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I- 4141/11

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 159034



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

Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

24 JUN 2011

पश्चिम बंगाल पश्चिम बंगाल

**DEED OF CONVEYANCE**

Contd. /2

Stamp Contribution Less Rs.  
 01071 for 2011  
 Fees Paid- U(1) Rs. 250  
 U(2) Rs. 120  
 P.T. & Rs. 36

Total Rs. 406

Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

Rising  
Adm/44

ਇੰਡੀਆ ਪ੍ਰੋਪਰਟੀ ਡਿਵੈਲਪਮੈਂਟ ਕੰਪਨੀ ਲਿਮਿਟਿਡ

THIS DEED OF CONVEYANCE MADE ON THIS  
THE  
22<sup>nd</sup> DAY OF JUNE  
TWO THOUSAND ELEVEN

**BETWEEN**

Contd. /3

R. u. Ag  
Ady/10/10

Consideration	: Rs.7,70,000/-
Area	: 7 Kathas
Plot No.	: 5/713
Khatian No	: 96/1
Sheet No.	: 8
J. L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri
Within Ward No. 43 of Siliguri Municipal Corporation	

১৫/০৫/১৫ (৫) ১৫/১৫

**MAINAK NIRMAN PRIVATE LIMITED (Having Pan No. AAECM 2342 J)**, a Company registered under the Companies Act 1956, having its Office at 173/221, Bidhan Market, Siliguri, P.O. & P. S. Siliguri, Dist. Darjeeling, represented by one of its Director **SRI NIRMAL KUMAR GIDRA S/O SRI OMPRAKASH GIDRA**, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **ONE PART.**

**AND**

**SMT. JAGASWATI ROY CHOWDHURY (Having Pan No. AQFPC 8611 C) W/O LATE SURENDRA NATH ROY CHOWDHURY AND DAUGHTER OF LATE AKAL SINGH ROY**, Hindu by religion, Housewife by occupation, Indian by Citizenship, residing at Kawakhari, Medical More, P.O. Sushruta Nagar, P.S. Matigara, Dist. Darjeeling, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART.**

**Contd. /4**

R. U. Ag  
A. M. S. S.

**WHEREAS** one Akal Singh Roy S/o Late Kendal Singh acquired the vacant land, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, by virtue of Deed of Sale being No. 4453, Dt. 23/05/1968, recorded in Book No. I, Vol. No.46, Pages 30 to 32, for the year 1968, registered in the office of Sadar Joint Sub - Registrar, Jalpaiguri, executed by Sri Khul Singha Roy S/o Late Karbaria Roy, residing at Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri.

**AND**

**WHEREAS** one Chumaniswari Roy W/o Late Akal Singh Roy acquired the vacant land, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, by virtue of Deed of Sale being No. 4452, Dt. 23/05/1968, recorded in Book No. I, Vol. No.41, Pages 154 to 156, for the year 1968, registered in the office of Sadar Joint Sub - Registrar, Jalpaiguri, executed by Sri Jirendra Nath Roy, residing at Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri.

**AND**

**WHEREAS** the said Akal Singh Roy S/o Late Kendal Singh, died intestate on 12/01/2006 and his wife Smt. Chumaniswari Roy also expired on dated 09/04/2010, leaving behind him **his two sons namely Sri Dhananjoy Roy and Sri Tibit Kumar Roy @ Sri Tipit Kumar Roy and two daughters namely Smt. Bharati Roy and Smt. Jagasati Roy Chowdhury**, as their only legal heirs and as such they inherited the above mentioned land in equal share as per Hindu Succession Act. 1956.

Contd. /5

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DR. U. A. J.  
Adm/1/14

**AND**

**WHEREAS** at present the legal heirs of Akal Singh Roy and Chumaniswari Roy are in possession of land measuring 115 Kathas, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza- Dabgram, Pargana-Baikunthapur, J.L.No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, having permanent heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** in view of the aforesaid facts, the parties hereof have become the Ejmally/joint owners in possession of the said total Ejmally/joint land in proportionate share, mutually understanding between themselves and all of them are agreed to hold the aforesaid Portion of the below schedule land as divided between them, having permanent heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** the parties thereof are experiencing various inconveniences and difficulties enjoining the said total Ejmally/ Joint land and in order to overcome such inconveniences and difficulties the parties hereof have decided to make an amicable partition by METES AND BOUNDS of the said immoveable properties and have also agreed to execute a proper Partition Deed to record such amicable partition in order to avoid all future disputes and complications, and in making allotment of properties by partition, by virtue of Deed of Partition being No. 4878, Dated 29/09/2010, registered in the office of Addl. Dist. Sub-Registrar, Rajganj, Dist. Jalpaiguri.

Contd. /6

R. u. Ag  
Adv. etc

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**AND**

**WHEREAS** the **VENDOR** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market has firmly and finally decided and agreed to sell below Scheduled land unto the **PURCHASER** at or for the price of Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

Handwritten vertical text on the right margin: *15/5/1974*

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand) only paid today by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor, do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the **Schedule** appended below and make over possession thereof together with all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

Handwritten note at bottom left: *R. 41 Ag*  
*Advt 1/4*

15/8/2019  
R. U. Ag  
Adm/2/3

The Vendor do hereby declares that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and she has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

The Vendor do hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and the Purchaser is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the Vendor shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor do hereby further declare that she at the request and costs of the Purchaser do execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the Vendor by these presents.

R. U. Ag  
Adm/2/3



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**SCHEDULE**  
**(LAND HEREBY SOLD BY THE VENDOR)**

All that piece and parcel of vacant land measuring 7 Kathas, appertaining to and forming part of Plot No. **5/713**, recorded in Khatian No. **96/1**, of **Mouza - Dabgram**, Pargana-Baikunthapur, J. L. No. 2, Sheet No. **8**, P. S. Bhaktinagar, Dist - Jalpaiguri, Within Ward No. 43 of Sliiguri Muincipal Corporation.

**The aforesaid land is butted and bounded as follows:-**

- |              |   |  |
|--------------|---|--|
| By the North | - | Land of Vendor sold today to Purchaser.      |
| By the South | - | Land of Bharati Roy sold today to Purchaser. |
| By the East  | - | Land of Dhananjay Roy.                       |
| By the West  | - | Land of Vendor sold today to Purchaser.      |

Within the aforesaid boundary the Vendor do hereby sold her land measuring 7 Kathas, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

R. u. Ag  
Ady 6/10

Contd. /10

INWITNESS WHEREOF THE VENDOR HEREOF, has set and subscribed her hand on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES :-

1. *[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
SIGNATURE OF THE VENDOR

Drafted and explained by me to parties & printed in my office :

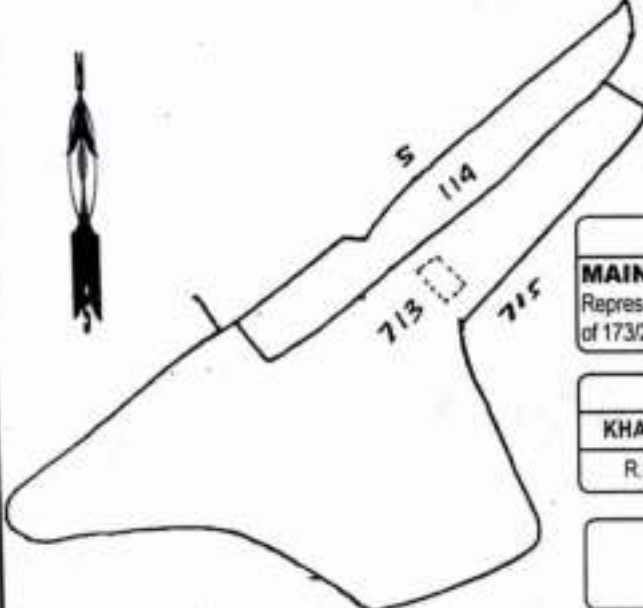
2. Vilash kool  
2/0 Lt. S.C. kool  
Kesor kunj  
Shree Ram colony  
Jenoke Road  
Siliguri

*[Handwritten signature]*  
(Rajesh Kumar Agarwal)  
Advocate, Siliguri  
Enrollment No. F/119/384/98



3

SKETCH MAP / SITE PLAN SHOWING THE LAND TO BE SOLD OF MOUZA - DABGRAM, J.L. NO. 02, SHEET NO. 8, PARGANA - BAIKUNTHAPUR, P.S. BHAKTINAGAR, DIST. JALPAIGURI.



**NAME OF VENDOR :-**  
**SMT. JAGASWATI ROY CHOWDHURY**  
 W/O. Late. Surendra Nath Roy Chowdhury  
 Residen of Kawakhari, Medical More, P.O. Sushruta Nagar,  
 P.S. Matigara, Dist. Darjeeling.

**NAME OF PURCHASER :-**  
**MAINAK NIRMAN Pvt. Ltd.**  
 Represented By Director - SRI NIRMAL GIDRA,  
 of 173/221 Bidhan Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling.

**SCHEDULE OF LAND :-**

KHATIAN NO.	PLOT NO.	AREA.
R.S. - 96/1.	R.S. - 5/713 (Part),	11.56 Dec.

Proposed Land To be Sold Shown in Dark  
 Black Line :  
 Site Plan of Proposed Land As Per Possession.

Part Trace Map of Mouza - DABGRAM, J.L. No. 02  
 Scale : 16" = 1 Mile.

Today Purchase Land of Purchaser



Today Purchase Land of Purchaser

SCALE : 1" = 40'

08 @ 9832604569

Drawn By: -  
  
 Ujjal Basak  
 Land Surveyor (Amin)  
 Regd. No. 1976707007.

জগদমতি রায় চৌধুরী

Signature of the Vendor

IMPRESSION SHEET



EXECUTANT

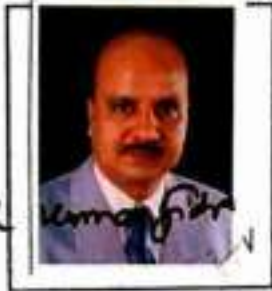
	Thumb	Fore Finger.	Middle Finger.	Ring Finger.	Little Finger.
Left Hand					
Right Hand					

ছন্দা তি ব মচৌ ধুরা  
Signature of presentant with date

\_\_\_\_\_  
Signature of Identifier

\_\_\_\_\_  
Signature of R. O.

# IMPRESSION SHEET



**CLAIMANT**

Nirmal

Kumar Gidra

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

Mainak Nirman Pvt. Ltd.

Nirmal Kumar Gidra

~~Director/Managing Director~~  
Signature

\_\_\_\_\_  
Signature of Identifier

\_\_\_\_\_  
Signature of R.O.



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

**Endorsement For Deed Number : I - 04141 of 2011**  
(Serial No. 04031 of 2011)

**On**

**Payment of Fees:**

**On 22/06/2011**

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

Presented for registration at 21.49 hrs on :22/06/2011, at the Private residence by Smt Jagaswati Roy Chowdhury ,Executant.

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

Execution is admitted on 22/06/2011 by

- Smt Jagaswati Roy Chowdhury, wife of Late Surendra Nath Roy Chowdhury , Kawakhari Medical More, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-Sushruta Nagar , By Caste Hindu, By Profession : Business  
Identified By Niranjan Roy Chowdhury, son of Surendra Nath Roy Chowdhury, Medical More, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-Shushruta Nagar , By Caste: Hindu, By Profession: Others.

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 24/06/2011**

**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:**

Amount By Cash

Rs. 24189/-, on 24/06/2011

( Under Article : A(1) = 24189/- on 24/06/2011 )

**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.-2199120/-

Certified that the required stamp duty of this document is Rs.- 131947 /- and the Stamp duty paid as Impresive Rs.- 5000/-



*Narayan Chandra Saha*  
Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri  
24 JUN '11  
24 JUN '11

( 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 - 04141 of 2011**  
**(Serial No. 04031 of 2011)**

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 763203, Draft Date 14/06/2011, Bank Name State Bank of India, SILIGURI, received on 24/06/2011
2. Rs. 49000/- is paid, by the draft number 763204, Draft Date 14/06/2011, Bank Name State Bank of India, SILIGURI, received on 24/06/2011
3. Rs. 28970/- is paid, by the draft number 763345, Draft Date 16/06/2011, Bank Name State Bank of India, SILIGURI, received on 24/06/2011

( Narayan Chandra Saha )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**



*Narayan Chandra Saha*  
 Additional Dist Sub-Registrar  
 Raiganj, Jalpaiguri

**24 JUN 2011**

( Narayan Chandra Saha )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 1034 to 1051  
being No 04141 for the year 2011.

*Nalla*  
Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

24 JUN 2011

(Narayan Chandra Saha) 24-June-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAJGANJ  
West Bengal

