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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

756679

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

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

05 APR 2017

*Nabin Prasad Gupta*  
 For Debi and as Constituted Attorney  
 For Bhagirathi Debi  
 Sakuntala Devi  
 Lalmoni Devi  
 Rita Gupta  
 Parana Devi

DEED OF SALE

(contd..to 2)

24 10 chli

522000 /  
 26100 /  
 3000 /  
 29100 /

2929 (N) Stamp No. 25/05/07  
Sold to Saejan ker. Sar & others

Matigara  
1000/- One Thousand Only

Stamp: ...  
the day of ... 19...  
... Addl. Dist. Sub. Registrar  
...

STAMP VENDOR  
...  
...

Nabin Prasad Gupta.



3892

Nabin Prasad Gupta  
for Selb and as Constituted Attorney  
For Bhagirathi Debi  
Sakuntala Devi  
Lalmoni Devi  
Rita Gupta  
Panna Devi

Handwritten signature  
Addl. Dist. Sub. Registrar  
Sikarim at Bandhouna Dist. Dardouling  
11/6/07

Stamp: ...  
No. ...  
of ...  
S.L.G. Matigara  
Saejana Nana ...  
Dist. Dardouling  
...



Stamp: ...  
No. ...  
of ...  
S.L.G. Matigara  
Saejana Nana ...  
Dist. Dardouling  
...

Bank: Coopol Bank  
S/o Kati Mohan Bank  
Sep

Handwritten signature  
11/6/07





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

756680

*Nabin Prasad Gupta*  
for Selb and as Constituted Attorney  
For Bhagirathi Debi  
Sakuntala Devi  
Lalmoni Devi  
Rita Gupta &  
Ranna Devi

Page 2

With respect to Raiyoti Homestead  
Land measuring :0.043 Acre or  
2Katha 10 Chatak .  
Price :Rs.60,000/00 only  
Mouza:MATHAPARI,J.L.No.79.  
P.S.MATIGARA.

(contd..to 3)

*Seen*

(contd..to 3)

2930 (N. J. Stamp) 25/05/07  
Sold to Swapna Kr. Das & others.

Matigara.  
1000/- (Rupees) One thousand only.

STAMP VENDOR  
No. No. 11/11/07

STAMP VENDOR  
No. No. 11/11/07



11/11/07





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Nabin Prasad Gupta  
For and as Constituted Attorney  
For Bhagirathi Devi  
Sakuntala Devi  
Lalmoni Devi  
Rita Gupta &  
Rama Devi  
756681

Page-3.

This Indenture is made on this the 14<sup>th</sup> day of June 2007.

B E T W E E N

1) SRI SWAPAN KUMAR DAS, SON OF LATE S.N.DAS, 2) SRI BISWAJIT DAS,  
SON OF LATE B.B.DAS, 3) SRI ASHOK SHAH, SON OF SRI BHAGWAN SHAH,

All Hindu by religion, By Occupation Business, Residing at Matigara Bazar, P.O. &

P.S. Matigara, Dist. Darjeeling, Hereinafter called the PURCHASERS (Which

expression shall mean and include unless excluded by or repugnant to the context

Their heirs, executors, Successors, legal representatives, administrators and assigns) of

the One Part.

(contd..to 4)





A N D

Nabin Prasad Gupta  
For Selb arries constituted Atto  
For B' agirathi Debi  
Sakuntala Devi  
Lalmoni Devi  
Rita Gupta  
Panna Devi

- 1) SMT, BHAGIRATHI DEBI, WIFE OF LATE RAJ NARAYAN PRASAD,
- 2) SMT. SAKUNTALA DEBI, WIFE OF SRI DWARIKA PRASAD, 3) SMT. LALMONI DEBI, WIFE OF SRI NAVAL KISHORE PRASAD, 4) SMT. RITA GUPTA, ALL DAUGHTER OF LATE RAJ NARAYAN PRASAD, 5) SMT. PANNA DEVI, WIFE OF SRI SHIW KUMAR PRASAD, 6) SRI NABIN PRASAD GUPTA, SON OF LATE RAJ NARAYAN PRASAD, All Hindu by religion, housewife/Business by occupation, Residing at M.R. Compound, Khal Para, Siliguri, Dist. Darjeeling, hereinafter called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors legal representatives, administrators and assigns) of the Other Part. Vendor Nos. 1 to 5's represented by and through their Constituted Attorney abovenamed Nabin Prasad Gupta (Vide G.P.No.16, Dated 3.2.1999, & G.P.No.56, Dated 28.8.2002, Registered at A.D.S.R. Office, Siliguri and Bagdogra).

Whereas Raj Narayan Prasad @ Teli was the Recorded owner/Raiyat of lands in Khatian No.157, of Mouza Mathapari, J.L.No. 79, P.S. Matigara, Dist. Darjeeling, and Raj Narayan Prasad was also the Recorded owner /Raiyat of lands in Khatian No.162 (Share-2000), of Mouza Mathapari, and Whereas after the death of abovenamed Raj Narayan Prasad @ Teli his ownership of the said Khatian Lands devolved upon the Vendors No.1,2,3,4 and 6 by virtue of inheritance According to Hindu Succession Act.1956, and Whereas Suhag Devi was also the Recorded owner/Raiyat of lands in Khatian No.162

(contd. to 5)





**Nabin Prasad Gupta**  
Sole and as Constituted Attorney  
For Bhagira'bi Devi  
Sakuntala Devi  
Lalmoni Devi  
Rita Gupta &  
Panna Devi

Page 5

(Share-2000) of Mouza Mathapari, which was subsequently inherited & Owned by the Vendor No.5, and Whereas in view of the above the Vendors of this Deed are now the joint owners of the said Khatian lands, having permanent heritable and transferable right, title and interest therein and that the said land is also free from all encumbrances and charges whatsoever.

A N D

Whereas the vendors being in need of money for investing the same in some lucrative enterprises have offered for sale the land measuring 0.043 acre or 2Katha 10 Chatak as fully described in the Schedule below (hereinafter referred to as BELOW SCHEDULED LAND), free from all encumbrances and charges whatsoever. Out of The Vendors total lands in the said Khatians. And as shown and delineated by Red border boundary line Map/Plan annexed herewith forming part of these presents.

A N D

Whereas the Purchasers have agreed to purchase the said below scheduled land at or for the price of Rs.60,000/00 (Rs .Sixty Thousand) only free from all encumbrances and charges whatsoever.

A N D

Whereas the vendors considering the said price so offered by the purchasers as fair reasonable and highest have also finally agreed to sell the said below scheduled land to the Purchaser at or for the said price of Rs.60,000/00 (Rupees Sixty Thousand) only, free from all encumbrances and charges whatsoever.

(contd..to 6)





Nabin Prasad Gupta.

Seib and as Constituted Attorney  
For Bhagtrahi Debi  
Sakuntala Devi  
Lalmoni Devi  
Bita Gupta &  
Panna Devi

NOW THIS INDENTURE OF SALE WITNESSETH THAT in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.60,000/00(Rupees Sixty Thousand) only, paid by the purchasers this day to the vendors In cash (the receipt whereof the vendors does hereby acknowledge as having received and the vendors also grants full discharge to the purchasers from the payment thereof ) the vendors doth hereby convey assign sell and transfer the said below scheduled land together with all right, title and interest, liberties, easements, trees and fences whatsoever any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the purchasers absolutely and for ever TO HAVE AND TO HOLD the same by the purchasers as absolute owner thereof peaceably and quietly with permanent heritable and transferrable right title and interest and without any objection, interference or interruption from the vendors or any person or persons claiming under them ,subject to the payment of land revenue and other taxes to the Superior land lord now the Govt. of West Bengal.

The vendors declares that the interest which they professes to transfer hereby subsists as on the date of these presents, and that the vendors have not previously sold, transferred, mortgaged, contracted for sale or otherwise the said below scheduled land to any other person or party, and that the land hereby transferred, expressed or intended so to be suffers from no defect of title, and that the recitals made hereinabove are all true, and in the event of any contrary is proved, then

(contd..to 7)





Nabin Prasad Gupta  
or Selindes Constituted Attorney  
or Bhagirathi Debi  
Sakuntala Devi  
Lalmoni Devi  
Rita Gupta &  
Panna Devi

the vendors shall be liable for false recitals and shall also be liable to make good the loss which the purchasers may suffer or sustain resulting therefrom.

The vendors further covenants with the purchasers that if for any defect of title of the said below Scheduled land or for any act done or suffered to be done by the vendors the purchasers are deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the vendors shall forthwith return to the purchasers the full or proportionate part of the consideration money as the case may be together with an interest from the date of such deprivation of ownership or of possession, and the vendors shall further be liable to pay adequate compensation to the purchasers for any other loss or injury which the purchasers may suffer or sustain in consequence thereof.

SCHEDULE OF THE LAND (HEREBY SOLD)

All that piece or parcel of Raiyoti Homestead Land measuring 0.043 acre  
Or 2 Katha 10 Chatak included in and forming Part of Plot No.102(L.R.Plot),29 (Old),  
Recorded in Khatian No.157 and 162 (L.R.Khatian), of Mouza MATHAPARI, J.L.No. 79,  
within the Jurisdiction of Police Station Matigara, Sub-division Siliguri, A.D.S.R. Office  
Bagdogra, Paragana Patharghata, Touzi No.91, Dist.Darjeeling. The said land is butted and  
bounded as follows :

North : Land of Purchaser.  
South and West : Sold Land of Jawhar Lal Prasad & Raj Narayan Prasad.  
East : Land of Swapan Kumar Das & Others .

Proportionate yearly rent is Rs. 0/30 Paise payable to the Govt. of West Bengal.

(contd..to 8)





Nabin Prasad Gupta  
For Bhegira hi Debi  
Sakun'a Devi  
Lalmoni Devi  
Rita Gupta &

IN WITNESS WHEREOF THE VENDORS-in good health and conscious  
Mind Set and subscribe their hand on this Deed on the day month and year first  
above written.

