

SL-1335/2009

1587 of 17.03.09



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

468116

~~16/3~~

4C No. 160/09

Dhukulal Paul

Subscribed and signed by



L.F.I. of Tulam Paul
by the pen of
Dipak Paul

সীতা সিন্ধা (পত্নী)

স্বাক্ষর করে

Sanjay Paul

C O N V E Y A N C E
(DEED OF SALE)

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

Contd P/2.

L.D. DIST. SUB-REGISTRAR
SILIGURI DIST. RAJDOGGRA
17/3/09

Biplab Ghosh
Advocate/Siliguri

S. No ... 1997. ... 05.3.2009.
 Sold to ... Ram Lal Agarwal (HUF) & ~~Manoj Chandra~~
 Agarwal (HUF)
 of ... 88.
 (Rs.) ... 5000/- ... (Rupees) ... Five thousand only

B. R. Ghosh
 B. R. Ghosh
 STAMP VENDOR
 Siliguri Court
 L. No-R. M./106/1999
 Darjeeling

Dhruval Paul
 To no - 245

Dhruval Paul
 To no - 246

सुशोभित - सुशोभित - सुशोभित
 सुशोभित - सुशोभित - सुशोभित
 To no - 247

L.T.I. of Lalan Paul
 by the pen of
 Dipak Paul

To no - 248

श्रीमती मित्र (पत्नी)

To no 249

श्रीमती मित्र



Adl. Dist. Sub-Registrar
 Darjeeling

16/3/09

Biplab Ghosh
 Advocate, Siliguri

Arunlal Paul

Samrajy Paul @ 8/10/2009



= 2 =

L.T.I. of Tulan Paul
by the son of
Dipak Paul

Samrajy Paul (Son)

8/10/2009

Samrajy Paul

THIS DEED OF SALE MADE THIS THE 16th
DAY MARCH, TWO THOUSAND NINE.

EXTRACT OF THE LAND HEREBY SOLD :

District : Darjeeling.
Police Station : Matigara.
Mouza : Baragharia.
Sheet No. : 2.
Khatian No. : 53, 61 & 100 (all L.R.).
Plot No. : 430 (R.S) 622 (L.R.).
Area : 270 DECIMALS.
Gram Panchayat : Patharghata G.P.
Total Consideration : Rs.8,10,000.00

Contd P/3.

15/11/2015

Sansay Paul

Dipak Paul
S/o. Sri Dhumal Paul
Bff. Private Service
Beshbandhupara
P.O. & P.S. Liliguzi



Asst. Dist. Sub-Registrar
Assam

[Signature]
16/11/15

Advocate
Bishal Ghosh

Dhimal Paul

From joint vent @ 8/13/2019 mt.

L.T.I of Tulan Paul
by the pen of
Dipak Paul



= 3 =

(SRI) RINA SINHA

SRI RINA SINHA

Sanjay Paul

BETWEEN

1. SRIDHUMAL PAUL, son of Late Premlal Paul,
2. SRIDHANLAL PAUL @ DHANANJAY PAUL, son of Late Premlal Paul,
3. SMT. TULAN PAUL, wife of Late Bhimlal Paul,
4. SMT. RINA SINHA (PAUL), married Daughter of Late Bhimlal Paul, wife of Sri Rama Sankar Sinha,
5. SRIBIREN PAUL, son of Late Bhimlal Paul,
6. SRISANJAY PAUL, son of Late Bhimlal Paul,

all Indian by Nationality, Hindu by religion, business by occupation, resident of Ramkrishna Para, Matigara, P.O. & P.S. Matigara, District- Darjeeling, hereinafter jointly called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the ONE PART.

A N D

RAMAUTAR AGARWAL (HUF), Indian by Nationality, having its principal office at 16, M.G. Road Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, being represented by its "KARTA", SRI RAMAUTAR AGARWAL, son of Late Surajmal Agarwal, Indian by Nationality, Hindu by religion, business by occupation, resident of 16,

Contd P/4.



BETWEEN

Smt. Jayanti

1. SRIDHUMAL PAUL, son of Late Premal Paul,
 2. SRIDHARLAL PAUL & DHANANAY PAUL, son of Late Premal Paul,
 3. SMT. TULAN PAUL, wife of Late Bhimlal Paul,
 4. SMT. RINA SETHA (PAUL), married daughter of Late Bhimlal Paul, wife of Sri Ram Sankar Setha,
 5. SRI BIREN PAUL, son of Late Bhimlal Paul,
 6. SRISANAY PAUL, son of Late Bhimlal Paul,
- all Indian by Nationality, Hindu by religion, business by occupation, resident of Ramkishan Para, Mangar, P.O. & P.S. Mangar, District Bargarh, herein after jointly called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the ONE PART.

AND

KAMALAKAR AGARWAL (Hindu by Nationality, having its principal office at 16, M.G. Road, Bhubaneswar, District Bargarh, Odisha, India) and SRI RAMANAYAK AGARWAL (Hindu by Nationality, having its principal office at 16, M.G. Road, Bhubaneswar, District Bargarh, Odisha, India) jointly called the BUYERS.



Contd. PM

Sub-Registrar, Dist. Jajpur
 16/8/20

Biplab Ghosh
Advocate, Bhubaneswar

Kantlal Paul

Sanjay Paul @ Sanjay Paul



L.T. I of Julem Paul
by the pen of
Dipak Paul.

= 4 =

Sanjay Paul (Father)

Sanjay Paul

Sanjay Paul

M.G. Road Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives, administrators and assigns) of the SECOND PART. P.A.No.AAEHR 2189B.

A N D

1. SRISURAT BARMAN, son of Sri Birendranath Barman,
2. SRIMOHESHWAR CHANDRA SARKAR, son of Sri Chandra Mohan Sarkar,

both Indian by Nationality, Hindu by religion, business by occupation, resident of Matigara, P.O. & P.S. Matigara, District-Darjeeling, hereinafter jointly called the CONFIRMING PARTY (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the THIRD PART.

WHEREAS one Kantlal Paul was the recorded owner of considerable landed property situated in Matigara within the Sub-Division of Siliguri under District Darjeeling. Smt. Panu Paul was the married wife of the said Kantlal Paul and out of the wedlock a son namely Kokalal Paul was born. Thereafter the said Kantlal Paul died intestate leaving behind his wife and their son to inherit the said landed property. Subsequently Kokalal Paul also died during his minority. As such Smt. Panu Paul @ Panu Bewa became the owner of the landed property left behind by Kantlal Paul.

Contd P/5.

M.G. Road Shigga, P.O. & P.S. Shigga District Dargachina, Bangalore
 called the PURCHASER (which expression shall mean and include
 unless excluded by or repugnant to the context its heirs, successors,
 executors, legal representatives, administrators and assigns) of the
 SECOND PART, P.A. No. AAR 2189B.

AND

1. SRISURAT BARMAN, son of Sri Bhandarath Barmann.

2. SRIMOHESHWAR CHANDRA SAKKAR, son of Sri Chandra
 Mohan Sakkar.

both Indian by Nationality, Hindu by religion, business by
 occupation, resident of Mangalore, P.O. & P.S. Mangara, District-
 Dargachina, Bangalore jointly called the COOPERATING PARTY (which
 expression shall mean and include unless excluded by or repugnant to the
 context their heirs, successors, executors, legal representatives,
 administrators and assigns) of the THIRD PART.

WHEREAS one Kanchal Paul was the recorded owner of considerable
 landed property situated in Matangi Sub-Division of Shigga
 under District Dargachina, Matangi Panchayat, District-
 Dargachina, Bangalore, and out of the said Kanchal Paul was
 born. Thereafter the said Kanchal Paul leaving behind his
 wife and then son to inherit the said property. Subsequently
 Kanchal Paul also died during his lifetime. A son Paul @
 Paul Dew became the owner of the said property left behind by
 Kanchal Paul.



Contd. ... 1952

16/3/61
 Registrar of Land Revenue, Bangalore

Advocate Shigga
 Biplab Ghosh

Dhumlal Paul
Smt. Panu Bewa
L.T.I. of Indan Paul
by the pen of
Sri Paul Paul
Record No. 1
Record No. 2
Sri Dhananjay Paul



= 5 =

AND WHEREAS Smt. Panu Paul @ Panu Bewa was again married to one Jadunath Paul and out of the wedlock a daughter namely Pohatiswari was born. Smt. Pohatiswari was married to one Premlal Paul and out of the wedlock Sri Dhumlal Paul i.e. the Vendor No.1 herein, Sri Dhanlal Paul @ Dhananjay Paul i.e. the Vendor No.2 herein and Sri Bhimlal Paul (since deceased) were born.

AND WHEREAS Smt. Panu Paul @ Panu Bewa out of her Natural Love and Affection had transferred a portion of her land measuring 286.03 acres in favour of Sri Dhumlal Paul, the Vendor No.1 herein by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 27th November, 1942 in the office of the Sub-Registrar, Siliguri being Document No. 531 for the year 1942.

