



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AB 212589

DOCUMENT NO. 318
OF YEAR 2003
Fees paid under Articles
F(I) Rs. 2.00
F(II) Rs. 2.00
G(a) Rs. 4/-
G(b) Rs. 4/-
Stamp Paper Rs. 10.00
Xerox Paper Rs.
Court Fee Rs. 10.00
Cost Map Rs.
Total Rs.
Date of Presentation
Date of Prepared 28 MAR 2024
Delivery on
Name of Applicant 28 MAR 2024
Serial No. of Copy



Record Keeper
Jalpaiguri

Subscribed by
3976/2024

28 MAR 2024

S.L.No. 78307 Date 25.01.24
Value Rs 10.00
Issues to Srt/Sm* D. Roy
Address Jalpaiguri

N/100/24
L.K. ROY
STAMP VENDOR
Licence No. 2 of 81-82
Sadar Registration Office
Jalpaiguri

93424



DOCUMENT NO. 318
YEAR 1957

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Registration Directorate

BOOK NO. T
PAGE NO. 51

Need of Conveyance value of Rs. 2,500/- Area	5	Kalbari P.S. Bhadrinagar Cantd. 1/2. 50.	Ann Banerjee	Constituted Attorney of Badhurani	Winkler
Mary Ray, Kalina Indira Ghosh, Nila Spiller Sheila Ann Banerjee and Tridib Kumar Ray	—	—	—	—	200
Page 2:- This indenture made on this 2nd day of July one thousand nine hundred and thirty nine. Between SMT. ANITA DEVI AGARHA	2A	W/O Sri Binod Kumar Agardola by Caste Hindu by Occupation House wife Resident of Manturam Road Khalpara Siliguri P.S. Siliguri Dist Darjeeling hereinafter called the PURCHASER, (which expression shall mean and include unless excluded by or agreement to the Contract her heirs-executors Successors, administrators representatives and assigns) of the ONE PART.	AND GOUTH-PLAS Ann Banerjee Constituted Attorney of Badhurani Winkler Mary Ray, Kalina Indira Ghosh, Nila Spiller, Sheila Ann Banerjee and Tridib Kumar Ray	—	387 page
Page 3:-	1.	BODHURANI WINKLER MARY RAY wife of Late Tushar Kumar Roy 4, Lacock close	Wimbleton S.H. 12.	I. B. B. U.K.	2.
		ROBINA INDIRA GHOSH daughter of Late Tushar Kumar Roy 38, Frimley Gardens or Ilchester Surrey E.P.	43.	A.O. U.K.	3.
		NILA SPILLER, daughter of Late Tushar Kumar Roy 18, Delille's Lane Limes Field Surrey R.H.	8.	ODJ U.K.	4.
		SHEILA ANN BANERJI daughter of Late Tushar Kumar Roy 1/30 Kumbaba Road Neutral Bay Sydney Australia and	5.	TRIDIB KUMAR RAY son of Late Tushar Kumar Roy 3, The Rightle oring Buxingahura H.P. U.K. represented by their Counsel Sri Anand Banerjee son of	

SIGNATURE OF PRESENTANT

Price : 0.75 Paise

SIGNATURE OF REGISTRAR

Bipul Banerjee Advocate and Notary Resident
 of Herimpora Post P.S. & Dist Jodhpur
 Pangui on the strength of power of Attorney
 adjudicated by the Collector Jodhpur on
 20-8-98 and power of Attorney dated
 13-2-98 hereinafter Collectively called the
 "VENDORS" (which expressions shall mean and
 include unless excluded by or hereinafter
 to the context their heirs Successors execu-
 tors administrators representatives and assigns)
 of the OTHER PART. WHEREAS the prede-
 ceased of the present vendors Tushar
 Kumar Ray son of Pramada Kaly Ray
 deceased owner of lands of B.S.
 Khateain no. 176/5 (Ka) having sixteen
 annas interest with total land measuring -
 30.37 acres comprising of several
 plots including plot nos: 254 255 and 258
 having respective area of land measuring
 7.15 acres 1.10 acres and 1.55 acres. AND
 WHEREAS the during his life time the
 said Tushar Kumar Ray had inducted
 the Defence Department Govt. of India
 for their defence purpose on yearly rental
 basis on his by delivery of Contd. P/1
 sd. Anas Banerjee (constituted) Attorney of
 Baburani misised Mary Ray Rajima Indira
 Ghosh, Milk Spiller Sheila Ann Banerjee and
 Taidila Kumar Ray — 4th part — : 4:-
 possession of the entire land of the said
 plot nos. 254, 255 and 258, having total area
 measuring 9.80 acres of land which is still
 in possession of the said Attorney. AND
 WHEREAS on death of the said Tushar Kumar
 Ray the present vendors being Only Leg



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heirs have jointly inherited and become joint owners thereof and have been enjoying usufruct of the said land by realising and/or accepting yearly rent from the said Department through their Constituted Attorney. AND WHEREAS the Reference Authority has recently decided to deliver the said land and to redeliver possession thereof unto the present vendors through their Constituted Attorney and soon after the Reference Authority will re-deliver possession of the said land unto the present vendors through their Attorney. AND WHEREAS the present vendors have decided to dispose of the said land by transfer for their own urgent necessity and the present purchasers to purchase the portion of the said land measuring 5 katha from the present vendors as fully described in the Schedule hereunder with the condition that as soon as the Reference Authority will re-deliver possession of the land to the present vendors the vendors through their Attorney shall be at once deliver the possession of the demised land unto the present purchasers to which the present vendors have agreed to. AND COND. - P/S Ed.

Rames Banerjee Constituted Attorney of Bhabu Kanti Mishra, Manoj Ray, Rakina Indira Ghosh, Dila Spiller, Sheela Ann Banerjee and Tridib Kumar Ray — 5th page — ∴ 5: -

WHEREAS the purchaser have agreed to purchase the demised land at a total consideration of Re. 2,500/- (Rupees Two thousand five hundred only) NOW THIS INSTRUMENT BEING SUCH THAT in pursuance of the said offer and acceptance and also in consideration for

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SIGNATURE OF REGISTERING OFFICER

The sum of Rs. 2,500/- (Rupees Two Thousand and five hundred) only, paid by the purchaser to the vendors through their Attorney (the receipt whereof the vendors do hereby acknowledge and grant full discharge to the purchaser from the payment thereof. And the vendors do hereby grant convey assign and transfer into the purchaser the said land hereby sold fully described in the schedule below free from all encumbrances and more over possession thereof together with all great title privileges appendices appurtenances belonging to or in any way appertaining to the said land hereby sold so to be to HAVE AND TO HOLD the same subject to the payment of first payable to the Land Lord the best of best Bengal. AND it is further Covenanted that there shall be no charges mortgage attach 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 charges mortgage attachment or any other encumbrance or for any other loss that the purchaser shall suffer in consequence thereof AND Contd. Pt 3d. Anas Banerjee Constituted Attorney of Badhurani assisted by Rayi Rakeem Indira Ghosh Nile Spiller, Shaile and Banerjee and Tridib Kumar Ray — 615 — free — 61 — The vendors further Covenanted that all costs and public charges payable by the vendors for the said land hereby sold and in case if it falls due otherwise the vendors shall be liable to indemnify the purchaser for any



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Loss Resulting there from. AND The vendors further declare 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. AND It is further covenanted that the vendors have not entered into any other contract with any other person for sale transfer mortgage of the said land hereby sold or any part thereof and these are no charge ~~presented~~ ~~at~~ ~~the~~ ~~time~~ ~~of~~ ~~the~~ ~~present~~ ~~and~~ ~~if~~ ~~any~~ ~~precondition~~ ~~herein~~ ~~are~~ ~~proved~~ ~~to~~ ~~be~~ ~~false~~ ~~the~~ ~~vendors~~ ~~shall~~ ~~be~~ ~~liable~~ ~~to~~ ~~compensate~~ ~~the~~ ~~purchaser~~ ~~in~~ ~~consequence~~ ~~thereof~~ ~~schedule~~ ~~of~~ ~~land~~. All that piece or parcel of raiyati land measuring 5 five bithas at an annual rent of Rs. 0.35 paise only appertaining to and forming part of 30.37 acres of land at an annual rent of Rs. 308/13 annas Only the proportionate rent for the demised plot of land is payable Contd. 1/7 sd. Amar Banerjee Constituted attorney of Bodhurani Minired Mary Ray, Rakina Indira Ghosh, Nil Spiller, Sheila Ann Banerjee and Tridib Kumar Ray. 7th page --- :-:- to the Land Land the State of West Bengal represented by the B.L. & L.R. O Rajgarj situated within mouza Dalegram, paragana. Bauxum Thapra J.L no. 2 P.S. Bhankeinagar S.R office 1 dist Jalpaiguri appertaining to R.S. Khation no. 176/5 (na) in sheet no. 7 (Seven)

SIGNATURE OF PRESENTANT

Price : 0.75 Paise

SIGNATURE OF REGISTERING OFFICER

Comprising of part of plot no. 254, & 255,																
measuring 5 Batta of Land are hereby sold																
and the sold Land bounded as follows:- north Land																
of Binod Kumar Agarwala, South Land of vendors,																
East Land of Murali Ram & others west:- 24'																
wide Road. IN WITNESS WHEREOF the Vendor put																
their signature through their Constituted Attorney on																
this deed of the day month and year first																
above written. prepared by me sd. Pijush Kanti Sarmas																
Pijush Kanti Sarmas. Deed writes Jalpaiguri license																
no. 26 witnesses:- 1. sd. Hiron gaba Thakurata																
Advocate Jalpaiguri 2. sd. Nirmal Chandi of																
Kharua																
- Typed by me sd. Dipak Shil (Dipak Shil)																
Jalpaiguri - sd. Anwar Banerjee Constituted																
Attorney Badhusani residing Mary Raj, Rabeina Indira																
Ghosh, Nila Spiller, Sheila Ann Banerjee and Tridibi Kumar																
Ray - Shop St. no. 2984 Smt. Anila Debi																
Agarwal Khatpara Siliguri Rd. 1031 sd. R. G. Sarmas																
Smt. R. G. Sarmas 1-7-98, Rd. no. 2985 Smt.																
Hiron gaba Thakurata Khatpara Jaf Siliguri Rd.																
sd. R. G. Sarmas 1-7-99																
in presence of - Copy prepared																
A read by Manoj Kumar Saha & no																
I 33 Composed by																
T 318 Copy of Deed of M Land 50 = 1500																
is the fact																
<table border="1"> <tr> <td>Fee Paid on</td> <td>2</td> <td>99</td> </tr> <tr> <td>A</td> <td>Rs.</td> <td>200</td> </tr> <tr> <td>B</td> <td>Rs.</td> <td>200</td> </tr> <tr> <td>M(B)</td> <td>Rs.</td> <td>40</td> </tr> <tr> <td>Total</td> <td>Rs.</td> <td>500</td> </tr> </table>		Fee Paid on	2	99	A	Rs.	200	B	Rs.	200	M(B)	Rs.	40	Total	Rs.	500
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A	Rs.	200														
B	Rs.	200														
M(B)	Rs.	40														
Total	Rs.	500														
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BOOK NO. 751 Volume No. A
Pages 358
Being No. 318 for the year 1920 (C.A)

D. N. Bishwas
Registrar Authorized U/S 7(2)
of Act XVI of 1908, Jalpaiguri
25.1.2000

part of Chaffin
28/1/2000

original sale deed
No. 318 Dt. 2000 kept
with Bank

TRUE-COPY

Registrar Authorized U/S 7(2)
of Act XVI of 1908, Jalpaiguri
25/1/2000



Checked by [Signature]

Registrar Authorized U/S. 7(2)
of Act XVI of 1908, Jalpaiguri
28/03/2000



হস্তাক্ষর
১/১৪ ১৯৯০ খ্রিঃ
১/১৪ ১৯৯০