

पश्चिम बंगाल WEST BENGAL

Deed 2136 for 2013

85AA 678636

Fees Paid under Articles	
Article (i)	Rs. 2.00
Article (ii)	Rs. 2.00
Article (a)	Rs. 97.50
Article (b)	Rs. 8.50
Stamp Paper	Rs. 10.00
Particular Paper	Rs. 10.00
Court Fee	Rs. 10.00
Post of Mail	Rs. 10.00



Date of Presentation: 22.4.15  
 Date of Preparation: 22.4.15  
 Delivered on: 22.4.15  
 Name of Applicant: L. K. Roy  
 Serial No. of Copy: 11318

*Sukumar*  
 Sub-Collector  
 22-4-15

2596 22.04.15

Value Rs. 10.00

Insured by Shipper

Address

Drakshi Baf

Unbrig

M Baf

**T. E. NOT**  
**STAMP VENDOR**  
License No 2 of 87-88  
Gadar Registration Office  
Dudhgaon



2043

I- 2136



पश्चिमबिङ्ग पश्चिम बंगाल WEST BENGAL

A 652580

~~175  
16-5042  
Q 4465/13~~



বি. নবজাহান  
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DEED OF CONVEYANCE

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

*Handwritten signature*

District Sub-Registrar  
 23.05.2013  
 20 MAY 2013

23 MAY 2013

Visit Commission Case No. 633

..... to 12  
 Fees Paid- (1) Fr. 250  
 (2) Rs. 200

P.T.A. Rs. ....  
 Total Rs. ....  
 District Sub-Registrar

17 MAY 2013

বিলে নথি রাখা হইবে

## DEED OF CONVEYANCE

Market Value of Rs. 1,09,000/-

Sale Value of Rs. 1,09,000/-

Area - 9 Decimals

Mouza - Pararpar

P.S- Alipurduar

Dist- Jalpaiguri

RS Khatian No - 31 corresponding to

LR Khatian No. 428/1

LR J.L. No. 44

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

Within Panchayet Area

Classification - Sahari

..... Contd P-2

স্বাক্ষর  
পাঠক

P-2

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## 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.

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..... Contd P-3

বিক্রেতার ক্ষেত্রে MS

P-3

AND

SATISH CHANDRA ADHIKARY, S/O. LATE. DINESWAR 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 9 decimals appertaining to RS Plot No. 317 corresponding to LR Plot No. 502, Area 9 decimals, comprised in RS Khatian No - 31 corresponding to LR Khatian No. 428/1, LR J.L. No. 44, Mouza- Pararpar, P.S. Alipurduar, Dist. Jalpaiguri which is the subject matter of the present deed.

..... Contd P-4

MS  
Signature

বিক্রয় স্থান নির্দেশ

P-4

A N D

WHEREAS the seller due to urgent need of money has made an offer to the purchaser to transfer 9 decimals of land appertaining to RS Plot No. 317 corresponding to LR Plot No. 502, Area 9 decimals, comprised in RS Khatian No - 31 corresponding to LR Khatian No. 428/1, 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.

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. 1,09,000/- (Rupees one lakh nine thousands 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 9 decimals which is fully described in Schedule hereunder of the present sale deed.

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P-5

A N D

WHEREAS the seller considering the consideration price of Rs. 1,09,000/- (Rupees one lakh nine thousands 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. 1,09,000/- (Rupees one lakh nine thousands 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 his said land measuring 9 decimals together with all right, title, interest, liberty, easements, privileges etc and

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P-6

whatsoever in any belonging to or reputed to belong their with free from all encumbrances and charges whatsoever and make over 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.

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.

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P-7

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 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 9 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. 428/1, LR J.L. No. 44, RS Plot No. 317 corresponding to LR Plot No. 502, Area 9 decimals, being bounded by :

..... Contd P-8

*[Handwritten signature]*

Brojendra Nath Adhikary

P-8

- North - Land of Brojendra Nath Adhikary
- South - Araikumi River
- East - Land of Brojendra Nath Adhikary
- West - Land of Brojendra Nath Adhikary

Within the aforesaid boundary 9 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.









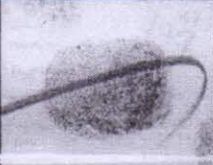
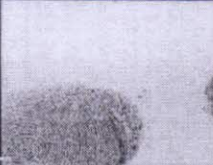

1. *ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*  
*ସ୍ଵାକ୍ଷର - ଶ୍ରୀ - ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*  
*ସ୍ଵାକ୍ଷର - ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*  
*ସ୍ଵାକ୍ଷର - ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*

*Haider Ali*

Haider Ali  
Advocate, Jalpaiguri.  
Enrolment No. 1135/1098/99

2. *ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*  
*ସ୍ଵାକ୍ଷର - ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*  
*ସ୍ଵାକ୍ଷର - ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*  
*ସ୍ଵାକ୍ଷର - ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା*

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
<b>PHOTO</b> Full Signature of the person	Left Hand					
	Right Hand					

	Left Hand					
	Right Hand					

সত্যেন্দ্র কুমার

	Left Hand					
	Right Hand					

Satyendra Kumar

Authorized Signatory

For The Academy of Engineering and Management Trust

<b>PHOTO</b> Full Signature of the person	Left Hand					
	Right Hand					

<b>PHOTO</b> Full Signature of the person	Left Hand					
	Right Hand					



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



Endorsement For Deed Number : I - 02136 of 2013  
(Serial No. 02043 of 2013 and Query No. L000004465 of 2013)

**On 17/05/2013**

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

Presented for registration at 16.50 hrs on :17/05/2013, at the Private residence by Satish Chandra Adhikary ,Executant.

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

Execution is admitted on 17/05/2013 by

1. Satish Chandra Adhikary, son of Late Dineswar 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:-Jalpaiguri, 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.-1,09,000/-

Certified that the required stamp duty of this document is Rs.- 5450 /- 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:**

Amount By Cash

Rs. 1220.00/-, on 23/05/2013

( Under Article : A(1) = 1188/- ,H = 28/- ,M(b) = 4/- on 23/05/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 454/- is paid , by the draft number 744418, 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 1893 to 1905  
being No 02136 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*

Subhas Chandra Sarkar, D.S.R. Jalpaiguri  
4 Act. XVI of 1902, Jalpaiguri

22-4-15

Checked By

22-4-15

