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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

114204

Certified that the document is admitted to Register and the Endorsement Documents

District Sub-Registrar

20 NOV 2008

DEED OF CONVEYANCE

Visit Commission Case No

1166 for 08

Fees Paid- (1) 250

(2) 180

(3) 54

Rs. 484

District Sub-Registrar

19 NOV 2008



19.11.08
02-4579m

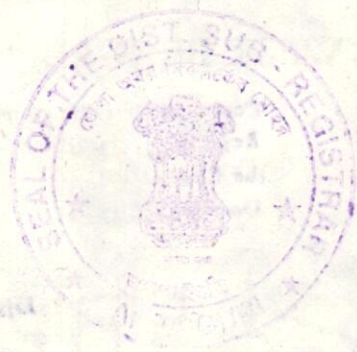
10-68, 520
A 11748
H
M(3)
42-1757

Handwritten signature/initials

SL. NO.....19737.....
VALLU.....5500/-
NAME.....Dipta Paul
ADDRESS.....Haiderpara

my
SWAPAN KR. GOSWAMI
STAMP VENDOR
D.S.R. OFFICE
JALPAIGURI
LICENCE NO.1/2004/200
19-11-08

SL. NO. 19737. RS. 5000/-



District Sub-Registrar
Jalpaiguri

19 NOV 2008

DEED OF CONVEYANCE

Sri, Chittaranjan Biswas
S.

19/11/08

= 2 =

THIS INDENTURE is made on... 19. 11. Day of... NOVEMBER 2008

Value Assessed by the Registering Authority for the Purpose of Stamp Duty Rs.10,68,520/-

TOTAL CONSIDERATION : Rs.3,00,000/-
 AREA OF LAND : 3 COTTA
 SHEET NO. : 12
 KHATIAN NO. : 715
 PLOT NO. : 231
 MOUZA : DABGRAM
 WARD NO. : 40 (SMC)
 POLICE STATION : BHAKTINAGAR
 DISTRICT : JALPAIGURI

BETWEEN

MRS. DIPTI PAUL Wife of Mr. Mrinal Paul , Hindu by religion , Indian by Nationality , Occupation by House-Wife , Resident of No.1 Wonders Club Road Haidar Para , Ward No. 40 (S.M.C.) , P.O: Haidar Para , P.S. Bhaktinagar , District Jalpaiguri , hereinafter called the PURCHASER (Which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, successors, administrators, representatives and assigns) of the ONE PART

MR.DAYAL CHANDRA DAS Son of Late Pyari Mohan Das , Hindu by religion , Indian by Nationality , Resident of Haidar Para , Ward No. 40, P.O: Haidar Para , P.S. Bhaktinagar , District Jalpaiguir hereinafter called the VENDOR (Which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns) of the OTHER PART

AND WHEREAS the vendor has acquired by purchase of land measuring 3 Cotta , Comprising Part of Plot No. 231 , appertaining to R.S. Khatian No.715, of Sheet No. 12 , situated within Mouza Dabgram , P.S. Bhaktinagar, District Jalpaiguri , by virtue of a Registered Deed of Sale , executed by Mrinal Kanti Barua and Bablu Chakroborty.

10/12/86

, Recorded in Book No. I, Vol No. 22, Pages 453 to 458, Being No. 2453, dated 07.04.1986 in the office of the District Sub- Registrar, Jalpaiguri, who were purchased from Karam Chand Singh by virtue of registered sale deeds Nos. 1762 & 1768 dated 13.04.1984 at Sadar - Joint S.R. Jalpaiguri, as such purchase the vendor has been possessing, enjoying and occupying the same as sole, absolute and exclusive owner till the date of these presents.

AND WHEREAS the Vendor has now firmly and finally decided to sell and has offered for sale to the purchaser the land measuring 3 Cotta more particularly described in the Schedule given here in under, for a Consideration of Rs.3,00,000/- (Rupees Three Lakhs) only,

AND WHEREAS the purchaser being in need of a plot of land for her residential purpose, has agreed to purchase the said land measuring 3 Cotta more particularly described in the Schedule given here in under for a Consideration of Rs.3,00,000/- (Rupees Three Lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THESE INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of the total sum of Rs. 3,00,000/- (Rupees Three Lakhs) only, has been paid today the Vendor by the Purchaser and the receipt whereof the VENDOR doth hereby acknowledge and grant full discharge to the purchaser from the payment thereof and the vendor doth thereby convey, assign sell and transfer his aforesaid plot of land measuring 3 Cotta more fully described in Schedule hereunder and has made over the physical possession thereof to, unto and in favour of the Purchaser absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof peacefully and quietly with permanent, heritable and transferable right, title and interest and without any claim and objection free from all encumbrances and charges whatsoever and made over possession thereof together with all yards, paths passages, liberties, privileges, easement, appendices, appurtenances whatsoever belonging to and appertaining to said property AND the estate, right, title interest and demand whatsoever of the vendor upon the said land, hereditaments and premises or any party thereof with

MS. No. 1000/1000/1

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permanent, heritable and transferable right, title and interest therein subject to the payment of all land revenue and other etc. payable to the superior landlord at present the State of West Bengal or to any other Authority and the Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds or things by the vendor does execute or knowingly suffered to the contrary, the Vendor is now lawfully, rightfully and absolutely entitled to the said plot of land, hereditaments and premises hereby granted or expressed so to be and every thereof and that notwithstanding any such acts, deeds and things whatsoever as aforesaid the Vendor has now good right. Full power and absolute authority to grant, sell, convey, transfer and assure the said hereditaments and premises hereby granted and expressed so to be unto and to the use of the Purchaser in a manner aforesaid AND the Purchaser shall and at all times hereafter peacefully and quietly hold, possess and enjoy the said land hereditaments and premises hereby granted or expressed so to be unto the use of the Purchasers in a manner aforesaid and receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the Vendor or any person or persons lawfully or equitable claiming from under or in trust for him AND that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor and all persons having or lawfully or equitable claiming from under or in trust for it and further that the Vendor and all persons having or lawfully or equitable claiming any estate or interest in the said land hereditaments for the Vendor shall and will from time to time at all times hereafter at the request and cost the Purchasers do or execute or cause to be done or executed all such acts or deeds or things whatsoever for further and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall be reasonably required.

It is further covenanted that there exists no charges, mortgage, attachment, liens, lis pendens or any other encumbrances on the property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event or any discovery or any charge, mortgage, attachment, liens, lis pendens or any other encumbrances whatsoever or any defect in title, right and interest

1082/2010/1022

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SCHEDULE OF LAND

All that piece or parcel of raiyati homestead land measuring 3 (Three) Cotta or 0.0495 acres at annual rent of Rs. 0.15 Paise only, appertaining to and forming part of 5.07 acre of land at an annual rent of Rs.15/- 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, Ward No. 40 (SMC) , situated within Pargana Baikunthapur , Mouza Dabgram , P.S. Bhaktinagar , D.S.R. office & District Jalpaiguri , appertaining to R.S. Khatian No. 715 , of Sheet No. 12 , Comprising part of Plot No. 231 measuring 3 Cotta of land is hereby sold and the sold land is shown in the site plan by the red demarcation annexed herewith and forming part of these presents .

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

- NORTH - 24' Wide Road .
- SOUTH- By the land of Mrinal Kanti Paul .
- EAST - By the land of Prabal Jyoti Deb.
- WEST - By the land of Prakash Singh & Laxman Chhetri .

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

WITNESSES

1. Sri Chitta Ranjan Bhowmik
S/o Lt Hem Lal Bhowmik
OCCUPATION - X - Service man.
Haider Pasa Main Road
P.O. Rabindra Sarani
D.T. Jalpaiguri
2. Bibharsi Saha
S/o Lt Gouri Chandra Saha
Haider Pasa
P.O. Rabindra Sarani
D.T. Jalpaiguri

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

EXECUTANT SHEET



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

Signature of person

Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

CLAIMANT SHEET



Left Hand					
Right Hand					

Dipti Paul
19/11/08

Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

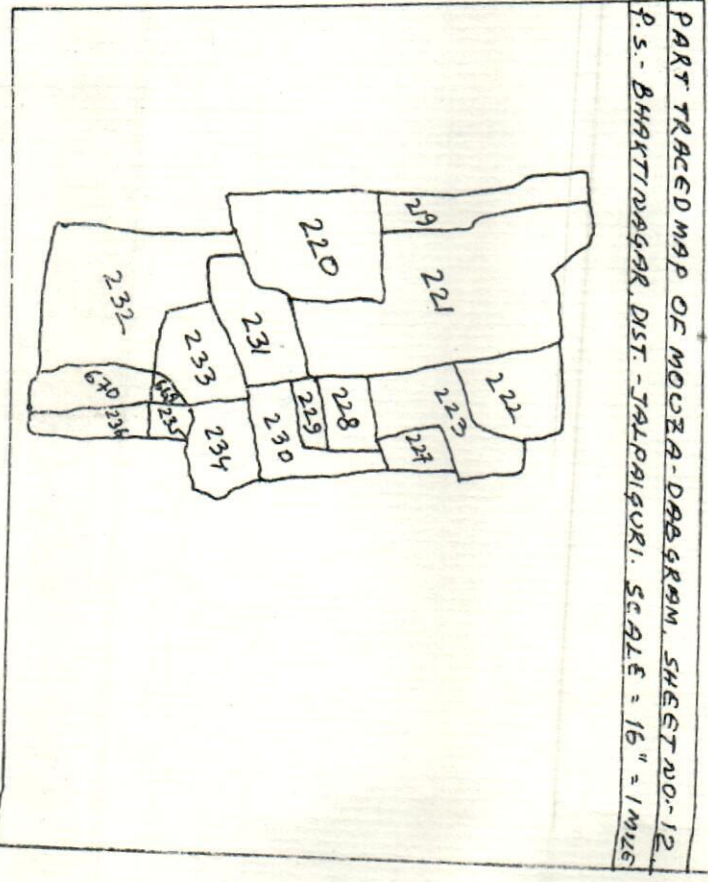
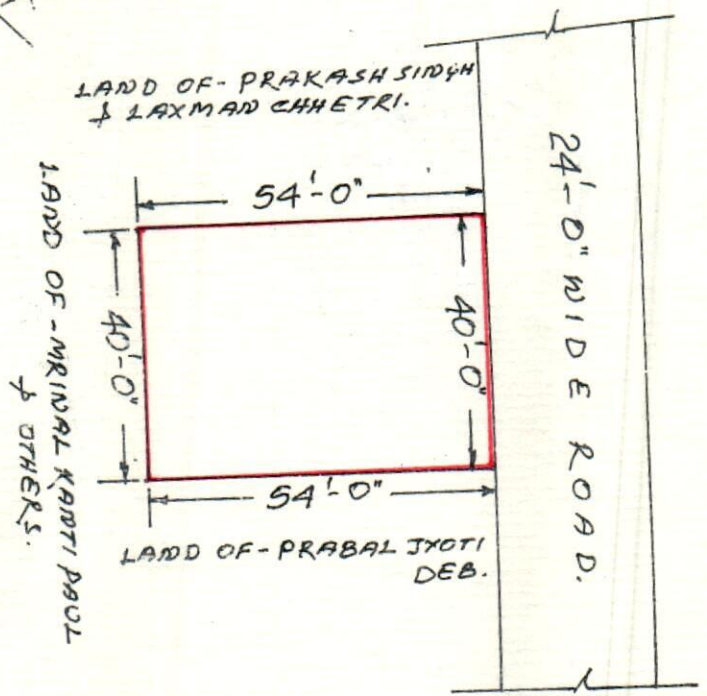
Signature of Identifier

Signature of R. O.

Signature with date

SITE PLAN
SCALE - 1" (INCH) = 30' (FEET)

NAME OF PURCHASER	NAME OF SELLER	S C H E D U L E O F L A N D				REMARKS			
		MOUZA	5.2. NO.	WARD NO.	SHEET NO. KANTIA PART OF R.S. AREA OF LAND TO BE SOLD.				
SMT. DIPTI PAUL W/O. SRI MRINAL PAUL OF 1, WONDERS CLUB ROAD, HAIDERPURA, WARD NO.- 40, P.O.- HAIDERPURA P.S.- BHAKTINAGAR DIST.- TALPRAIGURI.	SRI DAYAL CHANDRA DAS S/O. JI. PYARI MOHAN DAS OF 1, ANANDAMAYEE KALIBARI ROAD HAIDERPURA, WARD NO.- 40, P.O.- HAIDERPURA, P.S.- BHAKTINAGAR DIST.- TALPRAIGURI.		2	40 OF S.M.C.	12	715	231	3 COTTAGE OR 0.0495 ACRE.	THE LAND WAS BEING SPANNED BY RED BORDER.



MAP DRAWN BY
SRI ANAND
17/11/03
(S. S. GHOSH)
SURVEYOR
SILIGURI

Signature of Seller

Government Of West Bengal
Office of the D.S.R. JALPAIGURI
JALPAIGURI
Endorsement For deed Number :I-03810 of :2008
(Serial No. 03582, 2008)

On 19/11/2008

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

Presented for registration at 18.45 hrs on :19/11/2008, at the Private residence by Dayal Ch. Das, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 19/11/2008 by

1. Mr. Dayal Ch. Das, son of Late Pyari Mohan Das, Haidar Para P. O. Haidar Para Dist. Jalpaiguri, Thana Bhaktinagar, By caste Hindu, by Profession :Others
Identified By Chitta Ranjan Biswas, son of Late Hem Lal Biswas Haidar Para Main Road P. O. Rabindra Sarani Dist. Jalpaiguri Thana: ., by caste Hindu, By Profession :Retired Person.

Name of the Registering officer : **Tulsi Lama**
Designation : **DISTRICT SUB-REGISTRAR**

On 20/11/2008

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) = 11748/-, H = 28/-, M(b) = 4/- on:20/11/2008

Certificate of Market Value(WB PUVI rules 1999)

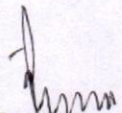
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1068520/-

Certified that the required stamp duty of this document is Rs 64111 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 59115/- is paid, by the draft number 589011, Draft Date 19/11/2008 Bank Name STATE BANK OF INDIA, Ektiasal, received on :20/11/2008.

Name of the Registering officer : **Tulsi Lama**
Designation : **DISTRICT SUB-REGISTRAR**


[Tulsi Lama]

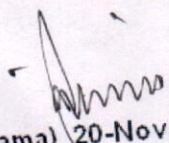
DISTRICT SUB-REGISTRAR
OFFICE OF THE DISTRICT SUB-REGISTRAR OF JALPAIGURI
Govt. of West Bengal

20 NOV 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 5055 to 5065
being No 03810 for the year 2008.




(Tulsi Lama) 20-November-2008
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal