

3415

T 2084



also U/S 5/14 of W.B.L.R.
 Act 1958 only Stamped under
 the Indian Stamp Act 1939
 (W.B. Stamp as Amended
 up to date)

Schedule IA No. 23
 Fees Paid ₹ 7073 = W
₹ 150 = W

(Amar Banerjee)
 Constituted Attorney
 of Bodhureni Winifred
 Mary Ray, Robina Indira
 Ghosh, Nile Spiller,
 Sheela ann Banerjee and
 Tridib Kumar Ray

Fees Paid Rs. 2785
 A Rs. 66
 H Rs. 28
 M(b) Rs. 4
 Total Rs. 58

25/1/99
 Registering Officer

Registrar Authorized U/S. 7(2)
 of Act. XVI of 1908, Jalpaiguri
 29.5.10

DEED OF CONVEYANCE

Value of Rs. 6,500/-

Area: 13 Kathas

P. S. Bhaktinagar

Certified that the document is admitted to
 Registration and the Signature Sheet and
 the Endorsement Sheet attached to his
 Document are part of this Document

District Sub-Registrar
 21/4 MAY 2010





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THIS INDENTURE made on this 2nd day of July One thousand nine hundred and ninety nine.

B E T W E E N

SMT. RUKMA DEVI AGARWALLA wife of Sri Natwarlal Agarwalla by caste Hindu by occupation Housewife resident of Mangal Pandey Road, Siliguri, 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, administrators, representatives and assigns) of the ONE PART.

A N D

(Amar Banerjee)
 Constituted Attorney
 of Bodhureni Winited
 Mery Rey, Robina Indira
 Ghosh, Nile Spiller,
 Sheila ann Banerjee and
 Tadiab Kumar Ray



(Amar Banerjee)
 Constituted Attorney
 of Bodhurani Winifred
 Mary Ray, Robina Indira
 Ghosh, Nile Spiller,
 Sheila Ann Banerjee and
 Tridib Kumar Ray

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1. BODHURANI WINIFRED MARY RAY wife of Late Tushar Kumar Ray
 4, Lacock Close Wimbledon S.W. 19 I.B.B. U.K. 2. ROBINA INDIRA
 GHOSH daughter of Late Tushar Kumar Ray, 38, Frimley Gardens
 Mitcham Surrey C.R. 43 A.Q. U.K. 3. NILA SPILLER daughter of
 Late Tushar Kumar Ray, 18, Detillens Lane, Limps Field Surrey
 R.H. 8 ODJ U.K. 4. SHEILA ANN BANERJI daughter of Late Tushar
 Kumar Ray, 1/190 Kurraba Road, Neutral Bay, Sydney 2089, Australia
 and 5. TRIDIB KUMAR RAY son of late Tushar Kumar Ray, 3, The
 Pightle Oving, Buckinghamshire, H.P. 22 - H.S. U.K. represented by
 their Constituted Attorney Sri Amar Banerjee son of late Rai Bahadur
 Bipul Banerjee, Advocate and Notary, resident of Hakimpara, P.O., P.S.
 & Dist. Jalpaiguri on the strength of Power of Attorney adjudicated
 by the Collector, Jalpaiguri on 20.8.98 and Power of Attorney dated
 13.2.98. hereinafter collectively called the VENDORS (which




(Amar Banerjee)
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 Mary Ray, Robins Indira
 Ghosh, Nile Spiller,
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expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the Predecessor of the present Vendors Tushar Kumar Ray son of Promoda Nath Ray was recorded owner of lands of R.S. Khatian 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


(Amar Banerjee)
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of Bodhureni Winifred
Mary Ray, Robina Indira
Ghosh, Nita Spillet,
Sheela Ann Banerjee and
Indira Kumar Ray

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WHEREAS during his life time the said Tushar Kumar Ray had inducted the Defence Department, Govt. of India for their defence purposes on yearly rental basis on hire by delivery of 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.

A N D

WHEREAS on death of the said Tushar Kumar Ray the present Vendors being only legal 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.

A N D

WHEREAS the Defence Authority has recently decided to dehire the said land and to re-deliver possession thereof unto the present Vendors through their Constituted Attorney and soon after the Defence Authority will re-deliver possession of the said land unto the present Vendors through their Attorney.

A N D

WHEREAS the present Vendors have decided to dispose of the said land by transfer for their own urgent necessity and the present Purchaser to purchase the portion of the said land measuring 13 (Thirteen) Kathas from the present Vendors as fully described in the Schedule hereunder with the condition that as soon as the


(Amar Banerjee)
Constituted Attorney
of Eschuteon, Wmifed
Mary Ray, Robina Indira
Ghosh, Nita Spiller,
Shalini Banerjee and
T. D. Kumar Ray

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present Vendors, the Vendors through their Attorney shall at once deliver the possession of the demised land unto the present purchaser to which the present Vendors have agreed to.

A N D

WHEREAS the Purchaser have agreed to purchase the demised land at a total consideration of Rs. 6,500/- (Rupees Six thousand five hundred) only.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs. 6,500/- (Rupees six thousand 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).


A N D

The Vendors do hereby grant, convey, assign and transfer unto the Purchaser the said land hereby sold fully described in the Schedule below, free from all encumbrances and make over possession thereof together with all rights, title, privileges, 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 rent payable to the Landlord the Govt. of West Bengal.

A N D

It is further covenant that there exists no charge, mortgage,

or any other encumbrances of the said land hereby


(Amar Banerjee)
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Mary Ray, Robina Indira
Ghosh, Nila Spiller,
Sheileen Banerjee and
Tridib Kumar Ray

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suffer in consequence thereof.

A N D


The Vendors further covenant that all rents and public charges payable by the Vendors for the said land hereby sold and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchaser for any loss resulting therefrom.

A N D

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.

A N D

It is further covenant 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 there exists no charge, mortgage, attachment sale or transfer at the date of these presents and if any recitals made herein are proved to be false the Vendorw shall be liable to compensate the Purchaser in consequence thereof.


(Amar Banerjee)
Constituted Attorney
of Bodhurani Writed
Mary Ray, Robine India
Ghosh, Nita Spiller,
Sheela ann Banerjee and
Tridib Kumar Ray

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SCHEDULE OF LAND

All that piece or parcel of raiyati land measuring 13(thirteen) Kathas at an annual rent of Rs.0.75 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 to the Landlord the State of West Bengal, represented by B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouja Dabgram, J.L.No.2, P.S. Bhaktinagar, S.R. Office & Dist. Jalpaiguri appertaining to R.S. Khatian No.176/5(Ka) in Sheet No.7(Seven), comprising of part of Plot Nos. 254 and 255 measuring 13 Kathas of land are hereby sold and the sold land bounded as follows :-

North: Land of Kushari and Thapa Babu

South: Land of Binod Agarwal

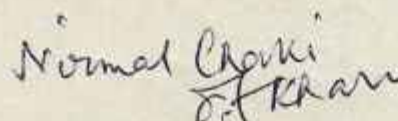
East : Land of Murli Ram and others

West : 24' wide Road .

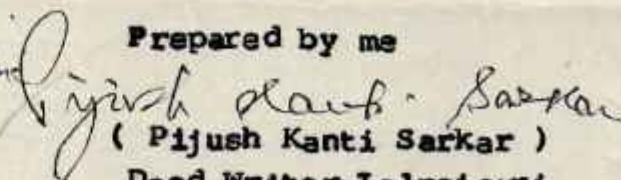
IN WITNESS WHEREOF the Vendors put their signatures through their Constituted Attorney on this Deed on the day month and year first above written.

WITNESSES:

1. 
Advocate, Jalpaiguri

2. 
of Khari

Prepared by me


(Pijush Kanti Sarkar)

Deed Writer, Jalpaiguri

Licence No.26



2/2/99

Registrar Authorized U/S. 7(2)
of Act. XVI of 1908, Jaipur



Registrar Authorized U/S. 7(2)
of Act. XVI of 1908, Jaipur

Page No. _____
Date _____



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

Endorsement For Deed Number : I - 02084 of 2010
(Serial No. 03419 of 1999)

On 02/07/1999

Payment of Fees:

Fee Paid in rupees under article : A(1) = 66/- ,H = 28/- ,M(b) = 4/- on 02/07/1999

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

Presented for registration at 12.35 hrs on :02/07/1999, at the Office of the D.S.R. JALPAIGURI by Sri Amar Banerjee ,Executant.

Executed by Attorney

Execution by

1. Sri Amar Banerjee, son of Late Rai Bahadur Bipul Banerjee , Hakim Para, Thana:-Jalpaiguri, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Jalpaiguri By Caste Hindu By Profession: Advocate,as the constituted attorney of 1. Bodhurani Winifred Mary Ray 2. Robina Indra Ghosh 3. Nila Spiller 4. Sheila Ann Banerji 5. Tridib Kumar Ray is admitted by him.

Identified By Hiren Guha Thakurata, son of . . , District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

On 05/05/2010

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.-650000/-

Certified that the required stamp duty of this document is Rs.- 32500 /- and the Stamp duty paid as: Impresive Rs.- 400/-

(Hareram Das)
DISTRICT SUB-REGISTRAR

On 24/05/2010

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/-

Deficit stamp duty

Deficit stamp duty Rs. 32100/- is paid, by the draft number 119311, Draft Date 22/05/2010, Bank Name State Bank of India, NAYABAZAR SILIGURI, received on 24/05/2010

Deficit Fees paid

(Hareram Das)
DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 02084 of 2010
(Serial No. 03419 of 1999)

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 7073/- on 24/05/2010.

(Hareram Das)
DISTRICT SUB-REGISTRAR



DISTRICT SUB-REGISTRAR
JALPAIGURI

(Hareram Das)
DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4125 to 4139
being No 02084 for the year 2010.



(Hareram Das) 24-May-2010
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal