent need of money have offer for sale their 2/3rd ~~maximizing~~ share of land measuring 5076 sqft. or 7 kathas 36 sqft. out of the total land measuring .1745 acres are jointly purchased by virtue of the aforesaid Sale Deed morefully described in the Schedule below, free from all encumbrances whatsoever.

A N D

WHEREAS the Purchaser being in need of a plot of land for her residential purpose has accepted the said offer of the Sellers and has agreed to purchase the said land measuring 5076 sqft. or 7 kathas 36 sqft., morefully described in the Schedule below, for the sum of Rs.80,000/- (Rupees eighty thousand) only, free from all encumbrances ~~whatscaver~~.

A N D

Contd....5

Prin. Secy. Govt. of W.B.
Kusum Maradia

WHEREAS the Sellers have accepted the price so offered by the purchaser as fair and reasonable in view of the prevailing highest market price of land and have agreed to sell the said land more fully described in the Schedule below, for the sum of Rs. 80,000/- (Rupees eighty thousand) only, free from all encumbrances whatsoever on the purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs. 80,000/- (Rupees eighty thousand) only, paid by the Purchaser to the Sellers (the receipt whereof the Sellers do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof).

A N D

The Sellers do hereby grant, convey, transfer and ~~transfer~~ assign unto and in favour of the purchaser the land described in the Schedule below and deliver possession of the said land hereby conveyed, transferred, expressed or intended so to be to and in favour of the Purchaser ~~to~~ HAVE AND TO HOLD the same by the purchaser as the absolute owner thereof and on payment of rents and taxes which may be payable for the said land to the State of West Bengal and other Authorities.

A N D

It is further declared by the Sellers that they have not entered into any binding contract with anybody or with any other person or persons whatsoever to sell or to transfer otherwise any

Contd....6

Prin. Secy. Muzda
Kusum Muzda

interest or right in the land described in the Schedule below and there subsists no such contract at the date of these presents and in the event of discovery of any such contract of sale or transfer with respect to the said land hereby transferred or any part thereof existing at the date of these presents or if any recitals made herein by the Sellers are proved to be false, then the Sellers shall be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

If for any defect in the title or any act done or suffered to be done by the Sellers with respect to the rights and the land hereby transferred, expressed or intended so to be by these presents the purchaser is deprived of possession or enjoyment of the rights and of the land hereby conveyed or expressed or intended so to be or from any part thereof, the Sellers shall be liable to be taken to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation or dispossession and they shall also be liable to compensate adequately the purchaser for any loss or injury attended thereto be sustained by the purchaser.

The Sellers further declare that they will at their own cost construct the Roads, Park etc. of the Complex as shown in the site plan and will also construct the necessary drains and provide street lights, arrangements within the complex unless and until all the plots as per the site plan are sold to others and they are divested completely from the ownership of the entire land of the complex and on such event the responsibility of maintaining the Drainage, Street lights, Roads, Park etc. will be the joint responsibilities of all the owners of the different plots of the residential complex named as 'SHANTINIKETAN RESIDENTIAL COMPLEX'.

Contd...7

It is also declared that the purchaser along with other owners of the land within the complex will have the equal right of enjoyment of all the roads, park, drainage system and street lights etc. together with all the right of easement of light and Air.

SCHEDULE OF LAND

All that piece or parcel of raiyati homestead land measuring 5076 sqft. or 7 katha 36 sqft. at an annual rent of Rs.0.40 paise only, appertaining to and forming part of 12.10 acres of land at an annual rent of Rs.51/7/- annas only, the proportionate rent for the demised plot of land is payable to the Landlord the Govt. of West Bengal represented by the B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram, J.L.No.2, R.S. Bhaktinagar, S.R. Office and Dist. Jalpaiguri, appertaining to R.S. Khatia an No.236/7 in Sheet No.8 comprised in part of plot no.164 measuring 10 kathas 9 chhataks 12 sqft. or 0.1745 acres of land which was purchase by virtue of the aforesaid Sale Deed in jointly, out of 2/3rd undivided share of land measuring 5076 sqft. or 7 kathas (Seven kathas) 36 (thirty six) sqft. of land are hereby sold, and the sold land are bounded as follows :-

North: Land of Plot Nos. 152, 153 and 161
South: 33' wide Complex Road,
East : Land of Park of the site plan ;
West : Land of Plot No.4 of the site plan.

Contd....

Prasanna Kumar Roy
Kubum Maruday

IN WITNESS WHEREOF the Sellers put their signatures on this Deed on the day month and year first above written.

WITNESSES:

1. *Prasanna Kumar Roy*
Prasanna

2. *Prasanna Kumar Roy*
Prasanna

Prepared by me

Pijush Kanti Sarkar
(Pijush Kanti Sarkar)
Deed Writer, Jaloaiguri
Licence No.26

Typed by:

B. Mallik
(B. Mallik)