

1 413/2005

10 Rs.



413

Collection - Copy of Album No 413

Book No 413

5 stamps of Rs 750/ + 750/ + 750/ + 750/ + 750/ = 4000/-



X 19/10/20  
29/8/05

413 9/3/05 750Rs



Handwritten scribbles on the left margin.



B.c. of AS 5/2004  
is paid by Mr. B. K. Mishra  
No. B/est/006/11204  
Roy 28/8/05



Naba Dixakta Construction Pvt. Ltd.  
Mr. M. K. Mishra  
Director

Bibhuti Roy

Handwritten signature or scribble.

23  
A 5478  
E-7.00  
A 5478  
E-7.00  
23/8/05

DEED OF ~~SALE~~ ~~CONVEYANCE~~ ~~AND~~ ~~TRANSFER~~ ~~AND~~ ~~ASSIGNMENT~~  
Certified that the  
Stamp duty under the Indian Stamp Act 1899 Schedule IA 23  
has been paid by the Bank Draft  
No. 46500/-  
dated 29/8/05

1080500/-  
499500/-  
581000/-

A 6402  
9/3/05

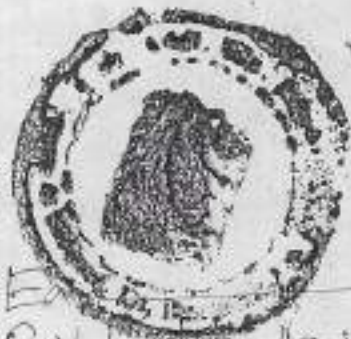
Sub-Registrar  
Bilaspur, Durgam  
9/3/05

Registering Officer  
&  
Collector  
U/S 41 & 42 of  
Act No. 1909  
9/3/05



No. 3134 Date: 14/8/23  
 Name Nabendra Prasad Dasgupta  
 of Berkate Kanit  
 Value 750

Stamp Vendor  
S. R. Office, Siliguri



Presented by Registrar on 12/8/23 AM, PM  
 at Siliguri the day of August  
 at Siliguri S. R. Office  
 By Bibhuti Ray

Bibhuti Ray  
 S/o Late Gourch. Ray  
 S/O, D/O  
 of Haldighata  
 P.O. S.G. Siliguri  
 Dist. Jalpaiguri  
 By Professors



Bibhuti Ray

Dist. Sub-Registrar  
 Darjeeling  
25/8/23

2266  
Bibhuti Ray

Mural Choudhary  
 S/o Late Manmatha Nath Choudhary  
 S/O, D/O  
 of East Midnapore  
 P.O. S.G. Siliguri  
 Dist. Jalpaiguri  
 By Professors

Dist. Sub-Registrar  
 Darjeeling  
Mural Choudhary  
 S/o Late Manmatha Nath Choudhary  
 East Midnapore,  
 Siliguri

Dist. Sub-Registrar  
 Darjeeling  
29/8/23

Dist. Sub-Registrar  
 Darjeeling



*Bibhuti Roy*

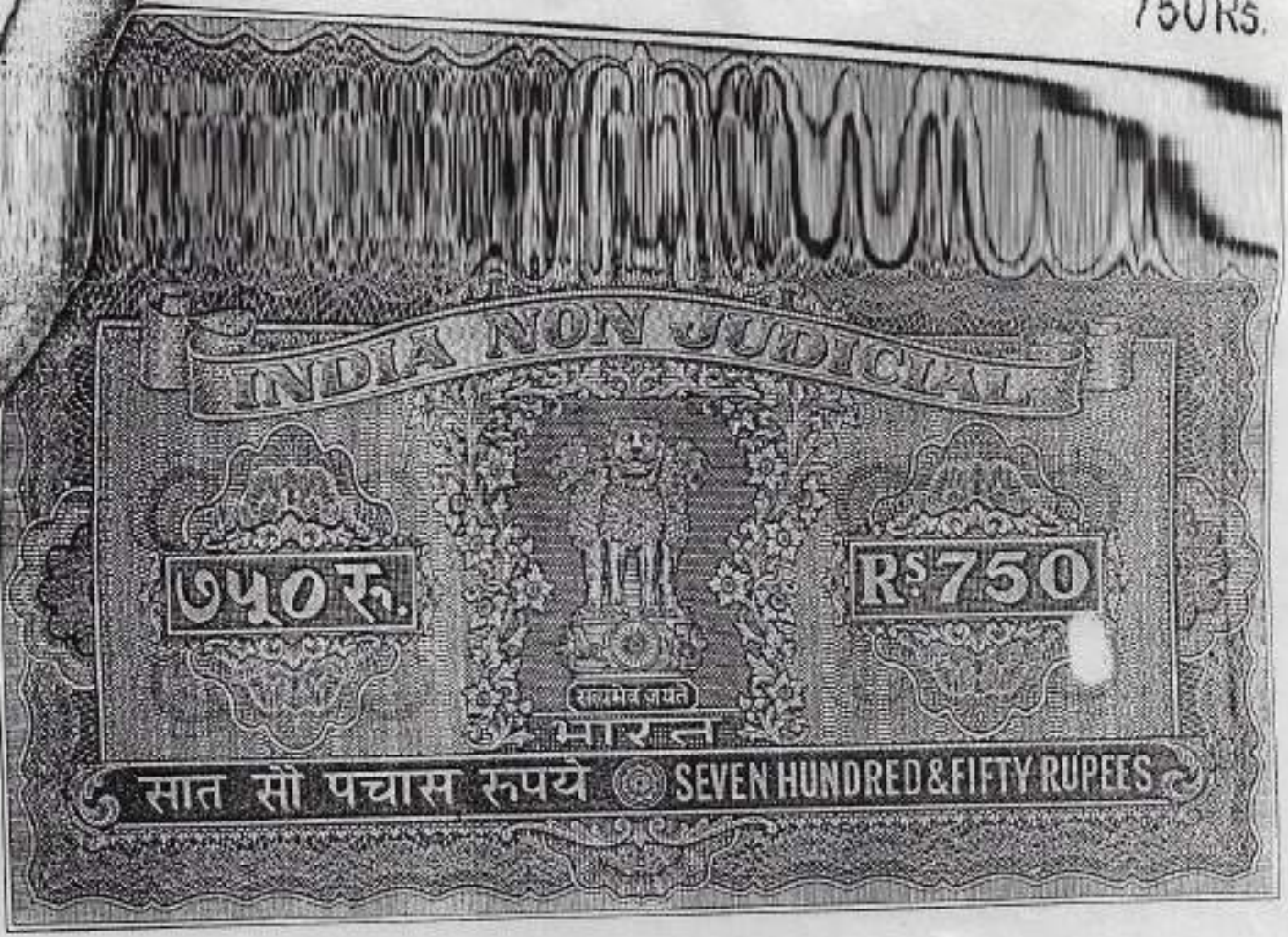
2

DEED OF CONVEYANCE

la



750Rs.



*Bitkuti Roy.*

3

DEED OF CONVEYANCE



*h.*



*Bibhuti Roy*

DEED OF CONVEYANCE

4

*h.*

*8*

500Rs.



*Bithudi Roy*

DEED OF CONVEYANCE





6

*Bibhuti Roy*

DEED OF CONVEYANCE

*B.*





DEED OF CONVEYANCE

*Bibhuti Roy*

THIS INDENTURE MADE ON THIS THE 28<sup>TH</sup> DAY OF AUGUST TWO THOUSAND THREE.

AREA

: 4 KATHAS 14 CHHATAKS 26 SQ. FT.  
OR ABOUT 0.082 ACRE

PLOT NUMBER

: 5207 (PART).

KHATIAN NUMBER

: 1946

MOUZA

: SILIGURI

PARGANA

: RAIKUNTHAPUR

J.L. NUMBER

: 110 (NEW-88)

POLICE STATION, SUB-DIVISION  
AND ADDITIONAL DISTRICT SUB-

REGISTRY OFFICE  
WARD NO.

: SILIGURI  
: XXVII UNDER SILIGURI  
MUNICIPAL CORPORATION

DIST. CT

: DARJEELING

CONSIDERATION

: Rs. 4,99,000.00

BETWEEN

NABA DIGANTA CONSTRUCTION PRIVATE LIMITED, a private limited company incorporated under the Companies Act 1956, bearing Certificate of Incorporation No. 21 - 88661 of 1999, having it's office at Babupara Extension, Siliguri, Police Station Siliguri, District Darjeeling, represented through it's one of the Directors Sri Mridul Kanti Das, son of Late Nikunja Behari Das, Hindu by religion, Business by occupation, resident of Babupara Extension, Siliguri, Police Station Siliguri, District Darjeeling - hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context it's successors in - office and assigns) of the ONE PART.



*[Handwritten signature or mark]*

*Bibhuti Roy*

:: 8 ::

A N D

SRI BIBHUTI ROY, Son of Late Gour Chandra Roy, Hindu by religion, Business by occupation, resident of Hakimpura, Siliguri, Police Station Siliguri, District Darjeeling – hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS, the Vendor became the sole and absolute owner of all that piece or parcel of land measuring 0.10 Acre, recorded in Khatian No. 1946, included in Part of Plot No. 5207, situated within Pargana Baikunthapur, Mouza Siliguri, J.L. No. 110 (New - 88), Police Station, Sub - Division and Sub - Registry Office Siliguri, District Darjeeling, by purchase from Smt. Ashalata Mitra, Wife of Ram Ranjan Mitra, by virtue of a Deed of sale registered at the Siliguri Sub - Registry Office on 03-05-1974 and recorded in Book No. I, Volume No. 47, Pages 282 to 284, Being No. 4181, for the year 1974.

A N D

WHEREAS, the Vendor thereafter got his name mutated with respect to his aforesaid land on 06-09-1983 vide Mutation case No. 308 (P11) 83-84 in the office of the J.L.R.O.(5), Govt. of West Bengal.

A N D

WHEREAS, presently on physical verification of the aforesaid land, it has been found that the Vendor is in actual, khas and physical possession of land measuring 4 kathas 14 chhataks 26 Sq. Ft. or about 0.082 Acre.

A N D



Bithudi Roy

:: 9 ::

WHEREAS, the Vendor accordingly is now the sole and absolute owner of land measuring 4 kathas 14 Chhataks 26 Sq. Ft. or about 0.082 Acre described fully in the Schedule below, having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS, the Vendor, being in need of money, has decided to sell and offered for sale his said land measuring 4 Kathas 14 Chhataks 26 Sq. Ft. or about 0.082 Acre described fully in the Schedule below, free from all encumbrances, charges, lien, attachments, mortgages whatsoever.

A N D

WHEREAS, the Purchaser being in need of land in that area, has accepted the said offer of the Vendor and has agreed to purchase the said land described fully in the Schedule below at a price of Rs. 4,99,000-00 (Rupees Four lacs ninety nine thousand) only, free from all encumbrances, charges, lien, attachments, mortgages whatsoever.

A N D

WHEREAS, the Vendor has also accepted the price so offered by the Purchaser as fair, reasonable and highest and has agreed to sell his said land measuring 4 Kathas 14 Chhataks 26 Sq. Ft. or about 0.082 Acre as described fully in the schedule below and shown by red border lines in the plan annexed herewith forming part of these presents, to and in favour of the Purchaser at or for the said price of the sum of Rs. 4,99,000-00 (Rupees Four lacs ninety nine thousand) only, free from all encumbrances, charges, lien, attachments, mortgages, whatsoever.



J.

Bibhutiboy

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 4,99,000-00 (Rupees Four lacs ninety nine thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land as described fully in the Schedule below and shown by red border lines in the plan annexed herewith forming part of these presents and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances whichever is belonging to or in any way appurtenant to the said land hereby transferred, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents and taxes to the superior Landlord, the State of West Bengal and other Authorities.

The Vendor declares that the interest which he professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule land or any part thereof to and in favour of any party or person and that the land hereby transferred, expressed, or intended so to be suffers from no defect of title and that the recitals made hereinabove and hereinafter are true and in the event of any contrary, the Vendor shall be liable for false recitals and shall also be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor further covenants with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the below Schedule land or any part thereof in future, the Vendor shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be and the Vendor shall further



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*Bairbhuti Roy*

pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

The Vendor further undertakes to take all actions to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to below, Schedule land hereby conveyed at the cost of the Purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 4 Kathas 14 Chhataks 26 Sq. Ft. or about 0.082 Acre, recorded in Khatian No. 1946, included in part of Plot No.5207, situated within Pargana Baikunthapur, Mouza Siliguri, J.L. No. 110(New - 88), Touji No.3(Ja), within the jurisdiction of Siliguri Municipal Corporation Ward No. XXVII, Police Station. Sub - Division and Additional District Sub - Registry Office - Siliguri, District - Darjeeling and the said land is butted and bounded as follows :-

By the North : Land of Smt. Manju Roy sold today to the Purchaser.

By the South : Land of Hari Pada Dutta and Land & House of Smt. Shipra Chowdhury.

By the East : Road.

By the West : S.M.C Road (Sree Maa Sarani.)

Proportionate rent payable for the said land is Rs. 1-00 and the said land is shown by red border lines in the plan annexed herewith forming part of these presents.

*f.*



IN WITNESS WHEREOF, the Vendor does hereunto set his hand on the day, month and year first above written.

WITNESSES ::

1) Moinal Choudhry  
S/o Late Manomatha Nath  
Chy  
East Millapally,  
Siliguri

2) Debashis Saha  
S/o Jay Shankar Saha  
Vivekananda Pally  
Siliguri-6

Bibhuti Roy  
VENDOR

Drafted by me and printed in my Office

S. Chakravarty

(SUKHENDU KUMAR CHAKRAVARTY)

Advocate Siliguri

Enrollment No. F/85/77 of 1992,

Bar Council of West Bengal.

copy of the copy of  
Joyasree Ganguly (Nanda) Saha  
14-3-2005 14-3-2005



TRUE COPY  
Addl. District Registrar  
Siliguri District  
14-3-2005

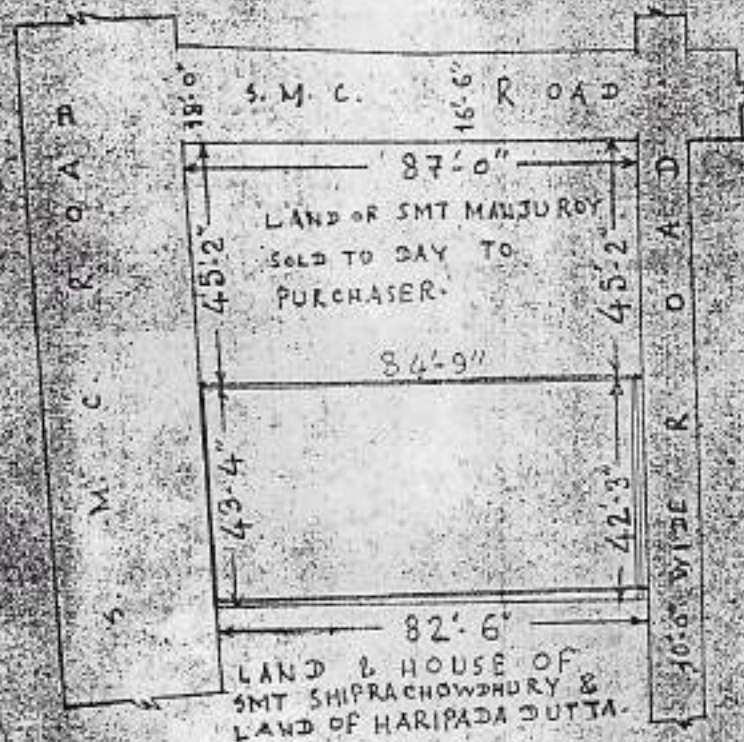
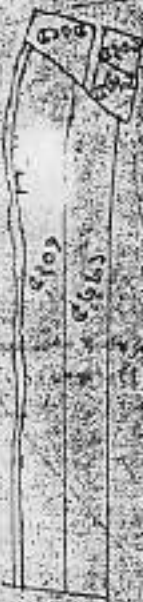
SITE PLAN SHOWING THE PLOT OF LAND, MOUZA SILIGURI J.L. NO 110 (88) LAND SOLD SHOWN BY RED BORDER.

SCALE 1" = 30' 0"

SCHEDULE				
P.S.	PARGANA	S.M.C	KHATIAN	AREA
SILIGURI	BAIKUNTHA-PUR	WARD NO. 27	No. 1946	4 KATHA 14 CHATAK.
			PART OF PLOT NO 5207	2.6 Sq. FT. OR 0.082 ACRE

NAME OF PURCHASER - NAME OF SELLER  
 NABA DIGANTA CONSTRUCTION PVT. LTD. OF BABU - SRI BIBHUTI ROY  
 PARASANT, SILIGURI. OF HAKIMPURA SILIGURI.

ART TRACE MAP  
 MOUZA SILIGURI  
 J.L. NO 110 (88)  
 SHEET NO. 4  
 SCALE 16" = 1 MILE



*Bibhuti Roy*











SIGNATURE OF VENDOR

24-5-03

Signature with date











EXECUTANT SHEET

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

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

Signature with date  
*[Signature]*  
Signature with date

CLAIMANT SHEET

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

Nabe Digeeta Construction Pvt. Ltd.  
*[Signature]*  
Signature with date. **Director**

Photo	Left Hand					
	Right Hand					

Signature with date.