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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

ADDL DIST SUB-REGISTRAR
SILIGURHI
22/9/2009

Bidyut Basu
as constituted attorney
of Smt. Minati Basu

DEED OF CONVEYANCE

Handwritten signature/initials



NO. 1113. DATED 17/09/2009.

PAID TO :

SMT. GOURI CHAKRABORTY,
W/O SRI ASOKE KUMAR CHAKRABORTY,
SOUTH BHARAT NAGAR,
P.O. SILIGURI TOWN,
P.S. SILIGURI, DIST. DARJEELING.

N.J. STAMP WORTH RS. 99,200/-
(RUPEES NINETY NINE THOUSAND
TWO HUNDRED) ONLY.

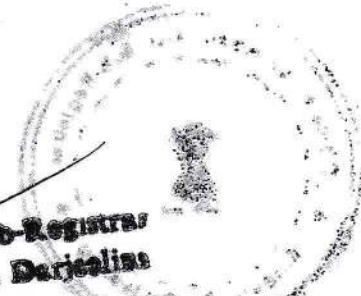


Head Clerk
Stamp Section/Siliguri Treasury-II.



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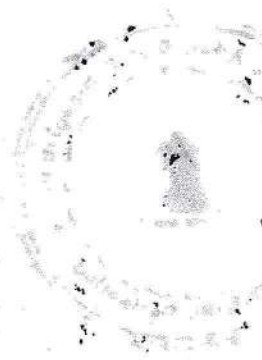
Manik Das
S/o. Sri Naresh ch. Das
of 1 No. Dabgoram
Po. Rabindra Sarani
P.S. Siliguri


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



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

072336



Bidyut Basu,
 as constituted attorney
 of Smt. Minati Basu

DEED OF CONVEYANCE

Handwritten signature or initials.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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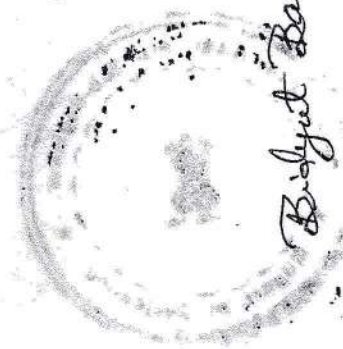
Bidyut Basu
as constitute attorney
of Smt. Minaki Basu

DEED OF CONVEYANCE

*Basu
Basu*



02CC 505552



Bidyut Basu
as constituted attorney
of Smt. Minoti Basu

DEED OF CONVEYANCE

Handwritten signature



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 303395

Budjit Basu,
as constituted attorney
of Smt. Minati Basu

DEED OF CONVEYANCE

Handwritten signature



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 303396



Bidyut Basu,
as constituted attorney
of Smt. Minakati Basu

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DEED OF CONVEYANCE

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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

C 303397

Bidyut Basu,
as constituted attorney
of Smt. Minati Basu

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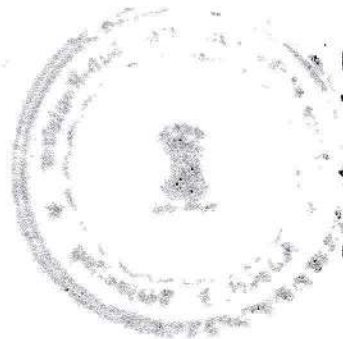
DEED OF CONVEYANCE

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

C 303398



Bidyut Bose,
as constituted attorney
of Smt. Minaki Babu

Minaki Babu

DEED OF CONVEYANCE



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 786885



Bidyeet Basu,
as constituted attorney
of Smt. Minati Basu

DEED OF CONVEYANCE



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 786886

Bidyut Basu
as constituted attorney
of Smt. Minati Basu

DEED OF CONVEYANCE

[Handwritten signature]

Bidyeet Basu
or constituted
attorney of
smt. Minati Basu

Vacant Land Area	::	5 (Five) Kathas
Mouza	::	SILIGURI
J.L. No.	::	110(88)
Khatian No.	::	4273/9 & 4273/11
Plot No.	::	12306/13120
Police Station	::	Siliguri,
District	::	Darjeeling
Set-forth Value	::	Rs. 4,75,000/-
Market Value	::	Rs. 16,52,995/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 22ND DAY OF SEPTEMBER, TWO THOUSAND NINE.

