



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AA 678635

Deed 2137 for 2013

**Fees Paid under Articles**

F (i)	Rs	2'00
F (ii)	Rs	2'00
G (a)	Rs	105'00
G (b)	Rs	9'00
Stamp Paper	Rs	10.00
Article Paper	Rs	10.00
Court Fee	Rs	10.00
Cost of Mat	Rs	



Date of Registration 22.4.15  
 Date of Preparation 22.4.15  
 Delivered on 22.4.15  
 Name of Applicant L. K. Roy  
 Serial No. of doc 11317/3502

*Suzkan*  
 Sub Registrar  
 22-4-15

2595 22.04.15

Price Rs. 10.00

drakshi ray  
in charge

Name of Student

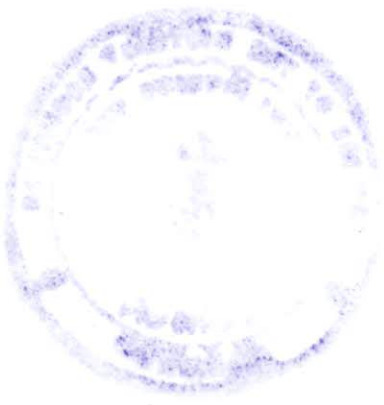
Address

*M. J. Ray*

T. E. 101

SENIOR SCHOOL

License No 2 of 87-88  
Book Registration Office  
Delhi





044

T- 2137



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 652579

17/5  
16.55  
4464/13



Manindra Nath Adhikari

DEED OF CONVEYANCE

It is 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

Visit Commission Case No. 632  
..... for 12

Fees Paid- (1) H. 2.50  
              (2) Rs. 2.00

P.T.A. Rs. ....

Total Rs. ....

District Sub-Registrar

17 MAY 2013

District Sub-Registrar  
23.5.2013  
~~20 MAY 2013~~  
23 MAY 2013

17/5  
16.55  
4464/13





Manindra Nath Advitay

## DEED OF CONVEYANCE

Market Value of Rs. 5,27,273/-

Sale Value of Rs. 5,27,273/-

Total Area - 24 Decimals

Mouza - Pararpar

P.S- Alipurduar

Dist- Jalpaiguri

RS Khatian No - 31 corresponding to

LR Khatian No. 2241

LR J.L. No. 44

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

Area 20 decimals

RS Plot No. 311 corresponding to LR Plot No. 500

Area 4 decimals

Within Panchayet Area

Classification - Sahari

dlk  
11/10/2016

..... Contd P-2



Manindra Nath Adhikary

P-2

**DEED OF CONVEYANCE**

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.

..... Contd P-3

CDU  
17/05/13



P-3

Manindra Nath Adhikary

AND

MANINDRA NATH ADHIKARY, S/O. LATE. BHAI BYA NATH ADHIKARY, by religion Hindu, Nationality Indian, by occupation Business, resident of Pakuritala, P.O. Tapashi Khata, P.S. Alipurduar, Dist. Jalpaiguri, 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 Seller is owner and in possession of a piece of land measuring 24 decimals appertaining to RS Plot No. 315 corresponding to LR Plot No. 499, Area 20 decimals, RS Plot No. 311 corresponding to LR Plot No. 500, Area 4 decimals, comprised in RS Khatian No - 31 corresponding to LR Khatian No. 2241, LR J.L. No. 44, Mouza- Pararpar, P.S. Alipurduar, Dist. Jalpaiguri which is the subject matter of the present deed.

..... Contd P-4

Manindra Nath Adhikary



Manindra Nath Adhikary

P-4

AND

WHEREAS the Seller of the present deed has acquired the land by virtue of deed of sale vide sale deed no. 4940 dated 08-10-2012 executed and registered by Kanteswar Adhikary before Additional District Sub-Registrar Alipurduar in Registered Book No. 1, CD Vol No. 10, Pages from 5959 to 5978.

AND

WHEREAS Kanteswar Adhikary vendor of sale deed no. 4940 dated 08-10-2012 was the one of the recorded owner of RS Khatian No. 1 of Mouza Pararpar, J.L. No. 44, Touzi No. 11 under P.S. Alipurduar, Dist. Jalpaiguri having 2 anna 13 ganda 1 kara 1 kranti share.

AND

WHEREAS the seller due to urgent need of money has made an offer to the purchaser to transfer 24 decimals of land appertaining to RS Plot No. 315 corresponding to LR Plot No. 499, Area 20 decimals, RS Plot No. 311 corresponding to LR Plot No. 500, Area 4 decimals, comprised in RS Khatian No - 31 corresponding to LR Khatian No. 282/1, LR J.L. No. 44, Mouza- Pararpar, P.S. Alipurduar, Dist. Jalpaiguri, the schedule of which fully described in Schedule of this present deed hereunder.

Adhikary

..... Contd P-5



Manimobca Nathy Adhikary

P-5

A N D

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. 5,27,273/- (Rupees five lakhs twenty seven thousands two hundred seventy three only).

