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L-4137/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 159971



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

Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

24 JUN 2011

উজ্জয়িতা বন্দ্যোপাধ্যায়

Signature

DEED OF CONVEYANCE

Contd. /2

First Commission Case No. 01067 of 2011
 Fees Paid- J(1) Rs. 250
 J(2) Rs. 100
 P.T.A. Rs. 36

Total Rs. 406-

add. Dist. Sub-Registrar
Rajganj Jalpaiguri

Rev. Agt
Advt 24

বিস্তারিত বিবরণ



Signature and name in Bengali script.

THIS DEED OF CONVEYANCE MADE ON THIS
THE
22nd DAY OF JUNE
TWO THOUSAND ELEVEN

BETWEEN

Contd. /3

Rik. Ag
Adm. Ag

Consideration	: Rs.4,40,000/-
Area	: 4 Kathas
Plot No.	: 5/715
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

1.SMT. JAGASWATI ROY CHOWDHURY (Having Pan No.AQFPC 8611 C) W/O LATE SURENDRA NATH ROY CHOWDHURY AND DAUGHTER OF LATE AKAL SINGH ROY, Hindu by religion, Housewife by occupation, Indian by Citizenship, residing at Kawakhari, Medical More, P.O. Sushruta Nagar, P.S. Matigara, Dist. Darjeeling **AND 2.**

Contd. /4

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১৯৫৩০১৫২৯
নির্মাণ

R. K. Ag
A. K. Ag

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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 **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART.**

WHEREAS the **VENDORS** hereof, are the sole and absolute owner in possession of vacant land measuring 4 Kathas, appertaining to and forming part of Plot No. 5/715, 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 Gift being No. 4879, 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 **VENDORS** being in need of money for their developmental plans have jointly decided to sell their land measuring 4 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 they circulated their intention in the locality, free from all encumbrances and charges whatsoever.

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AND

WHEREAS the **PURCHASER** being in need of land in the area where the plots of land of the **VENDORS** situate, relying on the aforesaid statements of the Vendors, has agreed to purchase the said below scheduled land of the Vendors at or for a price of Rs. 4,40,000/- (Rupees Four Lacs Forty Thousand) only, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **VENDORS** 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. 4,40,000/- (Rupees Four Lacs Forty 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. 4,40,000/- (Rupees Four Lacs Forty Thousand) only paid today 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), the Vendors 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

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အကျိုးခံစားခွင့်
ရရှိရန်



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 them, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The Vendors do hereby declares that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and they have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendors shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

The Vendors do hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors and the Purchaser is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the Vendors shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

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The Vendors do hereby further declare that they at the request and costs of the Purchaser do execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the Vendors by these presents.

SCHEDULE
(LAND HEREBY SOLD BY THE VENDORS)

All that piece and parcel of vacant land measuring 4 Kathas, appertaining to and forming part of Plot No. 5/715, 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 Sliiguri Muincipal Corporation.

The aforesaid land is butted and bounded as follows:-

- By the North - Land of Vendor sold today to Purchaser.
- By the South - Sold Land of Tibit Kumar Roy & Others.
- By the East - Land of Dhananjay Roy & Tibit Kumar Roy.
- By the West - Land of Vendor sold today to Purchaser.

Within the aforesaid boundary the Vendors do hereby sold their land measuring 4 Kathas, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

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8. ଉପରୋକ୍ତ ବିଷୟ ଉପରେ ଦୃଷ୍ଟି

INWITNESS WHEREOF THE VENDORS HEREOF, have set and subscribed their respective hands on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES :-

1. ମୁଖ୍ୟ ମାମୁଲିଦାର
ମାମୁଲିଦାର
ମାମୁଲିଦାର
ମାମୁଲିଦାର
ମାମୁଲିଦାର



ମୁଖ୍ୟ ମାମୁଲିଦାର
ମାମୁଲିଦାର

SIGNATURE OF THE VENDORS

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

2. ବାବୁ ବାମୁ
ବାବୁ ବାମୁ
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Rajesh Kumar Agarwal,
(Rajesh Kumar Agarwal)
Advocate, Siliguri
Enrollment No. F/119/384/98

MEMO OF CONSIDERATION

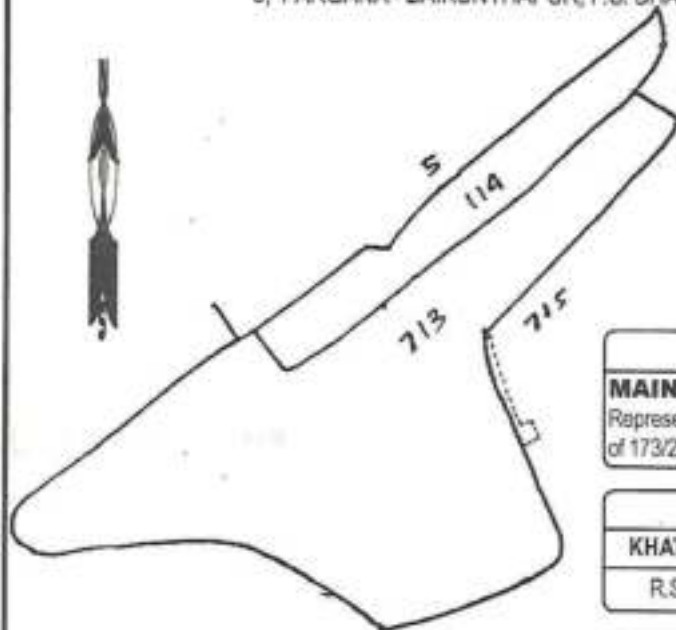
Received with thanks from **MAINAK NIRMAN PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having its Office at 173/221, Bidhan Market, Siliguri, P.O. & P. S. Siliguri, Dist. Darjeeling, a sum of Rs. 4,40,000/- (Rupees Four Lacs Fourty Thousand), in respect of sale of vacant land measuring 4 Kathas, appertaining to and forming part of Plot No. **5/715**, 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 Siliiguri Muincipal Corporation.



SIGNATURE OF VENDORS

2

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 VENDORS :-

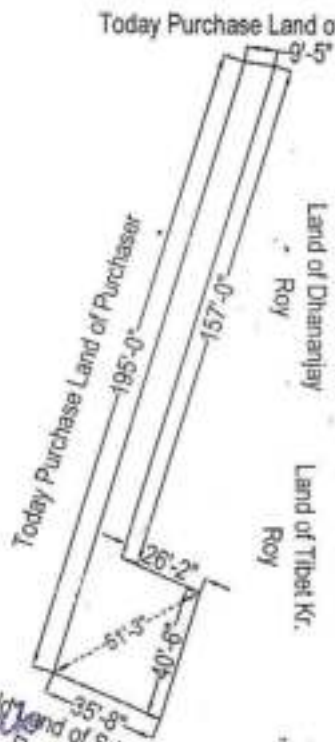
- SMT. JAGASWATI ROY CHOWDHURY**
W/O. Late. Surendra Nath Roy Chowdhury
Residen of Kawakhari, Medical More, P.O. Sushruta Nagar, P.S. Maligara, Dist. Darjeeling
- SMT. BHARATI ROY**
W/O. Late. Kabil Roy
Residen of Velki Para, P.O. Sahudangi Hat, P.S. Bhakti Nagar, Dist. Jalpaiguri.

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. - 5/715 (Part),	6.5 Dec.

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



SCALE : 1" = 60'

Drawn By:
Basanta Basak
Sole Land Surveyor (And Others)
Land. No. 1976707007

(Handwritten signature)

Signature of the Vendor.

জয়ন্তী সর্কার


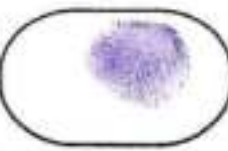








GA @ 9832604569

IMPRESSION SHEET



Nirmal Kumar Gidra

CLAIMANT

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

Mainak Nirman Pvt. Ltd.
Nirmal Kumar Gidra
Director/Managing Director
Signature with date

Signature of Identifier

Signature of R.O.

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EXECUTANT SHEET



ଜଗନ୍ନାଥ ମହାପାତ୍ର

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



Signature of presentant with date

ଜଗନ୍ନାଥ ମହାପାତ୍ର

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

ଜଗନ୍ନାଥ ମହାପାତ୍ର

Signature of presentant 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 - 04137 of 2011
(Serial No. 04027 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 21.45 hrs on :22/06/2011, at the Private residence by Smt Jagaswati Roy Chowdhury , one of the Executants.

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

Execution is admitted on 22/06/2011 by

1. Smt Jagaswati Roy Chowdhury, wife of Late Surendra Nath Roy Chowdhury , Kawakhari, Medical More,, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-Sushruta Nagar , By Caste Hindu, By Profession : House wife
2. Smt Bharati Roy, wife of Late Kabill Roy , Veiki Para, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sahudangi Hat , By Caste Hindu, By Profession : House wife

Identified By Niranjan Roy Choudhury, son of Late Gurendra Nath Roy Choudhury, Madicale More, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-Shushruta Nagar , 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. 13816/-, on 24/06/2011

(Under Article : A(1) = 13816/- on 24/06/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs.-1256640/-



Additional Dist Sub-Registrar
Raiganj, 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 - 04137 of 2011
(Serial No. 04027 of 2011)

Certified that the required stamp duty of this document is Rs.- 75398 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 21410/- is paid, by the draft number 433436, Draft Date 14/06/2011, Bank Name State Bank of India, PRADHAN NAGAR, SILIGURI, received on 24/06/2011
2. Rs. 49000/- is paid, by the draft number 763268, Draft Date 15/06/2011, 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 982 to 997
being No 04137 for the year 2011.


Additional Dist. Sub-Registra
Raiganj, Jalpaigun

4 JUN 2011

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