B E T W E E N

SMT. GOURI CHAKRABORTY, Wife of Sri Asoke Kumar Chakraborty, Hindu by religion, Nationality Indian, Housewife by occupation, resident of South Bharat Nagar, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.) -hereinafter called the **PURCHASER** (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 **ONE PART**.

A N D

SMT. MINATI BASU, Wife of Late Amal Kumar Basu, Hindu by religion, Nationality Indian, Housewife by occupation, resident of Barasat, Nabapaly, District North 24 Pargana (W.B.) - 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**.

Bidyut Basu
is constituted
attorney of Smt.
Minati Basu

The Vendor hereof is represented by her son/Constituted Attorney **SRI BIDYUT BASU**, Son of Late Amal Kumar Basu, resident of Barasat, Nabapaly, District North 24 Pargana and presently residing at South Bharat Nagar, Post Office Siliguri Town, P.S. Siliguri, District Darjeeling vide registered General Power of Attorney being No. 271 for the year 2008, entered in Book No. IV, C.D. Volume No. I, pages 2735 to 2743, registered at the office of the Addl. District Sub-Registrar Siliguri on 01.08.2008.

WHEREAS the Vendor SMT. MINATI BASU became the absolute owner of land measuring 10 Kathas, recorded in Khatian No. 4273/9 & 4273/11, in Plot No. 12306/13.120, situated within Mouza Siliguri, J.L. No. 110(88), Police Station, Sub-Division and District Sub-Registry Office Siliguri, District Darjeeling by virtue of a registered Deed of Sale being Document No. 3403 for the year 1974, entered in Book No. I, Volume No. 43, pages 49 to 52, registered at the office of the then Sub-Registrar Siliguri, executed by Smt. Namita Ganguly, Wife of Sri Kanailal Ganguly of New Jalpaiguri, P.S. Rajganj now Bhaktinagar, District Jalpaiguri and since the date of such purchase the Vendor abovenamed is in actual, khas and physical possession of the said land having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor hereof being in urgent need of money has decided to sell and has also offered for sale the vacant land measuring 5 Kathas out of her aforesaid land measuring 10 Kathas,


Bidyal Basu,
as constituted
attorney of
Smt. Minati Basu

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as fully described in the schedule below, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of a plot of land for her personal purpose has agreed to purchase the said vacant land measuring 5 Kathas as described in the schedule below and offered the price of Rs. 4,75,000/- (Rupees Four Lac Seventy-five Thousand) only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate has firmly and finally agreed to sell her said land measuring 5 Kathas as described in the schedule below to the Purchaser for the price of Rs. 4,75,000/- (Rupees Four Lac Seventy-five Thousand) only, free from all encumbrances and charges whatsoever and the said land 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. 4,75,000/- (Rupees Four Lac Seventy-five Thousand) only paid by the Purchaser 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 Purchaser the said land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties,

Bidjet Basu,
as constituted
attorney of
Smt. Minati Basu

- 14 -

easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, 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 land described in the schedule below 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 also be liable to pay adequate compensation to the Purchaser.

THE VENDOR does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser 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 Purchaser for any other loss or injury which the Purchaser may suffer therefrom.

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Bidyut Basu,
as constituted
attorney of
Smt. Minati Basu

- 15 -

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as her own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other persons or person whomsoever claiming through or under her.

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

SCHEDULE

All that piece and parcel of homestead land measuring 5 Kathas out of total land measuring 10 Kathas, recorded in Khatian No. 4273/9 & 4273/11, in part of Plot No. 12306/13120, within Mouza Siliguri, J.L. (No.110 (88), Pargana Baikunthapur, Ward No. 24 of Siliguri Municipal Corporation, Police Station, Sub-Division and Additional District Sub-Registry Office Siliguri, District Darjeeling.

