

1903/2010

(D)

T. 1793

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

644081



Krishna Ashikay
@
Krishna Paul

J K Construction

Kamot Kumar Kamakar
Partner

@
Krishna Paul

:: DEED OF SALE ::

J K Construction

Tejmal Haque
Partner

THIS DEED OF SALE IS MADE ON THIS
THE 04th DAY OF AUGUST,
TWO THOUSAND TEN A. D.

Contd - P/2

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

ADDL. DIST. SUB-REGISTRAR

04/8/2010

NON JUDICIAL STAMP

No. 1261 Date 30.7.10

Between Pran Chand Gupta & another

of Sdg

Value Rs. two Five thousand only

Tannoy Roy
Govt. Stamp Vendor
Bardhaman

Lic. No- 546/RM
07 / Darjeeling



Jainul Haque
ate Binul Haque
Ashrampani
Ramkrishna Road
Siliguri

Sadarshan Admiree
o N.C. Admiree
Hajimpara
Siliguri-1

J K Construction

Kamal Kumar Kametkar
Partner

Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling
4 AUG 2010

J K Construction

Jainul Haque
Partner

-: 2 :-

Krishna Adhikary
@
Krishna Paul

AREA	: Land measuring 0.05 acres alongwith tin shed old house;
MARKET VALUE	: Rs.18,47,419=00
SET FORTH VALUE	: Rs.9,50,000=00
PLOT NO.	: 9786;
KHATIAN NO.	: 5658;
WARD NO.	: <u>XIV</u> of S. M. C.,
MOUZA & P.S.	: Siliguri,
DISTRICT	: Darjeeling.

B E T W E E N

1. SRI PREM CHAND GUPTA, son of Sri Keshab Prasad Gupta, Hindu by religion, Business by occupation, Indian by Citizen and
2. MRS. NAFEE SHA PERWEEN ANSARI, wife of Mr. Jainul Haque, Muslim by religion, House-wife by occupation, Indian by Citizen, No. 1 is residing at Bidhan Road and No. 2 is residing at Ramkrishna Road, Ashrampara, Post Office and Police Station – Siliguri, District – Darjeeling, hereinafter collectively called “the PURCHASER” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART. (PAN NO. AQQPG 1476 L & AFCPA 4241 E respectively).

A N D

SMT. KRISHNA ADHIKARY @ KRISHNA PAUL, wife of Sri Sudarshan Adhikary and daughter of Sri Paresh Nath Paul, Hindu by religion, House-wife by occupation, residing at Panchanan Sarani, Ashrampara, within Ward No. 14 of Siliguri Municipal Corporation, Post Office and Police Station – Siliguri, District – Darjeeling, hereinafter called “the VENDOR” (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

Contd – P/3

J K Construction

Kamran Kamran Kamran
Partner

J K Construction

Jainul Haque
Partner

-: 3 :-

Krishna Adhikary
@
Krishna Paul

WHEREAS one SRI PARESH NATH PAUL, son of Late Purna Chandra Paul was acquired a plot of land measuring about 0.05 acres or 3 (three) kathas with Tin shed house standing thereon, appertaining to and forming part of Plot No. 9786, recorded in Khatian No. 5658, situated at Mouza – Siliguri, within Ward No. 14 of Siliguri Municipal Corporation, Police Station – Siliguri, District – Darjeeling, by virtue of a Deed of Sale, duly executed by SRI JOY NARAYAN SERESTA, son of Late Rabi Narayan Seresta of Pradhan Nagar, Siliguri, registered with the office of the then Sub-Registrar, Siliguri and the said document was recorded in Book No. I, Volume No. 12, at pages 44 to 46, being No. I-583, for the year 1973, having 16 (sixteen) annas share in his khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein. Subsequently, the owner has mutated his name with the records of B. L. & L. R. O., Siliguri for the said land measuring 3 (three) kathas or 0.05 acres, vide Mutation Case No. M.C.(S.T.) No. 198 of 1973-74. Moreover, the owner also mutated his name with the Holding Register of Siliguri Municipal Corporation, vide Holding No. 242/329/363 and has deposited the Holding Tax in his name. Being owner in such possession, the abovenamed SRI PARESH NATH PAUL sold and transferred his aforesaid land with structure to and in favour of MISS KRISHNA PAUL, daughter of Sri Paresh Nath Paul by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Siliguri on 07.10.2002 and the said document was recorded in Book No. I, Volume No. 37, at pages 165 to 170, being No. I-1594, for the year 2003. By virtue of such purchase, the abovenamed MISS KRISHNA PAUL acquired the said land in her khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein. Subsequently KRISHNA PAUL got married with SRI SUDARSHAN ADHIKARY and the owner of the property has been named as SMT. KRISHNA ADHIKARY @ KRISHNA PAUL.

A N D

WHEREAS the abovenamed SMT. KRISHNA ADHIKARY @ KRISHNA PAUL being in urgent need of fund for her developmental purpose has

J K Construction

Kamal Kumar Kamal
Partner

J K Construction

Jamil Haque
Partner

Contd – P/4

-: 4 :-

Krishna Aditya
@
Krishna Paul

expressed her desirousness to sell her aforesaid entire plot of land measuring about 0.05 acres alongwith tin shed house standing thereon to any third party at and for a total consideration amount of Rs.9,50,000=00 only and advertised as per required.

A N D

WHEREAS the purchaser being in need of a plot of land with house for their residential purpose and being aware of the said fact have offered and agreed to purchase the said property at and for a total sum of Rs.9,50,000=00 only and the Vendor has accepted the price so offered by the purchaser as the same is fair, reasonable and highest prevailing in the present market and has agreed to sell and transfer the said property as fully mentioned in the Schedule herein below unto the purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of a sum of Rs.9,50,000=00 only paid by the purchaser to the vendor (the receipt whereof the Vendor doth hereby acknowledge and grant full discharge to the purchaser from the payment thereof), doth hereby grant, convey, sell transfer, assure and confirm unto the purchaser all that piece or parcel of land measuring 0.05 acres with tin shed house standing thereon, appertaining to and forming part of Plot Nos. 9786, recorded in Khatian Nos. 5658, more fully described in the schedule herein below free from all encumbrances and charges whatsoever, together with all yards, courts, areas, sewer-ways, paths, passages, common fences, well and appurtenances whatsoever to the said land hereditaments thereto and TO HAVE AND TO HOLD the said land subject to payment of rents, taxes etc. payable to the State of West Bengal and the purchaser shall receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the vendor or any person or entrust for him and that free and clear and freely and clearly and absolutely discharges, saves, harmless and kept indemnified against all estate and encumbrances created by the Vendor.

Contd – P/5

J K Construction

R. Basu
Kamruddin Kamruddin
Partner

J K Construction

Jamil Haque
Partner

-: 5 :-

Krishna Baikunthapur
@
Krishna Paul

IT IS FURTHER COVENANTED that if any defects in title or for any act done by the Vendor in any way with respect to the land hereby transferred and if the purchaser are deprived of possession or enjoyment of the property hereby transferred, the vendor shall be liable to return to the purchaser the full or proportionate part of the consideration money together with interest from the date of such deprivation and shall also be liable for adequate compensation for any loss or injury there to be sustained by the purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and that there subsists no such contract up to the date of these presents and in the event of discovery of any contract of sale or transfer existing with respect to the aforesaid land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable for false recitals to compensate the purchaser adequately for the loss or injury sustained by them in consequence thereof.

:: SCHEDULE ::

ALL THAT piece or parcel of a plot of land measuring about 0.05 acres or 3 (three) kathas alongwith old tin shed wooden wall house measuring about 225 square feet standing thereon, appertaining to and forming part of Plot No. 9786, recorded in Khatian No. 5658, held under the State of West Bengal at an annual present rental of Rs.175/- only payable to the Govt. of West Bengal, through the B. L. & L. R. O, Siliguri, situated at Mouza – Siliguri, Pargana – Baikunthapur, J. L. No. 110(88), Touzi No. 3(Ja), within Ward No. XIV of Siliguri Municipal Corporation, Police Station – Siliguri, District – Darjeeling. The said land with tin shed house bearing Holding No. 242/329/363 is fully delineated in the annexed site Plan and the same is butted and bounded as follows:-

NORTH : By the land of Late Jagadish Basu;
SOUTH : By the Panchanan Sarani; _____
EAST : By the land and house of Sri Prabir Kumar Paul and Pradip Kumar Paul;
WEST : By the land of Gour chaki;

Contd – P/6

J K Construction

Kamran Kumar Kamran
Partner

J K Construction

Saimul Haque
Partner

-: 6 :-

Krishna Adhikary
@
Krishna Paul

IN WITNESS WHEREOF, the Vendor has set and subscribe his hand and put his signatures on this Deed in good sense, conscious mind after going through and understanding the contents on the day, month and year first above written in presence of the:-

WITNESSES:-

1. Sedarshan Adhikary
Hakeimpura.
S/O N.C. Adhikary
Siliguri.

Krishna Adhikary
@
Krishna Paul

Signature of the VENDOR

2.
Jainul Haque
Late Ainul Haque
Ashram para
Ramkrishna Road
Siliguri

Drafted readover and explained
to the parties by me and printed
in my chamber:

Rakesh Prasad
4-8-10

(RAKESH PRASAD)

Advocate, Siliguri.

Enroll. No. F/769/2009.

J K Construction

Kamal Kumar Kamalakar
Partner

J K Construction

Jainul Haque
Partner

EXECUTANT SHEET

(Purchaser)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	L T					
	R T					

Prem Chand Gupta
Signature with Date

4-8-10

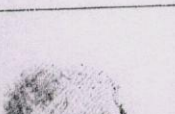
Prem Chand Gupta

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	L T					
	R T					

Nafeesha Perween Ansari
Signature with Date

4-8-10

(Seller)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	L T					
	R T					

Koushima Paul
Signature with Date

4-8-10

Koushima Paul
@Koushima Paul

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
PHOTO	L T					
	R T					

JK Construction

Ramul Kumar Ramul Kumar
Partner

JK Construction

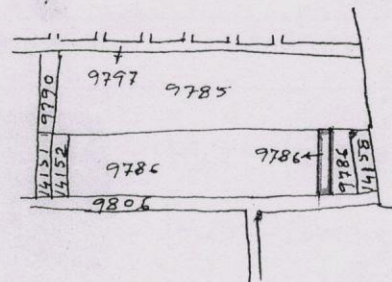
Tajirul Haque
Partner

Signature with Date

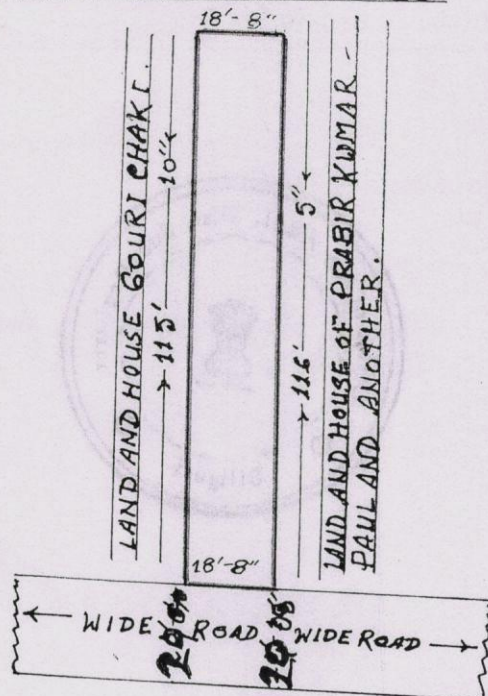
SKETCH MAP FOR SALE DEED OF MOUZA-SILIGURI J.L.No 110(88). P.S. SILIGURI. DIST. DARJEELING. SHEET No 19, KHATAN No-5658. PLOT NO-9786(PART). PURCHASED LAND 3 THREE KATHAS OR 0.050 ACRE AS PER DEED AND POSSESSION DEED No-1594, DATED 07.10.2002. SCALE:-1"=30'-0", PURCHASED LAND SHOWN IN RED DEMARCATION.

NAME OF THE PURCHASERS:
No.1. SRI PREM CHAND GUPTA S/O -
SRI KESHAB PRASAD GUPTA OF
HAKIM PARA, SILIGURI. P.O+P.S. SILIGURI. DIST. DARJEELING. No.2. MRS -
NAFISHA PERWEEN-ANSARI. W/O.
JAINUL HAQUE OF ASHRAM PARA.
SILIGURI. P.O+P.S. SILIGURI. DIST. DARJEELING.

NAME OF THE SELLER:
SMT KRISHNA ADHIKARI (PAUL). W/O -
SRI SUDARSHON ADHIKARI D/O -
SRI PARESH NATH PAUL. HAKIM -
PARA, SILIGURI. P.O+P.S. SILIGURI. DIST. DARJEELING.



HOUSE OF LATE JAGADISH BOSE.



PREPARED BY:
J. BHOWMIK.
RETD. GOVT. SURVEYOR
SILIGURI.
Jagadish Bhowmik
27.07.10.

Krishna Adhikary
@
Krishna Paul.

SIGNATURE OF THE SELLER.

J K Construction
Kamesh Kumar Karmakar

J K Construction
Jainul Haque

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SILIGURI, District- Darjeeling
Signature / LTI Sheet of Serial No. 01903 / 2010, Deed No. (Book - I , 01793/2010)
Signature of the Presentant

Name of the Presentant	Signature with date
Smt. Krishna Adhikary	Krishna Adhikary Krishna Paul 4/8/10

I . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Krishna Adhikary Address -Ashrampara, Panchanan Sarani, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self		 LTI	Krishna Adhikary Krishna Paul
			04/08/2010	04/08/2010	

Name of Identifier of above Person(s)

Sudarshan Adhikary
 Fakimpara, Siliguri, SILIGURI MC, District:-Darjeeling,
 WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

Sudarshan Adhikary
04/08/10



JK Construction
Kamran Kamran Kamran
 Partner

JK Construction
Tajul Haque
 Partner

(Nima Sherpa)

(Nima Sherpa)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I
Office of the A. D. S. R. SILIGURI



Government Of West Bengal
Office Of the A. D. S. R. SILIGURI
District:-Darjeeling

Endorsement For Deed Number : I - 01793 of 2010
(Serial No. 01903 of 2010)

On 04/08/2010

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:

Fee Paid in rupees under article : A(1) = 20317/- on 04/08/2010

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.-1847419/-

Certified that the required stamp duty of this document is Rs.- 110845 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 105900/- is paid, by the Bankers cheque number 175946, Bankers Cheque Date 01/08/2010, Bank Name State Bank of India, HAKIMPARA (SILIGURI), received on 04/08/2010

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

Presented for registration at 12.58 hrs on :04/08/2010, at the Office of the A. D. S. R. SILIGURI by Smt. Krishna Adhikary Alias Smt.Krishna Paul,Executant.

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

Execution is admitted on 04/08/2010 by

1. Smt. Krishna Adhikary Alias Smt. Krishna Paul, wife of Sri Sudarshan Adhikary , Ashrampara, Panchanan Sarani, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife

Identified By Sudarshan Adhikary, son of N. C. Adhikary, Hakimpara, Siliguri, SILIGURI MC, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Nima Sherpa)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

J K Construction

Kannan Kumar Kametkar
Partner

J K Construction

Partner

(Nima Sherpa)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I
EndorsementPage 1 of 1

04/08/2010 13:46:00

Date of Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 9
Page from 3553 to 3564
being No 01793 for the year 2010.



(Nima Sherpa) 04-August-2010
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A. D. S. R. SILIGURI
West Bengal

J K Construction

Kamesh Kumar Kamakar
Partner

J K Construction

Touhid Haque
Partner