A N D

WHEREAS the seller being in need of money for his own development purpose has now firmly decided to sale the aforesaid Land, measuring 24 decimals which is fully described in Schedule hereunder of the present sale deed.

A N D

WHEREAS the seller considering the consideration price of Rs. 5,27,273/- (Rupees five lakhs twenty seven thousands two hundred seventy three 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 :

..... Contd P-6


*[Handwritten signature]*



Manimdar with Adhikary

P-6

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration for sum of Rs. 5,27,273/- (Rupees five lakhs twenty seven thousands two hundred seventy three 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 seller do hereby grant, convey, assign, sale and transfer their said land measuring 24 decimals 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 TO HAVE AND TO HOLD 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.

  
Kavach

..... Contd P-7



Manimata Math Adhikari

P-7

A N D

AND FURTHER THE VENDOR 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 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.

A N D

The seller 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

Handwritten signature and scribble

..... Contd P-8



P-8

Manindra Nath Acharya

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.

S C H E D U L E

All that piece and parcel of revenue paid vacant Sahari land measuring 24 decimals 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 corresponding to LR Khatian No. 2241, LR J.L. No. 44, RS Plot No. 315 corresponding to LR Plot No. 499, Area 20 decimals, RS Plot No. 311 corresponding to LR Plot No. 500, Area 4 decimals, being bounded by :

..... Contd P-9

Handwritten signature/initials



Manindra Nath Adhikary

P-9

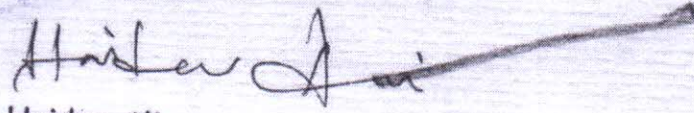
- North - Land of Anjali Adhikary
- South - Land of Rajeswar Roy
- East - Land of Rajeswar Roy
- West - Land of Brojendra Nath Adhikary

Within the aforesaid boundary 24 decimals 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.

WITNESSES

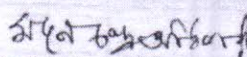
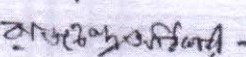
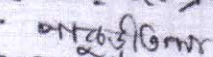
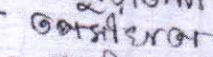
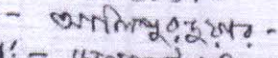
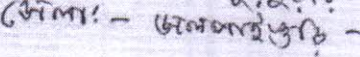
Drafted read over and explained by me and also typed in my Chamber.



Haider Ali

Advocate, Jalpaiguri.

Enrollment No. 1135/1098/99

1.  -  
 ଦିନା-ଶୁକ୍ଳ -  -  
 ଶ୍ରୀମତୀ -   
 ଗୋପାଳ -   
 ସୁଧାଂଶୁ -   
 ଶ୍ରୀମତୀ - 

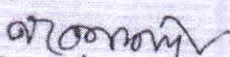
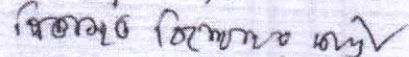
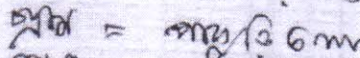

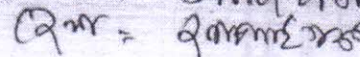
2.   
 ଦିନା-ଶୁକ୍ଳ -   
 ଶ୍ରୀମତୀ =   
 ଗୋପାଳ =   
 ସୁଧାଂଶୁ = 



PHOTO	Full Signature of the person	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Left Hand				



Left Hand					
Right Hand					

*Manimohan Nath Aalhat*



Left Hand					
Right Hand					

*S. K. R. Achary*

Authorized Signatory  
For The Academy of Engineering and Management Trust

PHOTO	Left Hand				
Full Signature of the person	Right Hand				

PHOTO	Left Hand				
Full Signature of the person	Right Hand				





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



Endorsement For Deed Number : I - 02137 of 2013  
(Serial No. 02044 of 2013 and Query No. L000004464 of 2013)

**On 17/05/2013**

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

Presented for registration at 16.55 hrs on :17/05/2013, at the Private residence by Manindra Nath Adhikary ,Executant.

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

Execution is admitted on 17/05/2013 by

1. Manindra Nath Adhikary, son of Late Bhaibya Nath Adhikary , Pakuritala, Thana:-Alipurduar, P.O. :-Tapashi Khata, 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. :-Tapshikhata, 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.-5,27,273/-

Certified that the required stamp duty of this document is Rs.- 26364 /- and the Stamp duty paid as: Impressive 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:**

Amount By Cash

Rs. 5829.00/-, on 23/05/2013

( Under Article : A(1) = 5797/- ,H = 28/- ,M(b) = 4/- on 23/05/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 21364/- is paid , by the draft number 744419, 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 1906 to 1919  
being No 02137 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

22-6-15

of Act, XVI of 1908, Jalpaiguri

22-6-15



