

31-6-24/2023

I- 6803/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 976202

22/6/2023
 Dk: 2185-267

Sutapa mitra (nsogi)
 Swapna Neogi (bnswh)

DEED OF CONVEYANCE

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.



addl. District Sub-Registrar
 Sitaram ..

Sutapa Mitra (Neogi)
Sudipana Neogi (Bhattach)

PARTICULARS OF THE VACANT LAND

LAND MEASURING :	3.75 Katha or 6 Decimal
MOUZA :	Bairatisal
J.L. NO. :	70
KHATIAN NO. :	6260 & 6261(L.R.)
PLOT NO. :	308(R.S),320(L.R.)
POLICE STATION :	MATIGARA,
DISTRICT :	DARJEELING.
SET-FORTH VALUE :	Rs. 12,42,000/-
MARKET VALUE :	Rs. 12,42,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 22 ND DAY
OF AUGUST, TWO THOUSAND TWENTY THREE.

B E T W E E N

MAMTA PRASAD, Wife of Shri Birendra Prasad Gupta , Hindu by religion, Indian by Nationality, housewife by occupation, resident of Kusum Bihar ,Road No 7/C, Asha Morhabadi Baialu, Post Office, Police Station & District Ranchi(Jarkhand) Pin 834009- hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART. PAN BSMPP7895R

A N D

1) SMT SUTAPA MITRA (NEOGI), Wife of Sri Samir Kumar Mitra, Hindu by religion, Indian by Nationality, housewife by occupation, resident of Shantipur, shibmandir, Post Office Kadamtala, Police Station Matigara, District Darjeeling (W.B.) Pin 734011 PAN CMYPM2777A

22/8/23
Advocate
Smt. Sutapa Mitra

Sutapa Mitra (Neogi)
Swapna Neogi (Ghosh)

2) SMT SWAPNA NEOGI (GHOSH), Wife of Sri Susanta Neogi, Hindu by religion, Indian by Nationality, housewife by occupation, resident of Ramkrishna Sarani, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dt. Darjeeling (W.B) Pin 734011 - here in after called the "VENDORS" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART. PAN ALNPN6933B

WHEREAS the Vendors SMT SUTAPA MITRA (NEOGI) and SMT SWAPNA NEOGI (GHOSH) became the joint absolute and recorded owner of land measuring 3.75 katha or 6 Decimal, recorded in Khatian No. 6260 and 6261 (L.R), in R.S plot no. 308 corresponding to L.R. Plot No. 320, situated within Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, under Police Station Matigara, District Darjeeling by virtue of registered sale deed being no. I-06581, dt. 03.07.2013, CD volume number- 15, Pages 486 to 497 executed by Smt Sandhya Paul, Wife of Late Hriday Ranjan Paul, resident of Station more, P.O. & P.S. Bagdogra, Dt. Darjeeling which she purchased from Smt Pramila Roy and others, Wife of Late Aswini Roy, resident of Kharak singh road, Bairatisal P.O. New Rangia, P.S. Matigara, Dt. Darjeeling by virtue of registered sale deed being no. I-05648, dt. 25.09.2008, CD volume no. 15, pages 1321 to 1333 since then the vendors hereof are in actual, khas and physical possession of the said land having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the vendors hereof being in need of money for their family obligations have decided to sell and have also offered for sale the aforesaid land measuring 3.75 katha or 6 Decimal, as fully described in the schedule appended below, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser hereof being have in need of a plot of land for their residential purpose, has agreed to purchase the said land measuring 3.75 katha or 6 Decimal, as fully described in the schedule

22/8/23

Sutape Mitra (Necy)
Sreepati Neggi (Necy)

below and offered a sum of Rs.8,25,000/- (Rupees Eight lac twenty five thousand) only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell the aforesaid land measuring 2 Katha 8 chhatak or 4.125 Decimal, as fully described in the Schedule below to and in favour of the Purchaser hereof at or for the said sum of Rs. 12,42,000/- (Rupees twelve lac fourty two thousand) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 12,42,000/- (Rupees twelve lac fourty two thousand) only paid by the Purchaser to the Vendors hereof as per the mode of payment mentioned herein below (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold as described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE Vendors do hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

27/5/23

Sutapa Mitra (Neogji)
Shekhar Neogji (Bhooh)

THE Vendors do hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer therefrom.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as their own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other persons or person whomsoever claiming through or under them.

THE Vendors do hereby further declare that the Vendors at the request and costs of the Purchaser, does execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

SCHEDULE OF THE VACANT LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 3.75 katha or 6 Decimal, (Rupni as per R.O.R and proposed to use as Bastu), recorded in L.R Khatian No. 6260 and 6261, in R.S plot no.308 corresponding to L.R. Plot No.320 situated within Mouza BAIRATISAL, J.L. No.70, Pargana Patharghata, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Atharkhai Gram Panchayat, District Darjeeling, in the state of West Bengal.



The said land measuring 3.75 katha or 6 Decimal, is butted and bounded as follows: -

On the North : House of Promod Rai and Anita Rai;
On the South : Land of Doli Gupta;
On the East : Land of Pramila Roy & others;
On the West : Land of Chitta Ranjan Mondal .

Separate sheet containing the Fingerprints of the Vendors and Purchaser is annexed herewith, forming part of these presents.

IN WITNESS WHEREOF the Vendors in his sound health and in full conscious mind hereto has set and subscribed her hands on the day, month and year first above written in presence of the following witnesses.

WITNESSES:

Paritosh Paul
1) Shri Paritosh Paul
Son of Late Pranbandhu Paul
Resident of New Paul Para, P.O. &
P.S. Matigara, Dt. Darjeeling, PIN:-734010
Occupation-Law Clarck

Sutapa Mitra (Neogy)
Snepru-Neogy (Ghosh)

(SIGNATURE OF THE VENDORS)
Drafted by me as per instruction of the Parties, readover and translated the contents of this indenture to the Parties hereof and printed in my Chamber:

2) *Pusken Chandra Roy*

S/o - Chitish Ch. Roy

New Range

Matigara

Nabanita Sarkar
(NABANITA SARKAR)

Advocate, Siliguri
Enrollment no. F/884/2551/2013



6203/23

FINGER IMPRESSION SHEET

EXECUTENT NO 1

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<p><i>Sutapa Mitra (Neogi)</i></p>	LEFT HAND					
	RIGHT HAND					

Sutapa Mitra (Neogi)

Sutapa Mitra (Neogi)
SIGNATURE

EXECUTENT NO.2











PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<p><i>Sneapna Neogi (Bhaskar)</i></p>	LEFT HAND					
	RIGHT HAND					

Sneapna Neogi (Bhaskar)

Sneapna Neogi (Bhaskar)
SIGNATURE

FINGER IMPRESSION SHEET

CLAIMANT

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 FT ND RIGHT HAND					
					

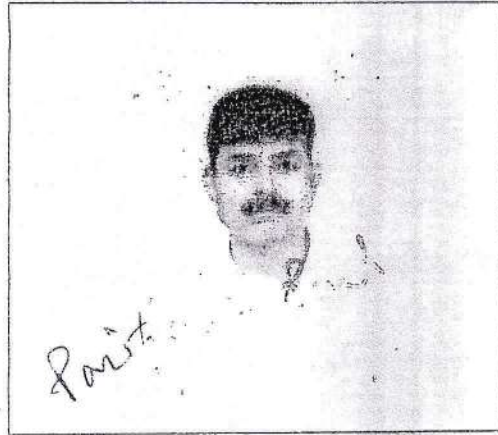
Mamta Passad

Mamta Passad

SIGNATURE

FINGER IMPRESSION SHEET

WITNESS



PHOTO

Pawitosh Paw

SIGNATURE

22/08/23

Major Information of the Deed

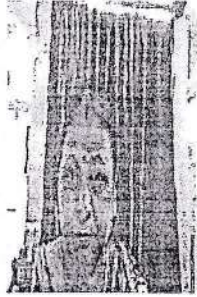

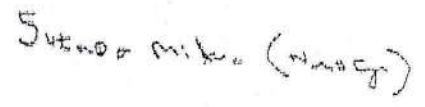


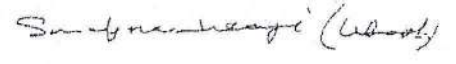
Deed No.:-	I-0403-06803/2023	Date of Registration	22/08/2023
Query No / Year	0403-2002135267/2023	Office where deed is registered	
Query Date	21/08/2023 11:45:17 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	SUSANTA NEOGI SHIBMANDIR, Thana : Matigara, District : Darjeeling, WEST BENGAL, PIN - 734011, Mobile No. : 9832038545, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 12,42,000/-	Rs. 12,42,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,260/- (Article:23)	Rs. 12,420/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 7340



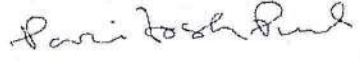
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-320 (RS :-)	LR-6260	Bastu	Rupni	3 Dec	6,21,000/-	6,21,000/-	
L2	LR-320 (RS :-)	LR-6261	Bastu	Rupni	3 Dec	6,21,000/-	6,21,000/-	
		TOTAL :			6Dec	12,42,000 /-	12,42,000 /-	
		Grand Total :			6Dec	12,42,000 /-	12,42,000 /-	

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Sutapa Mitra, (Alias: Smt Sutapa Neogi) (Presentant) Wife of Shri Samir Kumar Mitra Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office</p>	<p>Photo</p>  <p>22/08/2023</p>	<p>Finger Print</p>  <p>LTI 22/08/2023</p>	<p>Signature</p>  <p>22/08/2023</p>
<p>Shantipur, Village:- Shantipur, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, P. No.:: CMxxxxxx7A, Aadhaar No: 97xxxxxxxx4274, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Smt Swapna Neogi Ghosh Wife of Shri Susanta Neogi Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office</p>	<p>Photo</p>  <p>22/08/2023</p>	<p>Finger Print</p>  <p>LTI 22/08/2023</p>	<p>Signature</p>  <p>22/08/2023</p>
<p>Ramkrishna Sarani, Village:- Shibmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx3B, Aadhaar No: 65xxxxxxxx2896, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office</p>				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Smt Mamta Prasad Wife of Shri Birendra Prasad Gupta KUSUM VIHAR, Block/Sector: ASHA MORHABADI BAIALU, Flat No: ROA NO 7/C, City:- Not Specified, P.O:- RANCHI, P.S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx5R, Aadhaar No: 80xxxxxxxx9360, Status :Individual, Status : Not Executed</p>			

Applicant Details :			
Name	Photo	Finger Print	Signature
Mr. PARITOSH PAUL Son of Late PARITOSH PAUL NEW PAULPARA, Village:- NEWPAULPARA, P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010			
	22/08/2023	22/08/2023	22/08/2023

Identifier Of Smt Sutapa Mitra, Smt Swapna Neogi Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sutapa Mitra	Smt Mamta Prasad-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Swapna Neogi Ghosh	Smt Mamta Prasad-3 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 320, LR Khatian No:- 6260		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 320, LR Khatian No:- 6261		Seller is not the recorded Owner as per Applicant.

T- 6803/23

Endorsement For Deed Number : I - 040306803 / 2023

On 22-08-2023

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 : 1 of Indian Stamp Act 1899.

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

Presented for registration at 11:35 hrs on 22-08-2023, at the Office of the A.D.S.R. BAGDOGRA by Smt Sutapa Mitra Alias Smt Sutapa Neogi, one of the Executants.

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 12,42,000/-

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

Execution is admitted on 22/08/2023 by 1. Smt Sutapa Mitra, Alias Smt Sutapa Neogi, Wife of Shri Samir Kumar Mitra Shantipur, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife, 2. Smt Swapna Neogi Ghosh, Wife of Shri Susanta Neogi, Ramkrishna Sarani, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife

Indetified by Shri PARITOSH PAUL, , , Son of Late PARITOSH PAUL, NEW PAULPARA, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,420.00/- (A(1) = Rs 12,420.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 12:53PM with Govt. Ref. No: 192023240178733628 on 21-08-2023, Amount Rs: 12,420/-, Bar SBI EPay (SBlePay), Ref. No. 4421023275613 on 21-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,260/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 32,260/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1768, Amount: Rs.5,000.00/-, Date of Purchase: 16/08/2023, Vendor name: S S GOON

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 12:53PM with Govt. Ref. No: 192023240178733628 on 21-08-2023, Amount Rs: 32,260/-, Bar SBI EPay (SBlePay), Ref. No. 4421023275613 on 21-08-2023, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0403-2023, Page from 132955 to 132969
being No 040306803 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2023.08.23 11:54:23 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/08/23 11:54:23 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.