

2987 / 1.6.07

67300 13926 I 2161 शि. 22/3/11



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

757029

7939-
Photo-
1.6.07

CERTIFIED THAT THE DOCUMENT ADMITTED TO REGISTRATION, THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

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ADDL. DIST SUB-REGISTRAR
SILIGURI-II, AT BAGDOGRA, DIST.-DARJEELING

22/3/11

[Handwritten Signature]

Seen
07/02/11
REVENUE OFFICER
Office of the B.L & L.R.O.
Matigara : Darjeeling.

DEED OF CONVEYANCE

By
Plains
Adv.

stamp duty payable as per Setforth Valuc Rs... .. 22,500/-
due to Urgent necessity Said duty 5000/-
Make up by N. J. Stamp of Rs..... 12,500/-
and by Bank Draft/Bankers Cheque of Rs.....

of S. B. I. Siliguri Court
Deportment No. 842695-3110/07
branch bearing No. 842696

Collector
u/s 2 (9) b of I. S. Act,
A. D. S.-B. Bagdogra

1716
250
266

3966

17/5/07

Renu Nangia

Pradhan nagar

Value 1000/-

Stamp Vendor
S. B. Office, Siliguri

Registration at...
the day of...
Addl. Dist. Sub-Registrar

Stamp Vendor
S. B. Office, Siliguri

Guru Charan Das

3635



Addl. Dist. Sub-Registrar
Siliguri-I at Bagdogra, Dist. Darjeeling
1/6/07

Guru Charan Das

Yash A. Bhatia
P. R. Bhatia
Tangor Bhatia

Stamp Vendor
S. B. Office, Siliguri

Handwritten signature

Addl. Dist. Sub Registrar
Dist. Darjeeling



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

757028

Guru Charan Das

- : 2 : -

DEED OF CONVEYANCE

By
V. Ramesh
Achari

3968

17/5/07

Renu Nangia

Pradhan nagar

Value 1000/-

Stamp Vendor
S. R. Office, Siliguri



Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Dist. Darjeeling



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

757027

Gurucharan Das

-:3:-

DEED OF CONVEYANCE

3
V. P. Das
Adv.

3968

17/5/07

Renu Nangia

Pradhan nagar

Value 1000/-

[Signature]
Stamp Vendor
S. R. Office, Sillipar



[Handwritten signature]



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

757026

Gurucharan Singh

--:4:--

DEED OF CONVEYANCE

Dr. Adr.



2967

17/5/07

Renu Nangia

Pradhan nagar

Value 1000/-

Stamp Vendor
S. E. Office, Siliguri



Add. Dist. Siliguri II
Bagdogra, Distt. Darjeeling



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

757025

Guru Charan Singh

--:5:--

DEED OF CONVEYANCE

*By
W. P. Singh
Adv.*



3970

17/5/07

.....

..... Renu Mangia

..... Pradhan nagar

..... 1000/-

1000/- 5 = 500/-

Stamp Vesta
S. B. O. S. S. S.



Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Dist. Darjeeling



- : 6 : -

Guru Charan Roy

DEED OF CONVEYANCE

Land measuring 14 Kathas 5 Chataks or 0.236 Acres

Price : Rs. 4,50,000/-

Mouza : Bairatisal

J.L. No. : 70

Khatian No. : (Old) 17/18, New 210

Plot No. : (Old) 306, New 342

P.S. : Matigara

District : Darjeeling

THIS INDENTURE MADE ON THIS THE ^{1st} DAY OF JUNE
TWO THOUSAND SEVEN.

BETWEEN

SMT. RENU NANGIA, Wife of Sri Krishna Kant Nangia, Hindu by religion, House wife by occupation, Nationality by Indian, resident of Pradhan Nagar, P.O. Pradhan Nagar, P.S. ,Sub-Division and Addl. District Sub-Registry Office Siliguri in the District of Darjeeling hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal-representatives, administrators and assigns) of the **ONE PART**.

AND

SRI GURU CHARAN ROY, Son of Late Ananta Kr. Roy, hindu by religion, Service by occupation, Nationality by Indian, resident of Sarat Nagar, P.O. New Rangia, P.S. Matigara, Sub-Division Siliguri and Addl. District Sub-Registry Office Bagdogra, Siliguri II in the District of Darjeeling hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, legal representatives administrators and assigns) of the **OTHER PART**.

By
Guru Charan Roy



Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Distt. Darjeeling

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6/6/62

Gurucharan Das

AND WHEREAS the Vendor is the absolute owner of the land measuring 14(fourteen) Kathas 5 Chataks or 0.236 Acres, Situated within the Mouza-Bairatisal, J.L. No. 70, Part of Plot No. (Old) 306, New 342, recorded in Khatian No. (Old) 17/18, New 210, Pargana – Patharghata, P.S. Matigara, Sub-Division Siliguri in the District Darjeeling by virtue of a Deed of Conveyance, registered before the A.D.S.R, Siliguri on 16.8.2005, executed by Sri Bimal Krishna Chowdhury, Son of Late Rakhal Chandra Chowdhury of 219 Girish Ghosh Sarani, Hakimpura, Siliguri, Dist. Darjeeling, recorded in Book No. 1, vide Being No. 6884 for the year 2005 and having permanent heritable and transferable right title and interest therein and her name was dully mutated in the record of right and a separate Khatian have opened in her name.

AND WHEREAS the Purchaser was in search of a plot of land for her development purpose.

AND WHEREAS the Vendor of this Deed in need of money for purchase another plot of land for his Residential purpose have offered to sell the land measuring 14(fourteen) Kathas 5 Chataks or 0.236 Acres as fully described in the schedule below and free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser have agreed to purchase the land measuring 14(fourteen) Kathas 5 Chataks or 0.236 Acres as fully described in the schedule below for the price of Rs. 4,50,000/- (Rupees Four Lakhs fifty thousand) only and free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor considering the said price so offered by the Purchaser as fair, reasonable and highest in the present market and firmly and finally agreed to sale his said below schedule land to the Purchaser for Rs.4,50,000/- (Rupees Four Lakhs fifty thousand) only and free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer acceptance and in consideration of the sum of Rs.4,50,000/- (Rupees Four Lakhs fifty thousand) only paid by the Purchaser to the Vendor who does hereby acknowledge the receipt of the said amount from the Purchaser and grant fully discharge to the Purchaser from the payment thereof, the Vendor doth hereby convey, assign, sale and transfer the said below schedule land with all his right, title and interest, hereditaments, liberties, easements, trees and fence etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof peaceably and quietly with permanent, heritable and transferable right, title and without any claim, objection, interference or interruption from the Vendor or any person claiming under the subject to the payment of land revenue and other taxes to the Govt. of West Bengal.

The Vendor declare that the interest which he professes to transfer hereby subsists as on the date of these presents and that there exists no previous transfer, mortgage contract for sale or otherwise by the Vendor in favour of any other person or party thereof and that the recital made hereon above are all true and in the event of any contrary is proved the Vendor shall be liable for the same and shall also be to make good loss or injury which the Purchaser may suffer or sustain in consequence thereof.

By
[Signature]
[Signature]



[Handwritten signature]

U.S. ATTORNEY
DISTRICT OF COLUMBIA
1100 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

1/6/02

The Vendor further covenant with the Purchaser that for any defect to title of the said below schedule land for any act done by the Vendor, the Purchaser be deprived of ownership or of possession of the said below schedule land or any part thereof in future then the Vendor shall return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest @ Rs.10% (Ten Percent) per annum from the date of such deprivation of owner of possession and Vendor shall also pay adequate compensation to the Purchaser which the Purchaser may suffer or sustain resulting therefrom.

SCHEDULE OF THE LAND

All that piece or parcel of Homestead land measuring 14(fourteen) Kathas 5 Chataks or 0.236 Acres, held under the State of West Bengal, Situated within the Mouza-Bairatisal, J.L. No.70, recorded in Khatian No. (Old) 17/18, (New) 210, Part of Plot No. (Old) 306, New 342, Pargana - Patharghata, P.S. Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Bagdogra, Siliguri II in the District of Darjeeling as shown in the Sketch Map bounded by red border line annexed herewith of these presents.

The land measuring 14 Kathas 5 Chataks is butted and bounded as follows :-

By North : 32' Wide Pucca Road.

By South : Sold land of Sakalu Singha.

By East : Land of Sri Paresh Chowdhury.

By West : Land of Sri Ashutosh Bhattacharjee.

Yearly rent for the land hereby sold is Rs. 1/- (Rupees One) only payable to the superior landlord now the Govt. of West Bengal.

IN WITNESS WHEREOF the Vendor is in good health and conscious mind and have set and subscribed his hand on the day, month and year first above written at Bagdogra in this Deed of Conveyance (Sale).

WITNESSES :

1. *Beeli D. Bhunia*
A. R. Bhunia,
Gangtok, Darjeeling

2. *Ref Kumar Guptal*
State Amarchand Guptal
2 1/2 Mile Semok Road
Siliguri

Guru Charan Ray
(Signature of the Vendor)

Drafted by me and typed in my Chamber :


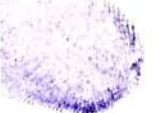
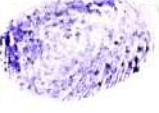

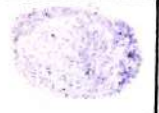


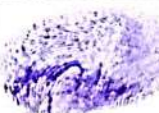



Subodh Chandra Pal
(Subodh Chandra Pal)
Advocate/Siliguri
Enrollment No.WB-F-782/776 of 1984.



Addl. Dist. Sp. ...
Gillauri-II at ...


[Handwritten signature]

EXECUTANT SHEET (VENDOR)

 Gurn Charan Singh		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					






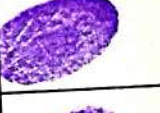



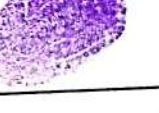

Gurn Charan Singh

Gurn Charan Singh
Signature with Date

Photo Full signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Claimant Sheet (Purchaser)

(Signature with Date)

 Penu Nayig		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Penu Nayig

Penu Nayig
Signature with Date

Photo Full signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

(Signature of R.O.)

(Signature with Date)

PLAN SHOWING THE LAND TO BE SOLD OF MOUZA BAIRATI
 J.L. NO. 70. P.S. MATIGARA. DIST. DARJEELING
 SCALE: 1" = 1 MILE

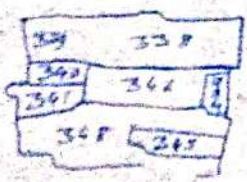
NAME OF PURCHASER
 SRI RENU NANGIA
 W/O SRI KRISHNA KANT
 NANGIA OF PRADHAN NAGAR,
 SILIGURI.

NAME OF VENDOR
 SRI GURU CHARAN DAS
 S/O LATE ANANTA K. DAS
 OF SARAT NAGAR POST
 PANGJA. P.S. MATIGARA,
 DIST. DARJEELING

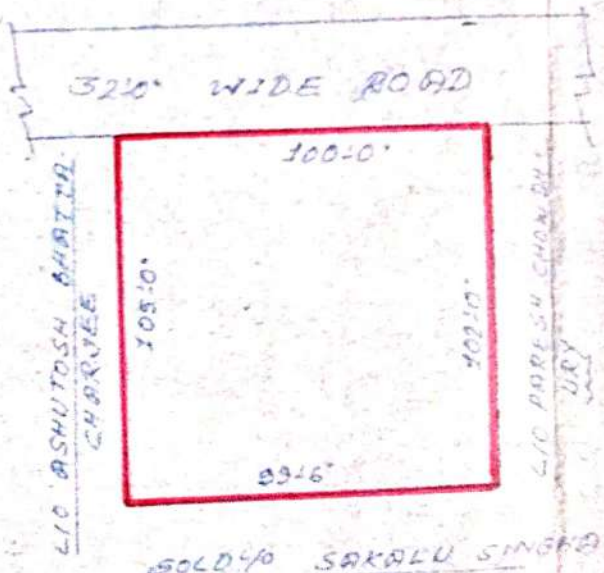
SCHEDULE OF LAND

MOUZA	KH. NO.		PLOT NO.		AREA IN AC	TOTAL AREA
	OLD	NEW	OLD	NEW		
BAIRATISAL J.L. NO. 70	17/18	210	306	342	0.236 ACRE	0.236 ACRE

PROPOSED LAND TO BE SOLD SHOWN BY RED INK MARK



PART MOUZA MAP OF
 BAIRATISAL. J.L. NO. 70



Sri Charan Das
 SIG. OF VENDOR

SCALE: 1" = 35' 10"

DRAWN BY
 27/05/07
 KRABIRAO



1751 Sub
Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Distt. Darjeeling

1/10/2



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 02161 of 2011
(Serial No. 02987 of 2007)

On 01/06/2007

Payment of Fees:

Amount By Cash

Rs. 4939/-, on 01/06/2007

(Under Article : A(1) = 4939/- on 01/06/2007)

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.-1716000/-

Certified that the required stamp duty of this document is Rs.- 85800 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 17500/- is paid, by the draft number 842696, Draft Date 31/05/2007, Bank Name State Bank Of India, Mangaldeep, received on 01/06/2007

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

Presented for registration at 13.02 hrs on :01/06/2007, at the Office of the ADSR Siliguri-II at Bagdogra by Guru Charan Roy ,Executant.

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

Execution is admitted on 01/06/2007 by

1. Guru Charan Roy, son of Late Ananta Kr. Roy , Sarat Nagar, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-New Rangia , By Caste Hindu, By Profession : Service

Identified By P. Bhutia, son of A R Bhutia, Gangtok, SIKKIM, India, P.O. :- , By Caste: Hindu, By Profession: Cultivation.


On 22/03/2011

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/-

Deficit stamp duty

Deficit stamp duty


(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage/1 of 2





Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 02161 of 2011
(Serial No. 02987 of 2007)

1. Rs. 40000/- is paid, by the Bankers cheque number 242854, Bankers Cheque Date 01/03/2011, Bank Name State Bank of India, Mangaldeep, received on 22/03/2011
2. Rs. 23300/- is paid, by the Bankers cheque number 242829, Bankers Cheque Date 01/03/2011, Bank Name State Bank of India, Mangaldeep, received on 22/03/2011

Payment of Fees:

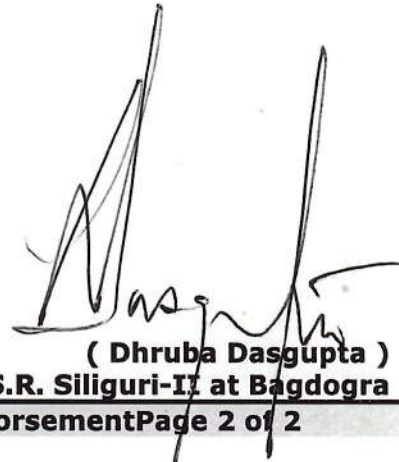
Amount By Cash

Rs. 13926/-, on 22/03/2011

(Under Article : A(1) = 13926/- on 22/03/2011)

(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra




(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra



Registration under section 60 and Rule 69.

Recorded in Book - I
Volume number 6
Pages from 2216 to 2233
Drawing No 02161 for the year 2011.



(Dhruba Dasgupta) 22-March-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal



