

G-454

I-2554

302 1000Rs.



132.03



Market value assessed Rs. 30000/-
(R.P. 24)
Stamp Duty required Rs. 98400/-
(Rup. 1)
Stamp Duty paid Rs. 68000/-
Rupee 1
D. filed on 13/2/03
Rupees 30400/-

Additional Recd. Fees
R. 4180/-
On-line linked Vid Miso
Receipt pl No. 672783
Dated 3.9.03

Stamp duty Required Rs. 98400/-
Stamp duty paid in 68,000/-
N. J. Stamp Rs. 4000/-
Stamp duty paid u/s. 41 92000/-
of the I.S.A. 189 in Bp 92000/-
Bank Draft Rs. 38100/-
Collector u/s 189 of the I.S.A. 1899.

SUB-REGISTRAR
Rajnagar, Dist. Jalpaiguri
13/2/03
DEED OF CONVEYANCE

SUB-REGISTRAR
Rajnagar, Dist. Jalpaiguri
3.9.03

THIS DEED OF CONVEYANCE is made this The 13th Day of FEBRUARY, 2003 A.D.

Sub-Registrar
Rajnagar, Dist. Jalpaiguri
13/2/03

Visit Commission Case No. 50. for 2003
Fees Paid- J(1) Rs. 2500/-
J(2) Rs. 1000/-
P.T.A. Rs. 3000/-

Total Rs. 68000/-

Sub-Registrar, Rajnagar
Dist. Jalpaiguri

Contd. 111
of Rs. 30400/-
ha
B.L. 0108 266744
to m...
documents is...

SUB-REGISTRAR
Rajnagar, Dist. Jalpaiguri

Admissible under Rule 21 & also
u/s. 5/41 of W.B. L. R. Act, 1965
duty Stamp under the Indian
Stamp Act, 1899 (W.B. Stamp Act)
Annexment u/s 11 date
Schedule 1A
Fees Paid 10100/-
Process Fees 10100/- in C.F.S.

3.9.03

SUB-REGISTRAR
Rajnagar, Dist. Jalpaiguri

Conveyance

A. No. 2471 Date 13.2.2003
Sold to Prakash Endearous pr. xid
OF my
1000 (Rupees) one thousand only

B. R. G-45
Stamp Vendor
Bilaspur - Chh.

Presented for Registration of.....
A. No. of the 13th Feb
2003 of Sub-Reg. No. 13th by
Mamji Bajaj

Mamji Bajaj



SUB-REGISTRAR
Bilaspur, Dist. Jhalgaon

Name Mamji Bajaj
S/o Mamji Bajaj
of P. S. Bilaspur, Jhalgaon
Thana P. S. Bilaspur, Jhalgaon
District Jhalgaon
By Caste Hindu/Muslim
By Profession Housewife

Mamji Bajaj

2

Name Mamji Bajaj
S/o Mamji Bajaj
of P. S. Bilaspur, Jhalgaon
Thana P. S. Bilaspur, Jhalgaon
District Jhalgaon
By Caste Hindu/Muslim
By Profession Housewife

Mamji Bajaj

SUB-REGISTRAR
Bilaspur, Dist. Jhalgaon

SUB-REGISTRAR
Bilaspur, Dist. Jhalgaon



Mansu Daji

(2)

AREA

: 4 (FOUR) KATHAS TOGETHER WITH
PUCCA HOUSE STANDING THEREON

KHATIAN NO.

: 701/2 (SEVEN ZERO ONE BY TWO)

C.S. PLOT NO.

: 563 (FIVE SIX THREE)

MOUZA

: DABERAN

PARGANA

: BAIKUNTHAPUR

S. R. OFFICE

: RAJGANJ

POLICE STATION

: BHAKTINAGAR

DISTRICT

: JALPAIGURI

CONSIDERATION

: Rs. 8,50,000/-
(Rupees Eight Lacs Fifty Thousand only)

... continued

to be made

2472 13.2.2003
Sold to Prakash Endeavour Pvt Ltd.
OF 1000/-
(Rough) one thousand only

B. R. G. 45
B. R. G. 45
B. R. G. 45



REGISTRAR
BANGALORE

13.2.03

1000Rs.



Manju Bajaj

✓
SMT. MANJU BAJAJ wife of Sri. Mohan Bajaj, by religion Hindu, by occupation House Wife, resident of P.S. Road, Gangtok, Sikkim, hereinafter called the **SELLER/VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, successors, executors, administrators, representatives and assigns) of the **ONE PART.**

Chiranjivi
MOM

... continued

1000Rs.



Manish Bhowmik

(4)

AND

✓
PRAKASH ENDEAVOURS PRIVATE LIMITED, a Private Limited Company, having its Registered Office at 2nd Mile, Sevoke Road, Siliguri in the State of West Bengal, bearing Registration No. U-45201 WB 2003 PTC Ø 95769 represented by one of its Directors, Sri Manoj Kumar Jain, son of Sri Darshanlal Jain, at present residing at Sevoke Road, P.O. & P.S. Siliguri, Dist Darjeeling hereinafter called the **PURCHASER/VENDEE** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, successors in office, representatives, administrators and assigns) of the **SECOND PART**

Chandra
2017

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Mansu Bai

(5)

WHEREAS the Vendor abovenamed acquired a Plot of land measuring 4(Four) Kathas appertaining to Khatian No.701/2, Plot No.563, Mouza-Dabgram, Sheet No.8, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by way of purchase from one Srii Manbahadur Bishwakarma, son of Late Jeetman Bishwakarma, resident of Dabgram, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of a Deed of Conveyance being Deed No.1-1179, recorded in Book No.1, Volume No.11 pages 105 to 114 being Document No.1179 for the year 1989 registered at the office of 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj on 10-03-1989.

AND WHEREAS being owner in such possession the Vendor abovenamed got a Building Plan approved Vide Plan No.4707 dated 17-03-1995 from Siliguri Municipal Corporation and constructed a residential bungalow on the said land in accordance with the said Building Plan.

AND WHEREAS the Vendor abovenamed in the manner aforesaid became the sole, exclusive and absolute owner of the said plot of land together with said residential bungalow having permanent, transferable and heritable right title and interest therein and is enjoying and possessing the said landed property openly, freely and adversely without any interruption from anyone whatsoever. The Plot of land and residential bungalow standing thereon are more fully described in Schedule hereto.

... continued 6

Chandni

(6)

AND WHEREAS the abovenamed owner of Scheduled landed property, the Vendor of these presents being in need of money for some other developmental purposes decided and agreed to sell the Scheduled landed property and accordingly was in search of a suitable buyer.

AND WHEREAS the Purchaser of these presents finding the plot of land suitable for his business purposes decided and agreed to purchase the said Scheduled landed property as fully described in the Schedule below and requested the Vendor to sell the said landed property for a valuable consideration of Rs.8,50,000.00 (Rupees Eight Lacs fifty thousand only).

AND WHEREAS the Vendor finding the price offered by the Purchaser to be highest prevailing in the market agreed to sell said landed property fully described in the schedule below for the sum of Rs.8,50,000.00 (Rupees Eight Lacs fifty thousand only) free from all encumbrances and charges whatsoever unto the Purchaser and the said landed property is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid offer and acceptance and in consideration of Rs.8,50,000.00 (Rupees Eight Lacs fifty thousand only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby fully admit and acknowledge and grant full discharge from the payment thereof, the Vendor doth hereby grant, convey, transfer and assign unto and in favour of the Purchaser, the landed property described in the Schedule below and make over Khas and physical possession thereof to the Purchaser with all right, liberties, privileges, easements, appendices and appurtenances belonging to or in any way appertaining to the said landed property hereby transferred, expressed intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rent and taxes payable to the State of West Bengal.

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Chandni
#101

Martin B. B. B.

(7)

AND THE VENDOR doth hereby covenant with the purchaser that the right, title and interest which the Vendor professes to transfer subsists and Vendor have full authority to transfer the said landed property hereby transferred, expressed or intended so to be in favour of the Purchaser in the manner aforesaid and the Vendor or any persons claiming under her shall from time to time and at all times hereafter at the request and cost of the Purchaser shall execute all such acts, deeds and things whatsoever for further and more effectively assuring the enjoyment and possession of the Purchaser thereof and therein as shall be required.

IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the landed property hereby transferred, expressed or intended so to be or any part thereof on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

IF FOR ANY DEFECT in the title, or for any act done or suffered to be done by the Vendor with respect to the right in the said landed property hereby transferred, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the right in the property conveyed or expressed or intended so to be or any part thereof, the Vendor shall be liable to be dealt with according to law and return to the Purchaser the full/proportionate part of the consideration money as the case may be and shall be liable for adequate compensation for any loss or injury attended therein to be sustained by the Purchaser.

IT IS FURTHER DECLARED by the Vendor that the Vendor have not entered into any binding contract with any other person whatsoever to sell or to transfer or otherwise any interest or right in the landed property described in the schedule below and that there subsists no such contract of sale at the date or time of these presents and in the event of discovery of any such contract of sale or transfer with respect of the landed property hereby transferred or any part thereof existing at the date of these presents or if any of the recitals made herein by the Vendor is proved to be false, the Vendor shall be liable to compensate adequately to the Purchaser for the loss or injury to be sustained by the Purchaser in consequence thereof.

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Concluded

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SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of homestead land measuring more or less 4(Four) Kathas appertaining to Khatian Nos.701/2, Plot No.563, Sheet No.8(Eight)(Hal) in Mouza-Dabgram, within Ward No.41(Forty One) of Siliguri Municipal Corporation, Pargana-Baikunthapur, Police Station-Bhaktinagar, Sub-Registry Office-Rajganj, District-Jalpaiguri in the State of West Bengal TOGETHER with a Residential Bungalow/House bearing SMC Holding No.2113 standing thereon.

The Scheduled land is butted and bounded as follows:-

NORTH :BY LAND OF VENDOR SOLD TODAY TO PURCHASER
 SOUTH :BY SOLD LAND OF LACHIN LAL RASAILI
 EAST :BY 24 FEET WIDE ANCHAL ROAD
 WEST :BY LAND OF VENDOR SOLD TODAY TO PURCHASER

IN WITNESSES WHEREOF the Vendor in good health and conscious mind, has set and subscribed her hand on this Deed of Conveyance on the day, month and year first above written.

WITNESSES:

The contents of this document has been gone through and understood personally by the Vendor and the Purchaser.

1 Mohun Bepoi
Shri R.k. Bepoi
P.S. Road
Gangto (Sikkim)
 2 Ranathan prd Gahar,
Labi - duo path prd -
P.S. Road
Gangto - (Sikkim)

Mansin Bepoi
 (VENDOR)

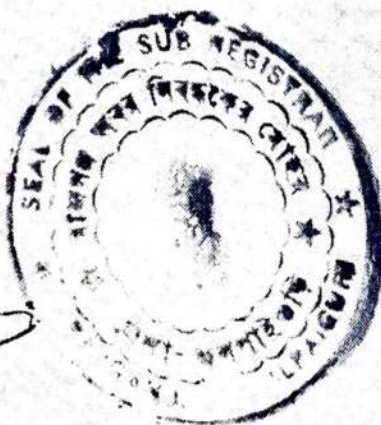
Drafted, read over and explained by me, and computer typed in my Chamber.

Himadri Mohanta.
 (HIMADRI MOHANTA)
 ENR.NO.F/1046/1108/02
 ADVOCATE - SILIGURI



SUB-REGISTRAR
Rajgarh, Dist. Jalpaiguri

17. 2. 03



SUB-REGISTRAR
Rajgarh, Dist. Jalpaiguri

17. 2. 03

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10/2/81