

3949

I- 4066



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 159879



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

Maha
Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

21 JUN 2011

*L.P. / of Bunchi Daria @
Bupachi Bepsta by the
son of Santor Javari*



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE THIS THE 21st DAY OF JUNE,
TWO THOUSAND ELEVEN.

Contd.....P/2

NON JUDICIAL : STAMP

No. 964 Date 16.6.2011

Value Kabita Kundu

at Siliguri

Value Rs. 5000/- Five thousand

Tannoy Roy
Govt. Stamp Vendor

Bagdoura

Licn. No- 546/RM

07 / Largeeing

Additional District Registrar
Raiganj, Jalpaiguri



21 JUN 2011

Kumal Kant Gupta
S/o L.T. Kaishor Prasad
Santosi Nagar
W.D. 41
Siliguri



Additional District Registrar
Raiganj, Jalpaiguri

21 JUN 2011

// 2 //



L.S. 1 of
Bunchi Devi @
Bupachi Gupta
by the Pen of
Janta

SETFORTH VALUE	:	Rs. 4,00,000/-
MARKET VALUE	:	Rs. 10,17,016/-
TOTAL AREA	:	2 (Two) Kathas
PLOT NO.	:	554
KHATIAN NO.	:	711/2
MOUZA	:	DABGRAM
J. L. NO.	:	2 (Two)
SHEET NO.	:	8 (Eight)
PARGANA	:	BAIKUNTHAPUR
POLICE STATION	:	BHAKTINAGAR
DISTRICT	:	JALPAIGURI

B E T W E E N

✓
SMT. BUNCHI DEVI @ BUPACHI GUPTA, Wife of Late Kesab Prasad Gupta, Hindu by religion, Housewife by occupation, resident of Ektiasal, Police Station - Bhaktinagar, Dist. Jalpaiguri, hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, representatives, administrators and assigns) of the **ONE PART.**

A N D

SMT. KABITA RANI KUNDU, Wife of Sri Kalachand Kundu, Hindu by religion, Business by occupation, resident of Kundu Bhawan, Bidhan Road, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, representatives, administrators and assigns) of the **OTHER PART.**



WS

Additional Dist. Sub-Registrar
Raigarh, Jalpaiguri

21 JUN 2011

L.P. 1 of Burchi
Dev @ Burchi Gurpa
by pen of Sonar
Lacum



WHEREAS the vendor has purchased a plot of land measuring about 2 (Two) Kathas as fully described in the schedule below by virtue of registered Deed of Sale vide Document No. 542, in Book No. I, Volume No. 6, Pages 161 to 164 for the year 1990 and registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS the vendor of this present now become absolute owner in physical possession of the said land as mentioned in schedule below having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the vendor being in need of money are desirous of selling the said land as mentioned in the schedule below and accordingly was in search of suitable purchaser/purchasers.

AND WHEREAS the purchaser finding the land suitable for homestead and business purpose have agreed and decided to purchase the said land as mentioned in schedule below and offered Rs. 4,00,000/- (Rupees Four Lacs) only as total consideration for the said land.

AND WHEREAS the vendor accepted the price so offered by the purchaser as fair and reasonable and highest available in the market and agreed to sell the said land as mentioned in the schedule below for a total consideration of Rs.4,00,000/- (Rupees Four Lacs) only and free from all encumbrances whatsoever.

AND WHEREAS the purchaser are fully satisfied about the title of the vendor in respect of the said land and the said land is free from all encumbrances, liens attachments and charges.



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Additional D. S. Registrar
Rajgarh, Jaipur

21 JUN 2011

L.P. 1/2
Bunehi
Dev @
Bupachi Gup
by the son of Sambati
Sambati

NOW THIS INDENTURE WITNESSETH THAT :-

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 4,00,000/- (Rupees Four Lacs) only paid in cash by the purchaser to the vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof) the vendor does hereby grant, convey, assign and transfer unto the purchaser the said land described in the schedule below and forming part of these presents and make over khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said property and the absolute estate free from all encumbrances and the right title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent, taxes, etc. payable to the landlord the State of West Bengal and any other proper authority.

The vendor hereby covenanted with the purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority and good power to transfer the said property, expressed intended so to be unto the purchaser in the manner aforesaid and the vendor or any person claiming under them shall and will from time to time at times hereinafter at the request and cost of the purchaser do execute all such acts, deeds, and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

Contd.....P/5



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Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

21 JUN 2011

Handwritten notes in purple ink:
LIT-1 of
Bupachi Devi
@ Bupachi Gupta
by the son of
Santosh Sarker

It is further covenanted that the property described in the schedule below is hold by the vendor has not been surrender or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the property hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law and liable to compensate the purchaser for any loss or injury the purchaser shall have to sustain in consequence thereof.

The vendor further covenant that all rent and taxes etc. or any other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto date of these presents have been paid and all other covenant and conditions required to be observed and performed and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

The vendor further declare that the entire property forming subject matter of the present conveyance was in khas and actual possession of the vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the vendor shall be liable to return to the purchaser the consideration money as per the market price together with interest @ 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.



UR

Attested by
Rajganj, Jaipur

21 JUN 2011

L. 7.1.1 of
Bamchi Devi
@ Bamchi Gupta
by the per of
Sanjay Sanyal

It is hereby further declare by the vendor that the vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents are intended so to be or any part thereof and that there subsists no such contact of sale or transfer existing with respect to the aforesaid property or any part thereof at the date of execution of these presents or if any the recitals made herein are prove to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE

ALL that piece and parcel of vacant land measuring 2 (Two) Kathas situated within Mouza Dabgram, Pargana Baikunthapur, J.L. No. 2, Khatian No. 711/2, Plot No. 554, Sheet No. 8, P.S. Bhaktinagar, in the district of Jalpaiguri.

Under S MC Ward No 41 .

The land is bounded and butted as follows :-

EAST	:	Land of purchaser;
WEST	:	18 feet wide road;
NORTH	:	Land of Mr. A. Garg;
SOUTH	:	Land of purchaser.



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Additional Dist. Sub-Registrar
Rajgarh, Jaipur

21 JUN 2011

IN WITNESS WHEREOF the vendor have put her respective hand/signature on this Deed of Conveyance on the day, month and year first above written.

WITNESSES:

1. *Kemal Kumar Gupta*
S/O L.T. Keshab Gupta
Sakti Sagar Nagar
W.D. 41
Siliguri

*L.T. 1 of Bunchi Devi
@ Bupachi Gupta
by the pen of Santosh
Sarkar*

Signature of the Vendor

2. *Bechanprasad Gupta*
S/O L.T. Keshab Gupta
Sakti Sagar Nagar
W.D. 41
Siliguri

Drafted, explained & read over to the executant by me and typed in my office.

(SANTOSH SARKAR)

Advocate, Siliguri

E. No. WB/274/85

Handwritten text, possibly a date or reference number, written in purple ink.

Handwritten text, possibly a date or reference number, written in purple ink.



UK

Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

21 JUN 2011

Finger Prints of _____



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

@PupachiBopla

L.S. 1 of Bunchi Devi
in the pen of Santosh
Sarkar

Signature

Finger Prints of _____



Passport

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Kabita rani Kundu

Kabita rani Kundu

Kabita rani Kundu
Signature

Finger Prints of _____



Passport
Photo

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

Signature

Index Finger	Ring Finger	Middle Finger	Little Finger	Thumb	Right Hand

Signature of _____
 Date _____

Index Finger	Ring Finger	Middle Finger	Little Finger	Thumb	Left Hand



Index Finger	Ring Finger	Middle Finger	Little Finger	Thumb	Right Hand

Additional District Registrar
 Rajganj, Jalpaiguri

21 JUN 1977

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RAJGANJ, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 03949 / 2011, Deed No. (Book - I , 04066/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Smt Bunchi Devi	Bunchi Devi @ Bupachi Gupta by the pen of Santosh Saha 21 JUN 2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bunchi Devi Address -Ektiasal, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-	Self		 LTI	Bunchi Devi @ Bupachi Gupta by the pen of Santosh Saha 5381
			21/06/2011	21/06/2011	

Name of Identifier of above Person(s)

Kamal Kanta Gupta
 Sastri Nagar, Thana:-Siliguri, District:-Darjeeling,
 WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

Kamal Kanta Gupta



Additional Dist. Sub-Registrar
 Rajganj, Jalpaiguri

21 JUN 2011

(Narayan Chandra Saha)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. RAJGANJ

Signature with date	Name of the Applicant
<i>[Signature]</i> 21 JUN 2011	

Signature of the person(s) submitting the document	Name of the person(s) submitting the document	Address of the person(s) submitting the document
<i>[Signature]</i>		

