

भारतीय गैर न्यायिक



दस
रुपये

TEN
RUPEES

रु. 10

Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



-1-
P No - 1 - 5060 / 2010

FEES PAID	
...	Rs. 1.00
...	Rs. 2.00
...	Rs. 142
...	Rs. 10.00
...	Rs. 10.00

D. M. Voutwe,
P. No 56 100/11

02 JAN 2020

CERTIFIED COPY

Serial No. of Copy

Add. Dist. Sub-Registrar
Durgam Chatterjee

Moj Kumar Redia

02 JAN 2020

Contd. To next sheet

Hitarth

Sl. NO. 38062 Date 13.12.2019

PURCHASER Mama Kedia

Full Address _____

Total Value 10/-

Stamp Purchased from JPG Treasury-1

JRD
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Add: DSR Office, Rajganj, Jalcalour



4640

D-5060

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबंग पश्चिम बंगाल WEST BENGAL



DEED OF CONVEYANCE

Durga Basu
Rajendra Kumar
Ranjit Kr Kundu
Ullas Kumar
Amit Kumar
Prabon Kumar 01264

THIS DEED OF CONVEYANCE IS MADE ON THIS 8th DAY OF October 2010

1073 for 2010
 250000
 120000
 36000
 406000
Maha
 ADDL. DIST. SUB-REGISTRAR
 Jalpaiguri

Continued 2

Certified that the document is admitted in registration. The signature sheet and the endorsement sheets attached to this document are the part of this document.

Maha
 Additional Dist. Sub-Registrar
 Jalpaiguri

17 OCT 2010

(C. Chakraborty)

NON JUDICIAL STAMP

No. 140 Date 04.10.10

Bairang Agarwal & others
Green valley, Vikar Bhawanagar,

Value Rs. 500/- Rs. Five thousand only

*Bhaktinagar
Jalpaiguri*

Tanmoy Roy
Govt. Stamp Vendor
Bardagra
Lic. No- 546/RM
071 Darjeeling

Durga based Agarwal

6109

Durga based Agarwal

6110

Chopankar Kundu

6111

Ranjit Kr Kundu



UR
Additional Dist Sub-Registrar
Rajni, Jalpaiguri
10 OCT 2010

11 / OCT 2010

Anga band found
Dipankar Kundu
Ranjit kr Kundu
Ullam Kundu
Arijit Kundu
Prabon Kundu

(2)

AREA	20(TWENTY) KATHAS
KHATIAN NO.(RS)	200/19(TWO ZERO ZERO BY ONE NINE)
PLOT NO.(RS)	203(TWO ZERO THREE)
SHEET NO.	13(ONE THREE)
MOUZA	DABGRAM
J.L.NO.	2(TWO)
PARGANA	BAIKUNTHAPUR
P.S.	BHAKTINAGAR
ASDRO & BLLRQ.	RAJGANJ
DISTRICT	JALPAIGURI
PANCHAYET	DABGRAM-IIIGRAM PANCHAYET
CONDIDERATION	Rs.2,00,000.00(RUPEES TWO LACS) ONLY

Continued 3

Condo.

(3)

Durga Prasad Agarwal
Dipankar Kundu
Ranjit Kumar Kundu
Uttam Kundu
Abhijit Kundu
Protan Kundu

1. **SRI DURGA PRASAD AGARWAL**, son of Dwarka Prasad Agarwal
2. **SRI DIPANKAR KUNDU**, Son of Sri Swapan Kundu, 3. **SRI RANJIT KUMAR KUNDU**, son of Sri Ranjan Kundu, 4. **UTTAM KUMAR KUNDU**, son of Late Gour Gopal Kundu, 5. **SRI PROTAN KUNDU**, alias Abhijit Kundu, son of Sri Swapan Kundu all are Hindu by religion, all are Business by occupation, all are Indian by Nationality, No.1 residing at Shivajee Road, Khalpara, P.O. & P.S. Siliguri, Dist. Darjeeling in the state of West Bengal, No.2 residing at Surjyasen Colony, P.O. & P.S. Siliguri, Dist. Darjeeling in the state of West Bengal, No.3 residing at Sraban Nagar, P.O. & P.S. Siliguri, Dist. Darjeeling in the state of West Bengal, No.4 residing at Bagrakote, Subhashpally, P.O. & P.S. Siliguri, Dist. Darjeeling in the state of West Bengal, No.5 residing at Surjyasen Colony, P.O. & P.S. Siliguri, Dist. Darjeeling in the state of West Bengal hereinafter collectively referred to as **SELLER/VENDOR** (which name and expression shall mean and include unless excluded by or is repugnant to the context his/her/their heirs, executors, administrators, successors, representatives and assigns) of the **ONE PART**

A_N_D

1. **SRI BAJRANG AGARWAL**, Son of Sri Sri Bhagwan Das Agarwal 2. **SRI KANHAYA LAL AGARWAL**, Son of Late Phusaram Agarwal, alias Pūshram Agarwal 3. **SRI RAM NIWAS GARG**, son of Late Bhagwan Das Garg, 4. **SRI RAKESH SINHAL**, Son of Sri Radheshyam Sinhal & 5. **SRI PRAMOD KUMAR SINHAL**, son of Late Ram Kumār Sinhal, all Hindu by religion, all business by occupation, No.1 to 3 are residing at Green Valley, Upper Bhanunagar, P.O. Sevoke Road, Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, No.4 residing at R.C. Mintri Road, P.O. & P.S. Kalimpong, Dist. Darjeeling, and No.5 residing at West Ashrampara, P.O. & P.S. Siliguri, Dist. Darjeeling, in the state of West Bengal hereinafter collectively called the **PURCHASER/VENDEE** (which name and expression shall mean and include unless excluded by or is repugnant to the context, his/her/their heirs, executors, administrators, successors, representatives and assigns) of the **OTHER PART**. The purchaser no.1 & 2 are having ¼ th (One Fourth) share each, and vendor no.3 to 5 are having 1/6 th (One Sixth) share each in the land hereby purchased.

Continued 4

Agarwal

12/11/11

(4) Durga Boro & Agard
Bipankar Kundu
Ranjit K Kundu
Uttam Kundu
Avijit Kundu
(3) Prabon Kundu

WHEREAS one Hela Roy son of Dhaola Roy was the recorded owner of all that piece & parcel of land measuring 4.05(Four Point Zero Five) Acres recorded in Khatian No. 200/19, Sheet No. 13, J.L. No.2, Touzi No.3, Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj(Now Bhaktinagar), Dist. Jalpaiguri. The total land measuring 4.05 Acre recorded in the name of said Hela Roy was forming part of Plot No. 203 (an area measuring 1.76 Acre), and 11(Eleven) other plot Nos.

Said Hela Roy was also the recorded owner of all that piece & parcel of land measuring 0.11 (Zero Point One One) Acres recorded in Khatian No. 200/20, Sheet No. 13, J.L. No.2, Touzi No.3, Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj(Now Bhaktinagar), Dist. Jalpaiguri. The total land measuring 0.11 Acre recorded in the name of said Hela Roy was forming part of Plot No. 202 (an area measuring 0.10 Acre), and Plot No. 257 (an area measuring 0.01 Acre)

AND WHEREAS being owner in possession of said land, said Hela Roy executed a Registered Sale Deed in favour of Sri Ramesh Chandra Roy, son of Bimal Chandra Roy being Sale Deed bearing no. 1-1456 registered on 02.03.1964 at the office of Sadar Joint Sub Registrar, Jalpaiguri in respect of land measuring 1.86 Acres (being an area measuring 1.76 Acre in plot No. 203 appertaining to Khatian no. 200/19 and an area measuring 0.10 Acre in plot No. 202 appertaining to Khatian No. 200/20) and being owner in possession of said land, said Ramesh Chandra Roy died intestate leaving behind his Wife, Sargeswari Devi (Roy), Son, Bhagyandar Roy alias Bhagwan Singh Roy, 3(Three) daughters namely Aneka Roy, Bangri Roy, and Maneka Roy who became joint owners of estate of Ramesh Chandra Roy after his death as per the provisions of Hindu Succession Act 1956 having undivided 1/5(One fifth) share each.

Being owner in possession of such land, said Maneka Roy(nee Ahikary) died intestate leaving behind her two daughters namely Sainja Adhikary alias Sandhya Adhikary(nee Roy) and Alaswari Adhikary alias Ayan Adhikary who became joint owners of estate of their deceased mother Maneka Roy(nee Ahikary) as per the provisions of Hindu Succession Act 1956 having undivided equal share in the 1/5(One fifth) share of total land measuring 1.86 acres belonging to their mother.

Chandra

(7)

Durgobal Das

Djankar Kunder

Ranjit Kunder

Uttam Kunder

Arijit Kunder

(8) Bealon Kunder

AND WHEREAS the vendor above named amalgamated their respective plot of land in to one plot of land and constructed a boundary wall around the total land.

AND WHEREAS, after joint measurement of the said land by the surveyors/Amin of both the parties, the actual measurement of land in possession of the vendors has been found to be 58(Five Eight) Kathas 2(Two) Chattacks, recorded in plot no. 203, appertaining Khatian No. 200/19, Sheet No. 13, J.L. No.2, Mouza- Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri.

AND WHEREAS the above named owner of land, the Seller of these presents being in need of money for some other developmental purposes decided and agreed to sell an area measuring 20(Twenty) Kathas out of the said total land measuring 58 Kathas 2 Chattacks and accordingly was in search of a suitable buyer.

The plot of land is more fully described in schedule hereto and referred to as Scheduled land hereafter,

AND WHEREAS the Purchaser of these presents finding the plot of land suitable, decided and agreed to purchase the said plot of land as fully described in the Schedule below and requested the Seller to sell the said plot of land for a valuable consideration of Rs.2,00,000.00(Rupees Two Lacs)Only.

AND WHEREAS the Vendor finding the price offered by the Purchaser to be highest prevailing in the market agreed to sell said land fully described in the schedule below for the sum of Rs.2,00,000.00(Rupees Two Lacs)Only. free from all encumbrances and charges whatsoever unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.



Continued 8

(8) Durga Basudhgermal
Bijendra Kumar
Ranjit kr kumar
Uttam Kumar
Arijit Kumar
Prabon Kumar

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid offer and acceptance and in consideration of Rs.2,00,000.00(Rupees Two Lacs)Only paid by the Purchaser to the Vendor the receipt whereof the Vendor doth hereby fully admit and acknowledge and grant full discharge from the payment thereof, the Vendor doth hereby grant, convey, transfer and assign unto and in favour of the Purchaser, the scheduled land described in the Schedule below and make over Khas and physical possession thereof to the Purchaser with all right, liberties, privileges, easements, appendices and appurtenances belonging to or in any way appertaining to the said land hereby transferred, expressed intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rent and taxes payable to the State of West Bengal.

AND THE VENDOR doth hereby covenant with the purchaser that the right, title and interest which the Vendor professes to transfer subsists and Vendor have full authority to transfer the said land hereby transferred, expressed or intended so to be in favour of the Purchaser in the manner aforesaid and the Vendor or any persons claiming under them shall from time to time and at all times hereafter at the request and cost of the Purchaser shall execute all such acts, deeds and things whatsoever for further and more effectively assuring the enjoyment and possession of the Purchaser thereof and therein as shall be required.

IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the land hereby transferred, expressed or intended so to be or any part thereof on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

(Signature)

Continued 9

(9) Darga Road Agard
Bijapur Kundu
Ranjit ka Kundu
Lalita Kundu
Ajit Kundu
Bijapur Kundu

IF FOR ANY DEFECT in the title, or for any act done or suffered to be done by the Vendor with respect to the right in the said property hereby transferred, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the right in the property conveyed or expressed or intended so to be or any part thereof, the Vendor shall be liable to be dealt with according to law and return to the Purchaser the full/proportionate part of the consideration money as the case may be and shall be liable for adequate compensation for any loss or injury attended therein to be sustained by the Purchaser.

IT IS FURTHER DECLARED by the Vendor that the Vendor have not entered into any binding contract with any other person whatsoever to sell or to transfer or otherwise any interest or right in the property described in the schedule below and that there subsists no such contract of sale at the date or time of these presents and in the event of discovery of any such contract of sale or transfer with respect of the land hereby transferred or any part thereof existing at the date of these presents or if any of the recitals made herein by the Vendor is proved to be false, the Vendor shall be liable to compensate adequately to the Purchaser for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE OF LAND

ALL THAT PIECE AND PARCEL of Land measuring 20(Twenty) Kathas in plot no. 203, appertaining to Khatian No. 200/19, Sheet No. 13, J.L. No.2, Mouza- Dabgram, Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri under Gram Panchayat Area.

The plot of land is bound and butted as follows:-

By North: Land of Vendors sold today to he Purchasers

By South: Land of Vendors sold today to he Purchasers

By East: Land of Haren Sarkar & Others.

By West : Land of Vendors sold today to he Purchasers

Continued 10

(Signature)

The land is vacant .The recorded classification of the land is Dahala & proposed use is Dahala.

The Plot of land is shown and delineated in a site map annexed herewith which forms an integral part of these presents.

Separate sheets are being used for affixing photographs and impression of all the fingers of Purchasers and sellers.

IN WITNESSES WHEREOF the Vendor/Seller in good health and conscious mind, have set and subscribed their hand on this Deed of Conveyance on the day, month and year first above written.

WITNESSES:

The contents of this document has been gone through and understood personally by the Vendor and the Purchaser.

S/O Lt Subash Chandra Saha
1 Shekhar Bansal
Punjabi para
Siliguri

Durga Basad Agarwal

2 मजबानाबि मजबाना
पिताजी - सुनील चंद्र मजबाना
श्रीमती मजबाना
रफिकुल

Ujjwal Kumar

Ranjit Kumar

Ujjwal Kumar

Avijit Kumar

Prabon Kumar

SELLER/VENDOR

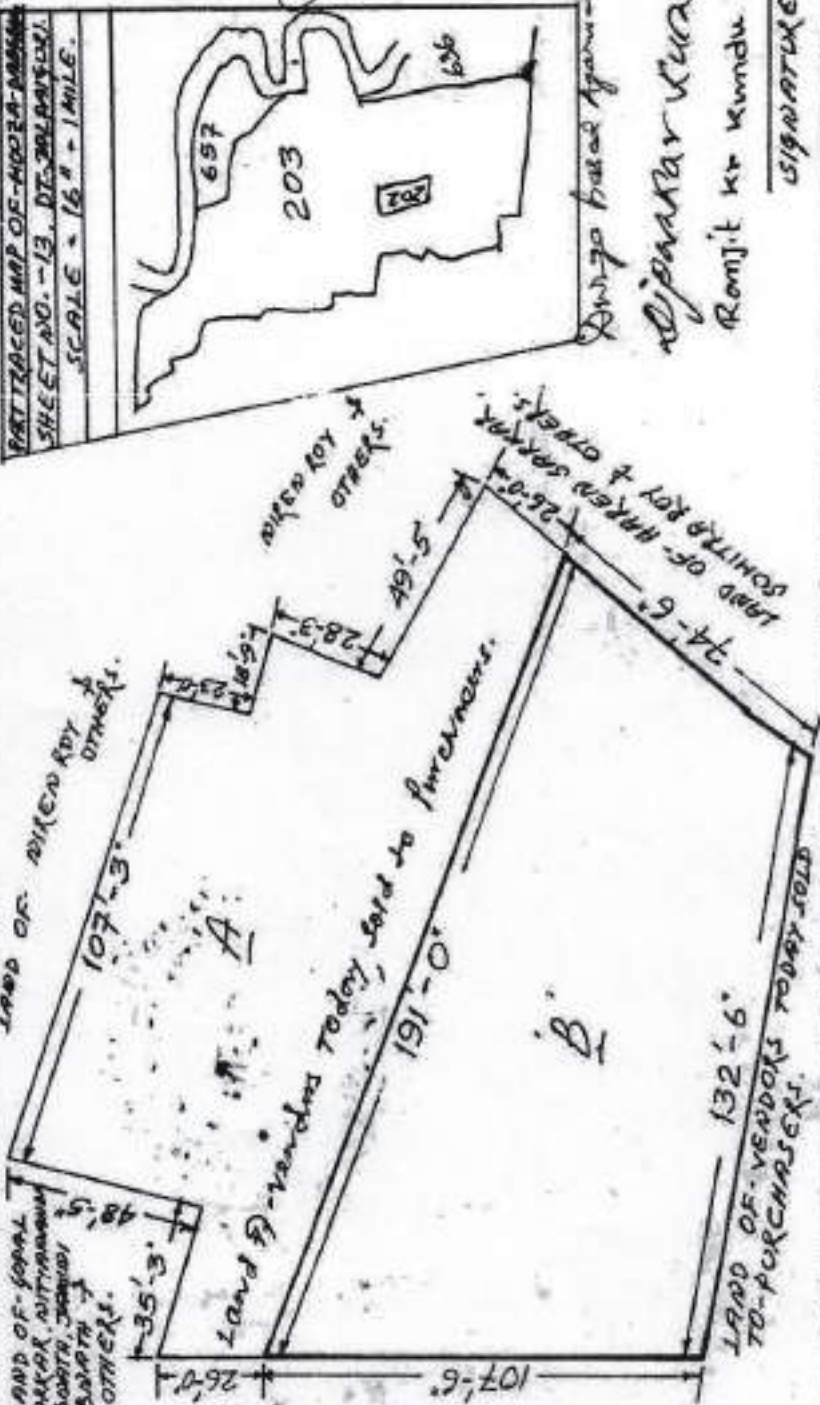
Himadri Mohanta
(HIMADRI MOHANTA)
ADVOCATE :: SILIGURI
ENR.NO.F/1046/1108/02

S I T E P L A N

SCALE - 1" (HORIZ) = 40' (FEET)

MARKED NAME OF PURCHASERS			NAME OF SELLERS			SCHEDULE OF LAND			
B	MRS. MATHURAM DEVI, P.O. 145-5, SILIGURI, DIST. DARJEELING. LAND OF - VENDORS TODAY SOLD TO - PURCHASERS		MRS. MATHURAM DEVI, P.O. 145-5, SILIGURI, DIST. DARJEELING. LAND OF - VENDORS TODAY SOLD TO - PURCHASERS		MOOZA	F.L. NO.	PTNO.	AREA OF LAND TO BE SOLD.	THIS SIDE OF MARKED
					DIAGRAM	2	13	200/19 203	20 COTTAR OR 0.33 ACRES BORDER.

PARTICULAR MAP OF HOZLA-ARUN
SHEET NO. - 13. DT. 20/12/1954.
SCALE = 16" = 1 MILE.



MAP DRAWN BY
S. K. Ghosh
Surveyor
Siliguri

Uttam Kundu
Anirjit Kundu
@ Preston Kundu

Ranjit kr Kundu
SIGNATURE OF SELLERS.

EXECUTANT SHEET



Durgabhadra Agarnal

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

Durgabhadra Agarnal

Signature of R.O.

Signature with date



Ramesh Kumar

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

Ramesh Kumar

Signature of R.O.

Signature with date














Ranjit Kumar

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

Ranjit Kumar












EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ullas Kumar</i>	Left hand					
	Right hand					

Signature of R.O.

Ullas Kumar

Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Arijit Kumar @ Peaton Kumar</i>	Left					
	Right					

Signature of R.O.

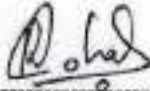
Arijit Kumar @ Peaton Kumar

Signature with date












CLAIMANT SHEET

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

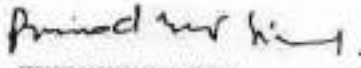
Signature of R.O.



Signature with date












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

Signature of R.O.














Signature with date

CLAIMANT SHEET

	ft	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	nd					
<i>Rajiv</i>	ght	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	nd					












Signature of R.O.

Rajiv Agwal
Signature with date

	t	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	id					
<i>Anil</i>	it	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	id					

Signature of R.O.

Anil
Signature with date

	id	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	nd					
<i>Ramesh</i>	ht	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	id					

Signature of R.O.

Ramesh
Signature with date



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District: Jalpaiguri

Endorsement For Deed Number : I - 05060 of 2010
(Serial No. 04640 of 2010)

On 08/10/2010

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

Presented for registration at 22.02 hrs on :08/10/2010, at the Private residence by Sri Durga Prasad Agarwal, one of the Executants.

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

Execution is admitted on 08/10/2010 by

1. Sri Durga Prasad Agarwal, son of Dwarka Prasad Agarwal, Shivajee Road, Khalpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business
 2. Sri Dipankar Kundu, son of Sri Swapan Kundu, Suriya Sen Colony,, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business
 3. Sri Ranjit Kumar Kundu, son of Sri Ranjan Kundu, Sraban Nagar, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business
 4. Uttam Kumar Kundu, son of Late Gour Gopal Kundu, Bagrakote, Subhash Pally, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business
 5. Sri Protan Kundu Alias Abhijit Kundu, son of Sri Swapan Kundu, Suriya Sen Colony,, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business
- Identified By Shekhar Bansal, son of Late Subhash Bansal, Shiv Mandir Road, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/10/2010

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:

Fee Paid in rupees under article : A(1) = 26884/- on 11/10/2010

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.-2444350/-



(Signature)
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

11 OCT 2010

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 05060 of 2010
(Serial No. 04640 of 2010)

Certified that the required stamp duty of this document is Rs.- 122218 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 117220/- is paid, by the draft number 176679, Draft Date 10/10/2010, Bank
Name State Bank of India, HAKIMPARA (SILIGURI), received on 11/10/2010

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

11 OCT 2010

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 770 to 788
being No 05060 for the year 2010.



Narayan

(Narayan Chandra Saha) 11-October-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal

Certified to be a true copy

CHECKED BY

Dr.

02 JAN 2020

Digitally signed by GAUTAM RAY CHAUDHURY
Date: 2016.04.18 16:48:33 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Dr.
Aad. Dist. Sub- Registrar.
Rajganj, Jalpaiguri

02 JAN 2020