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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

*[Signature]*  
 ADDL. DIST SUB-REGISTRAR  
 BAGDOGRA, AT BAGDOGRA, DIST-DARJEELING  
 31/11/13

150  
 11/11/13  
 11/11/13

*[Signature]*  
 11/11/13

# DEED OF CONVEYANCE

S. No. 3370 Date 27/08/2013  
Sold to Santanu Chakraborty and others  
OF Slg  
Rs. 5000/- (Rupees) nine thousand only



(B. R. Ghosh)  
Stamp Vendor  
Siliguri Court  
L No. R. M / 106 / 1993  
Darjeeling

শান্তনু চক্রবর্তী

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শান্তনু চক্রবর্তী



Identified by me

Umesh

Umesh Minda

s/o late C.M. Minda

B/1A National Highway

P.O. & P.S. Gangtok

Dist - East Sikkim

Adol. Dist. Sub-Registrar  
Siliguri-II at Bagdola, Darjeeling

28/8/13

17-08-2013

**THIS DEED OF INDENTURE IS MADE ON THIS  
THE 27<sup>th</sup> DAY OF August, 2013.**

Area of land	:	31 Decimals
Plot Nos.	:	351 (R.S) 388 (L.R)
Khatian No.	:	358
J.L. No.	:	70
Mouza	:	Bairatishal
Police Station	:	Matigara
District	:	Darjeeling

**ATHARAKHAI GRAM PANCHAYAT**

**BETWEEN**

**(1) SRI SUSANTA CHAKRABORTY, (PAN AEIPC6143G),  
(2) SANTANU CHAKRABORTY (PAN ABUPC3679C),** both sons of Sri Shibatosh Chakraborty, Hindu by religion, Indian by Nationality, residing at Matri-Ashish, Patel Road, P.O. & P.S. Pradhan Nagar, Ward No.3 of Siliguri Municipal Corporation, Dist. Darjeeling, in the State of West Bengal – hereinafter called the **FIRST PARTY/PURCHASERS** (which expression shall mean & include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART.**



श्री अश्विनी देवी

A N D

**SMT. KAUSHALYA DEVI MINDA**, Wife of Late Chananmall Minda, Hindu by religion, Indian by Nationality, resident of 31/A, National Highway, P.O. & P.S. Gangtok, District – East Sikkim, in the State of Sikkim – hereinafter called the "**SECOND PARTY/VENDOR**" (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 **SECOND PART**.

WHEREAS one **HONGLAL @ HANGLAL SINGH**, Son of Gayshal Singh of Bairatishal Jote, P.S. Matigara, Dist. Darjeeling, was the recorded owner of all that piece or parcel of land measuring 62 Decimals of land under R.S. Plot No.351 corresponding to L.R. Plot No.388, appertaining to Khatian No.358, under Mouza Bairatishal, and had been in possession of the aforesaid land acquiring permanent heritable and transferable right title and interest therein.

A N D

WHEREAS being the owner in possession of the aforesaid land said **HONGLAL @ HANGLAL SINGH** sold his entire share of land as mentioned above in favour of the Vendor and her sister-in-law and thus the Vendor alongwith her sister-in-law Smt. Raliya Devi Minda, Wife of Govind Ram Minda, have become the owners of the aforesaid land and were in actual khas and physical possession of the said land, having



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Siliguri-II at Bahadurganj, Darjeeling

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permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter the Vendor abovenamed and her sister-in-law Smt. Raliya Devi Minda partitioned the aforesaid property amicably and mutually between them by metes and bounds and thereafter the Vendor hereof had handed over the physical possession of her entire share of more or less 31 (thirty one) Decimals of land, morefully described in the schedule below under R.S. Plot No.351 corresponding to L.R. Plot No.388, under Mouza – Bairatishal to and in favour of Sri Shibatosh Chakraborty in the year 1970 and the co-owner Smt. Raliya Devi Minda also handed over physical possession of 10 (Ten) Kathas of land out of her total land of 31 (Thirty One) decimals to and in favour of Sri Shibatosh Chakraborty and since then Sri Shibatosh Chakraborty was/is in possession of the aforesaid land looking after the entire land. The remaining 9 (Nine) Kathas of land out of total land of 31 (Thirty One) Decimals belonging to Smt. Raliya Devi Minda is within the boundary of North Bengal University. Subsequently in the year 1989 the Vendor hereof had agreed to sell the below schedule land to and in favour of the purchasers and thus handed over the possession of the below schedule land to and in favour of the purchasers in the year 1989 but due to her personal engagements she could not execute the Sale Deed in favour of the purchasers and as such she has now decided to execute Deed of Sale in favour of the present purchasers with respect to the below schedule landed property to dispel all doubts



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

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whatsoever regarding title of the property which is in possession of the purchasers all through.

A N D

WHEREAS the Purchasers hereof, also on being agreed to the said proposal of the Vendor have decided to get the Sale Deed executed in their favour by the Vendor with respect to the below schedule landed property and offered a consideration amount of Rs.2,00,000/- (Rupees Two Lac) 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 the prevailing market rate of the below schedule landed property has firmly and finally agreed to sell her said below schedule landed property unto the Purchasers at or a consideration amount of Rs.2,00,000/- (Rupees Two Lac) only free from all encumbrances and charges whatsoever and the said land is transferred in the manner as hereinafter appearing.

**NOW THIS DEED OF SALE WITNESSTH**, that in pursuance of the aforesaid offer and acceptance and also in consideration of the total sum of Rs.2,00,000/- (Rupees Two Lac) only paid in cash by the purchasers in favour of the Vendor (the receipt whereof the Vendor do hereby fully admit and acknowledge as having received the same and the Vendor also grants full discharge to the Purchasers from the payment thereof) the Vendor doth hereby grant, convey, assign, sell and

AS VI



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transfer unto the Purchasers the landed property more particularly described in the schedule below hereunder the physical possession of which has already been delivered to the father of the Purchasers in the year 1970 thereof absolutely and forever **TO HAVE AND TO HOLD** the same as exclusive owners thereof without any claim or objection, free from all encumbrances and charges whatsoever and made over physical possession thereof together with all paths, passages, liberties, privileges, easements, appendices, appurtenances whatsoever belonging to or any way appertaining thereto as absolute estate, right, title and interest unto and upon the said landed property hereby transferred with permanent, heritable and transferable right, title and interest therein free from all encumbrances whatsoever hereby conveyed or expressed or intended so to be subject to the payment of land revenue and other taxes etc. payable to the superior landlord at present the State of West Bengal or to any other authority or authorities as law may provide from time to time in future.

A N D

The Vendor doth hereby covenant with the Purchasers that the interest which the Vendor professes to transfer the said below scheduled landed property is hereby transferred, expressed or intended so to be unto the Purchasers in the manner aforesaid and the Vendor or any person or persons claiming under her shall and will from time to time, at all times hereafter at the request and cost of the Purchasers to execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchasers thereof and therein as shall and may be required.

*[Handwritten signature]*



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

*[Handwritten Signature]*  
22/8/15

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A N D

It is further covenanted that the landed property described in the schedule given hereunder is held by the Vendor and has not been surrendered or forfeited or has not become void or voidable and the interest which the Vendor do or professes to transfer subsists and the Purchasers shall and may at all times hereafter peacefully and quietly possess and enjoy the said landed property hereby transferred or expressed or intended so to be without any lawful eviction, claim or demand.

A N D

It is further covenanted that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the said below schedule landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents.

A N D

The Vendor further covenants that all rents, taxes etc. payable for the below schedule landed property hereby transferred or expressed or intended so to be that have accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed and performed by the Vendor in relation to the said below schedule landed property have been observed and performed.

A N D

*[Handwritten signature]*



Addl. Dist. Sub-Registrar  
Sd/- at Bagdogra, Darjeeling

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The Vendor further declares that the entire property forming subject matter of the present conveyance is and was in khas, actual and physical possession of the father of the Purchasers since the year 1970 till the date of these presents.

A N D

It is further declared by the Vendor that the Vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer or otherwise the said below schedule landed property conveyed by these presents or expressed or intended so to be or any part thereof and that there subsists no such charge, mortgage, attachment or encumbrances, contract for sale or transfer existing with respect to the below schedule landed property or any part thereof at the date of execution of these presents.

**SCHEDULE OF PROPERTY**

All that piece or parcel of land measuring more or less 31 (Thirty One) Decimals or 19 (Nineteen) Kathas under R.S. Plot No.351 corresponding to L.R. Plot No.388, R.S. Khatian No.22, & L.R. Khatian No.358, under Mouza – Bairatishal, Pargana – Patharghata, J.L. No.70, Touzi No.91, within the jurisdiction of Atharakhai Gram Panchayat, P.O. New Rangia, Police Station - Matigara, Addl. District Sub-Registry Office – Siliguri II at Bagdogra, District – Darjeeling.

*[Handwritten signature]*



Adtl Dist, Sub-Registrar  
Slq. II at Bagdogra, Darjeeling

20/11/23



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The aforesaid landed property is delineated in the sketch map annexed herewith forming part of these presents.

**The said land is butted and bounded as follows:-**

By the North : Land under possession of North Bengal Spun Pipe Industry;

By the South : Land of Purchasers;

By the East : Panchayat Road encroached illegally by different people. (Kutcha Road)

By the West : North Bengal University.

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One separate sheet is attached herewith containing the photographs and fingerprints of the VENDOR and the PURCHASERS forming part of these presents.

The Market Value assessed vide Query No.017873, dated 31-07-2013 of the below scheduled property and proper Non-Judicial Stamps for the said value has been attached with this Deed of Sale accordingly.

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2017/18/19/20

10/10/2018



✓  
Addl. Dist. Sub Registrar  
Siliguri-II at Bagdogra, Darjeeling  
20/10/18

IN WITNESS WHEREOF the Vendor in sound mind and good health do hereunto set and subscribed her hands on this Deed of Sale on the day, month and year first above written.

**WITNESSES:**

- 1) Rathin Ghosh.  
S/o Late Ranjit Ghosh.  
D/o. R. P. Sarani  
Dangi para.  
PO & PS Siliguri  
Dist - Darjeeling
- 2) Sautesh Saha  
S/o - Sri Sarban Saha  
Ukil para.  
S. P. Biswas lane  
P.O, P.S & Dist - Jalpaiguri.  
735101

শ্রী সিবানী চক্রবর্তী

**SIGNATURE OF THE  
VENDOR**

Drafted, read over and  
explained by me and printed in  
my office

Sibani Chakraborty

**(SIBANI CHAKRABORTY)**

Advocate/Siliguri


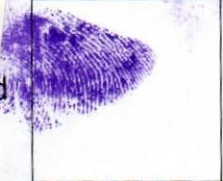

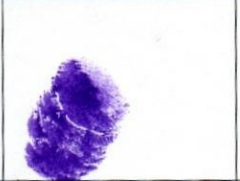





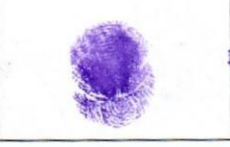

Enrol. No.F/1085/1048/2000



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

20/8/13

**EXECUTANT SHEET  
(VENDOR)**












	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

01/02/11 11:51










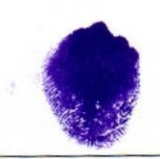
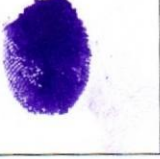
*Susanta Chakraborty*

Signature with date

**CLAIMANT SHEET  
(PURCHASERS)**

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

*Susanta Chakraborty*  
Signature with date

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

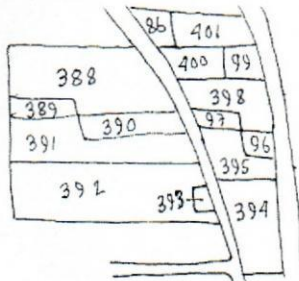
*Santanu Chakraborty*  
Signature with date



Addl. District Sub-Registrar  
Sd/- at Jangra, Darjeeling

*[Handwritten signature]*  
22/11/18

**SKETCH MAP / SITE PLAN SHOWING THE LAND TO BE SOLD OF MOUZA - BAIRATISAL, J.L. NO. 70,  
TOUZI NO. 91, PARGANA - PATHARGHATA, P.S. MATIGARA, DIST. DARJEELING.**



Part Trace Map of Mouza - BAIRATISAL, J.L. No. 70  
Scale : 16" = 1 Mile.

Proposed Land TO BE SOLD Shown in Dark  
Black Line :  
Site Plan of Proposed Land As Per Possession.

**NAME OF VENDOR :-**

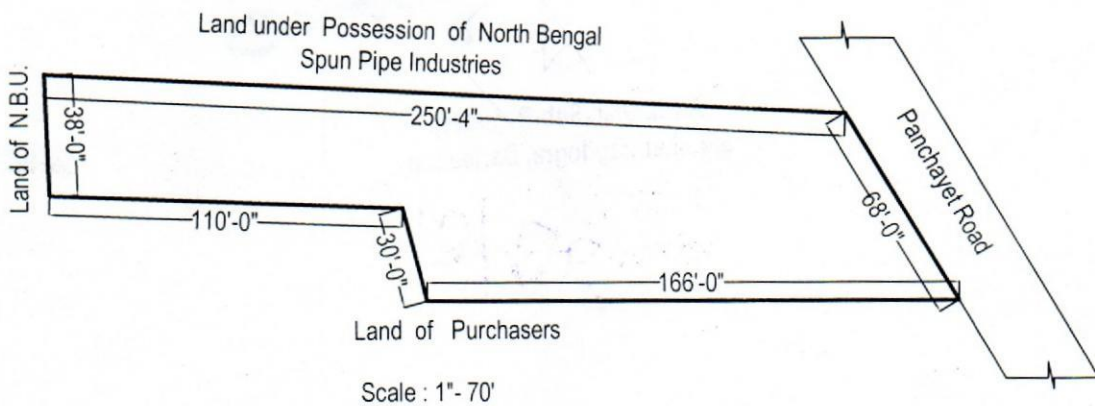
SMT KAUSHALYA DEVI MINDA  
W/O AT CHANANMALL MINDA  
31/A NATIONAL HIGHWAY PO PS GANGTOK

**NAME OF PURCHASERS :-**

1. SUSANTA CHAKRABORTY  
2. SANTANU CHAKRABORTY  
BOTH S/O SHIBATOSH CHAKRABORTY  
MATRI, ASHISH, PATEL ROAD,  
ROBES PRADHAN NAGAR, SILIGURI

**SCHEDULE OF LAND :-**

KHATIAN NO.	PLOT NO.	AREA.
358.	R.S. - 351(Part) L.R. - 388 (Part),	31 Dec.



Drawn By: -

*Chandra*  
12-03-2013  
**UTPAL BASAK**  
Land Surveyor (A) (P)  
Regd. No. 1976A/2004

*Chandra*

Signature of the Vendor.



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

27/8/13





**Government Of West Bengal**  
**Office Of the A.D.S.R. BAGDOGRA**  
**District:-Darjeeling**

**Endorsement For Deed Number : I - 08095 of 2013**  
**(Serial No. 08402 of 2013 and Query No. 0403L000017873 of 2013)**

**On 27/08/2013**

**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.-50,72,757/-

Certified that the required stamp duty of this document is Rs.- 304366 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 17.00 hrs on :27/08/2013, at the Private residence by Kaushalya Devi Minda ,Executant.

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

Execution is admitted on 27/08/2013 by

1. Kaushalya Devi Minda, wife of Late Chananmall Minda , 31/4 National Highway, , Thana:-Gangtok, P.O. :-Gangtok, District:-East Sikkim, SIKKIM, India, , By Caste Hindu, By Profession : Cultivation

Identified By Umesh Minda, son of Late C M Minda, 31/ A National High Way, Thana:-Gangtok, P.O. :-Gangtok, District:-East Sikkim, SIKKIM, India, , By Caste: Hindu, By Profession: Business.

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

**On 03/09/2013**

**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/-

**Payment of Fees:**

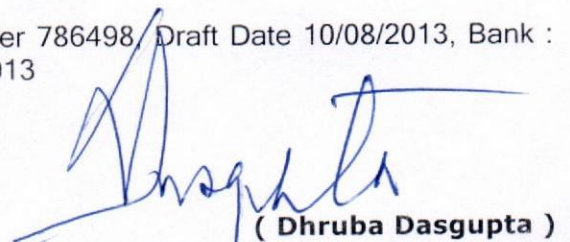
Amount by Draft

Rs. 55792/- is paid , by the draft number 786497, Draft Date 10/08/2013, Bank Name State Bank of India, SILIGURI COURT, received on 03/09/2013

( Under Article : A(1) = 55792/- on 03/09/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 299370/- is paid , by the draft number 786498, Draft Date 10/08/2013, Bank : State Bank of India, SILIGURI COURT, received on 03/09/2013

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



*[Faint handwritten signature or scribble]*



**Government Of West Bengal**  
**Office Of the A.D.S.R. BAGDOGRA**  
**District:-Darjeeling**


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**Endorsement For Deed Number : I - 08095 of 2013**  
**(Serial No. 08402 of 2013 and Query No. 0403L000017873 of 2013)**

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



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 1956 to 1971  
being No 08095 for the year 2013.



*Dhruba Dasgupta*

(Dhruba Dasgupta) 04-September-2013  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the A.D.S.R. BAGDOGRA  
West Bengal



