

P. 868
16.4.2004
19.4.2004

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16.4.2004

A-21989-00 23
on 16/4/04
19/4/04

0% REGISTRATION FEES UNDER AMNESTY SCHEME
EXAMPTD VIDE ORDER NO. 2336 F.T. DT. 28/12/2006

00DD 265321

0% STAMP DUTY EXEMPTED UNDER AMNESTY
SCHEME VIDE ORDER NO. 2336 F.T. DT. 28/12/2006

my 100,00,000/-
P/c
A-44000-00
P/c of 100/-
31/3/06

Add. Dist. Sub-Register

31/3/06

Duty Constituted A Hornies of
Smt. Dipti Rani Kati.

30000/- + 49000/- + 49000/- + 49000/-
49000/- + 49000/- + 45000/-
29.3.06
25.3.06

Deed of Conveyance

Land measuring = 0.33 acres
equivalent to 1 Bigha;
Value of the Land = 20,00,000/-;
Mouza = Siliguri,
Khatian No. 2412,
Plot Nos. 8001(Part),
8014(Part);
P.S. = Siliguri,
District = Darjeeling.

Kol/TT 0118 316619.
0117 237606
" 237603
" 237602
" 237604
" 237605
" 0118 316624

DEED OF CONVEYANCE

CASE NO 89
As per records. Rs 250.00
Rs 180.00
Rs 54.00
Total Rs. 484.00
Received on 16.4.2004

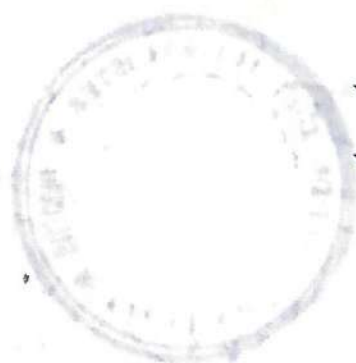
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Collect
U/S 41 & 42 of
L.S. Act 1899
31/3/06

100,00,000
20,00,000
80,00,000
40,00,000
A-44000
31/3



00DD 265320



Subrata Kumar
Smt. Dipti Rani Roy.

Duly Constituted Attornies
Smt. Dipti Rani Roy.

= 2 =

THIS DEED OF SALE is made on this the 16th day of
APRIL, 2004;

contd.....3

2566

Amount to Rs. 25,000/-

Moonil Estate (P)
273.

Amount Rs. 25,000/-

Comae Street
Kolkata.

25,000/-

24.3.47


Sankar



VE
P-1. NO. 541





Sankar

Duty Constituted attorney of:
Smt. Dipti Rani Kar.

Neemchand Puri
Nehru Rd. Bidan
Sfodade-Dalchand Puri

ADDL. DIST. SUB-REGISTER
MAGAR






H. Lalay
S. M. B. Y.



00DD 265319



Sudarshan Kar
Dipti Rani Kar

Duly Constituted Attornies of
Smt. Dipti Rani Kar.

= 3 =

B_e_t_w_e_e_n

✓
SMT. DIPTI RANI KAR, wife of Late Sudarshan Kar, by
occupation Housewife, resident of 98, B.M. Sarani,
Mahanandapara, Siliguri Town, Police Station Siliguri,
District Darjeeling, presently residing Minto Park,
Govt. Housing Estate, 247/1, A. J. C. Bose Road (D. L. Khan
Road), P. S. Alipore, Kolkata 700 027 hereinafter called
"THE SELLER" (which expression shall include unless
excluded by or repugnant to the context her legal
heirs, executors, legal representatives and assigns)
of the "ONE PART";

contd.....4

2569.

meant Estate. (P).

2579.

25,000/-

Comae Street-
Kolkata,

@ 24.3.14



MDL Dist. Sub-Registrar

Handwritten signature and date:
18 May 18 May



00DD 265318

Shri. K. K. K.
Shri. K. K. K.
 Duly Constituted Attornies of
 Smt. Dipti Rani Kaur.

= 4 =

A_n_d

MAONIL ESTATE PVT. LTD., a Registered Private Limited Company incorporated under the Indian Companies Act, 1956 having its registered office at 8, Camac Street, 5th Floor, Kolkata 700 007, hereinafter called - "THE PURCHASER" (which expression shall include unless excluded by or repugnant to the context its executors, agent, legal representatives and assigns) of the "OTHER PART";

contd.....5

2570

Moonil Estate (P).
LTD.

25,000/-

Comae Street
Kolkata.

24.3.9



Adml. Dist. Sub-Registrar

[Handwritten signature]
[Handwritten signature]



00DD 265317

Substituted Attornies of
Smt. Dipti Rani Kar.

= 5 =

Whereas one Sujayat Lal Dhaud was absolute owner of land admeasuring 7 Bighas 1 Katha and while owning and possessing the said land he transferred the said land to one Mrityunjay Ghose and Ichamaddin Md. by Registered Deed on 19.03.1927 and the said Mrityunjay Ghose and Ichamaddin Md. begun to enjoy the said land jointly in their own rights;

contd..... 6

2571

Mamul Estate (P).

271.

28,000/-
Canna Street -
Kolkata.

24.304



Handwritten signature or initials.



00DD 265316

Dipti Rani Kar
Smt. Dipti Rani Kar

Duly Constituted Attornies
 of Smt. Dipti Rani Kar.

= 6 =

AND

Whereas while owning and possessing the said land jointly Ichamaddin Md. transferred his -/8/- As. interest i.e., 3 Bighas 10 Kathas and 8 Chhataks out of the total unpartitioned 7 Bighas 1 Katha to Nirmala Bala Kar, wife of late Satish Chandra Kar by registered Deed no. 466 dated 04.10.1940 and delivered possession to her and the remaining unpartitioned 3 Bighas 10 Kathas and 8 Chhataks of land remained with Mrityunjay Ghose.

contd.....7

2572.

Maamli Estate (P).

277.

25,000/-

Comae Street-
Kolkata

24.3.17



ADL. Dist. Sub-Reg.

24.3.17



04AA 881063

[Handwritten signatures]

Duly Constituted Attornies of:
Smt. Dipti Rani Kar.

= 7 =

AND

Whereas on physical survey of the land by Mrityunjay Ghose and Nirmala Bala Kar it was found that they were in joint possession of 6 Bighas of land in place of 7 Bighas and 1 Katha and for convenience of them for seperate enjoyment of the said land measuring 6 Bighas they decided to make a partition of the said 6 Bighas of land amicably;

contd.....3

2573

Moonsil Estate (P) Ltd.
Canna Street -
Kolkata,
10,000/-

24.7.9



ADDL Dist. Sub-Registrar

H. Guloy
Guloy

Subir Kar
Smt. Dipti Rani Kar

Duly Constituted Attornies of:
Smt. Dipti Rani Kar.

= 8 =

AND

Whereas the said Mrityunjay Ghose and Nirmala Bala Kar thereafter by a registered Deed of Partition bearing No. 535 dated 19.02.1960 amicably partitioned their land and thus each one of them got and received 3 bighas of land as shown in the map annexed to the said Deed of Partition;

AND

Whereas the said Mrityunjay Ghose out of his aforesaid land measuring 3 bighas made a transfer by registered deed bearing No. 536 dated 20.02.1960 an area of 12 kathas of land to one Subir Kar and Smt. Dipti Rani Kar, younger son and elder son's wife respectively of Nirmala Bala Kar;

AND

Whereas out of 3 bighas of land allotted in favour of Nirmala Bala Kar although wrongly recorded a little less in R.S.Khatian No. 2412 in two plots viz., No. 8001(Part) and 8014(Part) she transferred 1 Bigha and 8 Kathas of land out of Plot No. 8014 in favour of Himmat Singh and others by registered deed no. 207 dated 18.01.1962 and delivered possession of 1 Bigha 8 Kathas equivalent to 23 Kathas to the said purchasers retaining 2 Bigha 2 Katha in the said R.S.Khatian No. 2412 for her;

AND

Whereas the said Nirmala Bala Kar while retaining -

contd.....9

- 9 -

Subir Kar
Smt. Dipti Rani Kar
Duly Constituted Attornies of
Smt. Dipti Rani Kar.

possession and ownership of the said 32 kathas of land made and executed a WILL and thereby bequeathed all her moveable and immoveable properties in favour of her younger son Subir Kar and elder son's wife Smt. Dipti Rani Kar, the Seller hereof by an instrument dt. 22.10.68;

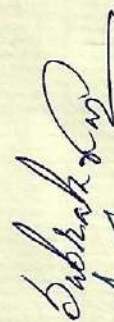
AND

Subir Kar
Whereas a probate was duly obtained in respect of all the moveables and immoveables including the said land in a probate proceeding registered as Misc. Judl. Case NO. 52/70 of the Court of Learned Subordinate Judge, Darjeeling by Order dated 30.07.71 and thus the Seller became absolute owner of the land transferred hereto and described in the schedule to the Deed.

AND

Whereas the Seller Dipti Rani Kar constituted and appointed Sri Subrata Kar and Sri Santanu Kar both son of Late Sudar-san Kar, both by faith Hindu, by occupation business, presently residing at Mohantapara, Jalpaiguri Town, P.S. Kotwali, District Jalpaiguri by Registered a General Power of Attorney bearing Deed No. IV 00231 dated 26.03.2004 authorising them to sell and transfer her properties and to execute, sign, and get regd. the sale deeds and other Deeds necessary to complete the sale. The said General Power of attorney having not been revoked by the principal and is still in force and the said Constituted attornies of Smt. Dipti Rani Kar, the Seller, have duly executed this

- 10 -


Duly Constituted Attornies of:
Smt. Dipti Rani Kar.

