


SL-NO- 8239/2014

7415



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL


C 307566

  
 02/9/14  
 1200

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

ADDL. DIR. (REGISTRAR)  
 WEST B. OF BANGORRA, CHH. CH. BANGAL

02 SEP 2014

  
 self as an attorney  
 of Manish Mehta

# DEED OF CONVEYANCE

  
 Adv.

NON JUDICIAL STAMP

No. 5512 Date 29.8.14

S. Chakraborty

Siliguri

value Rs

100/- and non duty  
Tannoy Roy

Govt. Stamp Vendor  
Gurdogra  
Licn. No- 546/RM  
07 / Darjeeling



Santosh K. Prasad  
Plot Arjun Prasad  
Vill- Chakalmari  
PO- Bhajapur  
PS- Khoibari  
Dt- Darjeeling  
22- Advocate

02 SEP 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 307567

*Sanjiv Kumar*  
*Self as and*  
*attorney of*  
*Sanjiv Kumar*

## DEED OF CONVEYANCE

*Adv.*

NON JUDICIAL STAMP

No. 5513 Date 29.8.14

For S. Chakraborty

at Siliguri

Value Rs. 100/- for new duty

Govt. Stamp Vendor  
Bagabgra  
Licn. No- 546/RM,  
07 / Darjeeling



S  
Addl. Dir. Siliguri  
Siliguri

02 SEP 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 307568

*Chandra Kunder  
self as and  
attorney of aravind  
Mishra*

## DEED OF CONVEYANCE

*Adv.*

NON JUDICIAL STAMP

No. 5519 Date 29.8.14

For S. Chakraborty

of Siliguri

Value Rs. 100/- and more duty

Tannoy Roy

Stamp Vendor

Bangaiga

Licn. No- 546/RM

07 / Darjeeling



Addl. Dist. Sub Registrar  
Sil. II at Bongaigaon, Darjeeling

02 SEP 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 307569

*Sunil Kumar*  
self as and  
attorney of Manish  
Minda

## DEED OF CONVEYANCE

*Adv.*

NON JUDICIAL STAMP

No. 5515 Date 29.8.14

Subj. S. Chakraborty

Pl. Siliguri

Value Rs. inf - see memo suby

Tannoy Roy  
Govt. Stamp Vendor  
Siliguri  
Licn. No- 546/FM  
Or Barjeeling



Addl. Dist. Registrar  
Siliguri, West Bengal

02 SEP 2014





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 307570

*Sunil Kumar Bhowmik*  
Self as and  
attorney of  
Pranishy Minda

## DEED OF CONVEYANCE

NON JUDICIAL STAMP

No. 5516 Date 29.8.19

Subj. S. Chakraborty

Pl. Siliguri

Value Rs. 100/- and 50/-

Govt. Stamp Vendor

Bagdogra

Lic. No- 546/RM

07 / Darjeeling

(100 x 50)  
Total 2 500/-



Handwritten signature

Advt. Dir. Registrar  
Sil. at Bagdogra

02 SEP 2014

**THIS DEED OF INDENTURE IS MADE ON THIS  
THE 2nd DAY OF September 2014.**

Area of land	: 6.5 Kathas
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**

**SRI SANTANU CHAKRABORTY (PAN ABUPC3679C)**,  
Son 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/PURCHASER** (which  
expression shall mean & include unless excluded by or  
repugnant to the context his heirs, executors, successors,  
legal representatives, administrators and assigns) of the  
**FIRST PART.**

**A N D**

*Sri Santanu Chakraborty*  
*Self as an Attorney*  
*of Manisha Mondal*

*PAN*

*Adm.*



**(1) SRI BRAHAM MINDA & (2) SRI MANISH MINDA,**

Both Son of Late Govindram Minda, Hindu by religion, Indian by Nationality, No.1 resident of H. No. Sector-13, Rohini, Delhi and No.2 resident of Flat No.107, Pearl Palace, 5-9-1108, Gunfoundry, Hyderabad – 29, in the State of Andhra Pradesh being represented by his constituted attorney the Vendor No.1 Sri Braham Minda, vide Document No.681/2014, – hereinafter called the "**SECOND PARTIES/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 **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.

Sri Braham Minda  
Self as an Attorney  
of Manish Minda

Adv.



*Chamber hunder  
Sett as an attorney of  
Manish Minda*

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 mother of the Vendors namely Raliya Devi Minda and her sister-in-law Kaushalya Devi Minda and thus the mother of the Vendors alongwith her sister-in-law Smt. Kaushalya Devi Minda, Wife of Chananmall Minda, had become the owners of the aforesaid land and were 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.

A N D

WHEREAS thereafter Smt. Raliya Devi Minda, mother of the Vendors abovenmed and her sister-in-law Smt. Kaushalya Devi Minda partitioned the aforesaid property amicably and mutually between them by metes and bounds and thereafter the mother of the Vendors hereof had handed over the

*Adv.*



Addi, Dir. Sek. Kesehatan  
Sty. II dan Rongga, J. Kesehatan

02 SEP 2014



Kathas of land to and in favour of the PURCHASER but due to her personal engagements she could not execute the Sale Deed in favour of the PURCHASER and as such after the death of Raliya Devi Minda on 08-11-1999 the Vendors being the sole, surviving legal heirs of Raliya Devi Minda have now decided to execute Deed of Sale in favour of the present PURCHASER with respect to the below schedule landed property to dispel all doubts whatsoever regarding title of the property which is in possession of the PURCHASER all through.

A N D

WHEREAS the PURCHASER hereof, also on being agreed to the said proposal of the Vendors have decided to get the Sale Deed executed in his favour by the Vendors with respect to the below schedule landed property and offered a consideration amount of Rs.2,00,000/- (Rupees Two Lacs) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors hereof, considering the said price so offered by the PURCHASER as fair, reasonable and highest in

*Sunderbinder*  
*Self as and attorney*  
*of Raliya Devi Minda*

*AEV.*



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Addl. Dist. Sub-Registrar  
Sig. II at Bagdogra, D. West Bengal.

02 SEP 2014

the prevailing market rate of the below schedule landed property has firmly and finally agreed to sell their said below schedule landed property unto the PURCHASER at or a consideration amount of Rs.2,00,000/- (Rupees Two Lacs) 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 Lacs) only paid in cash by the PURCHASER in favour of the Vendors (the receipt whereof the Vendors do hereby fully admit and acknowledge as having received the same and the Vendors also grants full discharge to the PURCHASER from the payment thereof) the Vendors doth hereby grant, convey, assign, sell and transfer unto the PURCHASER 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 PURCHASER in the year 1970 thereof absolutely and forever **TO HAVE AND**

Subenbirde  
self as an attorney of  
Manish Minda

*[Handwritten signature]*



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Addl. Dist. Sub Registrar  
Sgt. II at Bagdogra, Jharkhand

02 SEP 2014

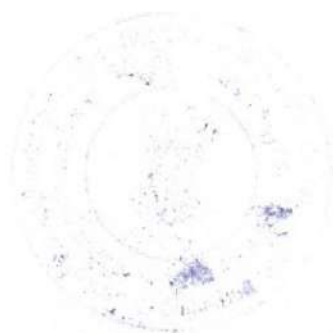
**TO HOLD** the same as exclusive owner thereof without any claim or objection, free from all encumbrances and charges whatsoever and made over physical possession thereof together with all paths, passages, liberties, privileges, easements, appendices, appurtenances whatsoever belonging to or any way 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 Vendors doth hereby covenant with the PURCHASER that the interest which the Vendors professes to transfer the said below scheduled landed property is hereby transferred, expressed or intended so to be unto the PURCHASER in the

*Sunderbinder  
Sethi and attorney  
of Manish Minda*

*[Handwritten signature]*



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Library of the  
Department of the Interior

02 SEP 2014

manner aforesaid and the Vendors or any person or persons claiming under them or their mother shall and will from time to time, at all times hereafter at the request and cost of the PURCHASER to execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the PURCHASER thereof and therein as shall and may be required.

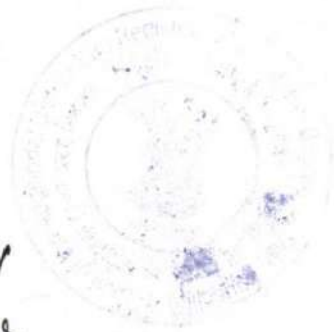
*Subscribed  
Self and attorney  
of Manish Nanda*

A N D

It is further covenanted that the landed property described in the schedule given hereunder is held by the Vendors and has not been surrendered or forfeited or has not become void or voidable and the interest which the Vendors do or professes to transfer subsists and the PURCHASER 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

*[Handwritten signature]*  
ADV.