Signature of the person(s) submitting the document	Name of the person(s) submitting the document	Address of the person(s) submitting the document
<i>[Signature]</i> 2381		



[Signature]
 Additional District Registrar
 Rajgarh

21 JUN 2011



21 JUN 2011
 (MAYAN CHAND • 2484)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A. & S. RAJGARH



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

Endorsement For Deed Number : I - 04066 of 2011
(Serial No. 03949 of 2011)

On

Payment of Fees:

On 21/06/2011

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. 11187/-, on 21/06/2011

(Under Article : A(1) = 11187/- on 21/06/2011)

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.-1017016/-

Certified that the required stamp duty of this document is Rs.- 61021 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 30000/- is paid, by the draft number 763566, Draft Date 20/06/2011, Bank Name State Bank of India, SILIGURI, received on 21/06/2011
2. Rs. 26031/- is paid, by the draft number 763612, Draft Date 20/06/2011, Bank Name State Bank of India, SILIGURI, received on 21/06/2011

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

Presented for registration at 12.47 hrs on :21/06/2011, at the Office of the A. D. S. R. RAJGANJ by Smt Bunchi Devi Alias Bupachi Gupta, Executant.

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

Execution is admitted on 21/06/2011 by

1. Smt Bunchi Devi Alias Bupachi Gupta, wife of Late Kesab Prasad Gupta, Ektiasal, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. By Caste Hindu, By Profession : House wife



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

21 JUN 2011

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

21/06/2011 16:28:00

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

Enforcement For Good Number 11 - 0408 of 2011
(Serial No. 03889 of 2011)

On
Payment of Fees
On 21/06/2011

Certificate of Admissibility/Rule 43 W.B. Registration Rules 1983

Admissible under the 27 of West Bengal Registration Act, 1983, duly stamped under section 1A, Article number 23 of Indian Stamp Act 1899, and under Section 2 of West Bengal Land Revenue Act, 1985, Court is a stamp duty Rs. 10/-

Payment of Fees
Amount By Cash

Rs. 1118/- on 21/06/2011

(Under Article 41/- 1118/- on 21/06/2011)

Certificate of Market Value (WB PWT rules of 2001)

Confirmed that the market value of the property which is the subject matter of the deed has been assessed at Rs. 10170/00

Confirmed that the required stamp duty of the document is Rs. 8702/- and the Stamp duty was Rs. 1000/-

Draft stamp duty

Draft stamp duty



1. Rs. 3000/- is paid by the draft stamp duty on 21/06/2011.
2. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
3. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
4. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
5. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
6. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
7. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
8. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
9. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.
10. Rs. 2000/- is paid by the draft stamp duty on 21/06/2011.

Additional Dist. Sub-Registrar
Rajgany, Jalpaiguri

21 JUN 2011

Additional Dist. Sub-Registrar
Rajgany, Jalpaiguri
21 JUN 2011





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

Endorsement For Deed Number : I - 04066 of 2011
(Serial No. 03949 of 2011)

Identified By Kamal Kanta Gupta, son of Late K. Gupta, Sastri Nagar, Thana:-Siliguri,
District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri



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

21 JUN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

21/06/2011 15:28:00



21 JUN 2011

Additional Dist. Sub-Registrar
Rajgarh, Jajpur
US



21 JUN 2011
Rajgarh, Jajpur
Additional Dist. Sub-Registrar

RAJGARH DIST. SUB-REGISTRAR
(Jajpur)

For the purpose of registration of the birth of a child, the birth of a child is registered in the birth register of the District Sub-Registrar, Rajgarh, Jajpur.

(Date of birth of child)

For the purpose of registration of the birth of a child, the birth of a child is registered in the birth register of the District Sub-Registrar, Rajgarh, Jajpur.

For the purpose of registration of the birth of a child, the birth of a child is registered in the birth register of the District Sub-Registrar, Rajgarh, Jajpur.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 5582 to 5594
being No 04066 for the year 2011.



Nalla
Additional Dist. Sub-Registrar
Rajganj, Jharkhand

21 JUN 2011

(Narayan Chandra Saha) 21-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal

Entered in the Register under section 40 and Rule 40

Registered in Book - 1
of Volume number 15
Page from 5583 to 5594
Being the 01006 for the year 2011



M. M. M.
Additional District Registrar
Rajshahi, Rajshahi
21 June 2011

Additional District Registrar
Office of the A. D. R. RAJSHAH
West Bengal
21 June 2011