



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 Deed case of
 पश्चिमबङ्ग

Certified that the document is admitted to
 Registration and the Stamp duty and
 the Endorsement Stamp affixed to his
 Document are part of this document.

[Signature]
 District Sub-Registrar
 15 MAY 2009

Gulapishwari
 w/ by Snidip Singh

DEED OF CONVEYANCE

Visit Commission case No. 325 For 09-11-09
 Fees Paid J(1) Rs. 250
 J(2) Rs. 45
 STAMP DUTY Rs. 13
 Total Rs. 308

District Sub-Registrar
 [Signature]
 14th MAY 2009



14 MAY 2009

NON JUDICIAL STAMP
 S. L. No 1019 ... Date 06/05/2009 ...
 Sold To Smt. Sanjay Devi Agaswal
 Of Seroke Road, Po. Selgaon Dist Dargaching (WB)
 Value Rs. 5000 (Rupees) Five thousand only

(Sujit Kr. Sinha)
 GOVT STAMP VENDOR
 SILIGURI COURT,
 L/No-196 / R, M,



Debasish Ghosh



515

Debasish Ghosh



516

বিকাশ চক্রবর্তী



517

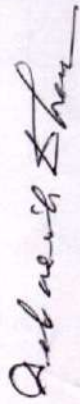

District Sub-Registrar
 Jalpaiguri

14 MAY 2009

LTI Gulapishwari Roy
 w/by Siddip Ghosh

স্বাক্ষর
 বি. সি. গুলাপিষ্বরী





LTI Gwalpishidadi
 Roy
 w/ky Snidip Noshi

DEED OF CONVEYANCE

AREA	:	10 Kathas 11 Chhataks [or 10.6875 Kathas] [or 0.1763 Acres]
CONSIDERATION	:	Rs.4,81,000/=
PARGANA	:	Baikunthapur
MOUZA	:	Dabgram
P.S.	:	Bhakti Nagar,
J.L. No.	:	02
PLOT NO.	:	35/471 (Part)
SHEET NO.	:	09
KHATIAN NO.	:	805

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 14TH DAY OF MAY,
TWO THOUSAND NINE



BETWEEN

Subashis Dhar
21/01/2020



L T 1 Gulapashwari Roy
w/ky Sridip Shorzi

SMT. SAROJ DEVI AGARWAL WIFE OF SRI RAM CHANDRA AGARWAL, residing at Sevoke Road, PO. & PS. Siliguri, District : Darjeeling (West Bengal), an Indian by Citizen and Hindu by religion, herein after will be called the "PURCHASER" (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns as the case may be) of the ONE PART;

A N D

1. SRI DEBASHIS DHAR SON OF JITEN CHANDRA DHAR, resident of Circular Lane, PO. & District : Jalpaiguri (West Bengal), an Indian by Citizen and Hindu by religion ;
2. SRI RAVI NATH ROY SON OF LATE HEER MOHAN ROY { SON OF LATE DEEP CHAND ROY @ DEEP KANTA ROY }] resident of Hari Charan Vita, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) an Indian by Citizen and Hindu by religion ;

[Signature]

4
Acharin Sheen
21/02/2019



K-TI Gulapishwari
w/ky Indip Shrogi Roy

3. SMT. GULAPISHWARI ROY WIFE OF SRI NARESH ROY [PREVIOUSLY WIFE OF LATE HEER MOHAN ROY { SON OF LATE DEEP CHAND ROY @ DEEP KANTA ROY }] , resident of Hari Charan Vita, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) an Indian by Citizen and Hindu by religion ;

ALL herein after will jointly be called the "VENDORS" (Which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, administrators, representatives and assigns as the case may be) of the OTHER PART;

WHEREAS one Deep Chand Roy S/O. Bir Kanta Roy, R/O. Baikuntha Pally, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) was the recorded owner of all that piece and parcel of the land measuring 04.49 Acres, appertaining to Plot No. Plot No. 33 (0.79 Acres); Plot No. 74 (0.23 Acres); Plot No. 76 (0.45 Acres); Plot No. 75 (0.88Acres) ; Plot No. 75/585 (0.18 Acres) ; Plot No. 35/471 (01.90 Acres) and Plot No. 35/472 (0.06 Acres) of Sheet No. 09, as recorded in Khatian No. 805, Pargana : Baikunthapur, Mouza – Dabgram, under JL No. 02, PS.

5
Debarati & Son
B.L. Bhowmik



LTI Gulapishwari
Roy w/o/y Sridip Dasg

Bhaktinagar, District: Jalpaiguri (West Bengal) having his permanent heritable and transferable right, title and interest therein. And that since after expiry of the said Deep Chand Roy, the said plot of land has been devolved upon his legal heirs/successors, namely Sri Neel Mohan Roy S/O. Late Deep Chand Roy, R/O. Baikuntha Pally, Ward No. 41, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal); 2. Smt. Sahajani Roy Wife of Sri Kali Nath Roy @ Kali Saha Roy, 3. Smt. Khiloshwari Roy Wife of Late Shyam Lal Roy @ Shyamal Roy, 4. Smt. Laloshwari Roy Wife of Late Sital Roy, [All Daughters of Late Deep Chand Roy] R/O. Ahsram Para, Siliguri, District : Darjeeling (West Bengal) and Sri Heer Mohan Roy (now deceased) S/O. Late Deep Chand Roy, R/O. Hari Charan Vita, Ambari PO. Ambari, PS. Rajganj, District : Jalpaiguri (WB), each having twenty percent undivided shares therein, as per provisions of the Hindu Succession Act, 1956. And that subsequently due to expiry of the above named Heer Mohan Roy, his twenty percent undivided shares in the said plot of land had/has also been devolved upon his legal heirs/successors namely Smt. Gulapishwari Roy Wife of

7
Sital Chand Roy
Sri Neel Mohan Roy



LTI Gulayeshwari Roy
w/by Sridip Mozzi

Roy Wife of Late Sital Roy, [All Daughters of Late Deep Chand Roy R/O. Ahsram Para, Siliguri, District : Darjeeling (West Bengal) by purchasing the same for valuable consideration from them, by virtue of a Deed of Conveyance which executed in his favour on 11.06.1987 and registered at the office of the Additional District Sub Registrar, Jalpaiguri in Book No. 1, Volume No. 30, Pages 341 to 344, being Deed No. 3320 for the year 1987. And thus the said Sri Neel Mohan Roy had/has become the owners in possession of his eighty percent undivided shares in total land of his father Late Deep Chand Roy, i.e., the land measuring 03.48 Acres in total from and out of the land measuring 04.35 Acres in seven plots of land of his father as stated above] wherein the land measuring 01.52 AND WHEREAS the above named Sri Neel Mohan Roy, subsequently sold/transferred a portion of his said plot of land measuring 0.73 Acres or 02 Bighas 04 Kathas [from and out of the land measuring 01.52 Acres as inherited by him and also acquired from his three sisters by purchasing for valuable consideration by Deed No. 3320 for the year 1987], from and out of the total land

Debashis Dhar

21/06/2012



LTI Gulapishwari
Roy
w/by Sridip Dasgupta

Roy and so the above named Sri Ravi Nath Roy and Smt. Gulapishwari Roy, the Vendor Nos. 02 and 03 could not be able to join as the vendors [together with the said Sri Neel Mohan Roy] in the said Deed of Sale/Conveyance being Deed No. 3349 for the year 1987 and that the ownership of their undivided twenty percent shares in the said 0.73 Acres of land in Plot No. 35/471 of Sheet No. 09 as recorded in Khatian No. 805 of Mouza Dabgram, also could not be able to sold/ transferred to the said Sri Debashis Dhar, the Vendor No. 01 above named. And thus the Vendor No. 01 together with the Vendor Nos. 02 and 03 above named were/are the absolute owners of the said 0.73 Acres of land in Plot No. 35/471 of Sheet No. 09 as recorded in Khatian No. 805 of Mouza Dabgram, having their respective undivided shares and right , title and interest therein and that the said plot of land measuring 0.73 Acres in Plot No. 35/471 [and also 11 Chhataks in Plot No. 479] of Sheet No.09 of Mouza Dabgram was/is in actual, physical and khas possession of the vendor No. 01 above named on the date of these present;

Subash Chandra

Prasad



H-TI Anupishwari

Roy

w/by Sridip Suroji

AND WHEREAS the vendor No. 01 together with the Vendor Nos. 02 and 03 above named, being in need of money for the purpose of their respective domestic, business and other purposes, have jointly offered to sale a portion of their said plot of land measuring 10 Kathas 11 Chhataks from and out of 0.73 Acres of land, described fully in schedule below, [together with the possession of the aforesaid 11 Chhataks of land in Plot No. 479 of Sheet No.09 of Mouza Dabgram] to the intending purchasers including the purchaser above named and that the purchaser being in need of such type of landed properties suitable for her promoting and other developmental business purposes has come in contact and has offered to purchase the said below scheduled plot of land/ properties, measuring 10 (Ten) Kathas 11 (Eleven) Chhataks of the vendors above named [together with the possession of the said 11 Chhataks of land] at the lump sum price/ value of Rs.4,81,000/= (Rupees four lakhs eight one thousand) only, but free from all encumbrances and charges whatsoever;

Subir & Son
 2/10/2015



L-TI Gulapishwari
 Roy
 w/ky Snidip Shree

unto and in favour of the purchasers together with all right, title, interest, hereditaments, liberties, easements, paths, fences, walls, appurtenances & appendages etc. whatsoever in any way belonging to or reputed to belong therewith and TO HAVE AND TO HOLD the same by the purchasers as absolute owner thereof, peaceably & quietly with permanent heritable and transferable right, title and interest therein and without any claim, objection, interference or interruption from the vendors or any person or persons claiming under her/them, subject to the payment of land revenue & other taxes to the present superior landlord - the Govt. of West Bengal and/ or such other authority/ authorities as the law may provide from time to time in future.

The vendors hereby declare that the interest which she/they profess/es to transfer hereby subsists as on the date of these presents and that the vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below scheduled land /property or any part thereof to and in favour of any other party or person/s and that the property hereby transferred, expressed or

Debaraj Dhan
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HTI Gulerpaishwari
 Roy
 w/ky Sridip Nuzi

intended so to be transferred suffers from no defect of title and that the recitals made here in above and here in after are all true and in the event of contrary, the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom and shall be liable to refund the value of the properties according to the rate prevailing in the market with adequate compensation. The vendors hereby consent with the purchaser that she/they have valid subsisting and marketable title for the below scheduled land/property and she/they is/are competent and empowered to convey the said property in the manner herein stated and that should any defect in title be noticed later on he shall have the same duly rectified.

The Vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring the right, title and interest of the purchaser to the below scheduled land/property hereby conveyed at the cost of the vendors.

— d —

Debanish Dhar

5/12/2016

SCHEDULELTI Gulapaiswari Roy
w/by Snidip Roy

ALL that piece and parcel of raiyati homestead land, measuring about 10 (Ten) Kathas 11 (Eleven) Chhataks [or 10.6875 Kathas] [or 0.1762 Acres], appertaining to Plot Nos. 35/471 of Sheet No. 09 as recorded in Khatian No. 805, situates within Pargana Baikanthapur , Mouza Dabgram , JL No. 02, PS. Bhakti Nagar, District: Jalpaiguri, (West Bengal), as shown and delineated by red colour mark in the map annexed herewith under letter "D" and butted and bounded as follows :-

North : Land of Plot No 35;

East : Land of Sri Debashish Dhar & others now sold to Sri Shyam Sundar Agarwal by separate Deed;

West : Land of Sri Debashish Dhar & others now sold to Smt. Bindu Agarwal @ Smt. R. Bindu Agarwal by separate Deed;

South : Land of Plot Nos. 475, 476 & 479.



Subash Khan

Subash Khan



LTI Gulapishwari

Roy
w/ky Snidip Nandi

IN WITNESS WHEREOF the vendors above named, in good health and conscious mind have set and subscribed her/their hands on this the day, month and year first above written.

WITNESSES:

Subash Khan

Subash Khan



VENDORS

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

(S. K Mitruka, Advocate, Siliguri)
Enr.No. WB -629/1986

1. Subash Khan
LTI Gulapishwari
Rajbari
Amr. Amr. Amr.

2. Nitya Kinnal
Sto. Lt. Prayag Kinnal
Bodhan Road
Siliguri

MEMO OF CONSIDERATION

Received with thanks from SMT. SAROJ DEVI AGARWAL WIFE OF SRI RAM CHANDRA AGARWAL, Resident of Sevoke Road, PO. & PS. Siliguri, District : Darjeeling (West Bengal), a sum of Rs. 4,81,000/= (Rupees four lakhs and eighty one thousand) only in Cash, towards the consideration of the land sold by this Deed in full and final.

1. *Sarajin A Lora*
রবিণা অরোয়া
2. 
3. *H T I Gulapishudari Ray*
w/by Sridip Dasg

VENDORS

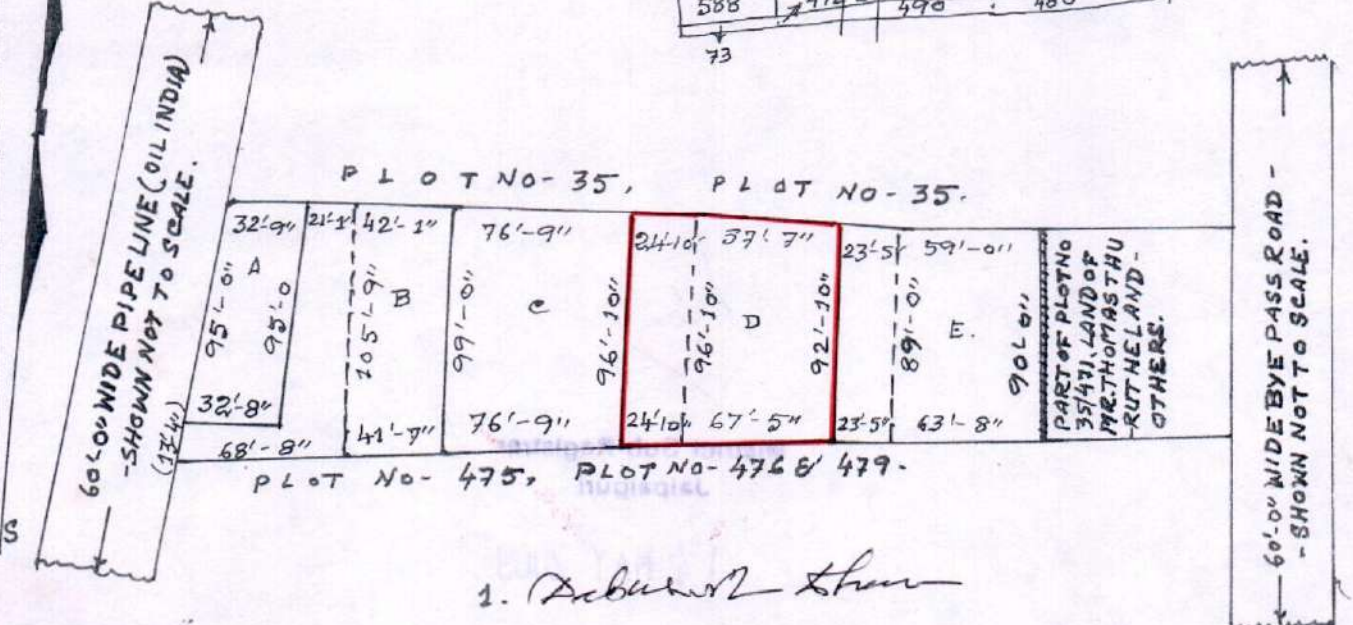
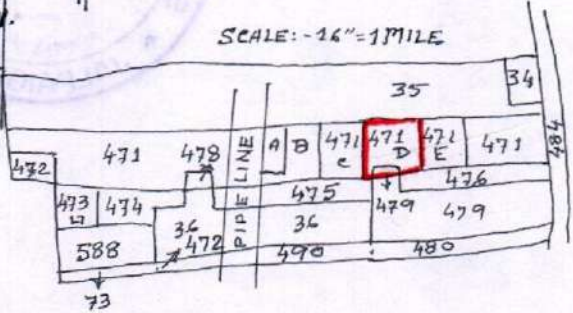
SKETCH MAP FOR SALE DEED OF MOUZA DABGRAM. T.L.No-2, P.S. BHAKTINAGAR DIST. JALPAIGURI. SHEET No 9, KHATIAN No 805, PLOT No 35/471 (PART) TOTAL LAND IN POSSESSION 11K-6 SIX CH. OR 0.1873 ACRE BUT OF PURCHASED - 10K-11 CH. LAND TEN KATHA ELEVEN CHATTAKS OR 0.1763 ACRE MORE OR LESS AS PER DEED AND KHATIAN. DEED No 3347. DATED 12.06.1987. SCALE:-1"=80'-0". PURCHASED LAND "D" SHOWN IN RED DEMARCATION.

NAME OF THE PURCHASER.
 SMT SAROJ DEVI AGARWAL. W/O. SRI -
 RAM CHANDRA AGARWAL OF SEVOKE -
 ROAD, SILIGURI, P-6 + P.S. SILIGURI.
 DIST. DARJEELING.

NAME OF THE SELLERS.
 No.1 SRI DEBASISH DHAR. S/O. LATE -
 JITENDRA CHANDRA DHAR OF NEW -
 CIRCULAR LANE, JALPAIGURI. P. 0 + P.S.
 + DIST. JALPAIGURI. No.2, SRI RABI -
 NATH ROY. S/O. LATE HIR MOHAN ROY
 OF AMBARI FALAKATA. HARICHARAN BHITA.
 P.S. BHAKTINAGAR. DIST. JALPAIGURI. No.3
 SMT. GOLAPISWARI ROY. W/O. LATE. HIR -
 MOHAN ROY. NOW W/O. SRI NARESH ROY -
 OF HARICHARA BHITA. P.S. BHAKTI NAGAR.
 DIST. JALPAIGURI.

LAND SCHEDULE.

SL. NO.	KH. No.	PLOT	AREA	PURCHASED LAND
1	805	35/471	0.1763	-- DO --
2	806	37/479	0.0110	ONLY POSSESSION.
TOTAL			0.1873	



1. Debasish Dhar
2. Rabin Nath Roy

PREPARED BY -
 J. BHOWMIK.
 RETD. GOVT. SURVEYOR.
 SILIGURI.
 02.05.09

3.

LTI Golapishwari Roy
 w/by Snidip Das
 SIGNATURE OF THE SELLERS.

Finger Prints of _____



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

Debarshi
Signature

Finger Prints of _____



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

Debarshi

Signature

Finger Prints of _____



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

LTI Anilaprasanna Roy
w/ky Indip Roy

Signature

Finger Prints of Saroj Devi Agarwal



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

Saroj Devi Agarwal

Saroj Devi Agarwal
Signature

Finger Prints of _____



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

Signature

Finger Prints of _____



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

Signature

Government Of West Bengal
Office of the D.S.R. JALPAIGURI
JALPAIGURI
Endorsement For deed Number :I-01464 of :2009
(Serial No. 01351, 2009)

On 14/05/2009

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

Presented for registration at 20.18 hrs on :14/05/2009, at the Private residence by Debashis Dhar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 14/05/2009 by

1. Sri Debashis Dhar, son of Jiten Ch. Dhar, Circular Lane P. O. & Dist. Jalpaiguri, Thana., By caste Hindu, by Profession : Others
2. Sri Ravi Nath Roy, son of Late Deep Chand Roy, Hari Charan Vita Dist. Jalpaiguri, Thana Bhaktinagar, By caste Hindu, by Profession : Others
3. Smt. Gulapishwari Roy, wife of Sri Naresh Roy, Hari Charan Vita Dist. Jalpaiguri, Thana Bhaktinagar, By caste Hindu, by Profession : Others

Identified By Babul Roy, son of Nildhar Roy Kundar Dighi Dist. Jalpaiguri Thana: Rajganj, by caste Hindu, By Profession : Others.

Name of the Registering officer : **Hareram Das**
Designation : **DISTRICT SUB-REGISTRAR**

On 15/05/2009

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:

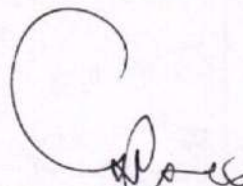
Fee Paid in rupees under article : A(1) = 25916/- , H = 28/- , M(b) = 4/- on:15/05/2009

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- 2356604/-

Certified that the required stamp duty of this document is Rs 117830 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty



[Hareram Das]
DISTRICT SUB-REGISTRAR

OFFICE OF THE DISTRICT SUB-REGISTRAR OF JALPAIGURI
Govt. of West Bengal

15 MAY 2009

Government Of West Bengal
Office of the D.S.R. JALPAIGURI
JALPAIGURI
Endorsement For deed Number :I-01464 of :2009
(Serial No. 01351, 2009)

Deficit stamp duty 1.Rs 32830/- is paid, by the draft number 876062, Draft Date 13/05/2009 Bank Name STATE BANK OF INDIA, Hakimpara, received on :15/05/2009. 2.Rs 40000/- is paid, by the draft number 876046, Draft Date 12/05/2009 Bank Name STATE BANK OF INDIA, Hakimpara, received on :15/05/2009. 3.Rs 40000/- is paid, by the draft number 876056, Draft Date 12/05/2009 Bank Name STATE BANK OF INDIA, Hakimpara, received on :15/05/2009.



Name of the Registering officer :**Hareram Das**
Designation :**DISTRICT SUB-REGISTRAR**

District Sub-Registrar
Jalpaiguri

15 MAY 2009

[Hareram Das]
DISTRICT SUB-REGISTRAR
OFFICE OF THE DISTRICT SUB-REGISTRAR OF JALPAIGURI
Govt. of West Bengal

15 MAY 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 1488 to 1510
being No 01464 for the year 2009.



(Hareram Das) 15-May-2009
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal