

6033

D. 2050

1000Rs.



DEED OF CONVEYANCE

26-11-02
 Fees Paid On
 Rs. 3289 = 00
 Rs. 282 = 00
 Rs. 4200
 Rs. 23200
 Total Rs. 3346200

Certified that Deficit Stamp Duty Rs. 23970/-
 (Rupees Twenty Three thousand Nine hundred Seventy) as a Bank
 Draft bearing No. 0106-253116 at Bank of India
 Code 0184 to make up the proper
 Stamp Duty with which the Document is chargeable

Registering Officer
 26-11-02

This Deed of Sale is made

dated the 25th day of November 2002
 between Twenty Three thousand Nine hundred Seventy
 as a Bank
 Code 0184 - Bank of India
 to make up the proper
 Stamp Duty with which the Document is chargeable

this the 25th day of November Two thousand

Minoti Khusari

Reg. Registration Fee realized
 Rs. 3300/- (Rupees Three thousand Three hundred only)
 in realized vide Misc. Receipt
 No. 047332 dated 17.11.02

and Two A.D.

Admissible under Rule 21 & also
 u/s. 5/11 of W.B.L.R. Act. 1955
 duty Stamp under the Indian
 Stamp Act, 1899 (W. B. Stamp
 as Ammended up to date)
 Schedule TA No. 23
 Fees Paid.....
 Process Fee..... 10 = 00 C.F.S.

Not Commission Case No.
 1785 for 02
 Fees Paid- (1) Rs. 250 = 00
 (2) Rs. 20 = 00
 P.T.A. Rs. 6 = 00
 Total Rs. 276 = 00

Registrar Authorized U/S 7(2)
 of Act, XVI of 1908, Jaipur

Sub-Registrar
 25-11-02

Contd...2
 3300 = 00

Presented for registration on
the 25th day of Nov 2002
to the District Registrar, District
Muzaffargarh, Punjab



Minati Kusarye

STAMP

No. 351 - dated 23-11-2002
Sold to Satyajit Chakrabarty & Swati Chakrabarty
of Sriguri
Rs. 1000/- (Ru One Thousand only)

S. D. A. S.
(SARVJE DAS)
Stamp Vender,
Muzaffargarh

Registrar Authorized U/S, 7(2)
of Act, XVI of 1908, Jalandhar

25 NOV 2002

Minati Kusarye

Minati Kusarye
w/o ~~Dr. Ghanshyam Das Kusarye~~
~~Chato Karkhan~~
to ~~Dr. Ghanshyam Das Kusarye~~
H/o ~~Dr. Ghanshyam Das Kusarye~~



1854

Minati Kusarye

Dipak Kusarye
~~Dr. Ghanshyam Das Kusarye~~
~~Chato Karkhan~~
to ~~Dr. Ghanshyam Das Kusarye~~

~~Minati Kusarye~~
~~Dipak Kusarye~~

Registrar Authorized U/S, 7(2)
of Act, XVI of 1908, Jalandhar

25 NOV 2002



Homesteadland: .055acre
or 2380 sft.

Plot No. : 158

Khatian No.: 728

J.L. No. : 2

Sheet No. : 12

Mouza : Dabgram

P.S. : Bhaktinagar

Dist. : Jalpaiguri

Price : Rs 3,00,000=00

Minsati kussargi.

M. J. STAMP

Sl. No. 352- **dated** 23/11/02

Sold to Satyjit Chakraborty & Swati Chakraborty

of Siliguri

Rs. 1000/- (Rs. One Thousand -)

S. D. S.
(BANKER'S SIGN)
Stamp Vendor
Siliguri

Page 2



Homestead: 0550
of 2380 etc.

Registrar Authorized U/S. 7(2)
of Act, XVI of 1908, Jalpaiguri

25 NOV 2002

Plot No. :
Khatian No. : 128
T.L. No. :
Sheet No. : 12
Mouza : Dabgram
P.S. : Baklinagar
Dist. : Jalpaiguri
Price : Rs. 3,00,000=00



Page..... 3

BETWEEN

✓
Sri Satyajit Chakraborty son of Late Sukhen Chakraborty, Hindu by religion, business by occupation resident of Hyderpara, P.S. Bhaktinagar, Dt. Jalpaiguri, and ii) Smt. Swati Chakraborty wife of Sri Satyajit Chakraborty Hindu by religion, Business by occupation resident of Hyderpara, P.S. Bhaktinagar, Dt, Jalpaiguri, hereinafter jointly and individually called as the PURCHASERS (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 ONE PART.

Minati Kusarye

A N D

✓
Srimati Minati Kusarye wife of Late Dharendra Nath Kusarye, Hindu by faith Housewife by occupation, resident of Kusarye Lodge, Chhoto Kakjhora, in the town, P.O. , P.S. and District. Darjeeling --- hereinafter called as the SELLER (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 OTHER PART.

Contd... 4

STAMP

No. 353- dated 23-11-2002

Sold to Satyajit Chakraborty & Swati Chakraborty

of Siliguri

Rs. 1000/- (Rs. One Thousand only)

8008
(BANKER DAS)
Stamp Vendor
Siliguri



(27/3/02) Registrar
of Companies, West Bengal

25 NOV 2002

ONE PART

AND

Shri Mithu Kanya wife of Late Dhirendra Nath Kanya, Hindu
by faith Hindu by occupation, resident of Kanya Lodge, Chhota Kalyan, in
the town P.O., P.S. and District Darjeeling --- hereinafter called as the SELLER
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 OTHER PART.



Page..... 4

WHEREAS one Smt. Narmada Chhetrini, wife of Nar Bahadur Chhetri of Ashrampara, Town, P.S. & P.O. Siliguri, Dt. Darjeeling being the absolute owner-in-right-title and possession of All that piece or parcel of homestead land measuring 0.065 acre as fully described in the SCHEDULE - A, appended below, sold the said land and made over peaceful vacant possession thereof unto and in favour of one Srimati C.D. Pradhan, wife of Shri G.S. Pradhan of Ashrampara, Town, P.O. & P.S. Siliguri, Dt. Darjeeling, by virtue of a Registered Deed of Sale executed by the predecessor in interest-right-title and possession Smt. Narmada Chhetrini on 29.12.1965 registered in the office of the then Office of the District Sub-Registrar, Jalpaiguri recorded in the Book No.1 Volume No. 72 Pages from 129 to 130 being Document No. 6919 for the year 1965 And thereafter Smt. C.D. Pradhan constructed house on the said land of her own fund and the said land including the house property was free from all encumbrances, charges whatsoever.

Minoli kumar

A N D

WHEREAS in the year of 1977 the predecessor owner-in-right title and interest, Smt C.D. Pradhan wife of G.S. Pradhan sold her said land measuring 0.065 acre together with the house/structure etc. standing thereon as described in Schedule - B, to one Sri Sourangshu Roy son of Sri Sushil Kumar Roy having permanent

Contd... 5

STAMP

No. 354- dated 23-11-02

Sold to Satyajit Chakrabarty & Swati Chakrabarty
of Siliguri

Rs. 1000/- (Rs. One Thousand only)

Total: Rs. 1000/- x 4 = Rs. 4000/- only

8 0 0 8
(BANKER'S)
Stamp Vendor
Siliguri



Registrar U/S 7(2) of the Registration Act, 1908

25 NOV 2002

WHEREAS in the year of 1977 the predecessor owner-in-right title and interest, Smt C.D. Pradhan wife of G.S. Pradhan sold her said land measuring 0.065 acre together with the house structure etc. standing thereon as described in Schedule-B, to one Sri Souranjan Roy son of Sri Sushil Kumar Roy having permanent residence at the house No. 130, Main Road, Siliguri, Dist. Darjeeling, West Bengal. The said land and house structure etc. were recorded in the Book No. 1 Volume No. 73 pages from 129 to 130 being registered in the office of the then Officer of the District Sub-Registrar, Siliguri, Darjeeling, West Bengal in the year 1977. And thereafter Smt C.D. Pradhan constructed a house on the said land of her own hand and the said land including the house property was free from all encumbrances, charges whatsoever.

AND

WHEREAS in the year of 1977 the predecessor owner-in-right title and interest, Smt C.D. Pradhan wife of G.S. Pradhan sold her said land measuring 0.065 acre together with the house structure etc. standing thereon as described in Schedule-B, to one Sri Souranjan Roy son of Sri Sushil Kumar Roy having permanent residence at the house No. 130, Main Road, Siliguri, Dist. Darjeeling, West Bengal. The said land and house structure etc. were recorded in the Book No. 1 Volume No. 73 pages from 129 to 130 being registered in the office of the then Officer of the District Sub-Registrar, Siliguri, Darjeeling, West Bengal in the year 1977. And thereafter Smt C.D. Pradhan constructed a house on the said land of her own hand and the said land including the house property was free from all encumbrances, charges whatsoever.