Deed on acceptance of consideration money from the purchasers hereof and all acts & deeds, done by the said attornies in course of execution of those documents have been duly done;

AND

Whereas by an Agreement made between the parties hereto, the Seller has agreed for a sum of Rs. 20,00,000-00 (Rupees Twenty lacs) only to sell and the Purchaser has agreed to purchase the said 0.33 acres equivalent to 1 (One) Bigha for the said consideration money which is the prevailing market rate and appears to the parties hereof to be just and proper.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-

In consideration of sum of Rs. 20,00,000-00 (Twenty lacs) only paid by the Purchaser to the Seller this day by A/C payee Demand Draft (the receipt hereof the Seller hereby admits, acknowledges and confirm), the said Seller hereby grant, convey, transfer, sell, assign and assure unto and to the use of the said Purchaser absolutely and forever all that the vacant land measuring 0.33 acres, equivalent to 1 (One) Bigha more particularly described in the schedule hereto TO HAVE AND TO HOLD the same and forever enjoy without any claim, demand, interruption from the Seller or any other person or persons claiming under her with all

contd.....11

- 11 -

S. S. Sankar
S. S. Sankar
Duly Constituted Attornies of
Smt. Dipti Rani Kaur.

rights and interests which the Seller heretofore enjoyed in respect of the said premises and with further covenants and indemnifies which are hereby agreed to and/or assured unto the said purchaser;

And that the Seller hereby assures the Purchaser and covenant as follows :-

- 01) that the Seller is the absolute owner of the said property and is lawfully entitled to convey the same unto the purchaser in the manner hereinbefore indicated;
- 02) that no right of easements of any kind is available to any other person or persons in respect of the use and enjoyments of the said lands;
- 03) that the said property is free from all encumbrances, attachments and other charges and all rates and taxes due in respect thereof have been paid upto the date of sale and in the event of any encumbrances or public charges aforesaid are or is hereafter found to be due in respect of the same, the Seller shall forthwith pay the same to the appropriate authorities;
- 04) that the Purchaser shall at all times hereafter has peaceful and quite possession and enjoyment of the said property free from any claim demand, interfarance and disturbance whatsoever by the Seller or her heirs, executors, administrators or representatives or person or persons claiming under or entrust for them or any of them;

Sankar Kumar
Duly Constituted Attornies of
Smt Dipti Rani Kaur.

- 05) that the purchaser has satisfied itself about the title and possession of the Seller over the said property, however the seller shall indemnify the purchaser against any loss incurred by him on account of any claim preferred by the legal heir of the Seller or any person or persons claiming under her;
- 06) the Seller hereby declares that the Land hereby transferred was within the retainable ceiling of land of the Seller as provided in the West Bengal Land Reforms Act and the land hereby transferred is not hit by the provisions of Urban Land Ceiling Act;
- 07) that the land measuring 0.33 acres equivalent to 1 (One) Bigha transferred hereby has been show in the Map annexed hereto which do form part of this Deed in red border line and described in the Schedule hereunder.

SCHEDULE

(Description of the Land sold)

ALL that piece and parcel of land measuring 0.33 (zero point three three) acres equivalent to 1 (One) Bigha situated within District Darjeeling, P.S. - Siliguri, Mouza - Siliguri, J. L. No. 88(110), Sheet No. 12 comprised in Khatian No. 2412, appertaining to Plot Nos. 8001 (Part) (Eight thousand and one), 8014 (Part) (Eight thousand and Fourteen). The said land is butted and bounded as follows :-

= 13 =

Sudarshan Kar
Smt. Dipti Rani Kar
Duly Constituted Attornies of
Smt. Dipti Rani Kar.

North = Land of Binda Niketan Private Limited;
South = Land of Vendor;
East = Kabira Hotel, Sarkar Mansion, Vacant land
then Nirmala Bhawan;
West = Land of Dasarath Chand Agarwal, Land of
Haripada Ghosh and others.

Particular of payment : Paid Rs. 20,00,000-00 (Rupees
twenty lacs) by A/C payee Demand Draft, no. 297397 dt. 5.04.04

IN WITNESS WHEREOF the SELLER has executed this
DEED OF SALE through her duly Constituted Attorney
on the date first above written.

01)

Sudarshan Kar

02)

Smt. Dipti Rani Kar

Witnesses :-

01) *Gopal Saha*
Smt. Kusumkanti Saha
Mahamaya Para
Jalpaiguri

02) *Heemant Deb*
Nehru Rd, Jalpaiguri

Duly constituted attornies of
Smt. Dipti Rani Kar, Wife of
Late Sudarshan Kar.

(Seller).

Deed drafted by me, read over
and explained the contents of
the DEED, and typed at my Chamber.

Mriganka Sekhar Bhadra
Advocate
Jalpaiguri.
Advocate



Addl. Dist. Sub-Registrar

16 July
28 July

noted in
Book No. 1879
Vol. No. 1879
Pages No. 1879
being No. 1879
of the year 1879

1879

Addl. Dist. Sub-Registrar
Siliguri, Dt. Darjeeling
17.4.28