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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 194675

B 194675



Certified that the document, and the Sheet of Registration and the Form and Sheet of the Form and Sheet of Attached to this Document are part of this Document.

District Sub Registrar
Alpaiguri

04 JUN 2014
DEED OF CONVEYANCE

Visit Commission Case No. 440

Fees Paid Rs. 250

X2) Rs. 200

Rs. 100

Total Rs.

District Sub Registrar

003 JUN 2014

S. L. No. 2045 Date 25.04.14
Value Rs. 5000-00
Issued to Sri/ Smt. Md. Sabir
Address Bijapur



STAMP VENDOR
Licence No. 2 of 84-82
Sadar Registration Office
Jaipur

Asher Singh

B 104632



CS

Asher Singh



District Sub-Registrar
Jaipur

03 JUN 2014

Bidhya Nand Pathak
C/o late Baji Pathak
1 Shree Road
P.O. Sivala Road
Sitgaon,
P.S. Bhakli Nagar
Dist. Jaipur

BIDHYA NAND PATHAK
BAJISH PATHAK

Assessment Value

Assessment Value of the land : Rs.35,06,250.00

Sale value of the land : Rs.16,00,000.00

Area of land : 4 kathas or 6.6 decimals

Pargana- Baikunthapur, Mouza : Dabgram

J.L. No. 02, Sheet No. : 8

Khatian No. : R.S. 208,

Plot No. : R.S. 642

Police Station : Bhaktinagar, District : Jalpaiguri

Classification of Land : Bastu, Proposed : Bastu

Under Siliguri Municipal Corporation Area

THIS DEED OF CONVEYANCE IS MADE ON THIS THE

DAY OF APRIL, TWO THOUSAND FOURTEEN

B E T W E E N

MD. SABIR, (PAN- ARIPS0034M), son of Late Md. Abdul Azim, Muslim by faith, Business by occupation and Indian by nationality, Residing at Subhashpally, Birpara, P.O. & P.S. Birpara, District- Jalpaiguri, State- West Bengal, hereinafter called the PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, administrators, representatives and assigns) of FIRST PART.

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Adm
JhaAND

SMT. ASHA JHA, wife of LT Rameswar Jha, Hindu by caste, Indian by nationality, Occupation- Housewife, residing at Bankim Nagar, Ward No. 41, SMC, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, State- West Bengal, hereinafter called the "SELLER" (which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, administrators, representatives and assigns) of OTHER PART.
PAN - ARAJ6389A

WHEREAS the present seller have purchased a piece and parcel of land measuring 5 kathas 14 chhatak by a registered sale deed, vide Deed No. 2601, dated 20.07.2005, executed on 27.05.2005, from Sushila Devi Gupta, W/o Sri Bharat Prasad Gupta of Iskon Mandir Road, Shastri Nagar, Jalpaiguri and the said registration was held at the office of the District Sub-Registrar, Jalpaiguri and the said land is situated within District- Jalpaiguri, P.S. Bhaktinagar, Pargana- Baikunthapur, Mouza- Dabgram, Sheet No. 8, Khatian No. 208, Plot No. 642 and since the date of purchase present seller have been possessing the land peacefully without any interruption from any corner with permanent heritable and transferable right thereon free from all sorts of encumbrances.

AND

WHEREAS the seller of the present being urgent need of money for her own developmental plans, have firmly decided to sell the below schedule landed property of 4 kathas, fully and particularly describe in Schedule

Contd P-4

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hereunder, free from all encumbers and charges whatsoever and accordingly circulated her such intention in the locality.

AND

WHEREAS the Purchaser being in need of a plot of land, have offered and agreed to purchase the said land measuring 4 karnas fully described in the Schedule below for a Consideration amount of Rs.16,00,000/- (Rupees sixteen lakhs only) the assessment value of which is Rs.35,06,250.00 (Rupees thirty five lakhs six thousand two hundred fifty only) subject to free from all sorts of encumbrances.

AND

WHEREAS the seller considering the price so offered by the purchaser as fair reasonable and highest in the prevailing market, have finally agreed to sell the said land, fully described in the schedule below, for a Consideration amount of Rs.16,00,000/- (Rupees sixteen lakhs only) the assessment value of which is Rs.35,06,250.00 (Rupees thirty five lakhs six thousand two hundred fifty only) subject to free from all sorts of encumbrances unto the purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE OF SALE WITNESSETH, that in pursuance of the aforesaid offer, acceptance and also in consideration, for a Consideration amount of Rs.16,00,000/- (Rupees sixteen lakhs only) the assessment value of which is Rs.35,06,250.00 (Rupees thirty five lakhs six thousand two hundred fifty only) paid by the purchaser to the seller

..... Contd P-5

Asha Jha

(the receipt whereof the sellers does hereby acknowledges as having received the said consideration amount and the seller also grants full discharges to the purchaser from the payment thereof) the seller DOTH hereby grant, convey, assign, sell and transfer its said land measuring 4 katha together with right title, interest, liberties, easements, privileges, etc. whatsoever in any way belonging to or repuged to therewith free from all encumbrances and charges whatsoever and makes over ~~possession thereof unto and in favour of the purchaser absolutely and~~ forever so to be TO HAVE AND HOLD the same as an absolute estate by the purchaser as exclusive owner thereof peaceably and quietly with permanent heritable and transferable right and without any claim, objection, interference or interruption from the sellers or any person or persons, subject to the payment of Land Revenue and other Taxes to the Superior Land Lord now the Government of West Bengal or to such other Authority or Authorities as Law may provide from time to time in future.

AND

The seller declares that the interest which she profess to transfer hereby subsists as on the date of these presents and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the Seller in favour of any other person or party respecting the said schedule below land and that the property hereby transferred, expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove are all true and in the event of any contrary provide the seller will be

..... Contd P-6

Asha Jha

liable for false recitals and will also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

AND

The seller covenants with the purchaser that if for any defect of title of the said schedule below land or for any act done or suffered to be done by the sellers, the purchaser is deprived of ownership or of possession of the said schedule below land or any part thereof in future, then the seller shall return to the purchaser the full consideration money as the case may be together with adequate interest from the date of such deprivation of ownership or of possession and the Seller shall also pay adequate compensation to the purchaser any other loss or injury which the purchaser may suffer or sustain resulting therefrom.

SCHEDULE OF LAND

All that piece or parcel of raiyati land measuring 4 kathas or 0.066 acres at an annual proportionate rent of Rs.0.35 only out of Rs.26.58 against 6.09 acres mentioned in R.S. Khatian, the actual proportionate rent for the demise plot is payable as per current assessment to the Land lord i.e. the State Government of West Bengal, represented by the B.L. & L.R.O. Rajganj, Jaipalguri, situated within District - Jaipalguri, P.S. Bhaktinagar, Pargana- Baikunthapur, Mouza- Dabgram, under Siliguri Municipal Corporation Area, Ward No. 41, J.L. No. 02, Sheet No. 08,

Contd P-7

8th
 As per

R.S.Khatian No. 208, R.S. Plot No. 642, in the aforesaid plot 4 (four) kathas or 0.066 acres of land out of purchased 5 kathas 14 chhatak of land hereby sold by the seller to the purchaser by virtue of this presents.

Classification of land : Bastu, Proposed : Bastu (Vacant Land)

The demised plot of land is bounded as follows :- North - 33 feet 6 inches wide non metal road, South- Land of present seller, East- 8 feet wide non metal road & West- Land of Kamala Prodhan.

One sketch map is annexed herewith and the sold land is demarked by red boarder line, which will be treated as a part of the present deed of conveyance.

IN WITNESS WHEREOF the seller does hereto set her respective signature on this Deed on the day, month and year first above written.

WITNESSES:

1. *Bidyut Khandaitan*
S/o Lali Bagish Khatian
18/10/2018 Raul P.O. Sankhal.
Siliguri

Uttam Debnath
of Belakoba.

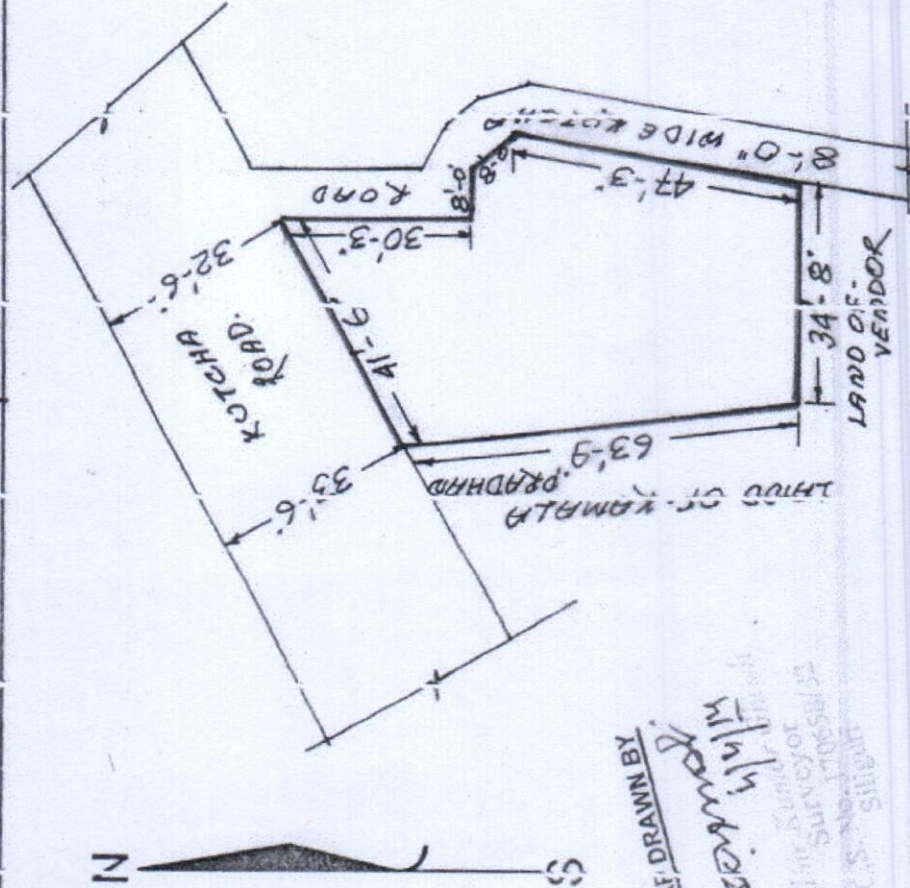
Prepared by me and
 Typed in my chamber

Ratan Ray
Deputy Registrar
Jalpaiguri
L.C. No-4

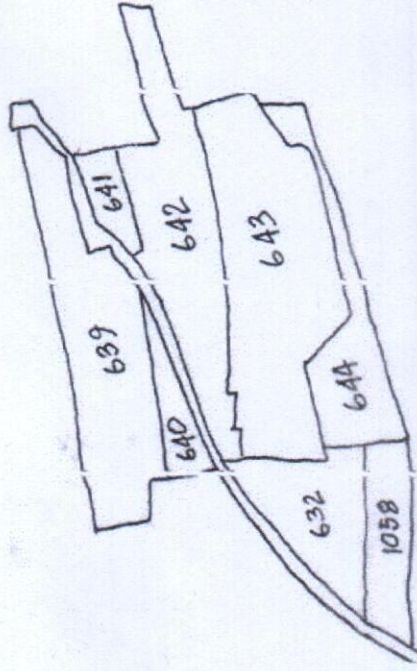
SITE PLAN

SCALE = 1" (INCH) : 30' (FEET)

NAME OF PURCHASER	NAME OF SELLER	S C H E D U L E O F L A N D					REMARKS
		MOUZA	J.L. NO.	WARD NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	
M.D. SHABIK S/O. LATE ABDUL AZIM OF SUBHASHPALY, BIRPARA P.O. & P.S. BIRPARA DIST. JALPAIGURI.	SMT. ASHA JHA W/O. SRI RAMESHWAR JHA OF BADKIMNAGAR, WARD NO. 41 P.O. SEVOKE ROAD P.S. BHARTINAGAR DIST. JALPAIGURI.	DABGRAM	2	41	208	642	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.
						0.0666 ACRE	



PART TRACED MAP OF MOUZA- DABGRAM, SHEET NO. - 8
DT. JALPAIGURI. SCALE = 1/6" = 1 MILE.



MAP DRAWN BY

W. K. SINGH

Land Surveyor

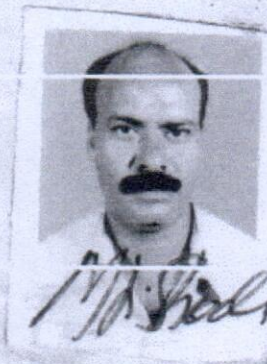
C.S. No. 170650/52

10/10/2017

Ashu Jha
SIGNATURE OF SELLER.

CLAIMANT SHEET

PHOTO Full Signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					

Signature with Date
(Presentant)

M. H. Sahi
Signature with Date



	Left Hand					
	Right Hand					

Asha Jha
Signature with Date

PHOTO Full Signature of the person						
	Left Hand					
	Right Hand					

Signature of Witness





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

Endorsement For Deed Number : I - 01708 of 2014

Serial No. 01779 of 2014 and Query No. 0702L000002890 of 2014)

On 03/06/2014

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

Presented for registration at 16.00 hrs on 03/06/2014, at the Private residence by Smt. Asha Jha, Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 03/06/2014 by

1. Smt. Asha Jha, wife of Late Rameswar Jha, Bankim Nagar, Ward No 41 S. M. C, Thana:-Bhaktinagar, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India, By Caste Hindu, By Profession : House wife

Identified By Bidya Nand Pathak, son of Late Bagish Pathak, Iskon Road, Siliguri, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

On 04/06/2014

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. 38598.00/-, on 04/06/2014

(Under Article : A(1) = 38566/- ,H = 28/- ,M(b) = 4/- on 04/06/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-35,06,250/-

Certified that the required stamp duty of this document is Rs.- 245438 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 243910, Bankers Cheque Date 25/04/2014, Bank : State Bank of India, Jalpaiguri, received on 04/06/2014
2. Rs. 49000/- is paid, by the Bankers cheque number 243913, Bankers Cheque Date 25/04/2014, Bank : State Bank of India, Jalpaiguri, received on 04/06/2014

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

04/06/2014 12:40:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01708 of 2014
(Serial No. 01779 of 2014 and Query No. 0702L000002890 of 2014)

3. Rs. 49000/- is paid , by the Bankers cheque number 243912, Bankers Cheque Date 25/04/2014, Bank : State Bank of India, Jalpaiguri, received on 04/06/2014
4. Rs. 40000/- is paid , by the Bankers cheque number 243914, Bankers Cheque Date 25/04/2014, Bank : State Bank of India, Jalpaiguri, received on 04/06/2014
5. Rs. 44440/- is paid , by the Bankers cheque number 243911, Bankers Cheque Date 25/04/2014, Bank : State Bank of India, Jalpaiguri, received on 04/06/2014

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 3777 to 3789
being No 01708 for the year 2014.



(Subhas Chandra Sarkar) 04-June-2014
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal