



১। জেলার নাম	২। থানার নাম ও ভোজি নং	৩। সার্কেলের নাম ও ভূমি নং	৪। ভূমিসহায়কের রসিদ নং
দার্জিলিং	মাটিগাড়া	মাটিগাড়া	REVREC2024040106071
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
৫০২		733	402...
৯। জমির পরিমাণ (শতক)			19.0000
১০। রায়তের নাম ও পিতা/স্বামীর নাম ও সাকিন	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে		
শরভন কুমার ছেত্রী, পিতা- টেক বাহাদুর (মৃত), ঠিকানা- নিজ	শরভন কুমার ছেত্রী		

রায়তের উপর সালিয়ানা তলব

নগদ খাজনা ১২	সার চার্জ ১৩	মথক র ১৪	পূর্তকর ১৫	শিক্ষা কর ১৬	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট ১৭
					খাস জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেম ১৮(খ)	
8	0	1	2	1	0	0	2	3	17

ওয়াশীল

	তিন সনের পূর্বকার ২০	তৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	হাল সনের পূর্বকার ২৩	হাল ২৪	সুদ ২৫	অগ্রিম ২৬
খাজনা	0	0	0	0	0	0	0
সার চার্জ	0	0	0	0	0	0	0
মথ কর	0	0	0	0	0	0	0
পূর্ত কর	0	0	0	0	0	0	0
শিক্ষা কর	0	0	0	0	0	0	0
খাস জমি বাবদ লাইসেন্স ফি	0	0	0	0	0	0	0
অন্যান্য	0	0	0	0	0	0	0
গ্রামীণ কর্মসংস্থান আইনে দেয়	0	0	0	0	0	0	0
(ক) সার চার্জ	0	0	0	0	0	0	0
(খ) সেম	0	0	0	0	0	0	0
মোট	0	0	0	0	0	0	0
বাদ মিনাহ	0	0	0	0	0	0	0
বাংলা সন	0	0	0	0	1431	0	0

*যে সনের বাবদ ওয়াশীল: [১৪৩১]

মোট আদায়

(কম্বায়)

আদায়কারী কর্মচারীর সহি ও তারিখ

দ্রষ্টব্য: চেকের দ্বারা খাজনা দেওয়া হইলে
এইখানে তাহার সবিশেষ বিবরণ লিখিতে
হইবে

INR -6/-
Six Only.

SBP, Kolkata- 700015

Monday, July 22, 2024 2:49:26 PM

** রাজস্ব প্রদান সম্পত্তির মালিকানার বৈধতা হানি ঘটায় না।

** The collection is made provisionally u/s 23 of WBLR Act on the basis of present use without prejudice to the applicability of provision u/s 4B & 4D of WBLR Act.

666/2011

728 25/1/2011

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 306452

CERTIFIED THAT THE DOCUMENT
ADMITTED TO REGISTRATION THE
NATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THE DOCUMENT
ARE THE TRUE AND CORRECT COPY OF THIS DOCUMENT

LOD. DIST SUBREGISTRA
SHIRDI HAT RAJCHUR

26/1/11

with Devi Chetani

DEED OF GIFT

Chetani

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 306451

AREA : Undivided Vacant Land measuring 4 (four) Kathas 3 (three) Chhataks and 37 (thirty seven) Square feet or 3052 (three thousand and fifty two) square feet out of 8 (eight) Kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet.

Mouza Barogharia, J.L. No. 104 (82), Touzi No. 91, sheet No. 2,

Pargana Patharghata, Khatian No. 12/3, 36 (RS) 733 and 734 (LR),

Plot No. 302 (RS) 402 (LR)

Set forth Value : Rs. 2,00,000/-, Market Value Rs. 8,52,078/-

Police Station Matigara, District Darjeeling.

BRhemi

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 306450

THIS DEED OF GIFT IS MADE THIS THE

24TH. DAY OF JANUARY,

TWO THOUSAND AND ELEVEN.

Shelvi

Shelvi

Amita Devi Chhetri

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 306449

BETWEEN

SRIMATI ANITA DEVI CHHETRI, Wife of Late Tek Bahadur Chhetri, Nationality by Indian, Hindu by religion, Service by Occupation, resident of Railway Quarter No. 830 (L), Santoshi Colony, Driver Tola, Katihar, Post Office and Police Station Katihar, District Purnia, in the State of Behar and at present residing at Agam Singh Nagar, Near Delhi Public School, Post Office and Police Station Pradhan Nagar, District Darjeeling hereinafter called the "DONOR" -which expressions shall mean and include unless excluded by or repugnant to the context her heirs, executors, administrators, representatives and assigns of the ONE PART. The Permanent Account Number is AEUPC5881M.

Anita Devi Chhetri

भारतीय गैर न्यायालयिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 505513

AND

SRI SARVAN KUMAR CHHETRI, Son of Late Tek Bahadur Chhetri, Indian by Nationality, Hindu by religion, Business by Occupation, residing at Agam Singh Nagar, Near Delhi Public School, Post Office and Police Station Pradhan Nagar, District Darjeeling hereinafter Called the "DONEE" - Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, representatives and assigns of the OTHER PART. The Permanent Account Number is AESPC7017H.

WHEREAS one Smt. Ruth Poddar, Wife of Sri Debo Prasad Poddar of Agam Singh Nagar, P. O. and P. S. Pradhan Nagar, District Darjeeling was the absolute owner in possession of a Plot of land measuring 0.20 (Zero point two zero) Acre situate at Mouza Barogharia, J. L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata,

Chhetri

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 5055-2

appertaining to Khatian No. 12/3 and 36 (RS) 338 (LR), being part of Plot No. 302 (RS) 402 (LR), Police Station Matigara, District Darjeeling by virtue of her purchase by a registered Deed of Sale, registered on 17/01/2003 in the Additional District Sub-Registry Office at Bagdogra recorded in Book No. I, Being Deed No. 192, for the year 2003 having permanent, heritable and transferable right, title and interest thereon.

AND

WHEREAS the name of said Smt. Ruth Poddar has been mutated in respect of the aforesaid land vide Mutation Case No. 43/RI/PC/2003 dated 06/03/2003 and during the settlement survey operation the name of said Smt. Ruth Poddar has been recorded in the finally published record of right and opened a new Khatian in her name being Khatian No. 338 of Mouza Baragharia.

Ruth Poddar

Ruth Poddar

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

F 792993

AND

WHEREAS thereafter during the continuous possession of the said land, the said Smt. Ruth Poddar sold a Part of her aforesaid land measuring 8 (eight) Kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet or 0.1399 (Zero point one three nine nine) Acre to and in favour of the Donor and the Donee above named by virtue of a registered Deed of sale, registered on 24/05/2006 in the Additional District Sub-Registry Office at Siliguri recorded in Book No. I, Volume No. 112, Pages from 205 to 216, Being Deed No. 4499, for the year 2006.

AND

WHEREAS during the settlement survey operation the names of Donor and the Donee have been recorded in the finally published record

[Signature]

[Signature]

भारतीय न्यायिक

दस
रुपये

रु. 10



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL

WEST BENGAL

43AA 892949

of right and opened two seperate Khatian in their names being Khatian Nos. 733 and 734 of Mouza Barogharia.

AND

WHEREAS the aforesaid land has been converted to Bastu vide Conversion Case No. 69/XIII/10-11 dated 21/04/2010 issued by the Block Land & land Reforms Officer, Matigara Block.

AND

WHEREAS in view of the above manner the Donor and the Donee above named have now the joint owners in possession of a Plot of land measuring 8 (eight) Kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet situate at Mouza Barogharia, J. L. No. 104 (82), Touzi No. 91. Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3, 36

B. Khetri

Amita Sen

(RS) 733 and 734 (LR), being part of Plot No. 302 (RS) 402 (LR), Police Station Matigara, District Darjeeling as Particularly described in the schedule - "A" annexed hereto having permanent, heritable and transferrable right, title and interest thereon each having 50% undivided share therein.

AND

WHEREAS the above named Donee is the Son of the above named Donor who has great love and affection for the said Donee and as such she is desirous out of such natural love and affection of making a gift of her aforesaid 50% undivided share in the said vacant land as described in the Schedule - "B" annexed hereto out of the land as described in the Schedule - "A" annexed hereto and the value of the said gifted land is assessed at Rs. 2,00,000/- (Rupees two lacs) only.

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the said intention and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of her own free will, without fraud, coercion or undue influence from anybody whomsoever and in full possession of her senses do hereby give, convey, grant, transfer, confirm and deliver possession of the said land as Particularly described in the Schedule - "B" annexed hereto unto the said Donee forever and absolutely.

And that the Donee has accepted the gift made to him of the aforesaid 50% undivided share of vacant land by the Donor and has taken physical possession of the same as absolute owner thereon.

And that the Donee shall hereafter owned and occupy the said land having permanent, heritable and transferable right title and interest thereon.

And that the said Donee shall hereafter peaceably and quietly have, hold, occupy, possess and enjoy the aforesaid land hereby gifted and received and take the rents issues and profit thereof, without any let or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of him.

Amita Sen

into Duni Chhetri

SCHEDULE - A
TOTAL LAND

ALL THAT PIECE OR PARCEL OF a Plot of Vacant land measuring 8 (eight) Kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet situate at Mouza Barogharia, J. L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3, 36 (RS) 733 and 734 (LR), being part of Plot No. 302 (RS) 402 (LR), Police Station Matigara, District Darjeeling and butted and bounded as follows :

NORTH : Demarcated Plot Nos. 30 and 31 and Part of Plot No. 302 (RS) 402 (LR) and 16'-0" ft. wide Road ;

SOUTH : Land of Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri ;

EAST : Land of Sri Sarvan Kumar Chhetri ;

WEST : 66'-0" ft. wide Road.

SCHEDULE - "B"
GIFTED VACANT LAND

ALL THAT PIECE OR PARCEL Of Undivided share of Vacant Land measuring 4 (four) Kathas 3 (three) Chhataks and 37 (thirty seven) Square feet or 3052 (three thousand and fifty two) square feet out of the land as described in the Schedule - "A" above being the 50% undivided share of land of the Donor above named situate at Mouza Barogharia, J. L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3, 36 (RS) 733 and 734 (LR), being part of Plot No. 302 (RS) 402 (LR), Police Station Matigara, District Darjeeling.

The proportionate annual ground rent for the gifted land is fixed at Rs. 40/- (Rupees twenty) only.

[Signature]

[Signature: Chhetri]

Amita Devi Chhetri

IN WITNESS WHEREOF THE SAID DONOR HAS HEREUNTO
SET HER HAND AT BAGDOGRA IN PRESENCE OF THE
WITNESSES ON THE DAY, MONTH AND YEAR FIRST ABOVE
WRITTEN.

I, Sri Sarvan Kumar Chhetri, the above named Donee
have accepted the aforesaid gift made to me by the
Donor and have taken possession of the vacant land
gifted to me as absolute owner thereof.

Sarvan Kumar Chhetri

SIGNATURE OF THE DONEE

Amita Devi Chhetri

SIGNATURE OF THE DONOR

Drafted, readover and explain by me and
printed in my office.

Prabir Kumar Sikdar
(SRI PRABIR KUMAR SIKDAR)
ADVOCATE, SILIGURI
REGN. No. WB-406/82

The Donor knowing the
contents of this Deed of
Gift put her signature on
it in our presence and we
all signed on it in his presence.

1) Puran Kumar Chhetri
S/o. Late. Tak Bahadur Chhetri.
Agam Singh Nagar. P.O. + P.S.
Bhadhan Nagar Siliguri Dist - Darjeeling

2) Dipan Kumar Saha
S/o Sri Krishna Kumar Saha
Siliguri Court Siliguri
P.O. + P.S. Siliguri
Dist Darjeeling

Chhetri

EXECUTANT FINGER PRINT

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Photo  <i>Anita Devi Chhetri</i>	Left Hand					
	Right Hand					

Anita Devi Chhetri

Anita Devi Chhetri

Signature with date

CLAIMANT FINGER PRINT

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Photo  <i>Sarvan Kumar Chhetri</i>	Left Hand					
	Right Hand					

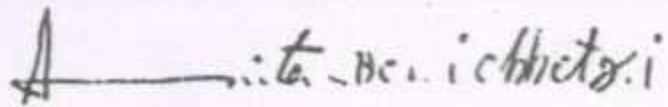
Sarvan Kumar Chhetri

Sarvan Kumar Chhetri

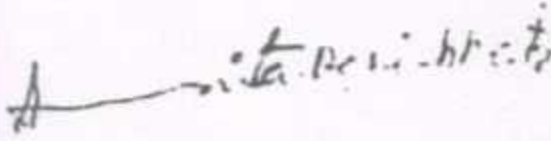
(Signature)

Signature with date

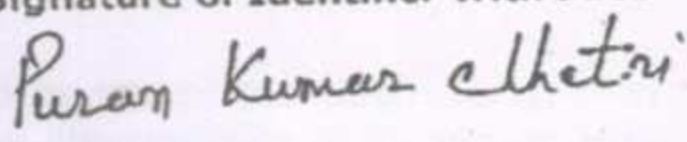
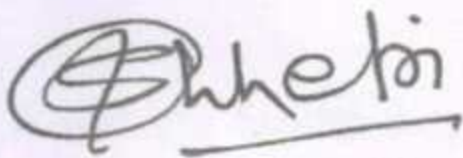
Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 00666 / 2011, Deed No. (Book - I , 00728/2011)
Signature of the Presentant

Name of the Presentant	Signature with date
Anita Devi Chhetri	

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anita Devi Chhetri Address -Railway Qtr. No. 830 (L), Santoshi Colony, Driver Tola, Katihar, Thana:-Katihar, District:-Purnia, BIHAR, India, P.O. :-Katihar	Self		 LTI	
			25/01/2011	25/01/2011	

Name of Identifier of above Person(s)
Puran Kumar Chhetri
Agam Singh Nagar, Thana:-Pradhan Nagar,
District:-Darjeeling, WEST BENGAL, India, P.O.
:-Pradhan Nagar

Signature of Identifier with Date




(Nima Sherpa)

A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 00728 of 2011
(Serial No. 00666 of 2011)

On

Payment of Fees:

On 25/01/2011

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 : 33(i) 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. 9372/-, on 25/01/2011

(Under Article : A(1) = 9372/- on 25/01/2011)

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 for Gift in Favour of family members has been assessed at Rs.- 852078/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 4260 /- and the Stamp duty paid as Impresive Rs.- 4260/-

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

Presented for registration at 14.00 hrs on :25/01/2011, at the Office of the ADSR Siliguri-I at Bagdogra by Anita Devi Chhetri ,Executant.

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

Execution is admitted on 25/01/2011 by

1. Anita Devi Chhetri, wife of Late Tek Bahadur Chhetri , Railway Qtr. No. 830 (L), Santoshi Colony, Driver Tola, Katihar, Thana:-Katihar, District:-Purnia, BIHAR, India, P.O. :-Katihar , By Caste Hindu By Profession : Service

Identified By Puran Kumar Chhetri, son of Late Tek Bahadur Chhetri, Agam Singh Nagar, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India. P.O. :-Pradhan Nagar , By Caste Hindu, By Profession: Business.

(Nima Sherpa)
A.D.S.R. Siliguri-II at Bagdogra

(Nima Sherpa)
A.D.S.R. Siliguri-II at Bagdogra

Deed of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 5255 to 5277
being No 00728 for the year 2011.



(Nima Sherpa) 25-January-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal

Wheto

DEED OF GIFT

P 2853
15-5-06

4499 24-5-06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

161530

Sarvan Kumar Chhetri



Sarvan Kumar Chhetri



Anita Devi Chhetri

Anita Devi Chhetri

DEED OF CONVEYANCE

(SALE)



Ruth Poddari

Attested under Sec 21 and 22 of the Indian Registration Act, 1908. This deed is not registered.

24/5/06
Addl Dist. Sub-Registrar
Sd/- at Bagdogra, District



8

12/1/56
 Sarvan Kumar Chhetri & another
 Agam Singh Plagon

Stamp Valued at Rs. ...

Presented by Registrar ...
 at Baguajur Adm. Div. Sub-Registrar
 Office, by ...

present
 S K PRASAD



2456

Additional Sub-Registrar
 15/5/56

Kothi ...

By ...
 For ...

পশ্চিমবঙ্গ

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

15/5/56



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

161531

Ruth Poddar

Area : Vacant Land measuring 8 (eight) kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet or 0.1399 (Zero point one three nine nine) acre.
Value : Rs. 10,17,344/-, Mouza Baragharia,
J. L. No. 82, Touzi No. 91, Sheet No. 2, Pargana Patharghata,
Khatian No. 12/3 and 36 (old) 338 (New), Part of Plot No. 302 (old) 402 (hal).
P. S. Matigara, District Darjeeling.





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

161532

Hath Pordich

THIS DEED OF CONVEYANCE
(SALE)
IS MADE THIS THE 13TH DAY OF
MAY,
TWO THOUSAND AND SIX.





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

161533

Ruth Poddar

BETWEEN

SRIMATI RUTH PODDAR, Wife of Sri Debo Prasad Poddar, Indian by Nationality, Christian by religion, housewife by Occupation, residing at Agam Singh Nagar, Post Office Pradhan Nagar, Police Station Pradhan Nagar, District Darjeeling hereinafter called the "VENDOR" - Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, administrators, representatives and assigns of the ONE PART.

Handwritten signature/initials.

Handwritten signature/initials.





पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

161534

Ruth Poddari

AND

1) SRI SARVAN KUMAR CHHETRI, Son of Late Tek Bahadur Chhetri,

2) SRIMATI ANITA DEBI CHHETRI, Wife of Late Tek Bahadur Chhetri,

- both are Indian by Nationality, Hindu by religion, No. 1 is business by Occupation and No. 2 is service by Occupation, both are residing at Agam Singh Nagar, Post Office Pradhan Nagar, Police Station Pradhan Nagar, District Darjeeling hereinafter Called the "PURCHASERS" - which expression shall mean and include unless executed by or repugnant to the context their heirs, executors, administrators, representatives and assigns of the "OTHER PART"

15/5/88

2





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

161535

Rubh Potala 1991

WHEREAS the Vendor abovenamed is the absolute owner in possession of a Plot of land measuring 0.20 (Zero point two zero) acre situate at Mouza Baragharia, J.L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New) 338 (L.R.), being part of Plot No. 302 (Old) 402 (New), Police Station Matigara, District Darjeeling and particularly described in Schedule "A" annexed hereto by virtue of her purchase by a registered Deed of Sale, registered on 17/01/2003 in the Additional District Sub-Registry Office, Bagdogra in Book No. I, Being Deed No. 192, for the year 2003 from the earlier owner Sri Bijoy Kumar Pradhan, Son of Late D. N. Pradhan of Gandhi Road, Darjeeling.



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

161536

AND

WHEREAS thereafter the name of said Srimati Ruth Poddar has been mutated in respect of the aforesaid land as Particularly described in the schedule annexed hereto vide Mutation Case No. 43/RI/PC/2003 dated 06/03/2003.

AND

WHEREAS thereafter during the settlement survey operation the name of said Smt. Rudh Poddar has been recorded in the finally published record of right and opened a new Khatian in the name of the vendor abovenamed being Khatian No. 338 of Mouza Baragharia.





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

161537

Ruth Podder

AND

WHEREAS in view of the aforesaid manner the vendor abovenamed became the absolute owner in possession of the aforesaid land as described in the schedule "A" annexed hereto having permanent, heritable and transferable right, title and interest thereon.

AND

WHEREAS the Vendor is now being need of money has offered for sale a part of her aforesaid land measuring 8 (eight) kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet or 0.1299 (one point one three nine nine) acre (hereinafter called the "said land") and more particularly described in the schedule "B" annexed hereto and delineated



offer

in RED COLOUR in the map or plan annexed herewith forming part of this Deed of Conveyance (sale) free from all encumbrances, charges and demands whatsoever.

Ruth Podder

AND

WHEREAS in view of the aforesaid intention of the Vendor abovenamed and knowing the said intention of the vendor, the Purchasers being interested and has accepted the offer of the vendor and has agreed to purchase the said land as described in the schedule "B" annexed hereto for a sum of Rs. 10,17,344/- (Rupees ten lacs seventeen thousand three hundred and forty four) only free from all encumbrances, charges and demands whatsoever.

AND

WHEREAS the Vendor has accepted the said price so offered by the Purchasers as fair, reasonable and highest and has agreed to sell the said land to and in favour of the Purchasers and more fully particularly described in the schedule annexed hereto at or for the price of Rs. 10,17,344/- (Rupees ten lacs seventeen thousand three hundred and forty four) only.

AND

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs 10,17,344/- (Rupees ten lacs seventeen thousand three hundred and forty four) only paid by the purchasers to the vendor (out of which a sum of Rs. 7,47,436/- has been paid in cash and the remaining sum of Rs. 2,69,908/- has been paid by Banker's cheque being No. 230961 dated 13/05/2006 on State Bank Of India, Siliguri Branch), the receipt whereof the vendor doth hereby acknowledge as having received, the vendor doth hereby convey, transfer and assigns unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns ALL THAT PIECE OR PARCEL of land measuring 8 (eight) Kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet or 0.1399 (Zero point one three nine nine) acre situate at Mouza Baragharia, J.L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New) 338 (L.R.), being part of Plot No. 302 (Old) 432 (New), Police Station Matigara, District Darjeeling and more particularly described in the Schedule "B" annexed hereto and all the right title interest, property claim and demand whatsoever of the vendor unto upon the said Land hereby conveyed unto the purchasers their heirs, executors, administrators, representatives and assigns absolutely and forever as ordinarily pass on such sale.

9



AND

The vendor do hereby covenant and declare for herself, her heirs, executors, administrators, representatives, assigns that the vendor has now good right to convey the said Land hereby conveyed or expressed or intended to be conveyed unto the purchasers their heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND

That the purchasers shall hereafter peaceably hold use and enjoy the said Land as their own chattel and property without any hindrance, interruption, claim or demand by or from the vendor or any person whomsoever.

AND

That the vendor and all persons claiming under him shall and will from time to time upon the request and at the cost of the purchasers their heirs, executors, administrators, representatives and assigns to and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto the purchasers their heirs, executors, administrators, representatives and assigns and placing him or them in possession of the same according to the true intent and meaning of these presents as shall and may be reasonable required.

And it is hereby further declared by the vendor that the said land hereby transferred is free from all encumbrances charges, claims and demand whatsoever and the vendor has not done anything whereby the said Land may be subject to any attachment or lien of any court or person whatsoever and in the event of discovery of any charge, mortgage, attachment or any encumbrances whatsoever or any agreement of sale of the said land hereby transferred or intended to be transferred or any defect of title, the vendor shall be liable to return to the purchaser the full amount of money paid by the purchasers to the vendor for the said land with interest and shall also be liable for the loss or injury sustained in consequence thereof.



Rubb
Padded

SCHEDULE - "A"
(TOTAL LAND)

ALL THAT PIECE OR PARCEL of Vacant land measuring 0.20 (Zero point two zero) acre situate at Mouza Baragharia, J.L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New) 338 (L.R.), being part of Plot No. 302 (Old) 402 (New), Police Station Matigara, District Darjeeling and butted and bounded as follows :

NORTH : Demarcated Plot Nos. 30 and 31 and Part of Plot No. 302 (old) 402 (New) ;

SOUTH : Land of Chandmoni Tea Garden (Uttarayan) ;

EAST : Demarcated Plot No. 43 ;

WEST : 66'-0" ft. wide Road.

SCHEDULE - "B"
(HEREBY SOLD)

ALL THAT PIECE OR PARCEL of Vacant land measuring 8 (eight) Kathas 7 (seven) Chhataks and 29 (twenty nine) Square feet or 0.1399 (Zero point one three nine nine) acre out of the land as described in Schedule - "A" above situate at Mouza Baragharia, J.L. No. 104 (82), Touzi No. 91, Sheet No. 2, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New) 338 (L.R.), being part of Plot No. 302 (Old) 402 (New) and delineated in RED COLOUR in the map or Plan annexed herewith forming part of this Deed of Police Station Matigara, District Darjeeling and butted and bounded as follows :

NORTH : Demarcated Plot Nos. 30 and 31 and Part of Plot No. 302 (old) 402 (New) ;

SOUTH : Land of Chandmoni Tea Garden (Uttarayan) ;

EAST : Balance land of the Vendor ;

WEST : 66'-0" ft. wide Road.

The yearly ground rent for the demised land is fixed at Rs. 15/- (Rupees fifteen) only.



Ruth Poddar

IN WITNESS WHEREOF THE VENDOR HEREUNTO SET HER
HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE
WRITTEN.

Ruth Poddar
SIGNATURE OF THE VENDOR

WITNESSES

1. DEBO PRASAD PODDER
Sgt. Lt. S. K. PODDER
Agam Singh Nagar. SLC
2. असुरा कुमार दास

लं. धरु दास

बघवा बाडी

कटिहार

(बिहार)

Drafted, readover and explained
by me and printed in my office
Prabir Kumar Sikdar

(Sri Prabir Kumar Sikdar)
Advocate, Siliguri
Regn. No. WB/406/82



Copy of Document Prepared By
Copy Document numbered by

1/6/82

TRUE COPY

Addl. Dist. S. Registrar
Sig-B at Bagbura, Dt. Darjeeling

EXECUTANT

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

Ruth Pandey
Signature with date

Photo	Left Hand					
	Right Hand					

CLAIMANT

Signature with date

Photo	Left Hand					
	Right Hand					

Sarvan Kumar Chhetri
Signature with date

Photo	Left Hand					
	Right Hand					

Signature of R.O.

Signature with date



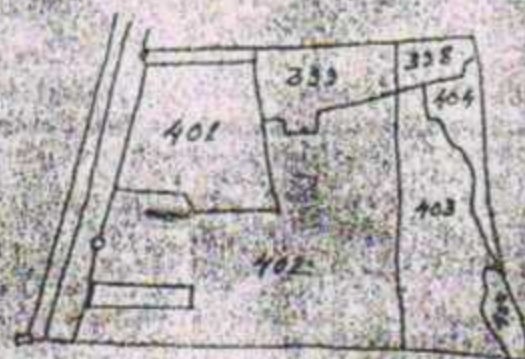
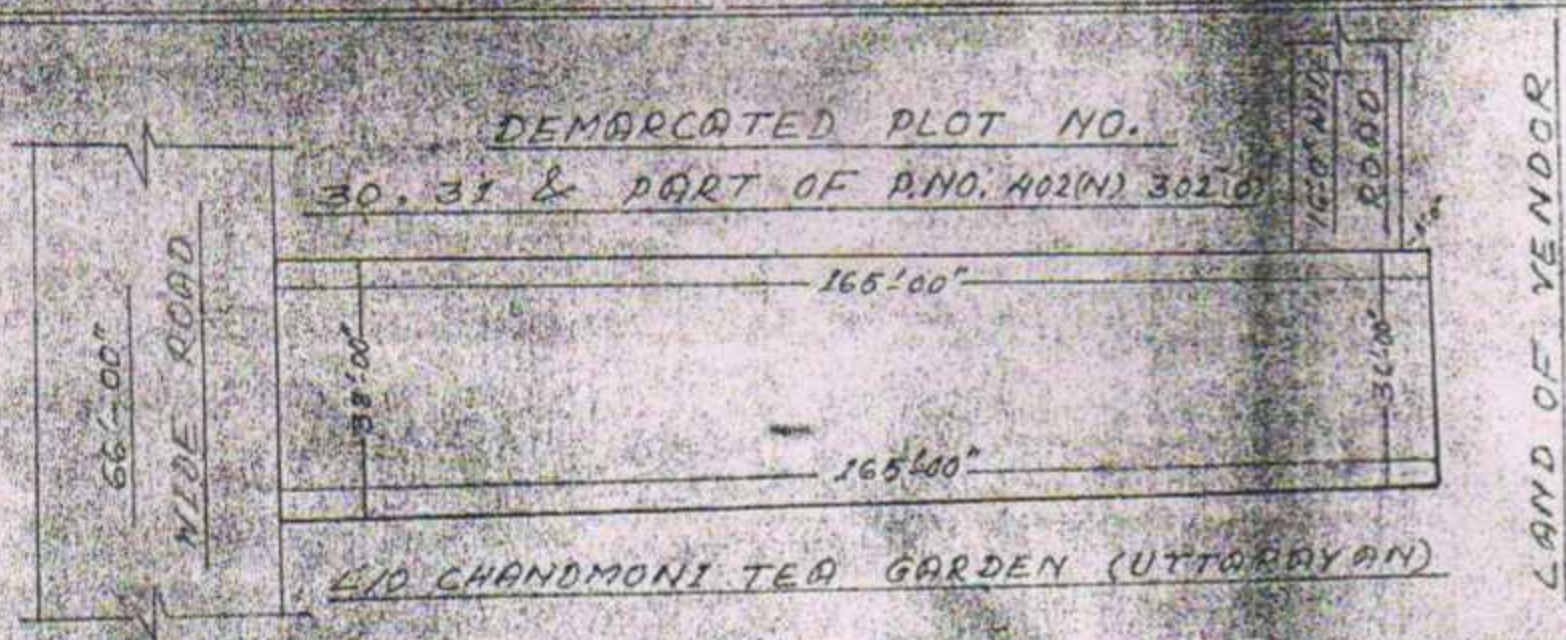
SITE PLAN SHOWING THE LAND TO BE SOLD OF
 MOUZA BARAGHORIA, J.L. NO. 82, P.S. MATIGARA, DIST. -
 DARJEELING, GOVT. MOUZA MAP SCALE 1" = 1 MILE.

NAME OF VENDOR	NAME OF PURCHASERS
SMT. RUTH PODDAR	1) SRI SARVAN KUMAR CHHETRI.
W/O SRI DEBO PRASAD -	S/O LATE TEK SAHADUR CHHETRI.
PODDAR OF AGAMSINGH-	2) SMT. ANITA DEVI CHHETRI.
NAGAR, P.O. PRADHAN-	W/O LATE TEK SAHADUR CHHETRI.
NAGAR, P.S. MATIGARA,	OF AGAMSINGH NAGAR, P.O. PRADHAN
DIST. DARJEELING.	NAGAR, P.S. MATIGARA, DIST. DARJEELING.

SCHEDULE OF LAND

MOUZA	Khatian No.		Plot No.		Area in AC	TOTAL AREA
	OLD	NEW	OLD	NEW		
BARAGHORIA J.L. NO. 82	12/3 (36)	338	302	401	0.1399 ACRE	0.1399 ACRE OR 8074 SQAFT 28 SQAFT

PROPOSED LAND TO BE SOLD SHOWN BY RED INK MARK



✓ Ruth Poddar
 SIGNATURE OF VENDOR

PART MOUZA MAP OF
 BARAGHORIA, J.L. NO. 82

SITE PLAN
 SCALE 1" = 30'0"

DRAWN BY



of Registration under section 60 and Rule 69.

Registered in Book - IV
Volume number 1
Page from 1264 to 1274
being No 00111 for the year 2014.



(Tsering Doma Bhutia) 05-February-2014
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A.D.S.R. SILIGURI
West Bengal

DEED OF CONVEYANCE

(SALE)