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

- North : Land & House of Haripada Mitra & R.T. Dutta,
South : Land of Sri Asoke Kumar Chakraborty,
East : 20 ft. wide S.M.C. Road,
West : Sold land of Sri Suraj Mal Bihani and others.

The land sold herein is more particularly shown in the Sketch Map annexed herewith forming part of these presents.

Market value of the land hereby sold, assessed by the Registering Authority as per Query No. 4186/2009 dated 07.09.2009 is Rs. 16,52,995/- (Rupees Sixteen Lac Fifty-two Thousand Nine Hundred Ninety-five) only and accordingly stamp duty has been paid.

A separate sheet containing the Fingerprints of the Constituted Attorney of the Vendor and the Purchaser is annexed herewith forming part of these presents.

IN WITNESSES WHEREOF the Constituted Attorney of the Vendor has set and subscribe his hand in his sound health and conscious mind on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Manik Das
S/o. Sri. Naresch ch. Das.
of 1 No. Dabgram
P.O. Rabindra Sarani
P.S. Siliguri
Dist. Darjeeling.

Bidyut Basu
(SIGNATURE OF THE CONSTITUTED
ATTORNEY OF THE VENDOR)

Drafted by me as per
instruction of the Executant
read over and explained by me
and printed in my chamber:

2. Jayanta Nay
S/o Late. Deben Nay
P.O. Bhaktinagar
Dist. Jal.

Kamal Deu
(KAMAL DEY)
Advocate, Siliguri
Enrolment No.F-592/884/1998

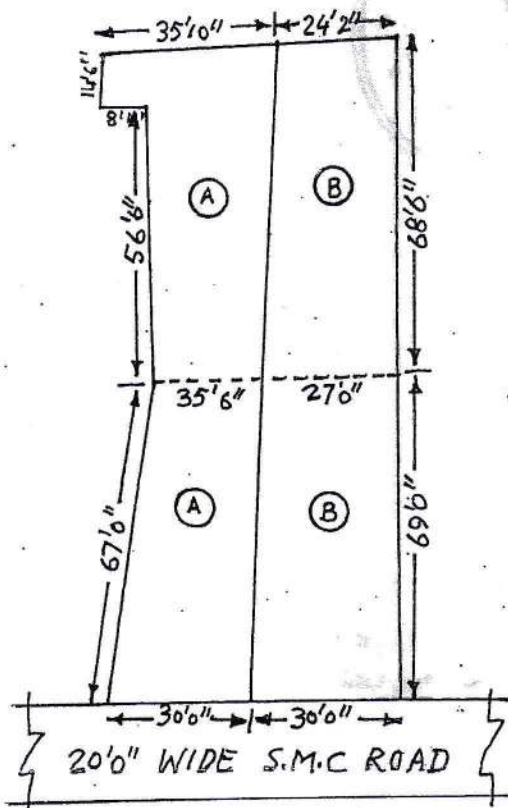
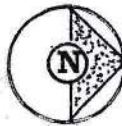
**SITE PLAN SHOWING THE PLOT OF LAND MOUZA SILIGURI
J.L. NO. 110 P.S. SILIGURI. DIST. DARJEELING.**

NAME OF THE PURCHASER	NAME OF THE SELLER
<p>[B] SMT. GOURI CHAKRABORTY S/O SRI ASOKE KUMAR CHAKRABORTY OF SOUTH BHARAT NAGAR P.O SILIGURI TOWN P.S SILIGURI DIST. DARJEELING.</p>	<p>SMT MINATI BASU W/O LATE AMAL KUMAR BASU GENERAL POWER OF ATTORNEY. Appoint her son <u>SRI BIDYUT BASU</u> S/O LATE AMAL KUMAR BASU. BARASAT, NABAPALLY, DIST. 24 PARGANA (NORTH) AND ALSO SOUTH BHARAT NAGAR P.O SILIGURI TOWN DT. DARJEELING.</p>

DETAILS OF THE PROPOSED LAND

MOUZA J.L	KHATIAN	PLOT	TOTAL AREA	SOLD AREA	P.S	DIST
SILIGURI 110 (88)	4273/9 4273/11	12306 13120	10 Kathas Or 0.165 Acre	5 Kathas Or 0.083 Acre	SILIGURI	DARJEELING

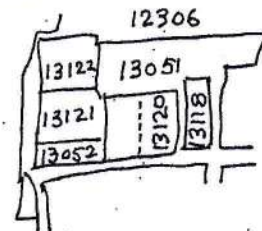
SITE PLAN SCALE 1" = 40'



AREA BOUNDED BY

N	Land of House of Hari Pada Mitra & R.T Dutta ;
S	Land of Sri Asoke Kumar Chakraborty ;
E	20'0" Wide S. M. C. Road ;
W	Sold Land of Sri Suraj Mal Bihani and others ;








**PART TRACED MAP. MOUZA SILIGURI
J.L NO. 110 P.S SILIGURI,
DIST. DARJEELING (SCALE 16" = 1 MILE)
SHEET NO. 20**



Bidyut Basu
as constituted
attorney of Smt.
Minati Basu

Drawn by-

EXECUTANT SHEET












PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Bidyut Basu	LEFT HAND					
	RIGHT HAND					

✓ Bidyut Basu,
as constituted attorney
of Smt. Minati Basu

✓ Bidyut Basu,
as constituted attorney of
Smt. Minati Basu

SIGNATURE

CLAIMANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Soumi Chakraborty	LEFT HAND					
	RIGHT HAND					

Soumi Chakraborty

SIGNATURE

Government Of West Bengal
Office of the A. D. S. R. SILIGURI
SILIGURI
Endorsement For deed Number :I-02084 of :2009
(Serial No. 02186, 2009)

On 22/09/2009

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 18172/- on:22/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1652995/-

Certified that the required stamp duty of this document is Rs 99180 /- and the Stamp duty paid as: Impressive Rs- 99200

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.00 hrs on :22/09/2009, at the Office of the A. D. S. R. SILIGURI by Bidyut Basu, Executant.

Executed by Attorney

1. Execution By Sri Bidyut Basu, son of Late Amal Kumar Basu, South Bharat Nagar Post- Siliguri Town Dist- Darjeeling, Thana: Siliguri By caste Hindu, by Profession :Others, as the constituted attorney of 1. Smt. Minati Basu is admitted by him.

Identified By Manik Das, son of Sri Naresh Ch. Das No. 1 Dabgram Post- Rabindra Sarani Dist- Darjeeling Thana: Siliguri, by caste Hindu, By Profession :Others.




[Nima Sherpa]
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SILIGURI-I
Govt. of West Bengal

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. 02186 / 2009, Deed No. (Book - I , 02084/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Bidyut Basu	<p><i>Bidyut Basu.</i> Constituted attorney of Smt Minati Basu</p>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sri Bidyut Basu Address -South Bharat Nagar Post- Siliguri Town Dist- Darjeeling	Attorney	 22/09/2009	 LTI 22/09/2009	<p><i>Bidyut Basu.</i> Constituted attorney of Smt Minati Basu.</p>

Name of Identifier of above Person(s)
Manik Das
PS-Siliguri, No. 1 Dabgram Post- Rabindra Sarani Dist-
Darjeeling

Signature of Identifier with Date

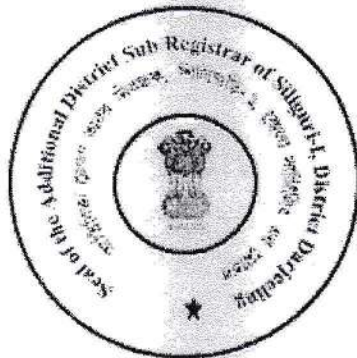
Manik Das 22/09/09

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 2772 to 2802
being No 02084 for the year 2009.



(Nima Sherpa) 22-September-2009
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A. D. S. R. SILIGURI
West Bengal