Minati Kusarye

residence at Town, P.O. , P.S. & Dt. Balurghat by virtue of a Registered Deed of Sale being Document No. 8862 of recorded in Book No. I of Volume No. 119 pages from 251 to 255 for the year of 1977 in the office of the the-then District Sub-Registrar, Jalpaiguri. And from the date of Registration the said Sri Sourangshu Roy became the absolute owner in right title and interest over the below scheduled land with the standing structures thereon and enjoyed the peaceful possession .

A N D

WHEREAS Sri Sourangshu Roy son of Sri Sushil Kumar Roy, the absolute owner in right title and interest and enjoying the peaceful possession thereon applied for mutation of his name as Raiyat with the appropriate authority and his prayer was allowed and his name was recorded as Raiyat with the records of the-then Junior Land and Land Reforms Office, Rajganj, Dt. Jalpaiguri vide Mutation case No. IX-II/20 of 1978-79@ dt. 11.4.1978. And the recorded Raiyat started to deposit the annual land rent with the Superior land lord regularly.

A N D

WHEREAS subsequently the above named Sri Sourangshu Roy, son of Sri Sushil Kumar Roy sold his said land measuring 0.065 acre together with house/structure etc. standing thereon as mentioned in Schedule B below for valuable consideration and made over peaceful possession thereof unto and in favour of the SELLER Smt. Minati Kusarye wife of Late Dharendra Nath Kusarye by virtue of a

Contd...6



[Handwritten Signature]
Registrar Authorised U/S, 7(2)
of Act, XVI of 1908, Jalpaiguri

25 NOV 2002

Minati Kusarye

Registered Deed of Sale being Document No. 2827 of Book No. I and recorded in Volume No. 25 in pages from 477 to 486 for the year 1989 at the office of the 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj, Dt. Jalpaiguri.

A N D

WHEREAS the present SELLER Srimati Minati Kusarye wife of Late Dharendra Nath Kusarye, acquired her absolute right title and interest including both heritable and marketable rights, by virtue of a Registered Deed of Sale executed by the Predecessor –in-interest Sri Sourangshu Roy, son of Sri Sushil Kumar Roy of Town, P.O. P.S., & Dist. Balurghat being Document No.2827 of Book No.1 for the year 1989 at the office of the 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj. And as the Seller did not mutated her name with the Land Revenue authority she deposited the land rent in the name of her predecessor-in-interest Sri Saurangshu Roy. But mutated her name with the local body i.e., Siliguri Municipal Corporation and is paying the holding taxes/rents regularly.

A N D

WHEREAS Smt. Minati Kusarye, the seller thereof, being in need of money for her own developmental plan, has firmly and finally decided to sell her below scheduled property and has offered for sale of her below scheduled property as described in **Schedule – C** and more elaborately delineated in the annexed site map/plan (the site-plan/map is a part of these presents.) disclosing the aforesaid facts relating thereto and declaring the same to be free from all encumbrances and charges whatsoever.

Contd...7

Minali Karage.

A N D

WHEREAS the PURCHASERS, relying on the aforesaid statements of the Seller, have agreed to purchase the said below scheduled property jointly for money consideration for their common gain and offers a price of Rs. 3,00,000=00 (Rupees Three Lakhs) only.

A N D

WHEREAS the SELLER, considering the offer and the price offered by the PURCHASERS as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell her said below scheduled property to the purchasers at or for the price of Rs. 3,00,000=00 (Rupees Three Lakhs) only and further more declares the property free from all encumbrances whatsoever

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs. 3,00,000=00 (Rupees Three Lakhs) only paid by the PURCHASERS this day to the Seller by Bank Draft, details of which is given below (the receipt of which the SELLEER hereby acknowledges as having received and the SELLER also grants full discharge to the PURCHASERS from the payment thereof), the SELER does hereby convey, assign, sell and transfer her said below scheduled property together with all her rights, title, interest, heriditaments, liberties, easements, connections,

Contd... .. 8

fittings, fixtures, appurtenances and appendages etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the purchasers absolutely and for ever **TO HOLD AND TO HOLD** the same as an absolute estate by the Purchasers as exclusive owner thereof, peaceably and quietly with permanent, heritable and transferable right, title and interest and without any claim, objection, interference or interruption from the SELLER or any person or persons claiming under her. subject to the payment of land revenue and other taxes to the superior land lord, now the Govt. of West Bengal.

The SELLER declares that the interest which she professes to transfer hereby subsists as on the date of these present and that there exists no previous transfer, mortgage, contract for sale pr otherwise by the SELLER in favour of any other person or party respecting the said below scheduled property or any part thereof and that the property hereby transferred, expressed or intended so to be- suffers from no defect of title, and that the recitals made hereinabove – are all true, and in the event of any contrary is proved, the SELLER shall be liable for false recitals and shall also be liable to make good the loss or injury which the PURCHASERS may suffer or sustain in consequences thereof .

The vendor further covenants with the purchaser that if for any defect of title of the said below scheduled property or for any act done or suffered to be done by the vendor, the purchaser de deprived or ownership of possession of the said below scheduled property or any part thereof in future, then the SELLER shall return

Minati kusarye

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to the PURCHASERS the full or proportionate part of the consideration money as the case may be, together with adequate interest and compensation from the date of such deprivation of ownership or of possession.

Schedule - A

(land Smt. N.Chhettrini sold to Smt. C.D.Pradhan)

All that piece or parcel of land measuring more or less 0.065 acre appertaining in Plot No. 158; of Sheet No. 12; of Khatian No.728; Mouza : Dabgram, Pargana : Baikunthapur, P.S. Rajganj Dt. Jalpaiguri.

Schedule - B

(land with house of Smt. C.D.Pradhan sold to Sri Sourangshu Roy which Smt. Minati Kusarye purchased)

All that piece or parcel of land measuring about 0,065 acre in Plot No. 158 of Sheet No. 12 of Khatian No.728 of Mouza : Dabgram . Pargana : Baikunthapur, J.L. No. 2 Police Station : Rajganj, District ; Jalpaiguri, together with C.I sheet roofed and Tally roofed House, kitchen room, bath room. latrine and pucca ring Well etc. standing thereon and fitted electricity connection.

SCHEDULE - C

(the property now sold to Sri Satyajit Chakraborty & Smt. Swati Chakraborty by these presents.)

All that piece or parcel of homestead land measuring 0.065 now after physical measurement it is 0.055(zero point zero five five) acre or 2380 (two three eight zero)Sft (balance 0.010 acre of land probably encroached by road or otherwise) appertaining in Plot No. 158(one five eight)(Part) Khatian No. 728(seven two eight) sheet No. 12(one two)Mouza : Dabgram, Pargana : Baikunthapur, P.S. Bhaktinagar, District : Jalpaiguri, together with C.I sheet roofed and Tally roofed House, kitchen room, bath room. latrine and pucca ring Well etc. standing thereon and fitted with electricity connection. The House property is mutated with the Siliguri Municipal Corporation being Holding No.1861(one eight six one) of Ward No. XXXIX.

The land is delineated in more details in the annexed site plan and marked with red line and the said map/plan is a part of these instruments.

Contd..... 10

The land is butted and bounded as follows :-

By the North : 22'-00" Road

By the South : Land of Late Sova Rani Sarkar

By the East : Land of Sri Dinesh Chandra Roy

By the West : Land of Amaresh Sarkar.

In witness whereof the SELLER with her free sound and concious mind set and subscribe her hand on this present on the day , month and year first above written.

Minati Kusarye.
(Smt. Minati Kusarye)

Witnesses :

1. Deepak Kusarye.
S/O Lt. Shriendip K. Kusarye,
Kusarye Lodge,
Chota Bakibara,
Darjeeling.
2. Uttam Kr. Roy
Hyder Para
3. Ligawa

Drafted by me under
instruction of the parties and
prepared under my supervision

Jayant Kr. Bhattacharya
Lc. No - 32 (Sadar)

Memorandum of receipt of payment of consideration Money

i) By Demand Draft on Central Bank of India, Darjeeling Br. for Rs. 1,50,000=00
No. 024152 dt. 23.11.2002

ii) By Demand Draft on No, Darjeeling Br. for Rs. 1,50,000=00
CBI Dj. 267528 25.11.2002

Rs. 3,00,000=00

Minati Kusarye.
(Smt. Minati Kusarye)



Registrar Authorized U/S, 7(2)
of Act, XVI of 1908, Jalpaiguri

25 NOV 2002

Registrar Authorized U/S, 7(2)
of Act, XVI of 1908, Jalpaiguri
24. 8. 03



Book No. Volume No. 217
Pages..... to
Being No. for the year 2003

3



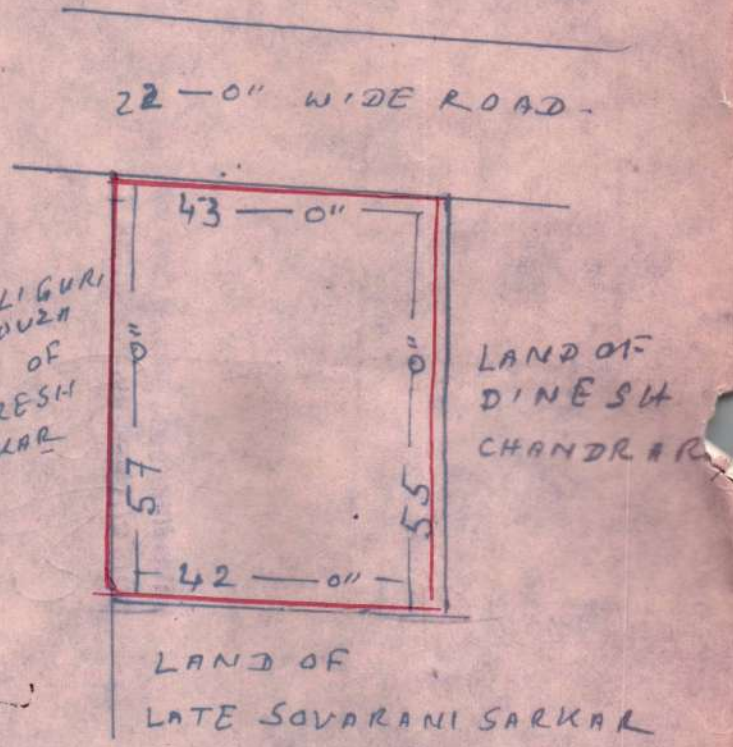
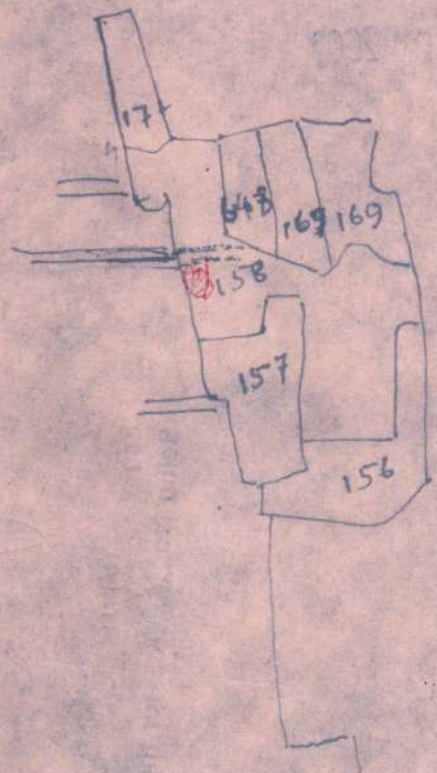
SITE PLAN SHOWING THE LAND SOLD -
 MOUZA. DABGRAM. J-L-NO 2 - P.S- RAJGANJ -
 DIST. JALPAIGURI - PARGANA. BAIKUNTHA PUR
 TOUZI NO 3 - KHATI AN NO 728 - SHEET NO 12
 PLOT NO 158 (PART) 0.055 ACRE OR 3 KATHA 5 CHA
 -ATAK OR 2380 SQF - SELLER PURCHASED 0.065
 ACRE LAND FROM SOURANGAHU ROY VI DE DEED
 NO 2827 DT 4-8-89
 LAND SOLD IS SHOWN IN RED BORDER ON ALL SIDE

NAME OF PURCHASER
 1. SRI SATYAJIT CHAKRABARTY
 S/O LATE SUKHAM CHAKRABARTY
 2. SRI MATI SWATI CHAKRABARTY
 W/O SRI SATYAJIT CHAKRABARTY
 OF HAYDAR PARA - DABGRAM -
 JALPAIGURI

NAME OF SELLER
 SRIMATI MENATI KUNSARY
 W/O LATE DHIRENDRA NATH
 OF HAYDAR PARA
 DABGRAM - JALPAIGURI

PART MAP OF SHEET NO 12
 SCALE 16" = 1 MILE

MEASUREMENT AND BOUNDARY
 SCALE 1" = 25 FEET



DRAWN BY
 R.K. DUTTA
 SILIGURI

Menati Kunsary
 SIGNATURE OF SELLER



Registrar Authorized U/S. 7(2)
of Act, XVI of 1908, Jaipur

25 NO. 2002



Registrar Authorized U/S. 7(2)
of Act, XVI of 1908, Jaipur

27. 8. 03

Book No. 9 Volume No. 27
Pages 41 to 64
Being No. 306A for the year 2003