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Adm. Dir. Operations  
St. Harb. Bldg. 101-102

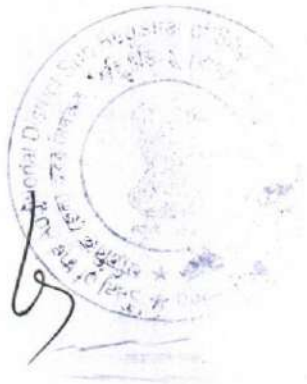
02 SEP 2014



physical possession of her share of more or less 13 (Thirteen) Kathas of land out of total land measuring 19 Kathas, 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. Kaushalya Devi Minda also handed over physical possession of 19 (Nineteen) Kathas or 31 (Thirty One) Decimals of land 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 more or less 6 (Six) Kathas of land out of total land of 31 (Thirty One) Decimals belonging to Smt. Raliya Devi Minda mother of the Vendors is under the possession of North Bengal University. Subsequently, Raliya Devi Minda, the mother of the Vendors had handed over and the physical possession of the aforesaid land to and in favour of the purchaser in the year 1989 as she wanted to sell the below schedule land including the balance amount of 6.5 (Six Point Five)

Smt. Kaushalya Devi Minda,  
self as and Attorney  
of Raliya Devi Minda

*[Handwritten signature]*  
ADV.



Add. Dir. Sph. Res. Unit  
Sig. II at Baguio, Benguet Prov.

02 SEP 2014

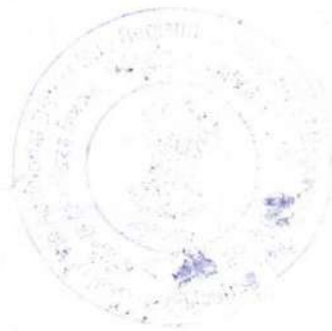
It is further covenanted that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the said below schedule land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charges, mortgage or attachment or any other encumbrances whatsoever, the Vendors 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 compensate the purchaser for the loss or injury that the Purchaser shall have to suffer in consequence thereof.

A N D

The Vendors 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 Vendors in relation to the said below schedule landed property have been observed and performed.

*Sunbanhinda*  
*self as and Attorney*  
*of Manish Minda*

*[Handwritten signature]*  
*ADV.*



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Sg. II at Bangalore, De. ...

02 SEP 2014

A N D

The Vendors 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 PURCHASER since the year 1970 till the date of these presents.

*Chauhan binda  
self as an attorney of  
Munish binda*

A N D

It is further declared by the Vendors that the Vendors have 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.

*ASV.*



Addl Dir. Sig. ~~Signature~~  
Sig. II at Baggage, Dr. ~~Signature~~

02 SEP 2014

### SCHEDULE OF PROPERTY

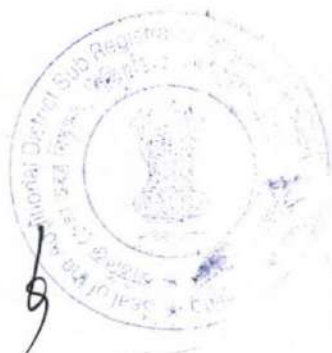
All that piece or parcel of land measuring more or less 6.5 (Six Point Five) Kathas or 10.725 (Ten Point Seven Two Five) Decimals, under R.S. Plot No.351 corresponding to L.R. Plot No.388, R.S. Khatian No.22, & L.R. Khatian No.358, under Mouza - Bairatishal, Pargana - Patharghata, J.L. No.70, Touzi No.91, 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.

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

- By the North : Land of the vendors sold today infavour of the purchaser;
- By the South : Land of the Purchaser;
- By the East : Panchayat <sup>Kachha</sup> Road encroached illegally by different people.
- By the West : North Bengal University.

*Sub-Registry  
suff as and attorney  
of manish munda*

*ASV.*



Addl. Dir. S.M. Registrar  
Sig. II at Bangalore, Dt. 15/09/2014

02 SEP 2014



*Sukhendu*  
self as an attorney  
of Manish Mondal

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

The Market Value assessed vide Query No.017619, dated 31-07-2014 of the below scheduled property and proper Non-Judicial Stamps for the said value has been attached with this Deed of Sale accordingly.

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

**WITNESSES:**

1) Santosh K. Paul  
V/O Lt. Arjun Das  
Vill - Chakamari  
PO - Bhajapur  
P.S - Khoibari  
Dist - Darjeeling  
Advocate

*Sukhendu*  
\_\_\_\_\_

**SIGNATURE OF THE VENDORS**

self as and attorney of Manish Mondal

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

2) Madhuni Sarkar  
V/O Madhuni Sarkar  
42-J-c-Base Road  
Hakimpura, Siliguri  
PO+P.S - Siliguri  
Dist - Darjeeling

*Sibani Chakraborty*  
**((SIBANI CHAKRABORTY))**  
Advocate/Siliguri  
Enrol. No.F/1085/1048/2000














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Addl. Dist. Sub-Registrar  
Sq. II at Bagdogra, Dt. Darjeeling.

02. SEP 2014












**EXECUTANT SHEET  
(VENDOR)**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sankar Kanda</i>	Left Hand					
	Right Hand					

*Sankar Kanda*

*Sankar Kanda*  
Signature with date 11/9/2014

**CLAIMANT SHEET  
(PURCHASER)**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Santanu Chauraboty</i>	Left Hand					
	Right Hand					

*Santanu Chauraboty*  
Signature with date



Addl. Dist. Sub-Registrar  
Slg. II at Bagdogra, Dt. Darjeeling.




02 SEP 2014

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BAGDOGRA, District- Darjeeling**  
**Signature / LTI Sheet of Serial No. 08239 / 2014, Deed No. (Book - I , 07415/2014)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Braham Minda H. No- Sector - 13 Rohini Delhi, District:-Delhi, DELHI, India,	 02/09/2014	 LTI 02/09/2014	 02.09.14

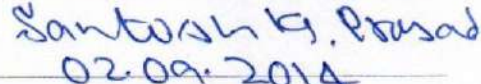
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Braham Minda Address -H. No- Sector - 13 Rohini Delhi, District:-Delhi, DELHI, India,	Self and as Attorney	 02/09/2014	 LTI 02/09/2014	


**Name of Identifier of above Person(s)**

Santosh Kr. Prasad  
Chekarmari, Thana:-Kharibari, P.O. :-Bhajanpur,  
District:-Darjeeling, WEST BENGAL, India,

**Signature of Identifier with Date**

  
02.09.2014



  
**(Kaushik Ray)**  
**A.D.S.R. Siliguri-I at Bagdogra**  
**Office of the A.D.S.R. BAGDOGRA**

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

Endorsement For Deed Number : I - 07415 of 2014  
(Serial No. 08239 of 2014 and Query No. 0403L000017621 of 2014)

On 02/09/2014

**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 Cash

Rs. 19305.00/-, on 02/09/2014

( Under Article : A(1) = 19305/- on 02/09/2014 )

**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.-17,55,010/-

Certified that the required stamp duty of this document is Rs.- 87750 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 64350/- is paid , by the draft number 292550, Draft Date 13/08/2014, Bank : State Bank of India, SILIGURI COURT, received on 02/09/2014
2. Rs. 18400/- is paid , by the draft number 292364, Draft Date 06/08/2014, Bank : State Bank of India, SILIGURI COURT, received on 02/09/2014

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

Presented for registration at 12.00 hrs on :02/09/2014, at the Office of the A.D.S.R. BAGDOGRA by Braham Minda ,Executant.

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

Execution is admitted on 02/09/2014 by

1. Braham Minda, son of Late Govindram Minda , H. No- Sector - 13 Rohini Delhi, District:-Delhi, DELHI, India, , By Caste Hindu, By Profession : Business

Identified By Santosh Kr. Prasad, son of Late Arjun Prasad, Chekarmari, Thana:-Kharibari, P.O. :-Bhajanpur, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Kaushik Ray )

A.D.S.R. Siliguri-II at Bagdogra

EndorsementPage 1 of 2







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

**Endorsement For Deed Number : I - 07415 of 2014**  
**(Serial No. 08239 of 2014 and Query No. 0403L000017621 of 2014)**

**Executed by Attorney**


Execution by

1. Braham Minda, son of Late Govindram Minda , H. No- Sector - 13 Rohini Delhi, District:-Delhi, DELHI, India, By Caste Hindu By Profession: Business,as the constituted attorney of Manish Minda is admitted by him.

Identified By Santosh Kr. Prasad, son of Late Arjun Prasad, Chekarmari, Thana:-Kharibari, P.O. :-Bhajanpur, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Kaushik Ray )  
A.D.S.R. Siliguri-II at Bagdogra



  
( Kaushik Ray )  
A.D.S.R. Siliguri-II at Bagdogra