WITNESSES:

1. Santi Gopal Banik  
S/o Late Indra Mohan Banik  
Sd/-  
Sanmouchitai
2. Sakun

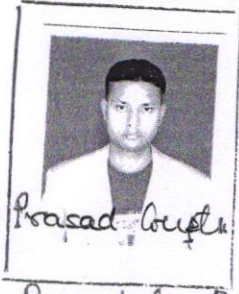
Prepared, typed, read over & explained by me  
as per instruction of the parties:  
Santi Gopal Banik  
(Santi Gopal Banik)  
Deed-writer, Siliguri/Bagdogra,  
Licence No.30/1984.

*[Handwritten signature]*





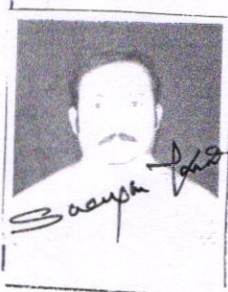
# FINGER PRINT/PHOTO'S SPACE



Nabin Prasad Gupta  
Nabin Prasad Gupta.

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left					
Right					

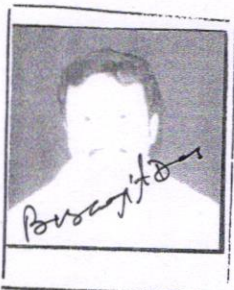
Nabin Prasad Gupta  
SIGNATURE



Swapan Kumar.

Left					
Right					

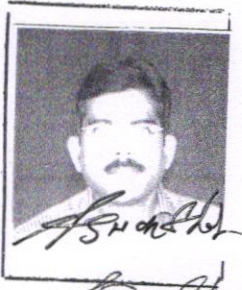
Swapan Kumar.  
SIGNATURE



Paragjit Das

Left					
Right					

Paragjit Das.  
SIGNATURE



Anil Kumar

Left					
Right					

Anil Kumar  
SIGNATURE







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

Endorsement For Deed Number : I - 03227 of 2012  
(Serial No. 03199 of 2007)

On 11/06/2007

**Payment of Fees:**

Amount By Cash

( Under Article : A(1) = 649/- on 11/06/2007 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the required stamp duty of this document is Rs.- 26100 /- and the Stamp duty paid as:  
Impresive Rs.- 3000/-

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

Presented for registration at 13.17 hrs on :11/06/2007, at the Office of the ADSR Siliguri-II at Bagdogra by Nabin Prasad Gupta ,Executant.

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

Execution is admitted on 11/06/2007 by

1 Nabin Prasad Gupta, son of Late Raj Narayan Prasad , M. R. Compound , Khal Para , Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business

Identified By Santi Gopal Banik, son of Late Indra Mohan Banik, Siliguri, Thana:-Siliguri District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Deed Writer.

**Executed by Attorney**

Execution by

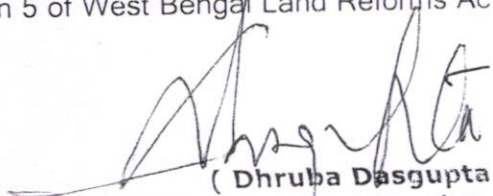
1. Nabin Prasad Gupta, son of Late Raj Narayan Prasad , M. R. Compound , Khal Para , Siliguri Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri By Caste Hindu B: Profession: Business,as the constituted attorney of 1. Bhagirathi Debi 2. Sakuntala Debi 3. Lalmor Debi 4. Rita Gupta 5. Panna Devi is admitted by him.

Identified By Santi Gopal Banik, son of Late Indra Mohan Banik, Siliguri, Thana:-Siliguri District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Deed Writer.

On 05/04/2012

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/ 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/-

  
( Dhruba 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 - 03227 of 2012**  
**(Serial No. 03199 of 2007)**

**Deficit stamp duty**

Deficit stamp duty Rs. 23100/- is paid, by the draft number 857824, Draft Date 22/03/2012, Bank Name State Bank of India, Champasari, received on 05/04/2012

**Payment of Fees:**

Amount By Cash

Rs. 5082.00/-, on 05/04/2012

( Under Article : A(1) = 5082/- on 05/04/2012 )

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

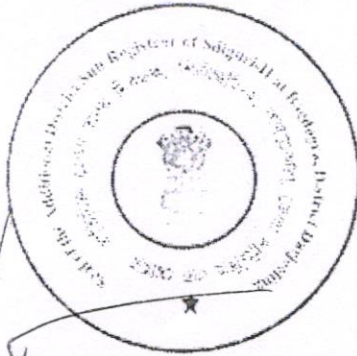
( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

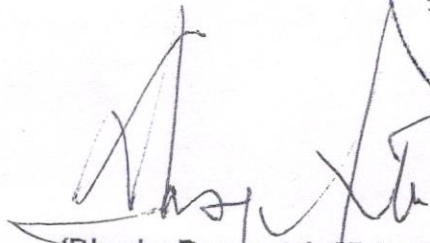




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2718 to 2732  
being No 03227 for the year 2012.



  
(Dhruva Dasgupta) 25-April-2012  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal

