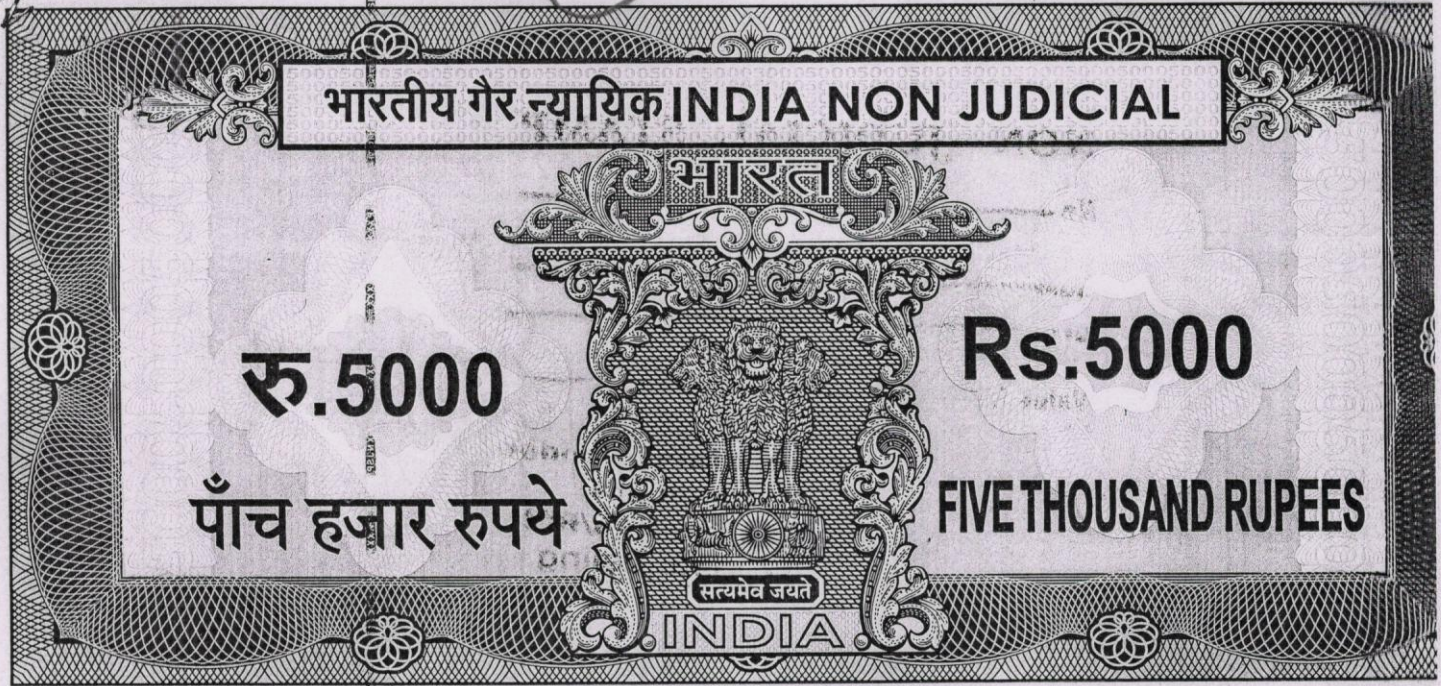


SL. NO - 317/2011

(E)

I-280



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

98577

Handwritten signature and date: 1.3/2/2011

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



ADDL. DIST. SUB. 7/2/2011

Handwritten signature: Pradip Kumar

:: DEED OF SALE ::

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

Contd - P/2

J K Construction
Karnal Kumar
Partner

J K Construction
Taimul Haque
Partner

Exbt-3
Chd Judge, Senior Division
09.02.16

NON JUDICIAL STAMP

No. 1221 Date 23.12.10

Joint Premchand Gupta & Another
at Siliguri

Value Rs. 500/- As Five thousand only

Tannoy Roy
Govt. Stamp Vendor
Bagdogra
Licn. No- 546/RM
01 / Darjeeling



*Sanjay K. Gupta
Jokeswar Prasad Gupta
Bimal Chandra Sanjay
Bachchan Das et al*



J K Construction
Kamod Kumar Kamal
Partner

Dist. Sub-Registrar
Siliguri, Dt. Darjeeling

7 FEB 2011

J K Construction
Touhid Haque
Partner

-: 2 :-

AREA	: Land measuring 1½ kathas alongwith thatched structure measuring 200 square feet;
CONSIDERATION	: Rs.9,17,326=00
PLOT NO.	: 9786;
KHATIAN NO.	: 5658;
WARD NO.	: XIV of S. M. C.,
MOUZA & P.S.	: Siliguri,
DISTRICT	: Darjeeling.

