

2179/2011

2368 21-25/2/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

987119

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

ADOL DIST SUB-REGISTRAR  
SILIGURI-II, AT BAGDOGRA, DIST. DARJEELING  
25/10/11

कर्म लक्ष्मी  
सहायता देव  
नर्मिता देव  
नर्मिता देव  
नर्मिता देव  
अन्नामान देव

सिलिगुरी नरक यामनोयात्रा

Page No. 1

DEED OF SALE (CONVEYANCE)

*(Signature)*





কর্তা হল  
আপিতা দেব  
সুস্মিতা দেব  
নন্দিতা দেব  
মৌমিতা দেব  
সম্পা রানি দেব

স্বাক্ষরিত পক্ষে যাত্রানামা-১৪  


1. SMT. JHARNA RANI DEB, wife of Late Manabendra Narayan Deb,
2. SMT. ARPITA DEB, Daughter of Late Manabendra Narayan Deb,
3. SMT. SUSMITA DEB, Daughter of Late Manabendra Narayan Deb,
4. SMT. NANDITA GHOSH, wife of Sri Jayanta Ghosh, Daughter of Late Manabendra Narayan Deb,
5. SMT. MOUMITA GHOSH, wife of Sri Uday Ghosh, Daughter of Late Manabendra Narayan Deb,
6. SMT. SAMPA RANI NAG, wife of Sri Bhajan Nag, Daughter of Late Manabendra Narayan Deb,

all are Hindu by religion, Nationality Indian, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal - hereinafter called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs or heiresses, executors, successors, legal representative, administrators and assigns) of the OTHER PART.

The Vendor No. 1 to 6 hereof are represented by and through their constituted attorney SRI PRADIP DEB, son of Late Upendra Narayan Deb, Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal (Vide a General Power of Attorney recorded in Book No. IV, Being No. 81 dated 05.12.2007, registered in the office of the Additional District Sub-Registrar Siliguri - II, at Bagdogra, Dist. Darjeeling, in the State of West Bengal).

WHEREAS predecessors of Vendor No. 1 to 6 hereof Sri Manabendra Narayan Deb, son of Late Upendra Narayan Deb was the absolute owner by purchase of all that piece or parcel of land measuring 133 Decimals, recorded in R.S. Khatian No. 16/5, L.R. Khatian No. 4, L.R. Plot No. 168, area 73 decimals, L.R. Plot No. 169, area 60 decimals, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling by virtue of registered Deed of Sale, executed and presented by Abhay Nath Roy, son of Late Banya Charan Roy of Rupsing Jote, P.S. Naxalbari, Dist. Darjeeling registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. 1, Volume No. 76, Page from 41 to 46,



Manabendra Narayan Deb, his legal heirs namely Smt. ~~Manabendra Narayan Deb~~, Smt. Arpita Deb, Smt. Susmita Deb, Smt. Nandita Ghish, Smt. Moumita Ghosh, and Smt. Sampa Rani Nag (Vendors No. 1 to 6 hereof) have been possessing and enjoying the said land having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and have also offered for sale a portion of land measuring 27-Decimal out of above total land measuring 133-decimals, clearly delineated in the attached sketch map, which is fully described in the schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors, has agreed to purchase the said land measuring 27-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, free from all encumbrances and charges whatsoever.

A N D

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 their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, free from all encumbrances and charges whatsoever and the Vendors already delivered the physical possession of the Schedule mentioned land to the Purchaser/Vendee





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অপিতা দেব  
স্বপ্নিতা দেব  
নামিতা দেব  
মৌদিতা দেব  
স্বপ্নিতা দেব

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স্বপ্নিতা দেব

hereof today 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. Rs. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, paid by the Purchaser to the Vendors hereof by Cheque and cash today (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold 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 him/her, 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 has not previously sold, mortgaged, transferred, or contracted for sale or otherwise the said vacant 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 return back the consideration money along with 18% interest per annum to the Purchaser hereof.

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 is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return back the consideration money along with 18% interest per annum to the Purchaser hereof from the date of purchase and the Vendors shall also be liable to pay adequate compensation to the

End.

recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
4	121	168	27 Decimals

of land is hereby sold by the Vendors to the purchaser hereof, situated within Pargana Pathrghata, Mouza RUPSING, J.L. No. 95, Police Station Naxalbari, District Darjeeling, in the State of West Bengal. Classification of land Rupni, proposed to be used Rupni and the said demised land is butted and bounded as follows:-

By the North : Land of Shyamal Ghosh;  
By the South : Land of Dhiraj Ghosh and others;  
By the East : Land of Vendor;  
By the West : Land of Vendor;

Within the aforesaid boundary 27-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and shown by black border delineated in the map or plan annexed herewith forming part of these presents.

Market Value of above Scheduled landed property assessed by the Registering Authority i.e. Addl. District Sub Registrar, Siliguri – II, at Bagdogra, Dist. Darjeeling Vide its Query No. 3825 dated 14.03.2011 of Rs. 24,54,570/-.



কর্তা দেব  
অপিতা দেব  
স্বামিতা দেব  
নামিতা দেব  
মৌরিতা দেব  
ন-সামিতা দেব

স্বাক্ষরিত করিয়া থাকেন

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind have put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. *Ninma J R D*

S/o Late Deben Roy,  
Of Rupsingh Jote, Gossainpur,  
P.S. Naxalbari,  
Dist. Darjeeling.  
Occupation : Business.

2. *Krishna Oraon*

S/o Sri Marawari Oraon,  
Of Rupsingh Jote, Gossainpur,  
P.S. Bagdogra,  
Dist. Darjeeling.

Drafted, read over and  
explained by me and  
computerized in my chamber:

*H. J. Mohanta*  
Advocate / Siliguri.

Enrolment No. WB-1034/2002.



**NAME OF VENDOR**

SRI PRADIP DEB S/O LATE UPENDRA NARAYAN DEB - AS A CONSTITUENT ATTORNEY OF 1] SMT. JHARNA RANI DEB W/O LATE MANABENDRA NARAYAN DEB 2] SMT. ARPITA DEB 3] SMT. SUSMITA DEB 4] SMT. NANDITA GHOSH W/O SRI JAYANTA GHOSH 5] SMT. MOUMITA GHOSH W/O SRI UDAY GHOSH 6] SMT. SAMPA RANI NAG W/O SRI GHAJAN NAG. NO. 2 TO 6 ALL ARE D/O LATE MANABENDRA NARAYAN DEB AND NO. 1 TO 6 AS LEGAL HEIR OF MANABENDRA NARAYAN DEB. OF RUPSINGH JOTE, GOSSAIPUR, P.O. BAGDOGRA, P.S. NAXALBARI, DIST. - DARJEELING..

**SITE PLAN OF PROPOSED LAND AS PER POSSESSION**

**PLOT NO.**

**KHATIAN NO.**

R.S.-121, L.R.-168

4

**AREA**

27.0 DECIMAL OR 0.27 ACRE

**LAND BOUND AND BUTTER**

BY NORTH : LAND OF SHYAMAL GHOSH. BY SOUTH : LAND OF DHIRAJ GHOSH AND OTHERS. BY EAST : LAND OF VENDOR. BY WEST : LAND OF VENDOR

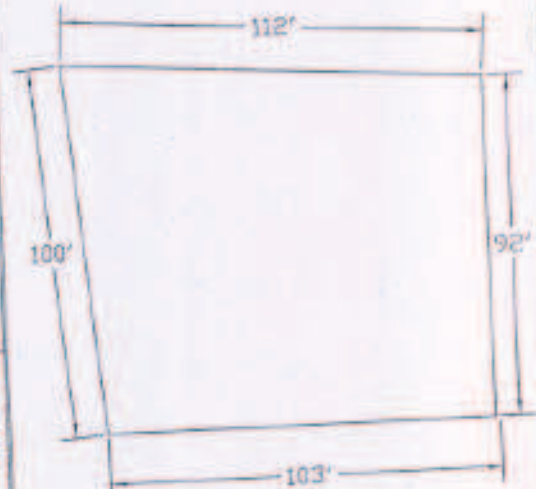
**NAME OF PURCHASER**

**BAGDOGRA REALTORS PRIVATE LIMITED,  
51, B, GARIAHAT ROAD, FLAT NO. 307, P.S.-  
GARIAHAT, KOLKATA-700 019.**

**DRAWN BY:**

*Krishna Oraan*

RUPSING JOTE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO. 1975707035



কর্তা দেব

অর্পিতা দেব

সুস্মিতা দেব

নন্দিতা দেব

মৌমিতা দেব

সম্পা রানি নাগ

সকলের পক্ষে আম্বোতার

*(Signature)*



Finger Prints of \_\_\_\_\_

Passport  
Photo



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

Signature

Finger Prints of \_\_\_\_\_

Passport  
Photo

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

Signature

Finger Prints of \_\_\_\_\_

Passport  
Photo



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

BAGDOGRA REALTORS PRIVATE LIMITED

Executive Officer




Signature

Government of West Bengal  
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling  
Signature / LTI Sheet of Serial No. 02179 / 2011, Deed No. (Book - 1 , 02368/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Pradip Deb	 25/03/2011

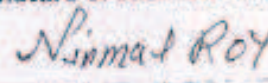
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pradip Deb Address -Gossainpur, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Attorney	 25/03/2011	 LTI 25/03/2011	

Name of Identifier of above Person(s)

Nirmal Roy  
Rupsingh Jote, Gossainpur, Thana:-Naxalbari,  
District:-Darjeeling, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

  
25/3/11





Government Of West Bengal  
Office Of the ADSR Siliguri-II at Bagdogra  
District:-Darjeeling

Endorsement For Deed Number : I - 02368 of 2011  
(Serial No. 02179 of 2011)

On

Payment of Fees:

On 25/03/2011

**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. 26994/-, on 25/03/2011

( Under Article : A(1) = 26994/- on 25/03/2011 )

**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.-2454570/-

Certified that the required stamp duty of this document is Rs.- 122728 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 117750/- is paid, by the draft number 097118, Draft Date 22/03/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 25/03/2011

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

Presented for registration at 11.56 hrs on :25/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Pradip Deb ,Executant.

**Executed by Attorney**

Execution by

1. Pradip Deb, son of Lt. Upendra Narayan Deb , Gossainpur, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra By Caste Hindu By Profession: Business,as the constituted attorney of 1. Jharna Rani Deb 2. Arpita Deb 3. Susmita Deb 4. Nandita Ghosh 5. Moumita Ghosh 6. Sampa Rani Nag is admitted by him.

Identified By Nirmal Roy, son of Lt. Deben Roy, Rupsingh Jote, Gossainpur, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Dhruva Dasgupta)  
A.D.S.R. Siliguri-II at Bagdogra

25/03/2011 14:17:00

EndorsementPage 1 of 2




Government Of West Bengal  
Office Of the ADSR Siliguri-II at Bagdogra  
District:-Darjeeling

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Endorsement For Deed Number : I - 02368 of 2011  
(Serial No. 02179 of 2011)

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( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

  
( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 5552 to 5585  
being No 02368 for the year 2011.



(Dhruba Dasgupta) 20-March-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal