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Deed 2133 for-2013

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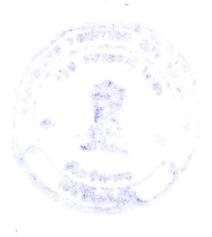
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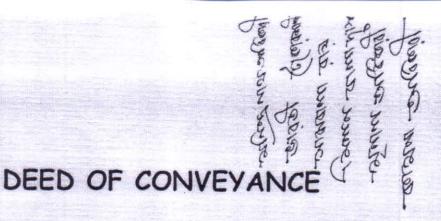
Contributing that the document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to his Document are part of this Document

23, 5. 2013

23 MAY 2013

Visit Commission Case No. 628 Fees Paid-J(2) Rs. ( 00 P.T.4 Rs.....

17 MAY 2013



Market Value of Rs. 24,06,818/-

Sale Value of Rs. 24,06,818/-

Total Area - 176 & Acres

Mouza - Pararpar

P.S- Alipurduar

Dist-Jalpaiguri

RS Khatian No - 31

J.L. No. 44

RS Plot No. 316 corresponding to LR Plot No. 497

Area 1.36 acres

RS Plot No. 317 corresponding to LR Plot No. 502

Area 5 & decimals

RS Plot No. 315 corresponding to LR Plot No. 499

Area 18 decimals

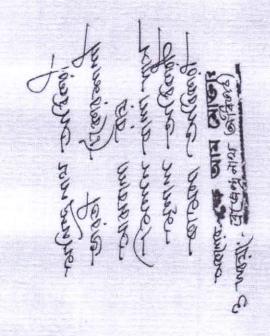
RS Plot No. 314 corresponding to LR Plot No. 501

Area 16 } decimals

Classification - Sahari

Panchayet Area

Jan 1



# DEED OF CONVEYANCE

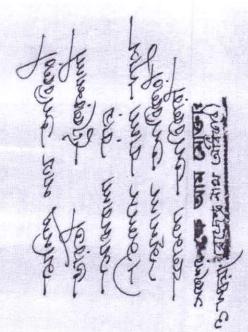
P-2.

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 17<sup>TH</sup> DAY OF MAY IN THE YEAR TWO THOUSAND THIRTEEN

## BETWEEN

THE ACADEMY OF ENGINEERING & MANAGEMENT TRUST, registered under Indian Registration Act, having its office at Kapasdanga (Old), P.O. & Dist.. Hoogly, West Bengal, being represented by one of the Trustee Satyam Roy Chowdhury, S/o Rabindra Nath Chowdhury, resident of Kapasdanga (Old), P.O. & Dist. Hoogly, West Bengal as per resolution dated 02-05-2013, hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context of executors, administrators, legal representative and assigns) of the ONE PART. PAN NO. AAATT8586G.

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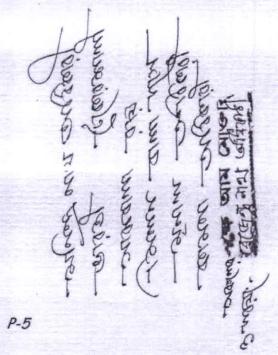


NATH ADHIKARY, by religion Hindu, by occupation Housewife, Serial No. 5 & 6 are residing at Pakuritala, P.O. Tapsikhata, P.S. Alipurduar, Dist. Jalpaiguri, Seller Nos. 2 to 7 are being represented by their constituent attorney i.e. Seller No. 1 i.e. BRAJENDRA NATH ADHIKARY, S/O. LATE. BHAIBYA NATH ADHIKARY, by religion Hindu, Citizen of India, by occupation Business, residing at Pakuritala, P.O. Tapsikhata, P.S. Alipurduar, Dist. Jalpaiguri, by virtue of registered power of attorney being no. IV-103 dated 24-04-2013 registered before Additional District Sub-Registrar, Alipurduar, hereinafter called the "SELLER" (which expression shall mean and include unless excluded by or repugnant to the context his legal heirs, executors, administrators, legal representative and assigns) of the OTHER PART.

# AND

WHEREAS the Sellers are owner and in possession of a piece of land measuring 1.76  $\frac{1}{2}$  acres appertaining to RS Plot No. 316 corresponding to LR Plot No. 497

Mary of the second seco



area 1.36 acres, RS Plot No. 317 corresponding to LR Plot No. 502 area  $5\frac{3}{4}$  decimals, RS Plot No. 315 corresponding to LR Plot No. 499 area 18 decimals and RS Plot No. 314 corresponding to LR Plot No. 501 area  $16\frac{3}{4}$  decimals, comprised in RS Khatian No - 31, J.L. No. 44, mouza-rarapar, P.S. Alipurduar, Dist. Jalpaiguri which is the subject matter of the present deed mentioned in schedule hereunder of the deed.

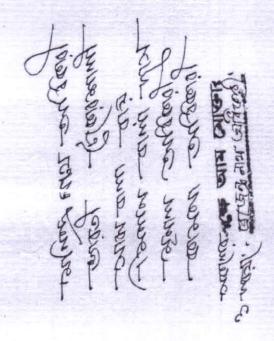
# AND

WHEREAS Bhaibya Nath Adhikary, father of the Sellers of the present deed was the recorded owner of RS Khatian No. 31 of Mouza Pararpar under P.S. Alipurduar, Dist. Jalpaiguri having 2 anna 13 ganda 1 kara 1 kranti share.

## AND

WHEREAS Bhaibya Nath Adhikary, expired left behind three sons and three daughters namely:-

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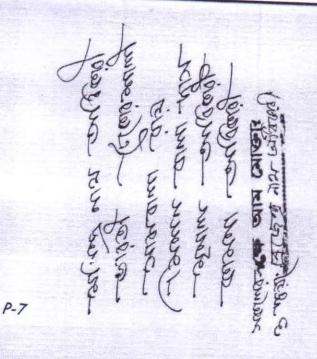
a)	Brajendra Nath Adhikary	(Son)
b)	Manindra Nath Adhikary	(Son)
c)	Bhabendra Nath Adhikary	(Son)
d)	Bharateswari Adhikary (Tekarsali)	(Daughter)
e)	Sajobala Adhikary (Roy)	(Daughter)
f)	Milan Adhikary (Roy)	(Daughter)

# AND

WHEREAS after demise of Bhaibya Nath Adhikary his respective share from RS Khatian No. 31, J.L. No. 44 of Mouza Pararpar, P.S. Alipurduar, Dist. Jalpaiguri devolved upon the aforesaid legal heirs as per Hindu Succession Act.

## AND

WHEREAS Bhabendra Nath Adhikary expired and is survived by Seller No. 6 to 7 and after demise of Bhabendra Nath Adhikary his respective share devolved upon the Seller No. 6 & 7 as per Hindu Succession Act.



# AND

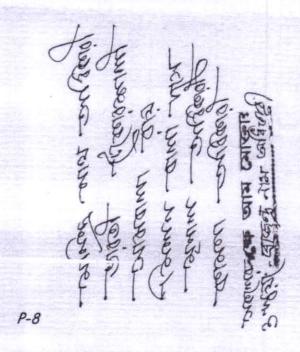
WHEREAS the sellers of the present deed due to urgent need of money have made an offer to the purchaser to transfer the land measuring 1.76  $\frac{1}{2}$  acres in total mentioned in schedule of the present deed.

## AND

WHEREAS the purchaser after causing through searching and investigation of the right, title and interest over the said portion has agreed to purchase the same at a total consideration of Rs. 24,06,818/- (Rupees twenty four lacs six thousands eight hundred eighteen only).

# AND

WHEREAS the sellers being in need of money for their own development purpose has now firmly decided to sale the aforesaid Land, measuring 1.76  $\frac{1}{2}$  acres which is fully described in Schedule hereunder of the present sale deed.

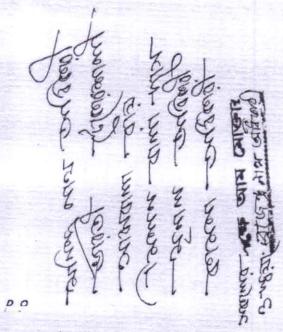


## AND

WHEREAS the sellers considering the consideration price of Rs. 24,06,818/(Rupees twenty four lacs six thousands eight hundred eighteen only) accepted by the purchaser as fair reasonable and highest in the prevailing market have finally and firmly agreed to sale the said land which is fully described in Schedule hereunder of the present deed free from all encumbrances and charges whatsoever unto the purchaser and the said land is transferred in the manner as appearing hereinafter:

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also inconsideration for sum of Rs. 24,06,818/- (Rupees twenty four lacs six thousands eight hundred eighteen only) paid by the purchaser in cheque (the receipt thereof the seller do hereby acknowledges as having received the said consideration amount and the sellers also grant, full discharges to the purchaser from the payment thereof) the sellers do hereby grant, convey, assign, sale and transfer their said land measuring  $1.76 \frac{1}{2}$  acres

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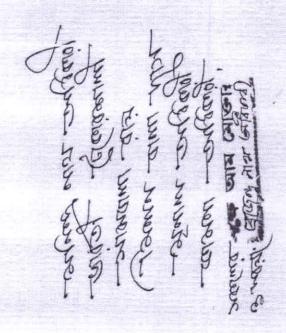


together with all right, title, interest, liberty, easements, privileges etc and whatsoever in any belonging to or reputed to belong their with free from all encumbrances and charges whatsoever and makeover possession thereof unto and in favour of the purchaser absolutely and forever so to be <u>TO HAVE AND TO HOLD</u> the same as an absolute estate by the purchaser as exclusive owner thereof, peaceably and quietly with permanent heritable and transferable right and without any claim, objection, interference or interruption from the sellers or any person or persons subject to the payment of land revenue and other taxes to the superior land lord now the Govt of West Bengal or to such other authority as law provide from time to time in future.

# AND

AND FURTHER THE VENDORS grant the PURCHASER full and free right of way and passage and with other easement rights to the said land for ingress unto and egress from the purchaser its successor in office its tenant, servants, nominees, assigns, agents and other authorized persons to go, return, pass or re-pass with or without cars, trucks and other vehicles and for that purpose the

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vendor also grants the purchaser the absolute right for drawing electric cable, telephone cable, gas line, water line, sewerage connection line and all other pipe lines and utility services etc over head and underground of the said recited land.

## AND

The sellers declare that the interest which they profess to transfer hereby subsists as on the date that of this present that their exist no previous transfer, mortgage, lease, contract for sale or otherwise by the seller in favour of any other person or party respecting the land mentioned in the scheduled below and that the property hereby transferred expressed or intended so to be suffer from no defect of title and that the recital made hereinabove are all true and in the event of any contradiction proved, the seller shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

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## SCHEDULE

All that piece and parcel of revenue paid vacant Sahari land measuring 1.76 ½ acres of land at an annual rent of Rs. \_\_\_\_/- is and the rent of the proportionate land is Rs. \_\_\_\_/ payable to the land lord i.e. State Government of West Bengal represented by B.L. & L.R.O. Sadar, situated within Mouza - Pararpar, P.S. Alipurduar, Dist - Jalpaiguri appertaining to RS Khatian No - 31, LR J.L. No. 44, RS Plot No. 316 corresponding to LR Plot No. 497 area 1.36 acres, RS Plot No. 317 corresponding to LR Plot No. 502 area 5 ¾ decimals, RS Plot No. 315 corresponding to LR Plot No. 499 area 18 decimals and RS Plot No. 314 corresponding to LR Plot No. 501 area 16 ¾ decimals, decimals, being bounded by:

North

Land of Mangal Roy & Khoka Roy

South

Araikumi River

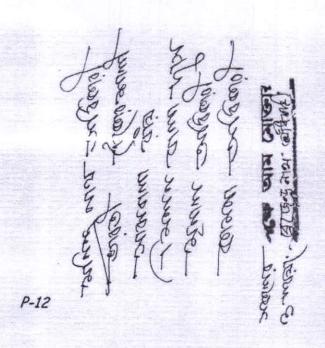
East

Land of Rajeswar Roy & Harkanta Roy

West

Araikumi River

Shaper .



Within the aforesaid boundary 1.76 ½ acres of sold land is situated and the land shall be used for establishment of school.

IN WITNESS WHEREOF, the seller put his signature on this deed on the day, month and year first above written.

## WITNSSES

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Drafted read over and explained by

Haider Ali

Advocate, Jalpaiguri.

Enrolment No. 1135/1098/99

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

Endorsement For Deed Number : I - 02133 of 2013 (Serial No. 02040 of 2013 and Query No. L000004444 of 2013)

### On 17/05/2013

## Presentation (Under Section 52 & Rule 22A(3) 40(1), W.B. Registration Rules, 1962)

Presented for registration at 16.40 hrs on :17/05/2013, at the Private residence by Brajendra Nath Adhikary Executant.

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

Execution is admitted on 17/05/2013 by

1. Brajendra Nath Adhikary, son of Late Bhaibya Nath Adhikary, Pakuritala, Thana:-Alipurduar, P.O.:-Tapsikhata, District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession: Business

Identified By Madan Chandra Adhikary, son of Late Raj Chandra Adhikary, Pakuritala, Thana:-Alipurduar, P.O.:-Tapasikhata, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

### **Executed by Attorney**

#### Execution by

Brajendra Nath Adhikary, son of Late Bhaibya Nath Adhikary, Pakuritala, Thana:-Alipurduar, P.O.:-Tapsikhata, District:-Jalpaiguri, WEST BENGAL, India, By Caste Hindu By Profession: Business, as the constituted attorney of 1. Manindra Nath Adhikary 2. Bharati Tekarsali 3. Sajobala Roy 4. Milan Bala Das 5. Mrinal Adhikary 6. Kamana Adhikary is admitted by him.

Identified By Madan Chandra Adhikary, son of Late Raj Chandra Adhikary, Pakuritala, Thana:-Alipurduar, P.O.:-Tapasikhata, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

#### On 20/05/2013

#### 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.-24,06,818/-

Certified that the required stamp duty of this document is Rs.- 120341 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Tapash Kanti Ghosh)
DISTRICT SUB-REGISTRAR

#### On 23/05/2013

#### 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/-

Payment of Fees:

( Subhas Chandra Sarkar ) DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

23/05/2013 12:39:00



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

Endorsement For Deed Number : I - 02133 of 2013 (Serial No. 02040 of 2013 and Query No. L000004444 of 2013)

Amount By Cash

Rs. 26498.00/-, on 23/05/2013

(Under Article: A(1) = 26466/-, H = 28/-, M(b) = 4/- on 23/05/2013)

### **Deficit stamp duty**

Deficit stamp duty

- Rs. 49000/- is paid , by the draft number 744415, Draft Date 16/05/2013, Bank : State Bank of India, SILIGURI, received on 23/05/2013
- Rs. 49000/- is paid , by the draft number 744416, Draft Date 16/05/2013, Bank : State Bank of India, SILIGURI, received on 23/05/2013
- 3. Rs. 17341/- is paid, by the draft number 744422, Draft Date 16/05/2013, Bank: State Bank of India, SILIGURI, received on 23/05/2013

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



( Subhas Chandra Sarkar ) DISTRICT SUB-REGISTRAR

# Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 6 Page from 1837 to 1854 being No 02133 for the year 2013.



(Subhas Chandra Sarkar) 23-May-2013 DISTRICT SUB-REGISTRAR Office of the D.S.R. JALPAIGURI West Bengal

Certified to be a true copy

Checked By

Surk 92

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