B E T W E E N

1. SRI PREMCHAND GUPTA, son of Sri Keshab Prasad Gupta and
2. SMT. NAFEESHA PERWEEN ANSARI, wife of Jainul Haque, No. 1 is Hindu and No. 2 is Muslim by religion, both are Business by occupation, Indian by Citizen, residing at Bimal Sinha Sarani, Hakimpara and Ramkrishna Road, Ashrampara respectively, 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 & AF CPA 4241 E respectively).

A N D

SRI PRADIP KUMAR PAUL, son of Sri Paresh Nath Paul, Hindu by religion, Business by occupation, presently residing at Nabagram, within Ward No. 33 of Siliguri Municipal Corporation, Post Office and Police Station – Bhaktinagar, District – Jalpaiguri, Pin – 734 015 hereinafter called “the VENDOR” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART. (PAN NO. AKFPP 4895 F).

Contd – P/3

J K Construction

Kamal Kumar Karan
Partner

J K Construction

Jainul Haque
Partner

Bimal
Ansari

-: 3 :-

WHEREAS, SRI PRABIR KUMAR PAUL and SRI PRADIP KUMAR PAUL one DHANESWAR BARMAN, both are sons of Sri Paresh Nath Paul jointly acquired a plot of land measuring about 0.05 acres or 3 (three) kathas, appertaining to and forming part of Plot No. 9786, recorded in Khatian No. 5658, situated at Mouza – Siliguri, Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, by virtue by virtue of a Deed of Sale, duly executed by SRI JOYNARAYAN SHRESTHA, son of Late Rabi Narayan Shrestha, registered with the office of the then Sub-Registrar, Siliguri on 30.01.1973 and the said document was recorded in Book No. I, Volume No. 12, at pages 41 to 43, being No. 582, for the year 1973, having 50% share each in their khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein. After such purchase, the owners have jointly constructed a kutchha house and started living thereon. Moreover, the owners have jointly mutated their names with the Holding register of Siliguri Municipal Corporation and the said property has been identified as Holding No. 242/329/363, within Ward No. XIV of Siliguri Municipal Corporation.

A N D

WHEREAS the Vendor abovenamed being in urgent need of fund for the marriage ceremony of his daughter has expressed his desireness to sell his proportionate undivided half share of the land measuring about 1½ (one and half) kathas alongwith thatched shed structure measuring about 200 square feet standing thereon to any Third party at and for a total consideration amount of Rs.9,17,326=00 only and advertised as per required.

A N D

WHEREAS the purchaser being the adjacent land owners of the western side land and being in need of the aforesaid plot of land for their proper residential purpose and being aware of the said fact have offered and agreed to purchase the proportionate undivided half / 50% share of the said property as specifically mentioned in the Schedule – ‘B’ hereinbelow at and

Contd – P/4

J K Construction

Kamot Kumar Kamotkar
Partner

J K Construction

Jaimal Haque
Partner

Barm
AD

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for a total consideration amount of Rs.9,17,326=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.9,17,326=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), the vendor doth hereby grant, convey, sell transfer, assure and confirm unto the purchaser all that piece or parcel of proportionate undivided half portion of land measuring 1½ kathas with thatched shed structures measuring 200 square feet standing thereon, as specifically mentioned in the Schedule – 'B' hereinbelow, 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.

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 is 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

Contd – P/5

J K Construction

Kamal Kumar Kamarkar
Partner

J K Construction

Tajmool Haque
Partner

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-: 5 :-

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 – 'A' ::
(Total property)

ALL THAT piece or parcel of a plot of land measuring about 0.05 acres or 3 (three) kathas alongwith thatched shed old house structure measuring about 400 square feet, bearing Holding No. 242/329/363, appertaining to and forming part of Plot No. 9786, Sheet No. 19, recorded in Khatian No. 5658, held under the State of West Bengal at an annual present rental of Rs.30=00 only payable to 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 structure is butted and bounded as follows:-

NORTH : By the land of Jagadish Basu;
SOUTH : By the Panchanan Sarani;
EAST : By the land of Sukdeb Paul;
WEST : By the land of Purchasers;

:: SCHEDULE – 'B' ::
(Property sold hereby)

ALL THAT piece or parcel of proportionate undivided 50% i.e. half portion of the land measuring about 0.025 acres or 1 (one) katha 8 (eight) chhataks alongwith thatched shed old house structure measuring about 200 square

Contd – P/6

J K Construction

Kamal Kumar Kamal
Partner

J K Construction

Jaimul Haque
Partner

Boring
AJ

25
(20)

2011
4-2-2011

:- 6 :-

feet, bearing Holding No. 242/329/363 out of the total property as mentioned in the Schedule - 'A' above in part of Plot No. 9786, Sheet No. 19, recorded in Khatian No. 5658, held under the State of West Bengal at an annual present rental of Rs.15=00 only payable to 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.

IN WITNESS WHEREOF, the Vendor has set and subscribe his hand and put his signature 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. Sanjay Kr. Gupta
S/o Keshab Prasad Gupta
Dimal Singh Sarani
Bachan L. S. S. S.

Ratan Banik
Signature of the VENDOR

2. Pramab Ray,
S/o Late Prafulla Ray
Surya Sen Colony
Block - 'B'
Po - Siliguri Town
Dist - Jalpaiguri

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

Ratan Banik
4-2-2011
(RATAN BANIK)
Advocate, Siliguri.
Enroll. No. W.B/494/1989.












J K Construction

Kamal Kumar Kametkar
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

PREM CHAND GUPTA
Signature with Date




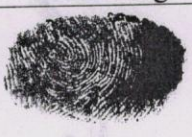
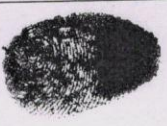





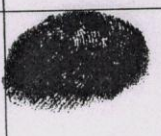
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	L T					
	R T					

Nafeesha Perween
Ansari

Nafeesha Perween
Ansari

Nafeesha Perween Ansari
Signature with Date

(Seller)

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

Roshid Hussain

Roshid Hussain
Signature with Date

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

J K Construction
Kamran Kamran
Partner

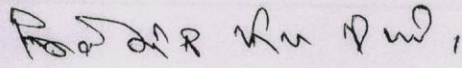
J K Construction
Jamil Haque
Partner

Signature with Date



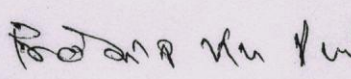
207 (22)

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. 00317 / 2011, Deed No. (Book - I , 00280/2011)

I . Signature of the Presentant

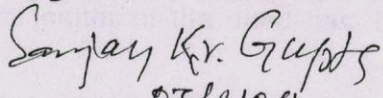
Name of the Presentant	Signature with date
Sri Pradip Kumar Paul	 07.02.11

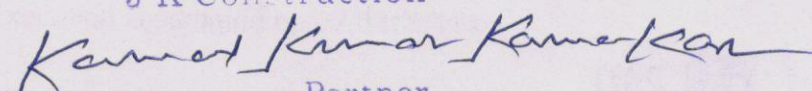
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pradip Kumar Paul Address -Nabagram, SILIGURI MC, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Bhakti Nagar	Self	 07/02/2011	 LTI 07/02/2011	

Name of Identifier of above Person(s)
 Sanjay Kumar Gupta
 B. S. Sarani, Bidhan Road, SILIGURI MC,
 Thana:-Siliguri, District:-Darjeeling, WEST BENGAL,
 India, P.O. :-Siliguri

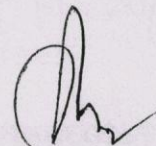
Signature of Identifier with Date


 07/2/11

J K Construction

 Partner

J K Construction

 Partner



(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 - 00280 of 2011
(Serial No. 00317 of 2011)

On

Payment of Fees:

On 07/02/2011

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. 10087/-, on 07/02/2011

(Under Article : A(1) = 10087/- on 07/02/2011)

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.-917326/-

Certified that the required stamp duty of this document is Rs.- 55040 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 4150/- is paid, by the Bankers cheque number 752612, Bankers Cheque Date 23/12/2010, Bank Name State Bank of India, Siliguri, received on 07/02/2011
2. Rs. 6630/- is paid, by the Bankers cheque number 752611, Bankers Cheque Date 23/12/2010, Bank Name State Bank of India, Siliguri, received on 07/02/2011
3. Rs. 39260/- is paid, by the Bankers cheque number 119487, Bankers Cheque Date 18/01/2011, Bank Name State Bank of India, HAKIMPARA (SILIGURI), received on 07/02/2011

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

Presented for registration at 13.00 hrs on :07/02/2011, at the Office of the A. D. S. R. SILIGURI by Sri Pradip Kumar Paul ,Executant.

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

Execution is admitted on 07/02/2011 by

J K Construction
Kamot Kumar Kamotkar
Partner

J K Construction
Deinul Haque
Partner

(Nima Sherpa)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

07/02/2011 13:12:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 00280 of 2011
(Serial No. 00317 of 2011)

1. Sri Pradip Kumar Paul, son of Sri Paresh Nath Paul , Nabagram, SILIGURI MC, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Bhakti Nagar , By Caste Hindu, By Profession : Business

Identified By Sanjay Kumar Gupta, son of K. P. Gupta, B. S. Sarani, Bidhan Road, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Others.

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



J K Construction
Kamran Kumar Kamran
Partner

J K Construction
Deenul Haque
Partner

(Signature)
(Nima Sherpa)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 615 to 626
being No 00280 for the year 2011.



(Nima Sherpa) 07-February-2011
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A. D. S. R. SILIGURI
West Bengal

J K Construction

Kamal Kumar Kamal
Partner

J K Construction

Tajimul Haque
Partner