P-2205 dt 27-9-2004 I 2688 25/8/06 1000Rs.






Be Rs 34000/- + 34000/-
are paid Simultaneously
No: Be 00 027 223232 Dt. 23.8.2004
& No: Be 00 027 223233
Dt: 23.8.

27-9-2004

40% REGISTRATION FEE UNDER AMNESTY SCHEME VIDE WB MEMO NO- 226/01 DT. 01/06/2006 IS EXEMPTED.

Page No. 1

# DEED OF SALE (CONVEYANCE)

[redacted] for exempt [redacted] does not require Stamp duty, [redacted] reading Stamp Amt. Rs 100 [redacted] Stamp Paid A 5907 -

40% STAMP DUTY UNDER AMNESTY SCHEME VIDE WB MEMO NO- 111/06 DT. 31/07/2006 IS EXEMPTED.

Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling
20/8/06

certified that the deficit Stamp duty of Rs. 14540/, 28360/- has been realised by the Bank Draft vide No. 238004 Dated 29/3/06 for Rs 100 027 Be/Co/012 - 839310 - 25/8/01

Collector
S/S 41 & 42 of

NR. 17935/-
Ble Hyd

17.93.500
2 00.000
8.93.500
536.100
A 5907
25/8/06

1000Rs.






# DEED OF SALE (CONVEYANCE)

1000Rs.




श्रीमती सरोजदेवी शाईवाला



# DEED OF SALE (CONVEYANCE)

1000Rs.






# DEED OF SALE (CONVEYANCE)

# DEED OF SALE (CONVEYANCE)

| | | |
|---|---|---|
| Area Measuring. | : | 2 Katha 8 chhatak or 0.042 acre together with an old incomplete four storied building standing thereon. |
| Mouza | : | SILIGURI, |
| J.L. No. | : | 110 (88), |
| Khatian No. | : | 1210, |
| Plot No. | : | 5139, |
| Police Station | : | Siliguri, |
| District | : | Darjeeling, |
| S. M. C. Ward No. | : | XXVI, |
| Value | : | Rs. 9,00,000/-. |

THIS INDENTURE IS MADE ON THIS THE 27th DAY OF SEPTEMBER TWO THOUSAND FOUR.

**BETWEEN**

1. **SRI RATAN LAL AGARWAL**, son of Late Sewchand Roy Agarwal,
2. **SMT. KAMALESH DEVI AGARWAL**, wife of Sri Ratan Lal Agarwal,

Hindus by religion, Indian by Citizen, resident of Satali Tea Estate, Police Station and Post office Hasimara, District Jalpaiguri, in the State of West Bengal – hereinafter called the "**PURCHASERS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns ) of the **ONE PART**.

A N D

**SMT. SAKUNTALA DEVI GOENKA**, wife of Sri Om Prakash Goenka, Hindu by religion, Indian by Citizen, House wife by occupation, resident of Agrasen Road, Khalpara, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal – hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendors hereof Smt. Sakuntala Devi Goenka is the absolute owner by purchase of all that piece or parcel of land measuring 2 Katha 8 chhataks or 0.042 acre, in Plot No. 5139, recorded in Khatian No. 1210, in Mouza - SILIGURI, J.L. No. 110(88), Pargana Baikunthapur, now under Siliguri Municipal Corporation Ward No. XXVI, P.S. Siliguri, District Darjeeling, by virtue of a registered Deed of Sale, executed and presented by Sri Banaraj Singh, son of Sri Dayaram Singh of Milanpally, Siliguri, Dist. Darjeeling on 28.01.1981 in the Office of the Sub-Registrar, Siliguri and the said Deed of Sale was finally registered on the same date and recorded in Book No. I, being document No. 552, Volume No.22, Pages from 155 to 163, for the year 1981 and as such from the date of such purchase the said Smt. Sakuntala Devi Goenka is the absolute and exclusive owner and got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter the Vendor hereof Smt. Sakuntala Devi Goenka constructed a four storied residential house on her aforesaid plot of land in the year 1982 as per sanctioned building plan, being No. 2221 dated 17.02.1982, sanctioned by Siliguri Municipality but due to her lac of finance she could not complete the construction (Ground floor completed, 1st. floor - only R.C.C. pillar and roof completed, 2nd. floor - only R.C.C. pillar and roof completed and part of 3rd. floor - only R.C.C. pillar and roof completed,) which is fully described in the Schedule appended below and her aforesaid plot of land bearing Holding No. 241/557/382.

A N D

WHEREAS now the Vendor hereof Smt. Sakuntala Devi Goenka being in need of money for her own development plans and schemes has decided to sell and has also offered for sale her said land measuring 2 Katha 8

chhataks or 0.042 acre together an old incomplete four storied building standing thereon as fully described in the schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchasers hereof relying on the aforesaid statements of the Vendor, have agreed to purchase the said land 2 Katha 8 chhataks or 0.042 acre together an old incomplete four storied building standing thereon, as fully described in the schedule appended below and offered a price of the sum of Rs. 9,00,000/- (Rupees nine lakh) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchasers as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell her said below scheduled property to the Purchasers hereof at or for the price of the sum of Rs. 9,00,000/- (Rupees nine lakh) only, free from all encumbrances and charges whatsoever and the said landed property is hereby transferred in the manner as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 9,00,000/- (Rupees nine lakh) only paid by the Purchasers to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchasers the said landed property hereby sold described in the schedule below and make over possession thereof to the Purchasers together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever is belonging to or in any way appertaining to the said property or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchasers forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said property hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchasers.

THE VENDOR does hereby covenant with the Purchasers that if for any defect in the title of the property hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchasers are deprived of ownership or of possession thereof the property hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchasers the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchasers.

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchasers, do execute or cause to be done such acts, deeds or things whatsoever if the Purchasers so required in future for peaceful enjoyment and possession of the said property hereby sold by the Vendor by these presents.

## SCHEDULE OF LAND

**ALL THAT PIECE OR PARCEL** of homestead land 2 Katha 8 chhataks or 0.042 acre together an old incomplete four storied building standing thereon ( Ground floor completed, 1st. floor - only R.C.C. pillar and roof completed, 2nd. floor - only R.C.C. pillar and roof completed and part of 3rd. floor - only R.C.C. pillar and roof completed ), at an annual proportionate rent of Rs. 2=35 payable to the superior land lord now the Govt. of the State of West Bengal, represented by the B.L. & L.R.O. Siliguri, recorded in Khatian No. 1210, included in Plot No. 5139, situated within Pargana - Baikunthapur, Mouza - **SILIGURI**, J.L. No. 110 (88), within the limits of Siliguri Municipal Corporation Ward No. XXVI, Holding No. 241/557/382, Police Station, Sub Division & Registry Office Siliguri, District Darjeeling, in the State of West Bengal.

The said demised landed property is butted and bounded as follows: -

By the North : Siliguri Municipal Corporation Road.

By the South : Land of Dayaram Singh.

By the East : Land of Dayaram Singh.

By the West : Land of Sanjay Paul.

Within the aforesaid boundary 2 Katha 8 chhataks or 0.042 acre of land together an old incomplete four storied building standing thereon is hereby sold by the Vendor to the Purchasers hereof by these presents.

**IN WITNESS WHEREOF** the Vendor hereof in good health and conscious mind has put her signature on this Deed of Sale (Conveyance) on the day, month and year hereinbefore mentioned.

**WITNESSES:**

1. ओमप्रकाश डोसका
S/o भगत चन्द गोसवां
मेलन पल्ली
पो सिलीगुड़ि

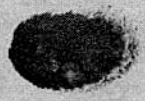
शकुन्तला देवी गोइन्का
**(SIGNATURE OF THE VENDOR)**

2. Ashok Agarwal
S/o. Radhey Lal Agarwal
Siliguri
Dist Jalpaiguri

Drafted, read over and explained by me and computerized in my chamber:

Tapash Nandi
Advocate / Siliguri.
Enrolment No. 1047/1000/02

# EXECUTANT SHEET

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

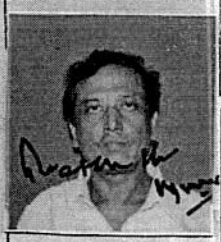
शकुन्तला देवी गोइन्का

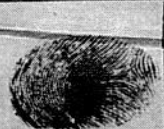
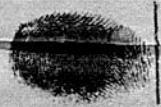
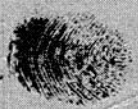
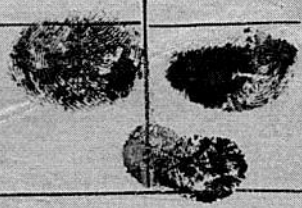
Signature with date

| | | | | | | |
|---|---|---|---|---|---|---|
| PHOTO. Full Signature of the person | Left Hand | | | | | |
| | Right Hand | | | | | |



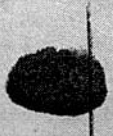
Signature with date



| | | | | | |
|---|---|---|---|---|---|
| Left Hand |  |  |  |  |  |
| Right Hand |  |  |  |  | |

Signature with date



| | | | | | |
|---|---|---|---|---|---|
| Left Hand |  |  |  |  |  |
| Right Hand |  |  |  |  |  |

Signature with date

Signature of Identifier

Signature of R. O.

Signature with date

Registered in
Book No 1
Vol. No. 2032 To 210
Page
No. 2988
2006

Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling

Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling
15/1/2009

Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling