

1349

I-1462

SS. Ag



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Registered and admitted to the Registrar and the Endorser's name...

District Sub-Registrar

15 MAY 2009



DEED OF CONVEYANCE



502669

Visit Commission case No.

323

Fees Paid

Total

District Sub-Registrar

14 MAY 2009

20-18
14.5 09
15.5 09

23, 43, 823
A 25, 762
M(B)
4/c
129

Deed of conveyance

বিনিময়

LT-1 Anupeshwari Roy
w/by Sridip Dasg

ON JUDICIAL STAMP

S. L. No 1020 ... Date 06/05/2009

Bold To Sri Shyam Sundar Agarwal

Of Senoke Road, to Sishami, District Dooars (WB)

Value Rs. 5,000 (Rupees) Five thousand only

(Sujit Kr. Sinha)
GOVT STAMP VENDOR
SILIGURI COURT
L/N



Debasish Sinha

515

Debasish Sinha

516

ব্রজেন চন্দ্র

District Sub-Registrar
Jalpaiguri

14 MAY 2009



LTI Gulapishwari Roy
w/by Sridip Das

ব্রজেন চন্দ্র
ব্রজেন চন্দ্র

Deed at 10/10/10
3/10/10/10/10



L.T. Gupkishwari
Roy
w/by Sridip Dasg

DEED OF CONVEYANCE

AREA	:	10 Kathas 10 Chhataks [or 10.625 Kathas] [or 0.1752 Acres]
CONSIDERATION	:	Rs.4,78,000/=
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

A. S. S. S. S. S.
11/11/11/11/11



L. T. I. Gulapish hooari
Roy
w/ by Sridip hooari

SRI SHYAM SUNDAR AGARWAL , SON OF LATE BALDEO DAS 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 his 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 and Business by occupation;
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 ;

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Debasish Sin

প্রদত্ত



LTI Gulapishwari
Roy

w/by Sridip Dasg

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 (0.88 Acres) ; 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.

Debanath Roy

21/02/2012



LT: Gulapishwari

Roy Sridip devi
no/by

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

[Signature]

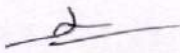
Heer Mohan Roy
S/O. Late Heer Mohan Roy



L.T. Gulapishwari
Roy
w/ by Sridip Dasgi

Late Heer Mohan Roy and Sri Ravi Nath Roy, S/O. Late Heer Mohan Roy R/O. Hari Charan Vita, Ambari PO. Ambari, PS. Rajganj, District : Jalpaiguri (WB), each having ten percent undivided shares therein, as per provisions of the Hindu Succession Act, 1956;

AND WHEREA the above named Sri Neel Mohan Roy S/O. Late Deep Chand Roy, R/O. Baikuntha Pally, Ward No. 41, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) subsequently acquired the ownership with possession over all that piece or parcel of the land measuring 02.62 Acres in total, being sixty percent undivided shares of his three sisters [from and out of the land measuring 04.35 Acres of 04.49 Acres in seven plots, being Plot No. 33 (0.79 Acres); Plot No. 74 (0.23 Acres) ; Plot No. 76 (0.45 Acres); Plot No. 75 (0.88 Acres) ; Plot No. 75/585 (0.18 Acres) ; Plot No. 35/471 (01.90 Acres) and Plot No. 35/472 (0.06 Acres) as recorded in the name of Deep Chand Roy in Khatian No. 805, Mouza Dabgram] namely 1. Smt. Sahajani Roy Wife of Sri Kali Nath @ Kali Saha Roy, 2. Smt. Khiloshwari Roy Wife of Late Shyam Lal @ Shyamal Roy; and 3. Smt. Laloshwari



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Sital Roy



L.T. Gulapishkari
Roy

w/oy Srideep drosi

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 form 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. I, 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

Debashish Dhar
Siddhanta Roy

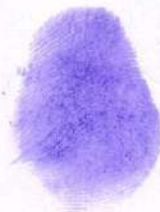


L.T. Gulapishwari
Roy w/b/y S. Sidip
Dasg

measuring 01.90 Acres in Plot No. 35/471 of Sheet No. 09, as recorded in Khatian No. 805 of Mouza Dabgram, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) for valuable consideration to Sri Debashish Dhar, the Vendor No. 01 above named, by virtue of a Deed of Conveyance, which executed in his favour on 12.06.1987 and registered at the office of the Additional District Sub Registrar, Jalpaiguri in Book No. I, Volume No. 30, Pages 457 to 460, being Deed No. 3349 for the year 1987 and that the said Sri Neel Mohan Roy had/has also handed over the possession of the said 0.73 Acres of land in Plot No. 35/471 of Sheet No. 09 [along with 11 Chhataks of land in Plot No. 479 of Sheet No. 09 of Mouza Dabgram] to the said Sri Debashish Dhar, the Vendor No. 01 above named on the said date on 12.06.1987;

AND WHEREAS the above named Smt. Gulapishwari Roy, Wife of Late Heer Mohan Roy (S/O. Late Deep Chand Roy) , R/O. Hari Charan Vita, PO. Balaram, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal), the Vendor No. 02 above named, in the mean time has got her marriage solemnized with one Sri Naresh

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 - 21/12/2019/19/19/19



Handwritten text: LT: Gulapishwari R...
 w/by Sridip Dasgi

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 10 Chhataks from and out of 0.73 Acres of land, described fully in schedule below, to the intending purchasers including the purchaser above named and that the purchaser being in need of such type of landed properties suitable for his 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 10 (Ten) Chhataks of the vendors above named at the lump sum price/ value of Rs.4,78,000/= (Rupees four lakhs seventy eight thousand) only, but free from all encumbrances and charges whatsoever;

AND WHEREAS the vendors above named, considering the price so offered by the purchaser above named, as fair, reasonable and highest according to the rate prevailing in the market have agreed to sell the said below scheduled plot of

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Robert X
=

2/12/2009



LTI Gulab ishtari
Raj

w/ by Saidip nroji

land to the purchaser at the lump sum price/ value of Rs.4,78,000/= (Rupees four lakhs seventy eight thousand) only but free from all encumbrances and charges whatsoever;

NOW THIS DEED OF INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of a sum of Rs.4,78,000/= (Rupees four lakh and seventy eight thousand) only paid by the purchaser to the vendors above named [Rs.95,600/= in Cash and Rs.3,82,400/= by way of a Cheque bearing No.898995 of dated: 14.05.2009 for Rs.3,82,400/= as drawn upon State Bank of India, Hakim Para Branch, Siliguri, favouring the vendor No. 01 above named above named, totalling a sum of Rs.4,78,000/=] (the receipt of which is acknowledged by the vendors above named on execution of these presents and grants full discharge to the purchaser from the payment thereof), the vendors DOTH hereby convey, assign, sell and transfer absolutely and for ever their said below- scheduled homestead land and makes over the possession there of unto and in favour of the purchaser together with all right,

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Debaraj & Son
Siddhanta



L.T. Gulapishkari
Roy
w/by Sridip Roy

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.



Subashish Dhar

21/05/2016

SCHEDULE



*LT Gulapishwari Roy
w/ by Sridip Dasgupta*

ALL that piece and parcel of raiyati homestead land, measuring about 10 (Ten) Kathas 10 (Ten) Chhataks [or 10.625 Kathas] [or 0.1752 Acres], appertaining to Plot Nos. 35/471 of Sheet No. 09 as recorded in Khatian No. 805, situate 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 "E" and butted and bounded as follows :-

North : Land of Plot No 35;

East : Part of Plot No. 35/471 owned by Mr. Thomas

Thuruthel and others;

West : Land of Sri Debashish Dhar & others now sold to

Smt. Saroj Devi Agarwal by separate Deed;

South : Land of Plot No. 476 & 479

—

Advocate's Name
সিদ্ধান্ত মিত্র

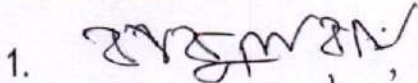
LTI Gulapishwari
Roy

w/by Siddip Neogi

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.

সিদ্ধান্ত মিত্র
সিদ্ধান্ত মিত্র

WITNESSES:

1. 
তারিখ: জানুয়ারি
স্বাক্ষর: মিত্র সিদ্ধান্ত
সি. এম. এ. মিত্র

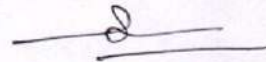
2. Nitya Kanoal
Sp. U. Kanyag Kanoal
Bardhaman Road
Siliguri



LTI
Gulapishwari Roy
w/by Siddip Neogi

VENDORS

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



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

Debashis Dhar

देबाशिस धार



LTI Gulapishwari, Roy
w/by Sridip Dasg

MEMO OF CONSIDERATION

Received with thanks from SRI SHYAM SUNDAR AGARWAL SON OF LATE BALDEO DAS AGARWAL, Resident of Sevoke Road, PO. & PS. Siliguri, District : Darjeeling (West Bengal), a sum of Rs.4,78,000/= (Rupees four lakh and seventy eight thousand) only [Rs.95,600/= in Cash and Rs.3,82,400/= by way of a Cheque bearing No.898995 of dated: 14.05.2009 for Rs.3,82,400/= as drawn upon State Bank of India, Hakim Para Branch, Siliguri, favouring Sri Debashis Dhar [the Vendor No. 01] only towards the consideration of the land sold by this Deed in full and final.

1. Debashis Dhar
देबाशिस धार

2.



3.

LTI

Gulapishwari Roy

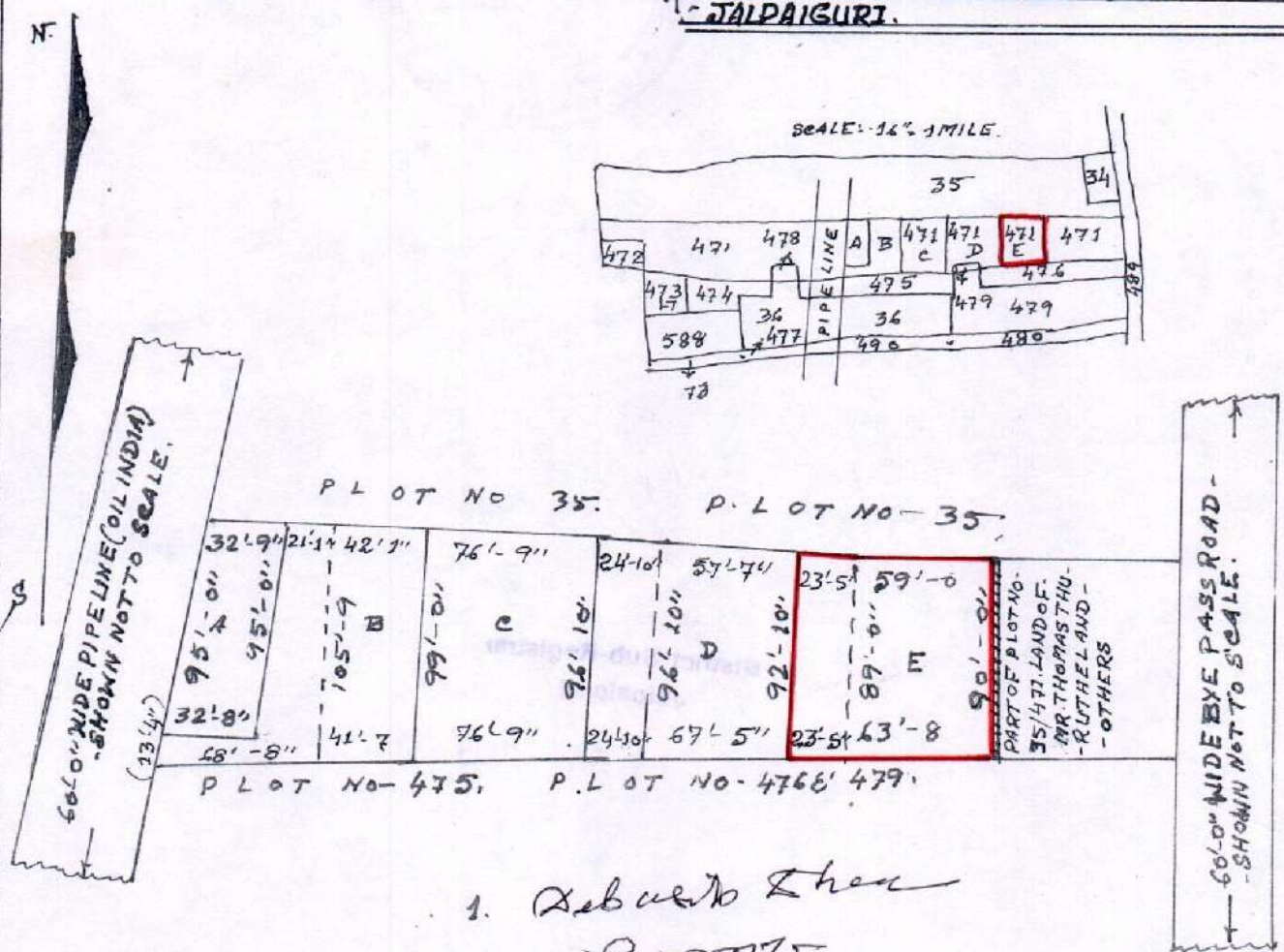
VENDORS

w/by Sridip Dasg

SKETCH MAP FOR SALE DEED OF MOUZA-DABGRAM, J.L.No 2, P.S. BHAKTINA--
 GR. DIST. JALPAIGURI. SHEET No 9. KHATIAN No-805, PLOT No 35/471--
 (PART). PURCHASED LAND 10K-10CH. LAND TEN KATHA TEN CHATTAKS OR--
 -0.1752 ACRE MORE OR LESS AS PER DEED AND KHATIAN. DEED NO--
 -3347, DATED-12.06.1987. SCALE:-1"=80'-0",
 PURCHASED LAND "E" SHOWN IN RED DEMARCATION.

NAME OF THE PURCHASER:
 SRI SHYAM SUNDAR AGARWAL S/O. LATE
 BAL DEO DAS AGARWAL OF SEVOKE --
 -ROAD, SILIGURI. P.O+P.S. SILIGURI.
 DIST. DARJEELING.

NAME OF THE SELLERS:
 No1. SRI DEBASISH DHAR. S/O. LATE--
 JITENDRA CHANDRA DHAR OF NEW--
 CIRCULAR LANE, JALPAIGURI. P.O+P.S.
 DIST- JALPAIGURI. No 2. SRI RABINATH
 ROY S/O. LATE HIRMOHAN ROY OF --
 AMBARI FALAKATA, HARI CHARAN BHT--
 TA. P.S. BHAKTI NAGAR. DIST. JALPAI--
 GURI. No 3. SMT GOLAPISWARI ROY
 W/O. LATE HIR MOHAN ROY, NOW W/O
 SRI NARESH ROY OF HARI CHARAN--
 BHITA. P.S. BHAKTI NAGAR. DIST. --
 -JALPAIGURI.



1. Debashish Dhar
 সর্বাধিকারী

2.

3. LTI Gulapiswari Roy w/by Sridip
 ২০১৭

SIGNATURE OF THE SELLERS

PREPARED BY:
 J. BHONMIK
 RETD. GOVT. SURVEYOR,
 SILIGURI.
 02.05.09

Finger Prints of _____



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

Debaraj...

Signature

Finger Prints of _____



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

Subin...

Subin...

Signature

Finger Prints of _____

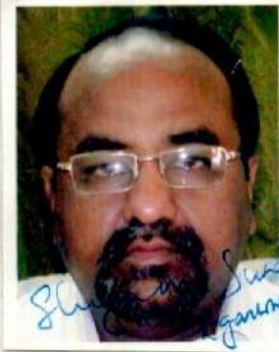


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

*LTI Gulapichudori Roy
w/by Snidip...*

Signature

Finger Prints of Shyam Sunder Agarwal



Shyam Sunder Agarwal

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

Shyam Sunder Agarwal
Signature

Finger Prints of _____

Passport Photo

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

Signature

Finger Prints of _____

Passport Photo

	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-01462 of :2009
(Serial No. 01349, 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) = 25762/- ,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- 2342823/-

Certified that the required stamp duty of this document is Rs 117141 /- and the Stamp duty paid as: Impresive 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-01462 of :2009
(Serial No. 01349, 2009)

Deficit stamp duty Rs 112141/- is paid, by the draft number 876048, 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

[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 1442 to 1464
being No 01462 for the year 2009.



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