

137P

475 4050 300 - 725 2-4985

5000Rs.



810  
0901

300,000 / 23  
A32891

1/4 assessed 225000 = 00  
 Value set forth 300000 = 00  
 Stamp duty Payable 8500 = 00  
 Stamp duty Paid 18000 = 00  
 Remaining stamp duty 47500 = 00



The Remaining Stamp Duty  
 of Rs. 13000 accepted in  
 EC No. 0120190768  
 of 09/01/07 at 531 Khayabazar  
 Raiganj Code 03376

Signature  
 Addl. Dist. Sub-Registrar  
 Raiganj, Jalpaiguri  
 10/01/07

Bakul Bhawmik

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 09TH DAY OF JANUARY 2007.

First Commission Case No.  
 18 for 2007  
 Fee: 1) Rs. 250 = 00  
 2) R. 120 = 00  
 3) Rs. 36 = 00  
 Total Rs. 406 = 00

Stamp Duty of  
 40,500 = 00  
 028247  
 22.9.10  
 Code  
 0034  
 REGISTRATION FEE Rs. 1425 = 00

Signature  
 Addl. Dist. Sub-Registrar  
 Raiganj, Jalpaiguri  
 09.01.07  
 10.01.07

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

Signature  
 Additional Dist. Sub-Registrar  
 Raiganj, Jalpaiguri  
 05 OCT 2010

Signature  
 Addl. Dist. Sub-Registrar  
 Raiganj, Jalpaiguri

552

22-12-2016

22-12-2016

Shyama Devi Agarwal,  
Jalpaiguri

Five thousand

S = 0 a 5

~~Presented for Registration at~~  
day of  
to the Addl. District Sub-Registrar  
Office, Raiganj, Jalpaiguri his Private  
Residence by  
Executors, Claimants



Bakul Bhowmik

*[Signature]*  
Addl. Dist. Sub-Registrar  
Raiganj, Jalpaiguri

10/10/16

222

Name.....  
S/O.....  
of.....  
Thana.....  
District..... Jalpaiguri  
By Caste..... Hindu/Muslim  
By Profession.....

Bakul Bhowmik

Debraj Bhowmik

*[Signature]*

Name.....  
S/O.....  
of.....  
Thana.....  
District..... Jalpaiguri  
By Caste..... Hindu/Muslim  
By Profession.....

*[Signature]*  
Addl. Dist. Sub-Registrar  
Raiganj, Jalpaiguri  
10/10/16

Bakul Bhowmik

: 2 :

Area : 3 Kathas 14 Chattaks 18 Sq.ft.  
Plot No. : 220  
Khatian No. : 375  
Mouza : Dabgram  
J.L. No. : 2  
Sheet No. : 12  
P.S. : Bhaktinagar  
District : Jalpaiguri  
Consideration : Rs.3,00,000.00

BETWEEN

SMT. SHYAMA DEVI AGARWAL, wife of Sri Bhisaraj Agarwal, Hindu by faith, Indian by Nationality, House-wife by occupation, residing at Punjabi Para, Siliguri, Ward No. 40 of Siliguri Municipal Corporation, P.O. - Haiderpara, P.S. - Bhaktinagar, in the District of Jalpaiguri, hereinafter called the "PURCHASER" ( which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns ) of the " ONE PART ".

A N D

SMT. BAKUL BHOWMIK, wife of Sri Tapan Bhowmik, Hindu by faith, Indian by Nationality, House-wife by occupation, residing at Hakiapara, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the "VENDOR" ( which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns ) of the " OTHER PART ".

*Bakul*  
*Amh*



**Addl. Dist. Sub-Registrar**  
**Rajahmundry, Rajahmundry**

Bakul Bhowmik

WHEREAS one Sri Bhaba Kanta Roy, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.66 Acres, unto and in favour of Sri Hari Prasad Sharma, son of Late Chhabi Lal Sharma, by virtue of Sale Deed, Dtd.21-08-1959, being Document No.4210 for the year 1959, entered in Book No. I, Volume No. 49, Pages 148 to 150, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Sri Hari Prasad Sharma, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.13 Acres out of the aforesaid land, unto and in favour of Sri Fanindra Nath Talukdar and Sri Amallesh Chandra Talukdar, both sons of Late Harendra Kumar Talukdar, by virtue of Sale Deed, Dtd.23-10-1976, being Document No.5520 for the year 1976, entered in Book No. I, Volume No. 59, Pages 153 to 156, registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Sri Fanindra Nath Talukdar and Sri Amallesh Chandra Talukdar, had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.13 Acres, unto and in favour of SMT. BAKUL BHOWMIK, wife of Sri Tapan Bhowmik, by virtue of two separate Sale Deeds, No.1 Dtd.08-07-1977, being Document No.5767 for the year 1977, entered in Book No. I, Volume No. 64, Pages 290 to 293, registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri and No. 2 Dtd.20-10-1978, being Document No.8247 for the year 1978, entered in Book No. I, Volume No.112, Pages 69 to 72, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of the aforesaid sale deeds abovenamed SMT. BAKUL BHOWMIK, ( Vendor of these presents ), became the sole absolute and exclusive owner of the aforesaid land measuring 0.13 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 3 Kathas 14 Chattaks 18 Sq.ft. out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.3,00,000.00 ( Rupees three lakhs ) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

Adv



**Addl. Dist. Sub-Registrar**  
D. J. J. Jalpaiguri

Bakul Bhownik

: 4 :

AND WHEREAS the purchaser has agreed to purchase the said land measuring 3 Kathas 14 Chattaks 18 Sq.ft., more particularly described in the Schedule given hereinunder for a consideration of Rs.3,00,000.00 ( Rupees three lakhs ) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.3,00,000.00 ( Rupees three lakhs ) only, paid by the purchaser to the vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under her subject to the payment of land revenue and other taxes to the Superior Landlord—now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which she professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

Alia  
Ad



Addl. Dist. Sub-Registrar  
Rajanji, Jalpaiguri



Bakul Bhowmik

: 5 :

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of land measuring 3 Kathas 14 Chattaks 18 Sq.ft., forming part of Plot No.220, recorded in Khatian No.375, situated within Mouza - Dabgras, J.L. No. 2, Pargana - Baikunthapur, Sheet No.12, P.S.- Bhaktinagar, Ward No. 40 of Siliguri Municipal Corporation, Registry Office and District - Jalpaiguri.

The said land delineated with red border lines in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

By North :- Land of Pradip Chowdhury and sold land of Dharampal Mittal,

By South :- Land of Ram Bahadur Pradhan,

By East :- Land of the vendor,

By West :- Land of Sunil Kumar Agarwal and others.

*Alis*  
*Ad*



**Addl. Dist. Sub-Registrar  
Rajgarh, Jaipur**

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HER SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Debraj Bhowmick  
S/o Tapan Bhowmick  
Hakimpota, J.L. Bose Road  
Siliguri
2. Bipanjan Datta  
Adm. Off.  
S/o. Debaprasad Datta  
351/609, Rabindra Nagar  
P.O. Rabindra Sarani  
SILIGURI  
Dist - Darjeeling.

The contents of this document has been gone through and understood personally by the vendor and the purchaser.

Bakul Bhowmick  
VENDOR

Drafted, readover and explained by me and typed in my office.

Kamal K. Kedia  
K.K. Kedia  
Advocate, Siliguri  
E.No. F/6/92.



*[Signature]*  
Addl. Dist. Sub-Registrar  
Raiganj, Jalpaiguri



Addl. Dist. Sub-Registrar  
Raiganj, Jalpaiguri

Book No. .... Volume No. ....  
Pages .....  
Being No. .... of, the year 200



Bakul Bhowmik

FINGER PRINTS OF SMT. BAKUL BHOWMIK (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Bakul Bhowmik  
SIGNATURE

श्यामा देवी अग्रवाल

FINGER PRINTS OF SMT. SHYAMA DEVI AGARWAL (PURCHASER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

श्यामा देवी अग्रवाल

13/11/2008



Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri



Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

Book No. .... Volume No. ....  
Pages. ....  
Being No. .... in the year 2008



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

Endorsement For Deed Number : I - 04985 of 2010  
(Serial No. 00137 of 2007)

On 09/01/2007

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 3289/- on 09/01/2007

**Deficit stamp duty**

Deficit stamp duty Rs. 13000/- is paid, by the draft number 0120190768, Draft Date 04/01/2007, Bank Name State Bank Of India, Khalpara, received on 09/01/2007

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

Presented for registration at 20.10 hrs on :09/01/2007, at the Office of the A. D. S. R. RAJGANJ by Sri Bakul Bhowmik ,Executant.

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

Execution is admitted on 09/01/2007 by

1. Sri Bakul Bhowmik, wife of Sri Tapan Bhowmick , Hakimpara, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife  
Identified By Debraj Bhowmick, son of Tapan Bhowmick, Hakimpara, J.c. Bose Road, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

On 30/09/2010

**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.-975000/-

Certified that the required stamp duty of this document is Rs.- 58500 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/10/2010

**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. 100/-

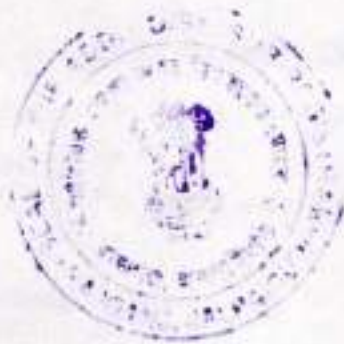
**Deficit stamp duty**



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

05 OCT 2010

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



*US*  
Additional Dist. Sub-Registrar  
Bangalore

05 OCT 2010



05 OCT 2010





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

Endorsement For Deed Number : I - 04985 of 2010  
(Serial No. 00137 of 2007)

Deficit stamp duty Rs. 40500/- is paid, by the draft number 028247, Draft Date 27/09/2010, Bank Name State Bank of India, SILIGURI, received on 05/10/2010

**Deficit Fees paid**

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 7425/- on 05/10/2010.

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

05 OCT 2010

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



*UG*  
Additional Dist Sub-Registrar  
Rajgarh, Jalpaiguri

05 OCT 2010

05 OCT 2010



SITE PLAN

AGARWAL

BY-SM

SCHE

PART

ACRE



LAND OF SUNIL KUMAR  
AGARWAL & OTHERS.

MAD DRAWN BY  
SKumar  
13.12.06  
SIKIGURI

1515



Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

10/01/07



Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

Book No..... Volume No.....  
Page..... to.....  
Being No..... for the year 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 5335 to 5347  
being No 04985 for the year 2010.



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

05 OCT 2010

(Narayan Chandra Saha) 05-October-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAJGANJ  
West Bengal

