



Dec 11/11 of 11
 Act 1937
 The Indian Stamp Act
 W. T. Stamp on Endorsement
 of the stamp
 Revenue LA No. 33
 Price Paid *Rs. 100* 7/73 = 100
 Revenue Area *13 Kathas*

(Agnar Purvraj)
 Constituted Attorney
 of Both Parties
 May Rev. Father in India
 Ghosh, Mir...
 ...

7-78
 66
 28
 98
 215/199

Registrar Authorized under Sec. 7(2)
 of Act. XVI of 1908, Jalpaiguri
 29-5-11

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 this
 Document are part of this Document

District Sub-Registrar

21/5/11



Contd..2



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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 Agarwala 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

Contd...3

Contd...6



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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 OIJ U.K. 4. SHEILA ANN BANERJI daughter of Late Tushar
Kumar Ray, 1/190 Kurraha 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 Hakimpura, 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

Contd....4

Contd...6



(Amar Banerjee)
 Constituted Attorney
 of Bodkurupi Waid
 Mary Ray, Kchire Indira
 Ghosh, Nile Spiller,
 Shela ann Banerjee and
 Yridib Kumar Ray

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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 Pramoda 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.

A N D

Contd...5

Contd...6

(Subscribed by)
Lawyer (Attorney)
of Tushar Kumar Ray
Mr. P. S. Chatterjee
Chatterjee, P. S. Chatterjee,
Shri. P. S. Chatterjee,
Tushar Kumar Ray

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.

AND

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.

AND

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.

AND

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 Defence Authority will re-deliver possession of the land to the

- 6 -

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, 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 rent payable to the Landlord the Govt. of West Bengal.

A N D

It is further covenant that there exists no charge, mortgage, attachment 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 charge, mortgage, attachment or any other encumbrances or for any other loss that the Purchaser have to

(Amar Banerjee)
Constituted Attorney
of Bodhureni Winifred
Mary Ray, Robina Indira
Ghosh, Nita Spiller,
Sheila ann 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.

Contd....8

(Amar Bosejee)
Constituted Attorney
of Eminent Vendors
Mury Fey, Fultur, Haha
Glosh, Mra. Sanyal,
Shelton
Tara Khatun

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 Shest 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. *Hirendyuti Mukherjee*
Advocate, Jalpaiguri
2. *Normal Chakri*
of Khan

Prepared by me
Pijush Kanti Sarkar
(Pijush Kanti Sarkar)
Deed Writer, Jalpaiguri
Licence No.26

Typed by: *M*
(B.Mallik)

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.P. 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 Indira 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

(Hareram Das)
DISTRICT SUB-REGISTRAR

ate 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