AND WHEREAS in the year 1942 Sri Dhumlal Paul, the Vendor No.1 herein was a minor and before attaining his majority, his father and natural guardian Sri Premlal Paul on behalf of the minor Sri Dhumlal Paul transferred an area measuring 98.53 acres to and in favour of his other two sons viz Sri Dhanlal Paul @ Dhananjay Paul and Sri Bhimlal Paul (since deceased) by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 25.04.1950, being document No.910 for the year 1950.

AND WHEREAS after the operation of West Bengal Estates Acquisition Act, 1953, the Vendor No.1, 2 and Bhimlal Paul (since deceased) became the Raiyat under the State of West Bengal and accordingly two Record of Rights being Nos. 3/1 and 16 under Mouza - Baragharia, J.L. No.82, P.S. Matigara, Dist. Darjeeling were prepared by the Land and Land Reforms Department, Govt. of West Bengal in the names of the Vendor No.1, 2 and Bhimlal Paul (since deceased).

Contd P/6.

P/6

AND WHEREAS Sri Pann Paul & Pann Bawa was again married to one Jadhavji Paul and out of the wedlock a daughter namely Pabharani was born. Sri Pabharani was married to one Pannal Paul and out of the wedlock Sri Dhanraj Paul i.e. the Vendor No.1 herein Sri Dhanraj Paul & Dhanraj Paul i.e. the Vendor No.2 herein and Sri Bhimlal Paul (since deceased) were born.

AND WHEREAS Sri Pann Paul & Pann Bawa out of her Natural Love and Affection had transferred a portion of her land measuring 286.03 acres in favour of Sri Dhanraj Paul, the Vendor No.1 herein by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 27th November, 1942 in the office of the Sub-Registrar, Shikhar being Document No. 231 for the year 1942.

AND WHEREAS in the year 1942 Sri Dhanraj Paul, the Vendor No.1 herein was a minor and before attaining his majority, his father and natural guardian Sri Pannal Paul, on behalf of the minor Sri Dhanraj Paul transferred an area measuring 98.77 acres to and in favour of his other two sons viz. Sri Dhanraj Paul & Dhanraj Paul and Sri Bhimlal Paul (since deceased) by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 22.01.1950, being document No.910 for the year 1950.

AND WHEREAS after the operation of West Bengal Estates Acquisition Act, 1953, the Vendor No.1,2 and Bhimlal Paul (since deceased) became the tenants under the State of West Bengal and accordingly two Record of Rights being Nos. 541 and 542 were made and registered in the name of P.S. Malgana Dist. Dhanraj Paul & Bhimlal Paul was prepared by the Land and Land Revenue Department, Government of West Bengal in the names of the Vendor No.1,2 and Bhimlal Paul.

Contd. P.10



Registrar-Dist. West Bengal

60/8/61

Biplab Ghosh
Advocate/শিখর

Bhimlal Paul

Sunjay Paul @ Matigara

L.T.I. of Lulan Paul
by the pen of
Sipah Paul



= 6 =

(SUNJAY PAUL)

SUNJAY PAUL

SUNJAY PAUL

AND WHEREAS Bhimlal Paul died intestate leaving behind the Vendor Nos. 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of Late Bhimlal Paul and was married to one Paresh Chandra Roy, as his legal heirs to inherit the property standing in the name of Bhimlal Paul.

AND WHEREAS by the law of inheritance after the death of Bhimlal Paul the Vendor Nos. 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of Late Bhimlal Paul and was married to one Paresh Chandra Roy, became the absolute owners of all the properties left behind by Bhimlal Paul each having 1/5th share therein.

AND WHEREAS due to some mistakes regarding the area appearing in the L.R. Record of Rights, the present Vendors had made an application being No.2092 dated 01/08/2006 to the B.L. & L.R.O., Matigara, at Shiv Mandir for making necessary rectification in the Record of Rights.

AND WHEREAS considering the aforesaid application of the Vendors, the S.D.L. & L.R.O., Siliguri, vide an Order dated 18/02/2009 held that the Vendors are in actual and physical possession of more or less 16.27 acres of land and in pursuance to the said Order the S.D.L. & L.R.O., Siliguri, incorporated 16.27 acres in L.R. Khatians being Nos. 61, 53 & 100 respectively in the individual names of the Vendors No. 1 & 2 and Bhimlal Paul wherein a total area of 16.27 acres of land has been recorded in various L.R. Plots.

Contd P/7.

AND WHEREAS Bimal Paul died intestate leaving behind the Vendor Nos 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of Late Bimal Paul and was married to one Parash Chandra Roy, as his legal heirs to inherit the property standing in the name of Bimal Paul.

AND WHEREAS by the law of intestance after the death of Bimal Paul the Vendor Nos 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of Late Bimal Paul and was married to one Parash Chandra Roy, became the absolute owners of all the properties left behind by Bimal Paul each having 1/3rd share therein.

AND WHEREAS due to some mistakes regarding the area appearing in the L.R. Record of Rights, the present Vendor had made an application being No. 2092 dated 01/08/2009 to the B.L. & L.R.O. Medinipur, at Shiv Mandir for making necessary rectification in the Record of Rights.

AND WHEREAS considering the aforesaid application of the Vendors, the S.D.L. & L.R.O. Shilgaon, vide an Order dated 18/02/2009 held that the Vendors are in actual and physical possession of more or less 16.27 acres of land and in pursuance to the said Order the S.D.L. & L.R.O. Shilgaon, incorporated 16.27 acres in L.R. Khatana being Nos. 61, 53 & 100 respectively in the individual names of the Vendors No. 1 & 2 and Bimal Paul wherein a total area of 16.27 acres of land has been recorded in various L.R. plots.



Contd. P.7

Sub-Registrar, Medinipur, Odisha

10/8/20

Biplab Ghosh
Advocate, Shilgaon

Bhimlal Paul

Sanjay Paul & Sanjay Paul

L.P.I. of Julian Paul
by the pen of
Dipank Paul



= 7 =

(P.L. Paul (P.L.))

Sanjay Paul

Sanjay Paul

AND WHEREAS Bhimlal Paul being one of the recorded owners died intestate and his estates have been inherited by the Vendor Nos. 3 to 6 along with one Rahul Roy (being the legal heir of deceased married daughter of Bhimlal Paul) as his surviving legal heirs and as such the entire landed property under L.R. Khatian No.100 has been jointly inherited by the Vendor Nos. 3 to 6 along with one Rahul Roy each having $1/5^{\text{th}}$ share therein.

AND WHEREAS by virtue of the aforesaid recording the Vendors and minor Rahul Roy have become the exclusive and absolute owners-in-possession of the aforesaid 16.27 acres of land and are in khas, actual and physical possession of the land and the Vendors and minor Rahul Roy have got permanent, transferable and heritable right, title and interest in the aforesaid land and the Vendors and minor Rahul Roy are enjoying and possession the land freely, openly and adversely without any interruption from any one whatsoever.

WHEREAS the Vendors being in need of money in order to undertake other development schemes decided and agreed to sell their entire land and accordingly the Vendors entered into an agreement dated 21/12/2006 for Sale of their entire land with the Confirming Party, the sale is not completed and the Purchaser after having learnt the intention of the Vendors herein and being in need of a property suitably located, approached the Vendors herein and offer to purchase a portion of land measuring about 2.70 acres comprised in L.R. Plot Nos. 622 more fully described in the schedule below at or for a total consideration of Rs.8,10,000/= (Rupees Eight Lakhs Ten Thousand) only.

AND WHEREAS the Purchaser finding the land suitable for its purpose agreed to purchase the said land described in the schedule below and

Contd P/8.

AND WHEREAS Bimalal had being one of the recorded owners died intestate and his estate have been inherited by the Vendor Nos. 3 to 6 along with one Kabul Roy (being the legal heir of deceased married daughter of Bimalal had) as his surviving legal heirs and as such the entire landed property under L.R. Khata No. 100 has been jointly inherited by the Vendor Nos. 3 to 6 along with one Kabul Roy each having 1/6th share therein.

AND WHEREAS by virtue of the aforesaid recording the Vendor and minor Kabul Roy have become the exclusive and absolute owners in possession of the aforesaid 16.27 acres of land and are in khas, actual and physical possession of the land and the Vendor and minor Kabul Roy have not permanent, transferable and heritable right, title and interest in the aforesaid land and the Vendor and minor Kabul Roy are enjoying and possession the land freely, openly and adversely without any interruption from any one whatsoever.

WHEREAS the Vendor being in need of money in order to undertake other development schemes decided and agreed to sell their entire land and accordingly the Vendor entered into an agreement dated 21.12.2006 for sale of their entire land with the Contemne Party, the sale is not completed and the Purchaser after having been the intention of the Vendor herein and being in need of a property suitably located approached the Vendor herein and offer to purchase a portion of land measuring about 2.70 acres comprised in L.R. Khata No. 652 more fully described in the schedule below in or for a total consideration of Rs. 10,000/- (Rupees Eight Lakhs only).

AND WHEREAS the Vendor has been unable for its purpose to purchase the said land as per schedule below and

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Acad. Dist. Sub-Registrar
 16/10/07

Bipin Ghosh
 Advocate

Arunlal Paul
Smt. Anant - @ George Street -
L.T.I. of Indranil Paul
by the son of
Dipak Paul
= 8 =
Sanjay Paul
Sanjay Paul

requested the Vendors to sell the said land to it for a consideration of Rs.8,10,000/= (Rupees Eight Lakhs Ten Thousand) only free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors considering the price so offered by the Purchaser to be reasonable and highest and in consonance with the prevailing market price, approached the Confirming Party for their consent in order to sell the below scheduled land to and in favour of the Purchaser and the Vendors also agreed to refund the proportionate amount of advance so made by the Confirming Party to the extent of Rs.40,000/= (Rupees Forty Thousand) only.

AND WHEREAS the Confirming Party herein accepted the proposal so made by the Vendors and received the aforesaid proportionate amount of Rs. 40,000/= (Rupees Forty Thousand) only from the Vendors.

AND WHEREAS the Confirming Party hereby declare and confirm that they have no claim whatsoever with respect to the sale of the below schedule land by the Vendors to the Purchaser and the Confirming Party further declare that in future also they will not claim in any nature whatsoever against the Purchaser or the Vendors with respect to the below schedule land by virtue of their Agreement for Sale dated 21/12/2006.

AND WHEREAS after getting the consent of the Confirming Party as aforesaid the Vendors have agreed to sell the below schedule land to and in favour of the Purchaser at or for a total consideration of Rs.8,10,000/= (Rupees Eight Lakhs Ten Thousand) only free from all encumbrances and charges whatsoever.

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Advocate General's Office,

16/7/09

Bhishan Ghosh
Advocate

Dhruval Paul
 For name of the Vendor
 L.T.I. of Tulam Paul
 by the pen of
 Dipak Paul
 = 9 =
 (Signature)
 Dipak Paul
 Sanjay Paul

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.8,10,000/= (Rupees Eight Lakhs Ten Thousand) only paid by the Purchaser to the Vendors, the receipt whereof the Vendors doth hereby fully admit and acknowledge by executing a memo of consideration (annexed with these presents) and grant full discharge from the payment thereof, the Vendors as absolute and exclusive owners doth hereby grant, convey, sell, transfer, assign and assure unto and to the use and in favour of the Purchaser, free from all encumbrances, ALL THAT land more fully described in the schedule below TOGETHER WITH all rights, liberties, privileges, easements and appurtenances whatsoever to the said plot of land belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or be appurtenant there to AND ALL the estate, right, title, interest, claim and demand whatsoever of Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever with copies of Title Deeds and other evidences of title and the Vendors do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things whatsoever by the Purchaser or by any of their predecessor/s in title, done or executed or knowingly suffered to the contrary, they the Vendors at all material times heretofore and now have good and valid right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser, shall in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said below scheduled landed property and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitable claiming from, under or in trust for them or under any of their predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted,

Contd P/10.

NOW THE DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.10,000/- (Rupees Eight Lakhs Ten Thousand) only paid by the Purchaser to the Vendor, the receipt whereof the Vendor hath hereby fully admit and acknowledged by executing a memo of consideration (annexed with these presents) and grant full discharge from the payment thereof, the Vendor as absolute and exclusive owner do hereby grant convey, sell, transfer, assign and assure unto and to the use and in favour of the Purchaser free from all encumbrances, ALL THAT land more fully described in the schedule below TOGETHER WITH all rights, liberties, privileges, easements and appurtenances whatsoever to the said plot of land belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever with copies of Title Deeds and other evidences of title and the Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things whatsoever by the Purchaser or by any of their predecessors in title, done or executed or knowingly suffered to the contrary, they the Vendor at all material times heretofore and now have good and valid right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser, shall in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said before scheduled land property and every part thereof without any lawful evasion, interruption, claim or demand whatsoever from or by the Vendor or any person or persons claiming or capable claiming from under or in trust for them or their predecessors in title AND THAT the said deed and clear title be absolutely acquired.

Contd. Page



Adal. Dist. Sub-Registrar
 Jalandhar, Punjab, India

16/3/61

Biplab Ghosh
 Advocate/Siliguri

Arunlal Paul

Sarwanant @ Sarwanant

L.T.I. of Julian Paul
by the son of
Dipak Paul



= 10 =

(SARWANANT) (SARWANANT)

Paul

Sarwanant Paul

exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors shall and will from time to time and all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all acts, deeds and things whatsoever for further and better assuring the said below scheduled property and every part thereof unto and to the use of the Purchaser to the true meaning and intent of this DEED as shall or may be reasonably required AND FURTHER MORE THAT the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, cost, charges and expenses, if any, suffered and/or incurred by reason of any defect in title of the Vendors or due to any disturbances/obstruction in the peaceful possession of the below scheduled landed property or any part thereof or for any breach of the covenants herein contained.

SCHEDULE

All that piece or parcel of vacant, raiyati, agricultural land for agricultural purpose measuring 270 Decimals, appertaining to R.S. Plot No.430 (270 Decimals) corresponding to L.R. Plot No.622(96 Decimals belongs to Vendor No.1, 96 Decimals belongs to Vendor No.2, 78 Decimals belongs to Vendor Nos.3 to 6),

Contd P/11.

examined and released or otherwise by and at the cost and expense of the Vendor as well as sufficiently indemnified from and against all and all manner of claims, charges, liens, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor shall and will from time to time and all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all acts, deeds and things whatsoever for further and better securing the said below scheduled property and every part thereof unto and to the use of the Purchaser to the true meaning and intent of this DEED as shall or may be reasonably required AND FURTHER MORE THAT the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, cost, charges and expenses if any, suffered and/or incurred by reason of any defect in title of the Vendor or due to any disturbance or obstruction in the peaceful possession of the below scheduled landed property or any part thereof or for any breach of the covenants herein contained

SCHEDULE

All that piece or parcel of vacant land for agricultural purpose measuring 250 Decimals situated in the village of S. Plot No. 430 (270 Decimals) corresponding to the Survey No. 108 belongs to Vendor No. 1, 96 Decimals, 78 Decimals belongs to Vendor No. 2, 78 Decimals



16/3/09
 Addl. Dist. Sub-Registrar
 Bahadurgarh, District Ferozepur

Dharmal Paul
Sanjay Paul - @ Sanjay Paul

*L.T.I. of Tulan Paul
by the son of
Dipak Paul.*

= 11 =

Sanjay Paul (HUF)

Sanjay Paul

Sanjay Paul



recorded in R.S.Khatian No.3/1, 16 corresponding to L.R. Khatian No.61, 53 & 100, Sheet No.2, Mouza - Barogharia, J.L. No.82, Pargana - Patharghata, Police Station - Matigara, Sub-Division Siliguri, District-Darjeeling, Gram Panchayat - Patharghata.

The said land is butted and bounded as follows: -

- North : Land of Sri Arun Kumar Gupta & Others.
- South : Purchased Land this day of Maman Chand Agarwal(HUF).
- East : Nala.
- West : 30 feet Kutcha Road.

Annual rent of the land hereby conveyed is payable to the Government of West Bengal.

Cont P/12.

recorded in R.S. Khatian No. 34, 16 corresponding to L.R. Khatian No. 61
23 & 100, Sheet No. 3, Mouza - Bahadurganj, P.S. No. 82, District -
Patna, Police Station - Mangar, Sub-Division Singur, District -
Patna, Gram Panchayat - Bahadurganj.

The said land is jettied and bounded as follows:-

- North : Land of Sri Anu Kumar Gupta & Others.
- South : Purchased Land this day of Manan Chand
Aarwal (HUF).
- East : Nala
- West : 30 feet Kutchia Road

A mutual part of the land hereby conveyed is payable to the
Government of West Bengal.



Cont. P. 112

Manager -
Bahadurganj, Patna


02/8/21

Biplab Ghosh
Advocate/Singur

In witness whereof the Vendors and the Confirming Party above named doth hereunto set their respective hands on this DEED OF CONVEYANCE in sound health, sound mind, without any provocation, without being influenced by anybody, without any threat or coercion and after going through the contents of this indenture on the day, month and year first above written.

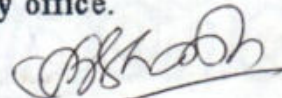
Witnesses:

1. Dipak Paul
S/o. Sri Dhumlal Paul
Proff. Private Service
Deshbandhupara,
P.O. G.P.S. - Siliguri
Dist. Darjeeling.
2. Bhaskar Baul Majumdar
S/o. Sri Nitai Ch. Baul Majumdar
Swib Mandir, P.O. Kaulantala,
Dist. Darjeeling.

1. Dhumlal Paul
2. Sanjay Paul @ Sanjay Paul
 L.T.I. of Julian Paul
by the pen of
Dipak Paul
3. _____
4. সীতা সিন্ধু (কান)
5. বিজয় পাল
6. Sanjay Paul
V e n d o r s

1. Surat Borman
2. Moheshwar Chandra Sarkar
Confirming Party

Drafted by me, read over and explained to the parties by me and typed in my office.



(BIPLAB GHOSH)
ADVOCATE, SILIGURI
W.B.B.C.ENR.NO.994/1995.

its witness whereof the Vendor and the Confirming Party above named both persons set their respective hands on this DEED OF CONVEYANCE in sound health, sound mind, without any provocation, without being influenced by anybody, without any threat or coercion and after going through the contents of this indenture on the day, month and year first above written.

Witness:

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 V e n d o r s

_____ Confirming Party

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 Dist. Registering

Witnessed by me, recorder and exp-
the parties by me and
office.

W. R. ENR. No. 94452
A. C. CATE, SHIGURI
(AB GROSH)



Add. Dist. Sub-Registrar
Bangalore, Karnataka

16/3/09

MEMO OF CONSIDERATION

We do hereby admit and acknowledge the receipt of the consideration amount as follows :

1. SRI DHUMLAL PAUL, - Rs.2,89,200/= vide cheque being No.202558 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

Dhumal Paul


Signature

2. SRI DHANLAL PAUL @ DHANANJAY PAUL, - Rs.2,89,200/= vide cheque being No.202559 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

ধননজয় পাল @ ধননজয় পাল

Signature

3. SMT. TULAN PAUL, - Rs.57,900/= vide cheque being No.202560 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

 L.T.D. of Tulan Paul
by the pen of
Dipak Paul

Signature

4. SMT. RINA SINHA (PAUL), - Rs.57,900/= vide cheque being No.202561 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

রীনা সিন্ধা (পাল)

Signature

5. SRI BIREN PAUL, - Rs.57,900/= vide cheque being No.202562 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

বিরেন পাল

Signature

6. SRI SANJAY PAUL, - Rs.57,900/= vide cheque being No.202563 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

Sanjay Paul

Signature

TERMS OF CONSIDERATION

We do hereby admit and acknowledge the receipt of the consideration amount as follows:

1. SRI DEVIKANT PAUL - Rs. 2,89,200/- vide cheque being No. 202228 dated 16/03/2009 drawn on HDFC Bank, Dapching Branch.

[Signature]
Signature

2. SRI DHANANJAY PAUL @ DHANANJAY PAUL - Rs. 2,89,200/- vide cheque being No. 202229 dated 16/03/2009 drawn on HDFC Bank, Dapching Branch.

[Signature]
Signature

3. SMT. JULIA PAUL - Rs. 27,900/- vide cheque being No. 202260 dated 16/03/2009 drawn on HDFC Bank, Dapching Branch.

[Signature]
Signature

4. SMT. RINA SINGH (WIFE) - Rs. 27,900/- vide cheque being No. 202261 dated 16/03/2009 drawn on HDFC Bank, Dapching Branch.

[Signature]
Signature

5. SRI BIKEN PAUL - Rs. 27,900/- vide cheque being No. 202262 dated 16/03/2009 drawn on HDFC Bank, Dapching Branch.

[Signature]
Signature

6. SRI SANJAY PAUL - Rs. 27,900/- vide cheque being No. 202263 dated 16/03/2009 drawn on HDFC Bank, Dapching Branch.

[Signature]
Signature



Asst. Dist. S.D. Magistrate
District Bagdogra

6/8/09

Biplab Ghosh
Advocate

PHOTOGRAPH

LH/RHI OF EXECUTANT



L.H.I.



R.H.I.



✓ Dharmalal Paul

✓ Dharmalal Paul

✓ Dharmalal Paul

(SIGNATURE)

PHOTOGRAPH

LH/RHI OF EXECUTANT



L.H.I.



R.H.I.



✓ Mulla Kishorji @ Mulla Mahesh

✓ Mulla Kishorji @ Mulla Mahesh

✓ Mulla Kishorji @ Mulla Mahesh

(SIGNATURE)

PHOTOGRAPH

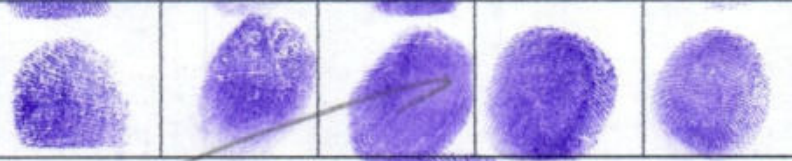
LH/RHI OF EXECUTANT



L.H.I.



R.H.I.



✓ L.T.I. of Tulan Paul by the pen of Dipak Paul

✓ L.T.I. of Tulan Paul by the pen of Dipak Paul.

(SIGNATURE)

✓ L.T.I. of Tulan Paul by the pen of Dipak Paul.



Asst. Dir. of Registrar
 Registrar, District

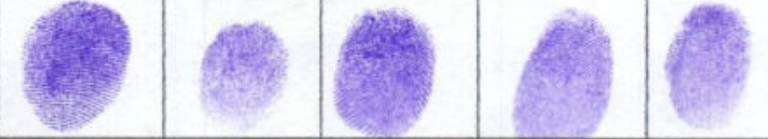
16/8/00

PHOTOGRAPH

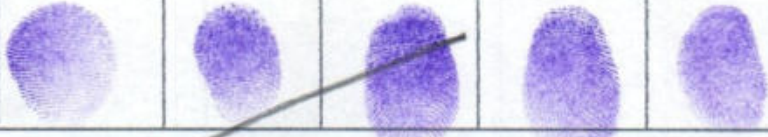
LHI/RHI OF EXECUTANT



L.H.I.



R.H.I.



श्रीता प्रियंशु (पत्न)

श्रीता प्रियंशु (पत्न)

श्रीता प्रियंशु (पत्न)

(SIGNATURE)

PHOTOGRAPH

LHI/RHI OF EXECUTANT



L.H.I.



R.H.I.



शिवराम शर्मा

शिवराम शर्मा

शिवराम शर्मा

(SIGNATURE)

PHOTOGRAPH

LHI/RHI OF EXECUTANT



L.H.I.



R.H.I.



Sanjay Paul

Sanjay Paul

Sanjay Paul

(SIGNATURE)








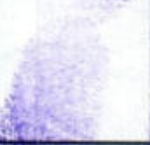
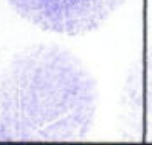




Asst. Dir. Sub-Registrar
 Bangalore District

16/8/00

PHOTOGRAPH	LH/RHI OF EXECUTANT					
	L.H.I.					
	R.H.I.					

(SIGNATURE)

PHOTOGRAPH	LH/RHI OF CLAIMANT					
	L.H.I.					
	R.H.I.					

(SIGNATURE)

PHOTOGRAPH	LH/RHI OF CLAIMANT					
	L.H.I.					
	R.H.I.					

(SIGNATURE)

PHOTOGRAPH						L.H.H.I. OF EXECUTANT					
						L.H.I.					
						R.H.I.					

(SIGNATURE)

PHOTOGRAPH						L.H.H.I. OF CLAIMANT					
						L.H.I.					
						R.H.I.					

(SIGNATURE)



PHOTOGRAPH						L.H.H.I. OF					
						L.H.I.					
						R.H.I.					

Adcl. Dist. Sub-Registrar
Office of the A.D.S.R., Darjeeling

16/07/05

(SIGNATURE)

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01587 of :2009
(Serial No. 01335, 2009)

On 16/03/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18.00 hrs on :16/03/2009,at the Private residence by Dhumlal Paul,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 16/03/2009 by

1. Dhumlal Paul, son of Late Premlal Paul ,Vill - Ramkrishna Para P. O. - Matigara Dist - Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
 2. Dhanlal Paul alias Dhananjay Paul, son of Late Premlal Paul ,Vill - Ramkrishna Para P. O. - Matigara Dist - Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
 3. Tulan Paul, wife of Late Bhimlal Paul ,Vill - Ramkrishna Para P. O. - Matigara Dist - Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
 4. Rina Sinha (Paul), wife of Sri Rama Sankar Sinha ,Vill - Ramkrishna Para P. O. - Matigara Dist - Darjeeling ,Thana Matigara, By caste Hindu,by Profession :House wife
 5. Biren Paul, wife of Late Bhimlal Paul ,Vill - Ramkrishna Para P. O. - Matigara Dist - Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
 6. Sanjay Paul, son of Late Bhimlal Paul ,Vill - Ramkrishna Para P. O. - Matigara Dist - Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
- Identified By Dipak Paul, son of Sri Dhumlal Paul Deshbandhupara P. O. - Siliguri Dist - Darjeeling Thana: Siliguri, by caste Hindu,By Profession :Private Service.

Name of the Registering officer :**Subhas Chandra Sarkar**
Designation :**A.D.S.R. Siliguri-II at Bagdogra**

On 17/03/2009

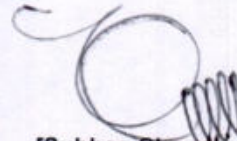
Certificate of Admissibility(Rule 43)

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) = 93346/- on:17/03/2009

Certificate of Market Value(WB PUVI rules 1999)



[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01587 of :2009
(Serial No. 01335, 2009)

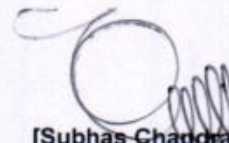
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-8486352/-

Certified that the required stamp duty of this document is Rs 509182 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 504182/- is paid, by the draft number 387447, Draft Date 13/03/2009 Bank Name STATE BANK OF INDIA, Darjeeling, received on :17/03/2009.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**



[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 538 to 557
being No 01587 for the year 2009.



(Subhas Chandra Sarkar) 17-March-2009
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal