

4025

I- 4135/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 159972



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

*[Signature]*  
 Additional Dist Sub-Registrar  
 Rajganj, Jalpaiguri

24 JUN 2011

*[Handwritten signature]*  
 নিম্নোক্ত - নিবন্ধিত



**DEED OF CONVEYANCE**

Contd. /2

*[Handwritten signature]*  
 Adv/12/11

State Commission Case No  
 01065 of 2011  
 Fees Paid- J(1) Rs. 250.  
 J(2) Rs. 120  
 P.T.A. Rs. 36  
 Total Rs. 406.-

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

*Handwritten signature*  
w/gina



THIS DEED OF CONVEYANCE MADE ON THIS  
THE  
22<sup>nd</sup> DAY OF JUNE  
TWO THOUSAND ELEVEN

BETWEEN

Contd. /3

*Handwritten notes:*  
R. W. A. J.  
A. 1/1/11



Handwritten notes in blue ink, including the number '3' and some illegible text, positioned to the right of the stamp.

Consideration	: Rs.7,70,000/-
Area	: 7 Kathas
Plot No.	: 5/713
Khatian No	: 96/1
Sheet No.	: 8
J. L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri
Within Ward No. 43 of Sliiguri Muincipal Corporation	

**MAINAK NIRMAN PRIVATE LIMITED (Having Pan No. AAECM 2342 J)**, a Company registered under the Companies Act 1956, having its Office at 173/221, Bidhan Market, Siliguri, P.O. & P. S. Siliguri, Dist. Darjeeling, represented by one of its Director **SRI NIRMAL KUMAR GIDRA S/O SRI OMPRAKASH GIDRA**, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **ONE PART.**

**AND**

**SMT. BHARATI ROY (Having Pan No.AZBPR 9000 K) W/O LATE KABILI ROY AND DAUGHTER OF LATE AKAL SINGH ROY**, Hindu by religion, Housewife by occupation, Indian by Citizenship, residing at Veiki Para, P.O. Sahudangihat, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART.**

Handwritten notes in blue ink, including the number '3' and some illegible text, located at the bottom left of the page.

Chumaniswari Roy  
 निवासी  
 Dabgram

**WHEREAS** one Akal Singh Roy S/o Late Kendal Singh acquired the vacant land, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, by virtue of Deed of Sale being No. 4453, Dt. 23/05/1968, recorded in Book No. I, Vol. No.46, Pages 30 to 32, for the year 1968, registered in the office of Sadar Joint Sub - Registrar, Jalpaiguri, executed by Sri Khul Singha Roy S/o Late Karbaria Roy, residing at Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri.

**AND**

**WHEREAS** one Chumaniswari Roy W/o Late Akal Singh Roy acquired the vacant land, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, by virtue of Deed of Sale being No. 4452, Dt. 23/05/1968, recorded in Book No. I, Vol. No.41, Pages 154 to 156, for the year 1968, registered in the office of Sadar Joint Sub - Registrar, Jalpaiguri, executed by Sri Jirendra Nath Roy, residing at Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri.

**AND**

**WHEREAS** the said Akal Singh Roy S/o Late Kendal Singh, died intestate on 12/01/2006 and his wife Smt. Chumaniswari Roy also expired on dated 09/04/2010, leaving behind him **his two sons namely Sri Dhananjoy Roy and Sri Tibit Kumar Roy @ Sri Tipit Kumar Roy and two daughters namely Smt. Bharati Roy and Smt. Jagasati Roy Chowdhury**, as their only legal heirs and as such they inherited the above mentioned land in equal share as per Hindu Succession Act. 1956.

**Contd. /5**

Sri K. A.  
 Advt/8/10



Handwritten text in Odia script, including the number '5' and the word 'ମିଶ୍ର' (Mishra).

**AND**

**WHEREAS** at present the legal heirs of Akal Singh Roy and Chumaniswari Roy are in possession of land measuring 115 Kathas, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza- Dabgram, Pargana-Baikunthapur, J.L.No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, having permanent heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** in view of the aforesaid facts, the parties hereof have become the Ejmally/joint owners in possession of the said total Ejmally/joint land in proportionate share, mutually understanding between themselves and all of them are agreed to hold the aforesaid Portion of the below schedule land as divided between them, having permanent heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** the parties thereof are experiencing various inconveniences and difficulties enjoining the said total Ejmally/ Joint land and in order to overcome such inconveniences and difficulties the parties hereof have decided to make an amicable partition by METES AND BOUNDS of the said immoveable properties and have also agreed to execute a proper Partition Deed to record such amicable partition in order to avoid all future disputes and complications, and in making allotment of properties by partition, by virtue of Deed of Partition being No. 4878, Dated 29/09/2010, registered in the office of Addl. Dist. Sub-Registrar, Rajganj, Dist. Jalpaiguri.

Handwritten signature: R. M. Ag. Adv. / 24

**Contd. /6**

**AND**

**WHEREAS** the **VENDOR** hereof, is the sole and absolute owner in possession of vacant land measuring 27.5 Kathas, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, by virtue of Deed of Partition being No. 4878, Dated 29/09/2010, registered in the office of Addl. Dist. Sub-Registrar, Rajganj, Dist. Jalpaiguri, recorded in Book No. I, for the year 2010, 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 for her developmental plans has decided to sell her land, measuring 7 Kathas, morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly she circulated her intention in the locality, free from all encumbrances and charges whatsoever.

**AND**

**WHEREAS** the **PURCHASER** being in need of land in the area where the plots of land of the **VENDOR** situate, relying on the aforesaid statements of the Vendor, has agreed to purchase the said below scheduled land of the Vendor at or for a price of Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand) only, free from all encumbrances and charges whatsoever.

*Ru. Ag  
Adh. 1/2/10*

*Handwritten signature and text in Bengali script, partially obscured by a stamp.*





Handwritten signature and text in Hindi: "विशेष निवेदन" and "विधि".

7

**AND**

**WHEREAS** the **VENDOR** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market has firmly and finally decided and agreed to sell below Scheduled land unto the **PURCHASER** at or for the price of Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand) only paid today by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor, do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the **Schedule** appended below and make over possession thereof together with all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

Handwritten signature: "Ravi Ag" and "Adhikari".







INWITNESS WHEREOF THE VENDOR, **SMT. BHARATI ROY W/O LATE KABILI ROY AND DAUGHTER OF LATE AKAL SINGH ROY**, has set and subscribed her hand on this Deed of Conveyance on the day, month and the year first above written.



Handwritten signature in Bengali script, likely of the vendor, Smt. Bharati Roy.

WITNESSES :-

1. *Handwritten signature in Bengali script.*  
আমার পুত্রীয় মরগত মরগত  
এই-তারিখের তারিখ  
আমি সবার  
মুদ্রা দিয়েছি।

SIGNATURE OF THE VENDOR

Drafted and explained by me to parties & printed in my office :

*Handwritten signature of Rajesh Kumar Agarwal*  
(Rajesh Kumar Agarwal)  
Advocate, Siliguri  
Enrollment No. F/119/384/98

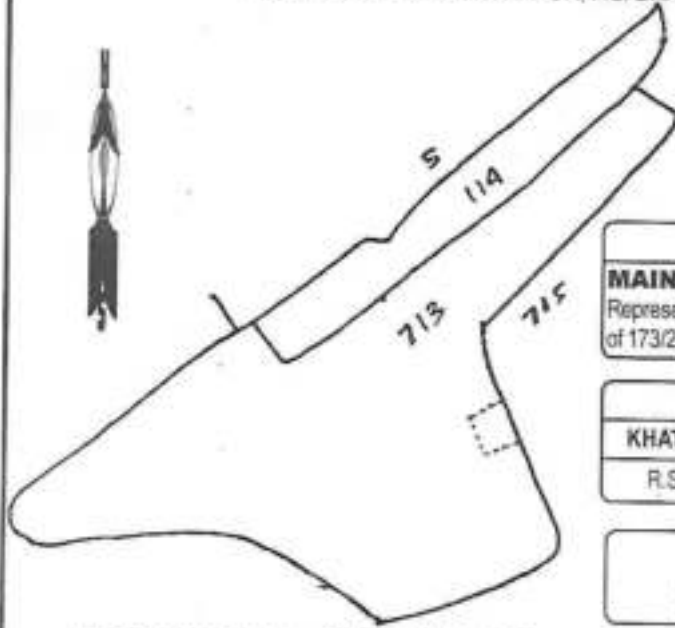
2. *Handwritten signature in Bengali script.*  
কবি সায়  
শ্রী/ শ্রীমতী সায়  
শ্রী/ ডেপুটি মাস্টার  
শ্রী/ সার্কুলার অফিস  
শ্রী/ ডেপুটি মাস্টার  
শ্রী/ মাস্টার মাস্টার মুদ্রা

**MEMO OF CONSIDERATION**

Received with thanks from **MAINAK NIRMAN PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having its Office at 173/221, Bidhan Market, Siliguri, P.O. & P. S. Siliguri, Dist. Darjeeling, a sum of Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand), in respect of sale of vacant land measuring 7 Kathas, appertaining to and forming part of Plot No. 5/713, recorded in Khatian No. 96/1, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, Within Ward No. 43 of Siliguri Municipal Corporation.

  
SIGNATURE OF VENDOR

SKETCH MAP / SITE PLAN SHOWING THE LAND TO BE SOLD OF MOUZA - DABGRAM, J.L. NO. 02, SHEET NO. 8, PARGANA - BAIKUNTHAPUR, P.S. BHAKTINAGAR, DIST. JALPAIGURI.



Part Trace Map of Mouza - DABGRAM, J.L. No. 02  
Scale : 16" = 1 Mile.

**NAME OF VENDOR :-**

**SMT. BHARATI ROY**

W/O. Late. Kabil Roy  
Residen of Velki Para, P.O. Sahudangi Hat, P.S. Bhakti  
Nagar, Dist. Jalpaiguri.

**NAME OF PURCHASER :-**

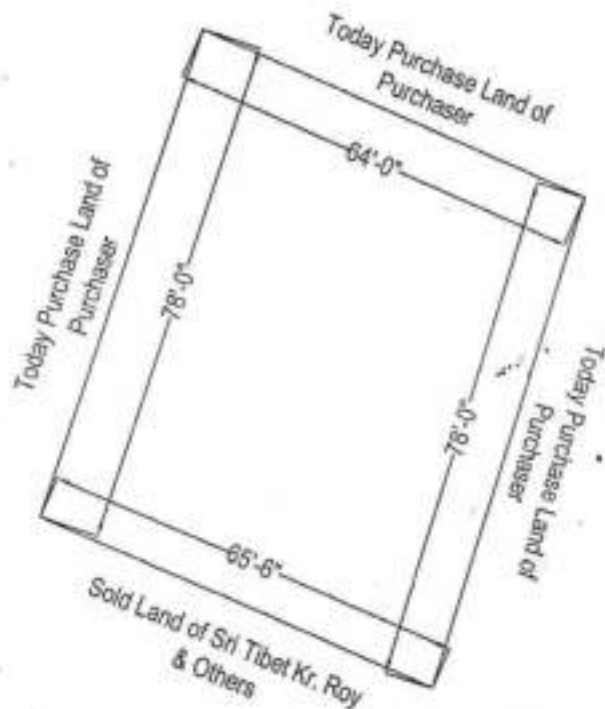
**MAINAK NIRMAN Pvt. Ltd.**

Represented By Director - SRI NIRMAL GIDRA,  
of 173/221 Bidhan Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling.

**SCHEDULE OF LAND :-**

KHATIAN NO.	PLOT NO.	AREA.
R.S. - 96/1.	R.S. - 5/713 (Part).	11.55 Dec.

Proposed Land To be Sold Shown in Dark  
Black Line :  
Site Plan of Proposed Land As Per Possession.



North



SCALE : 1" = 30'

Drawn By:  
*Ujjal Basak*  
10/6/11

**Ujjal Basak**  
Land Surveyor (Amin)  
Regd. No. 1976707007

*Signature of the Vendor*

Signature of the Vendor.

IMPRESSION SHEET



EXECUTANT

ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ସି. ବିନୟାମାତଲ୍ ସିଂହ

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



ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ସି. ବିନୟାମାତଲ୍ ସିଂହ  
Signature of presentant with date

\_\_\_\_\_  
Signature of Identifier











\_\_\_\_\_  
Signature of R. O.

# IMPRESSION SHEET



Nirmal Kumar Jais  
N

## CLAIMANT

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

Mainak Nirman Pvt. Ltd.

Nirmal Kumar Jais

Director/Managing Director

Signature with date

\_\_\_\_\_  
Signature of Identifier

\_\_\_\_\_  
Signature of R.O.



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

Endorsement For Deed Number : I - 04135 of 2011  
(Serial No. 04025 of 2011)

On

Payment of Fees:

On 22/06/2011

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

Presented for registration at 21.32 hrs on :22/06/2011, at the Private residence by Smt Bharti Roy  
,Executant.

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

Execution is admitted on 22/06/2011 by

1. Smt Bharti Roy, wife of Late Kabil Roy , Veiki Para, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sahudangi Hat , By Caste Hindu, By Profession : Business

Identified By Niranjn Roy Chowdhury, son of Surendra Nath Roy Chowdhury, Medicae More, Shushruti Nagar, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/06/2011

**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. 24189/-, on 24/06/2011

( Under Article : A(1) = 24189/- on 24/06/2011 )

**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.-2199120/-

Certified that the required stamp duty of this document is Rs.- 131947 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

24 JUN 2011

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04135 of 2011  
(Serial No. 04025 of 2011)

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 763200, Draft Date 14/06/2011, Bank Name State Bank of India, SILIGURI, received on 24/06/2011
2. Rs. 49000/- is paid, by the draft number 763199, Draft Date 14/06/2011, Bank Name State Bank of India, SILIGURI, received on 24/06/2011
3. Rs. 28970/- is paid, by the draft number 763347, Draft Date 16/06/2011, Bank Name State Bank of India, SILIGURI, received on 24/06/2011

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

24 JUN 2011

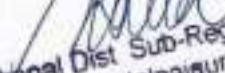
( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 946 to 963  
being No 04135 for the year 2011.

  
Additional Dist Sub-Registrar  
Rajganj, Jalpaiguri

24 JUN 2011

(Narayan Chandra Saha) 24-June-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAJGANJ  
West Bengal

