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WEST BENGAL

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Certified that the document is admitted to  
Registration and the Signature Sheet and  
the Endorsement Sheet attached to his  
Document are part of this Document

District Sub-Registrar



Visit Commission case No. 869

Fees Paid J(1) Rs. 301/-

J(2) Rs. 301/-

P.T.A. Rs. 301/-

Total Rs.

District Sub-Registrar

2 AUG 2010

Deben Ghata.

Kanchan Ghata

Sristy Ghata

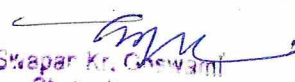
Gokul Ghata.

## DEED OF CONVEYANCE





SL NO. 8382  
VALUE 500/-  
ISSUED TO Santosh Khargga  
ADDRESS Seroke Rm

  
Stamp Vendor  
O.S.K. Office, Jalpaiguri  
License No. 1/2004/2005  
Date: 26.7.10

Debu Thapa.



1094

Debu Thapa



1095

Ranchan Thapa



District Sub-Registrar  
Jalpaiguri

1096

Sristy Thapa.

District Sub-Registrar  
Jalpaiguri

2 AUG. 2010

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Debu Thapa  
Kanchan Thapa  
Sristhey Thapa  
Tiskhen Thapa

VALUE OF Rs.2,00,000/-  
AREA- 1 COTTA 5 CHHATAK  
CORPORATION AREA, MOUZA- DABGRAM  
P.S. BHAKTINAGAR

THIS INDENTURE is made on... 2nd... Day of... August 2010

B E T W E E N

MR. SANTOSH KHARGA Son of Late Bhim Bahadur Kharga , by Cast Hindu, Citizen of Indian , by Occupation Business , resident of Bhanunagar, Ward No. 43, P.O: Sevoke Road , P.S. Bhaktinagar , District Jalpaiguri ( West Bengal ) hereinafter called the PURCHASER ( which expression shall mean and include unless excluded by or repugnant to the context his heirs , executors, successors, administrators, representatives and assigns ) of the ONE PART

1.MRS. DEBU THAPA Wife of Late Ghana Prakash Thapa , 2. MISS. KANCHAN THAPA D/o Late Ghana Prakash Thapa , 3. MR. SRISTHEY THAPA , 4. MR. TISKEN THAPA , both Son of Late Ghana Prakash Thapa, All are by Cast Hindu , Citizen of India , resident of Bhanu Nagar , Ward No. 43, P.O: Sevoke Road , P.S. Bhaktinagar , District Jalpaiguri ( West Bengal ) hereinafter called the VENDORS ( Which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns ) of the OTHER PART.

WHEREAS One Bhim Prasad Thapa S/o Amar Singh Thapa , was the owner in possession of the land as recorded during the revisional Settlement in R.S. Khatian No. 455/1 , Sheet No. 7 , Comprising Plot No 256 including other plots , total area of land 4.97 acres of the said Khatian as recorded , situated within Mouza Dabgram , P.S. Bhaktinagar , District Jalpaiguri and while in physical possession as sole, absolute and exclusive owner thereof the said Bhim Prasad Thapa died intestate leaving behind his Son Ghana Prakash Thapa as his only legal heir who inherited and became absolute , sole and exclusive owner thereof.



1097

Jeskeen Thaper.



District Sub-Registrar  
Jalpaiguri

22 AUG. 2010

Gerving Chettri  
S/o R. T. B. Chettri (Service)  
Upper Bhanu Nagar,  
P.O. Serke Road,  
P.S. Bhanu Nagar  
Dist. Jalpaiguri.





Debu Thapa  
Kanchan Thapa  
Sristhey Thapa  
Jasken Thapa

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AND WHEREAS The said Ghana Prakash Thapa while became absolute and exclusive owner of the said land died intestate leaving behind his Wife , Daughter and Sons Viz, MRS. DEBU THAPA MISS. KANCHAN THAPA , MR. SRISTHEY THAPA , MR. TISKEN THAPA as his only legal heirs who jointly inherited and became absolute , sole and exclusive owners of the schedule below land .

AND WHEREAS the vendors became owners of the land inherited by their deceased Ghana Prakash Thapa as fully mention herein above , as such the vendors have been jointly possessing , enjoying and occupying the same as sole, absolute and exclusive owners of the schedule below land till the date of these presents.

AND WHEREAS the vendors being in urgent need of money have offered for sale measuring 1 Cotta 5 Chh. of land more fully described in schedule hereunder , free from all encumbrances whatsoever

AND WHEREAS the purchaser being in need of a plot of land for his residential purpose has accepted the said offer of the vendors and has agreed to purchase the said land measuring 1 Cotta 5 Chh. more fully described in schedule hereunder , for consideration sum of Rs. 2,00,000/- (Rupees Two Lakhs ) only, free from all encumbrances whatsoever.

AND WHEREAS the vendors have accepted the price so offered by the purchaser as fair and reasonable in view of the prevailing highest market rate of land and have agreed to sell of land more fully described in schedule hereunder ,for the sum of Rs.2,00,000/- (Rupees Two Lakhs ) only, free from all encumbrances whatsoever unto the purchaser and the said land are transferred in the manner as appearing hereinafter .

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs.2,00,000/- (Rupees Two Lakhs ) only, paid by the purchaser to the vendors ( the receipt whereof the vendors do hereby acknowledge and grant full discharge to the purchaser from the payment thereof ) .



*District Sub-Registrar  
Jalpaiguri*

**E. 2 AUG. 2019**

Deben Thapa  
Kanchan Thapa  
Srisly Thapa  
Jesken Thapa.

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The vendors do hereby grant, convey assign and transfer unto the purchaser the said land hereby sold fully described in the schedule below, free from all encumbrances and make over possession thereof together with All rights, liberties, privileges, easements, appendices appurtenances belonging to or in any way appertaining to the said land as the absolute estate and all the rights, title and interest of the vendors into or upon the said land hereby sold so to be TO HAVE AND TO HOLD that same subject to the payment of rent payable to the landlord the Govt. of West Bengal.

A N D

It is further covenant that there exists no charge, mortgage, attachment or any other encumbrances of the said land hereby transferred or any part thereof at the date of these presents and in case of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendors shall be liable to compensate the purchaser adequately for any other loss that the purchaser has to suffer in consequence thereof .

A N D

The vendors further covenant that all rents and public charges payable by the vendors for the said land hereby sold and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting therefrom.

A N D

The Vendors further declares that if the purchaser is deprived of possession of the said land or any part thereof for the defect of title of the vendors and shall be liable to compensate the purchaser or to 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 or dispossession.

A N D

It is further covenant that the vendors has not entered into any other contract with any other person for sale, transfer or mortgage of the said land hereby sold or any part thereof and there exists no charge, mortgage





District Sub-Registrar  
Jalpaiguri

22 AUG. 2010



Babu Bhapa  
Kanchan Bhapa.  
Srishty Bhapa  
of Lesben Bhapa.

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attachment sale or transfer at the date of these presents and if any recitals made herein are proved to be false the vendors shall be liable to compensate the purchaser adequately for the loss to be sustained by the purchaser in consequence thereof.

### SCHEDULE OF LAND

All that piece or parcel of raiyati Homestead land measuring 1 ( One ) Cotta 5 ( Five ) Chh. or 0.02165 Acre , at an annual rent of Rs. 0.02 paise only, appertaining to and forming part of 4.97 acres of land at an annual rent of Rs. 21/12/9 pai only, the proportionate rent for the demised plot of land is payable to the landlord the Govt of west Bengal represented by the B.L. & L.R.O. Rajganj, J.L. No. 2, situated within Pargana Baikunthapur, Mouza Dabgram, Ward No. 43 S.M.C., P.S. Bhaktinagar, D.S.R. office & District Jalpaiguri, appertaining to R.S. Khatian No. 455/1, of Sheet No. 7, Comprising Part of Plot No. 256 measuring 1 Cotta 5 Chh. or 0.02165 acres of land are hereby sold and the sold land are shown in the site plan by the red demarcation annexed herewith and forming part of these presents.

The demised plot of land are butted and bounded as follows :-

NORTH- 32'-00" to 31'-00" Wide Road.  
SOUTH - Land of Mrs. Kabita Kharga.  
EAST - Land of Santosh Kharga.  
WEST - Land of Santosh Kharga.

*IN WITNESS WHEREOF the Vendors put their signatures on this deed on the day month and year first above written.*

#### WITNESSES:

1. *Foring Chhetri - (Service)*  
*Go Rake P.D. Chhetri*  
*Upper Bhawan Nagar*  
*P.O. Sanku Road, Siliguri*  
*P.S. Bhakti Nagar, Jalpaiguri.*

Prepared by me  
*Pijush Kanti Sarkar*  
(Pijush Kanti Sarkar)  
Deed Writer, Jalpaiguri  
Licence No. 26.

2. *Foring Chhetri*  
*Foring Chhetri*  
*Foring Chhetri*

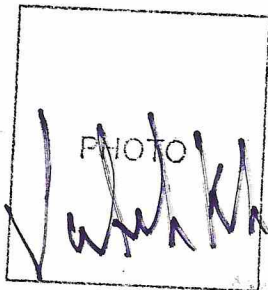


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Jalpaiguri

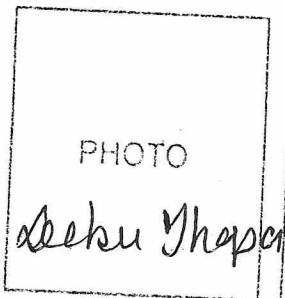
2 AUG. 2010



# SPECIMEN FORM FOR TEN FINGERPRINTS



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Right Hand					



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District Sub-Registrar  
Jalpaiguri

2 AUG 2010





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

**Endorsement For Deed Number : I - 03098 of 2010**  
**(Serial No. 02670 of 2010)**

**On 02/08/2010**

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

Presented for registration at 19.55 hrs on :02/08/2010, at the Private residence by Mrs. Debu Thapa , one of the Executants.

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

Execution is admitted on 02/08/2010 by

1. Mrs. Debu Thapa, wife of Late Ghana Prakash Thapa , Bhanu Nagar Ward No. 43, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste Hindu, By Profession : Others
2. Miss Kanchan Thapa, daughter of Late Ghana Prakash Thapa , Bhanu Nagar Ward No. 43, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste Hindu, By Profession : Others
3. Mr. Sristhey Thapa, son of Late Ghana Prakash Thapa , Bhanu Nagar Ward No. 43, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste Hindu, By Profession : Others
4. Mr. Tisken Thapa, son of Late Ghana Prakash Thapa , Bhanu Nagar Ward No. 43, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste Hindu, By Profession : Others

Identified By Govind Chhettri, son of Late T. B. Chhettri, Upper Bhanu Nagar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road Siliguri , By Caste: Hindu, By Profession: Service.

( Hareram Das )  
DISTRICT SUB-REGISTRAR

**On 03/08/2010**

**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.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 10142/- ,H = 28/- ,M(b) = 4/- on 03/08/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

( Hareram Das )  
DISTRICT SUB-REGISTRAR

03/08/2010 13:23:00

EndorsementPage 1 of 2



*District Sub-Registrar*  
*Jalpaiguri*  
*- 3 AUG 2010*





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

**Endorsement For Deed Number : I - 03098 of 2010**  
**(Serial No. 02670 of 2010)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-922851/-

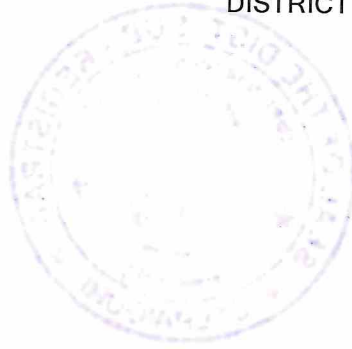
Certified that the required stamp duty of this document is Rs.- 55371 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 2650/- is paid, by the Bankers cheque number 725374, Bankers Cheque Date 03/08/2010, Bank Name State Bank of India, Jalpaiguri, received on 03/08/2010
2. Rs. 47750/- is paid, by the Bankers cheque number 724884, Bankers Cheque Date 27/07/2010, Bank Name State Bank of India, Jalpaiguri, received on 03/08/2010

( Hareram Das )  
DISTRICT SUB-REGISTRAR



District Sub Registrar  
Jalpaiguri

03/08/2010

( Hareram Das )  
DISTRICT SUB-REGISTRAR



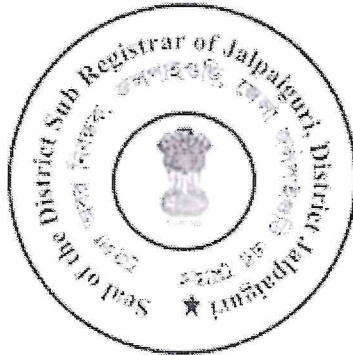
*District Sub-Registrar  
Jalpaiguri*

- 3 AUG 2010



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 220 to 230  
being No 03098 for the year 2010.



(Hareram Das) 03-August-2010  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R. JALPAIGURI  
West Bengal

