

5651



00DD 265149

23/8/02 30000000

Price Paid	Rs. 26-8-02
A	Rs. 32989-00
H	Rs. 2800
Wib	Rs. 4-00
Total	Rs. 33028-00

Registrar's Office
26-8-02

Handwritten notes and signatures in the center, including names like 'Shri Lal Patel' and 'Vishal Patel'.

Admissible under Rule 21 of the
U/s. 5/1 of W.S.L.R. Act
G.V. 5/10 under the
Stamp Act, 1903 (U. G. 5/10
as amended up to date)
Schedule No. 23
Fees
Process Fees... in C.F.S.

DEED OF SALE

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

Registration Case No.,
1351 for 02
Fees Paid: Rs. 2500-00
S.C. Rs. 1800-00
P.T. Rs. 540-00
Total Rs. 4840-00

District Sub-Registrar
23-8-02

764

Sumit to Shiv...

Non-Judicial Stamp Book

Number: 25,000/...

...

M/S. J.J. Abudon P.L.

23rd Aug 2002
Jiv Roy Patel



Registrar Authorised U/S, 7(2)
of Act, XVI of 1908, Jaipur

...

23 AUG 2002



1350

Jiv Roy Patel

Ranjee Patel

...

...

...

attuy for Mohan Khat Patel.

...

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...

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...

...



1351

Himal Jiv Roy Patel.

Girishda Singh

...

...

...



1312

Keshab Lal Patel

Girishda Singh

S/o. Ukil Singh

Registrar Authorised U/S, 7(2)
of Act, XVI of 1908, Jaipur

23 AUG 2002



00DD 265148

भारतीय गैर न्यायिक
25000
पच्चीस हजार रुपये
Himal Patel
Keshavlal Patel

DEED OF SALE

Contd...p/3

765.

Non-Judicial Stamp Court Fee
Amount
Rs. 25,000/-

M/S. J. J. Abusan P. K.

8.7.02



Registrar, Authorised U/S, 7(2)
of Act, XVI of 1908, Jalpaiguri

23 AUG 2002



00DD 265147

मिशन 51221 पट्टे खाते माडे 143
रुपये कर्णवत पट्टे
Shivalal Jivraj Patel
Keshab Lal Patel

DEED OF SALE

Contd. 194

766-

Non-Judicial Stamp/Court Fee

Amount Rs. 25,000/-

M/S. J.J. Abasari P.L.

87.02



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

23 AUG 2002



00DD 265146

मिस्टर गुरुदेव प्रसाद ५२६२ पी० एम० टि० एम० २६३०२

श्री २५५३१०४ २६२८

Hiralal jivraj Patel

Keshab Lal Patel

DEED OF SALE

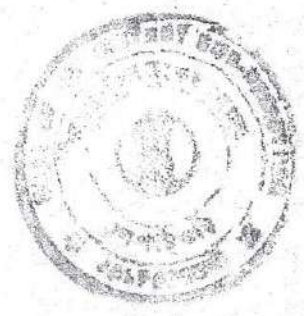
Contd. 2/5


767

400-Subsidiary Stamp/Court Fee
Stamp/... Amount
Rs. 25000/-

M/s. J.J. Abhishek P.L.

8.9.02




Registrar (Authorized D/O, 703)
of Act, XVI of 1908, Jalpaiguri

23 AUG 2002



00DD 265145

श्री १२२१ श्री १२२१
२०१२
Hiralalji Bhatel
Keshote Ind Post

DEED OF SALE

Contd...p/0



00DD 265144

मिस्टर अशोक सूर्यदेवराय
द्वारा मिस्टर दासदेवराय
को २५००० रुपये
धिरालजी वीरजी पटेल
केषहलाल पटेल

DEED OF SALE



00DD 265143

महेश्वर सिन्हा
श्रीमद्दत्त गणेश
द्वारा
श्रीमद्दत्त गणेश
द्वारा
केसव लाल पाटील

DEED OF SALE



00DD 265142

मि. वि. 51224 2426
पि. वि. 2019 को. री. 2019/241, 242
कमलेश्वर
श्री लालीव रज पटेल
Keshab Lal Patel

DEED OF SALE

Contd. p.9



00AA 368748

माह 5/12/2017 4500/- रु.
श्री 5/12/17 श्री 5/12/17
50000/- रु.
श्री 5/12/17
Keshal Lal Patel

DEED OF SALE

Contd...p/10

Handwritten notes in the top right corner:
51224 224 224
113 377 224
51224 224
thialalrajpetel
Keshab Lal Petel

DEED OF SALE
THIS INDENTURE MADE ON THIS THE 23RD DAY OF AUGUST
TWO THOUSAND AND TWO

SALE DEED
VALUE OF RS. 30,00,000/=
AREA :- 52.36 KATHAS
INCLUDING STRUCTURE
P.S. BHAKTINAGAR
MOUZA DABGRAM
KHATAN NO. 90/1
SHEET NO. 08
PLOT NOS. 80/777 & 81/780
J.L. No. 2; AND TOUZI NO.3

BETWEEN

✓
J.J. ABASAN PRIVATE LIMITED, at 159, Rabindra Sarani, 2nd floor, Kolkata- 7 -
hereinafter called the **PURCHASER** (which expression shall mean and include unless
excluded by or repugnant to the context its heirs executors, successors, representatives
and assigns) of the **ONE PART**;

A N D

✓
SHRI JIV RAJ PETEL SON OF LATE RAMJEE PETEL 2. SHRI HIRA
LAL JIV RAJ PETEL 3. SHRI KESHAB LAL PETEL BOTH ARE SONS
OF SHRI JIV RAJ PETEL 4. SHRI MOHAN LAL DAYA PETEL SON OF
SHRI DAYA PETEL, no 4 represented by his constituted attorney SHRI JIV RAJ
RAMJEE PETEL SON OF LATE RAMJEE PETEL, by religion hindu, by
occupation business, residing at Sevoke Road, 2 Mile, P.S. Bhaktinagar District
Jalpaiguri (General power No. IV- 93 regd. On. 13.8.99 at District Sub-Registry Office
Jalpaiguri) hereinafter called the **SELLERS** (which expression shall mean and include
unless excluded by or repugnant to the context their heirs executors successors,
representatives and assigns of the **OTHER PART**.

2152 Grah 5122/222
4225 20/3/22
बोहरा 4101
Hiralal Jiv Raj Petel
Keshab Lal Petel

WHEREAS one Tula Ram Sharma S/O Late Jyotishwar Sharma residing at Sevoka Road 2 Mile P.S. Rajganj at present Bhaktinagar District Jalpaiguri was recorded tenant under the Revisional Settlement under the landlord the State of West Bengal in khatian no. 90/1, sheet no. 8, plot no. 80/777 area 60 dec. and 81/780 area 46 dec situated within Pargana Baikunthapur Mouza Dabgram P.S. Rajganj at present Bhaktinagar District Jalpaiguri.

A N D

WHEREAS the said Tula Ram Sharma alias Tula Ram Sharma Parajuly executed 16 separate deeds being no. 1618 & 1620, on 6.7.83 at Sadar Joint Sub-Registry Office Jalpaiguri, being no. 4586 & 4588 on 28.06.84 at District Sub-Registry Office Jalpaiguri in favour of Mohan Lal Daya Petel i.e. seller no. 4, Hira Lal Jiv Raj Petel i.e. seller no. 2, Ratansree Yulji Petel & Shibjee Manjee Petel; being no. 4662 on 8.7.82 at District Sub-Registry Office Jalpaiguri; being no. 1619 on 6.7.83 at Sadar Joint Sub-Registry Office Jalpaiguri, being no. 1585 on 28.6.84 at District Sub-Registry office Jalpaiguri infavour of Hiralal Jiv Raj Petel i.e. seller no. 2, being no. 4663 on 8.7.82 at District Sub-Registry office Jalpaiguri, being no. 1616 on 6.7.83 at Sadar Joint Sub-Registry Office Jalpaiguri, being no. 4584 on 28.6.84 at District Sub-Registry office jalpaiguri infavour of Ratanshree Yulji Petel, being no. 4660 on 8.7.82 at District Sub-Registry office Jalpaiguri, being no. 1617 on 6.7.83 at Sadar Joint Sub-Registry Office Jalpaiguri, being no. 4583 on 28.6.84 at District Sub-Registry Office Jalpaiguri infavour of Shibjee Manjee Petel, being no. 4661 on 8.7.82 at District Sub-Registry office Jalpaiguri, being no. 1621 on 6.7.83 at Sadar Joint Sub-Registry office Jalpaiguri and being no. 4587 on 28.6.84 at District Sub-Registry office Jalpaiguri infavour of Mohan Lal Daya Petel i.e. seller no. 4.

A N D

WHEREAS the said Shibjee Manjee Petel executed 6 separate deeds being nos. 4443, 4444 & 4451 on 21.8.85 at District Sub-Registry office jalpaiguri infavour of Keshab Lal Petel i.e. seller no. 3, being nos. 4442, 4448 & 4449 on 21.8.85 at District Sub-Registry Office Jalpaiguri infavour of Jiv Raj Petel i.e. seller no.1 and the said Ratanshree Yulji Petel executed 6 separate deeds being nos. 4445, 4446 & 4447 regd. on 21.8.85 at District Sub-Registry Office Jalpaiguri infavour of Jiv Raj Petel i.e. seller no.1 and being nos. 4452, 4453 & 4454 on 21.8.85 at District Sub-Registry Office Jalpaiguri infavour of Keshab Lal Petel i.e. seller no. 3 and the sellers have got right title and interest having permanent heritable and transferable interest therein and the said land is in khas actual physical possession of the sellers on the date of these presents.

A N D

Contd. p/12

Handwritten signatures and names in Bengali script, including names like 'Himabindu Roy' and 'Keshab Lal Patel'.

WHEREAS the purchaser who was in search of a piece of homestead land for his occupation has offered to purchase the said 52.36 kathas of land for a consideration of Rs. 30,00,000=00 (Rupees thirty lakhs) only.

A N D

WHEREAS the said sellers finding the aforesaid offer of the purchaser as fair, reasonable and highest prevailing in the present market price has agreed to sell 52.36 kathas of land more fully and particularly described in the schedule below to and in favour of the purchaser free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of the sum of Rs. 30,00,000=00 (Rupees thirty lakhs) only, paid by the purchaser to the sellers (the receipt whereof seller doth hereby acknowledge and grant discharge to the purchaser from the payment thereof) the sellers doth hereby grant, convey, assign, transfer and assure unto the purchaser the aforesaid and described in the schedule below together with all rights, liabilities, easements, appurtenances and appurtenances belonging to or in any way appertaining to the said lands, the absolute estate free from all encumbrances and charges whatsoever and all the right, titles and interest of the vendor into and upon the land hereby conveyed expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent tax etc, payable to the Superior Landlord, the State of West Bengal.

AND THE sellers doth hereby covenant with the purchaser that the interest which the sellers professes to transfer, subsists and the vendor has full authority and good power to transfer the land hereby transferred or intended so to be unto the purchaser in the manner aforesaid and the seller or any person claiming under him shall and will from time to time at all times hereinafter 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 be required.

4132 G15-51228 426
4132 G15-51228 426
4132 G15-51228 426
4132 G15-51228 426
4132 G15-51228 426
4132 G15-51228 426
Keshab Lal Patel

IT IS FURTHER DECLARED that the land described in the scheduled below held by the sellers have not been surrendered or forfeit and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever upon the scheduled land hereby transferred, expressed or intended so to be or any part thereof at the date of these presents

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

THE SELLERS FURTHER declares that the entire property forming, subject matter of the present conveyance is in khas and actual physical possession of the sellers at the date of these presents. If for any defect to the title or for any act done or supposed to be done by these presents other than those mentioned herein above and the purchaser is deprived of possession or enjoyment of the land hereby transferred or expressed or intended so to be by these presents or any part thereof the sellers 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.

১১৫০৬৭১৬-১২২৪২৩২৫
 ৫৫৬৬ ২০২৩ ২০২৩
 ১২২৩ ০০৪২১০৪ ২৫৩৬
 Shri. Lalji v Raj Patel
 Mohab Lal Patel

SCHEDULE OF THE LAND

ALL that piece or parcel of land measuring 52.36 kathas or 0.864 acre of land at an annual rental of Rs. 0=18 only, appertaining to and forming part of 36.56 acres of land at an annual rental of Rs. 7=26 only, the proportionate rent for the demised plot of land is payable to the landlord the State of West Bengal represented by the B.L.&L.R.O. Rajganj situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R. Office and District Jalpaiguri J.L.No. 2, Touzi no. 3, recorded in khatian no. 90/1 ninety by one, sheet no. 08 eight, plot no 80/777 eighty by seven hundred seventy seven measuring 0.60 acre, plot no. 81/780 eighty one by seven hundred eighty measuring 0.46 acres, in two plots measuring 1.06 acres out of that 0.864 acre or 52.36 kathas of land including two storied building is hereby sold and delineated in the plan shown by the red border annexed herewith.

BOUNDARY OF THE LAND

- North Land of plot no. 8/80 & 8/81.
- South Land of Bhutan Guest House.
- East Land of sellers.
- West P.W.D. Reserve land & sevoke road.

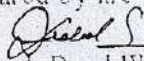
IN WITNESSES WHEREOF the seller hereby has signed and annexed this deed in presence of the witnesses on the date first above written at Jalpaiguri.

WITNESSES

গি. বিহারী সর্পি
 ২ ½ মাসি সর্পি

২ ½ মাসি জল সর্পি
 মাসি সর্পি

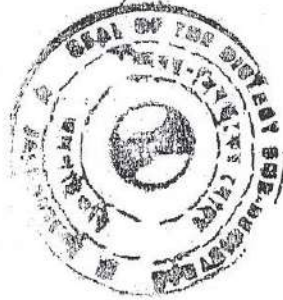
Prepared by me


 (Dulal Ghosh, Deed Writer)
 L.C.No.28, D.S.R. Office
 Jalpaiguri



Registrar Authorised U/S, 7(2)
of Act, XVI of 1908, Jalpaiguri

23 AUG 2002



[Signature]
Registrar Authorised U/S, 7(2)
of Act, XVI of 1908, Jalpaiguri
8.1.02

[Signature]
Book No. 19
Pages 83 to 90
Being No. 5651 for the year 2002

LAND SHOWN OR LESS DEMARCATION

(NAME OF THE PURCHASER)
 T. T. JEBESHAN, PRIVATE, LIMITED AT 1/1

(NAME OF THE PURCHASER)
 MO. SRI HIRALINI DEVI
 SRI PETEL AND SRI JAYALAKSHMI
 SRI MOHAN LAL DAVA DEVI
 AT 2/1 BILE SUDHAKR ROAD

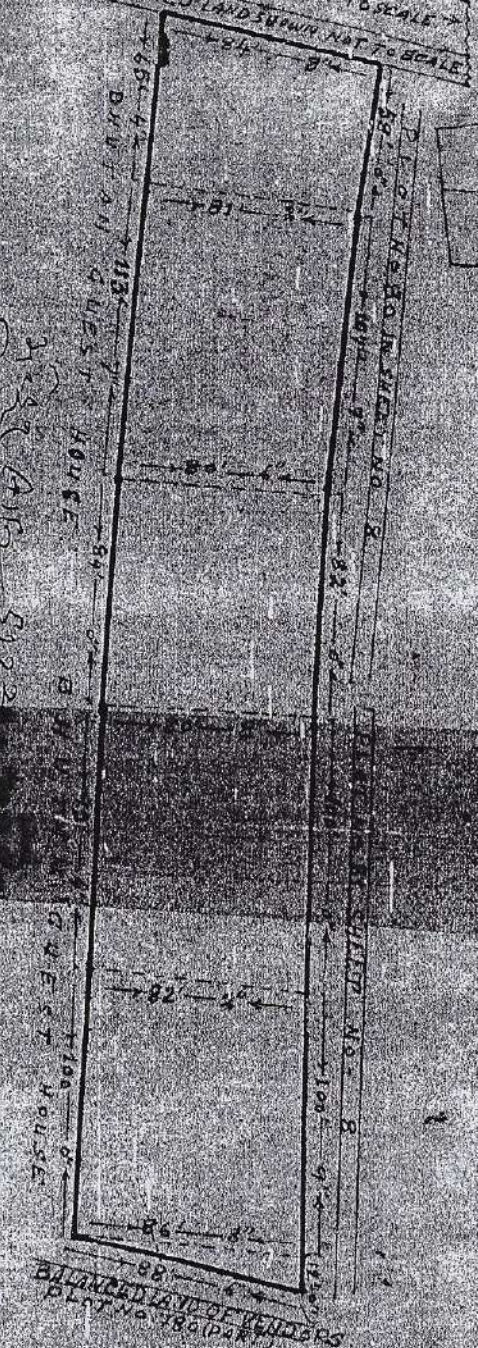
(NAME OF THE PURCHASER)
 SRI PETEL BORDHAR, SPT DIV.
 SRI LOKE SHARDE PETEL, SPT DIV.
 SRI PETEL ALAKH RESIDUAL
 SHIMTUMBAR DIST. SAHAYGARH



P.W.D. RESERVED LAND SHOWN NOT TO SCALE

SEVOKA ROAD SHOWN NOT TO SCALE

P.W.D. RESERVED LAND SHOWN NOT TO SCALE



Handwritten notes in the left margin:

113' 0" (113)

110' 0" (110)

82' 0" (82)

82' 0" (82)

HOUSE

WEST HOUSE

SEVOKA ROAD

Handwritten signature: *S. S. S.*

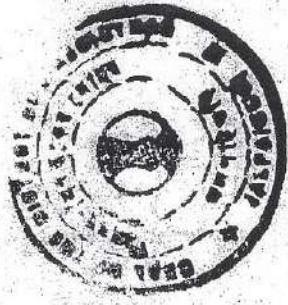
BALANCED LANE OF TENDERS
 Plot No. 180 (Part)

Signature: *S. S. S.*

PREPARED BY: *S. S. S.*

DATE: 25.02.82

Book No. Volume No. 69
Pages 83 to 90
Being No. for the year 2002
5651



Registrar Authorised U/S. 7(2)
of Act, XVI of 1908, Jalpaiguri

23 AUG 2002



Registrar Authorised U/S. 7(2)
of Act, XVI of 1908, Jalpaiguri

2.1.02