

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Deed 2134 for 2013

85AA 678637

Fees Paid under Articles

Rs (i)	Rs 2.00
Rs (ii)	Rs 2.00
C (a)	Rs 105.00
C (b)	Rs 9.00
Stamp Paper	Rs 10.00
Wartige Paper	Rs 10.00
Court Fee	Rs 10.00
Cost of Mat	Rs



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 11923/3505

Suraj
 Lord Keesar
 22-4-15

2597 22.04.15
Value Rs. 10.00
Issued to Mr. [Name] Mukshi Ray
Address [Address] Unbaiguri

[Signature]

T. K. ROY

STAMP VENDOR

License No 2 of 81-82
Gadar Registration Office
Jalpaiguri



2041

T- 2134



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 652577



Anjali Achary

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

Visit Commission Case No. 635
District Sub-Registrar for 13
20 MAY 2013 Fees Paid- (1) Rs. 250
J(2) Rs. 206

23 MAY 2013

Total Rs.

District Sub-Registrar

17 MAY 2013

Arjali Achary

DEED OF CONVEYANCE

Market Value of Rs. 1,25,000/-

Sale Value of Rs. 1,25,000/-

Total Area - 8 $\frac{1}{4}$ Decimals

Mouza - Pararpar

P.S. - Alipurduar

Dist- Jalpaiguri

RS Khatian No - 31

J.L. No. 44

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

Panchayet Area

Classification - Sahari

Attest
[Signature]

..... Contd P-2

Anjali Achary

P-2

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 17TH 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.

..... Contd P-3

[Handwritten signature]

P-3

Anjali Adhikary

AND

ANJALI ADHIKARY, W/O. BRAJENDRA NATH ADHIKARY, by religion Hindu, Nationality Indian, by occupation Housewife, resident of Pakuritala, P.S. Alipurduar, Dist. Jalpaiguri, hereinafter called the "SELLER" (which expression shall mean and include unless excluded by or repugnant to the context her 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 8 $\frac{1}{2}$ decimals of land appertaining to RS Plot No. 314 corresponding to LR Plot No. 501, comprised in RS Khatian No - 31 J.L. No. 44, Mouza- Pararpar, P.S. Alipurduar, Dist. Jalpaiguri which is the subject matter of the present deed.

..... Contd P-4

Handwritten signature/initials

P-4

Anjali Adhikary.

AND

WHEREAS the seller of the present deed has acquired the land mentioned in the schedule by virtue of deed of sale vide sale deed no. 376 dated 19-01-1989 executed and registered by Jogge Das & Others before Sub-Registrar Alipurduar in Book No. 1, Vol No. 4, Pages from 123 to 128.

AND

WHEREAS the one Kandura Das was the recorded owner of Khatian No. 31, J.L. No. 44 of Mouza Pararpar, P.S. Alipurduar, Dist. Jalpaiguri having 8 annas share. The seller of sale deed no. 376 dated 19-01-1989 are the legal heirs of Kandura Das and by virtue of inheritance they transferred the schedule land to the seller of the present deed.

AND

WHEREAS the seller due to urgent need of money has made an offer to the purchaser to transfer $8 \frac{1}{4}$ of land appertaining to RS Plot No. 314 corresponding to LR Plot No. 501, comprised in RS Khatian No - 31, J.L. No. 44, Mouza-Pararpar, P.S. Alipurduar, Dist. Jalpaiguri, the schedule of which fully described in Schedule of this present deed hereunder.

..... Contd P-5

P-5

Anjali Acharya

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. 1,25,000/- (Rupees one lac twenty five thousands only).

A N D

WHEREAS the seller being in need of money for her own development purpose has now firmly decided to sale the aforesaid Land, measuring $8 \frac{1}{4}$ 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. 1,25,000/- (Rupees one lac twenty five 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 :

..... Contd P-6

11/11/2016

Anyale Achikany.

P-6

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also inconsideration for sum of Rs. 1,25,000/- (Rupees one lac twenty five 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 their said land measuring $8 \frac{1}{4}$ 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.

[Signature]
14/10/2016

..... Contd P-7

P-7

Anjali Adhikary

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]
Advocate

..... Contd P-8

Anjali Acharya.

P-8

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.

SCHEDULE

All that piece and parcel of revenue paid vacant Sahari land measuring $8 \frac{1}{4}$ 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, J.L. No. 44, RS Plot No. 314 corresponding to LR Plot No. 501, being bounded by:

dlk
for notate

..... Contd P-9

P-9

Anjali Adhikary

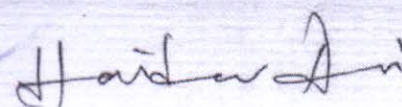
North	-	House of Mangal Roy
South	-	Land of Rajeswar Roy
East	-	Land of Rajeswar Roy
West	-	Land of Brojendra Nath Adhikary Gang

Within the aforesaid boundary $8 \frac{1}{2}$ decimals of sold land is situated and the land shall be used for establishment of school.

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

WITNESSES

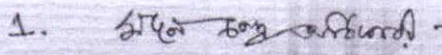



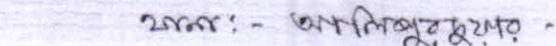

Drafted read over and explained by me and also typed in my Chamber.



Haider Ali

Advocate, Jalpaiguri.

Enrolment No. 1135/1098/99

1. 
পারত - 
জামাল - 
গোবিন্দ - 
জামাল - 
জামাল - 

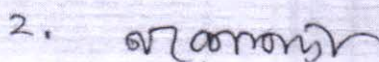


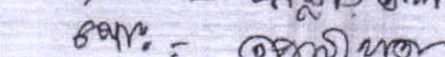
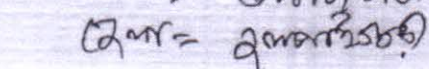
2. 

পারত - 
গোবিন্দ - 
জামাল - 

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

	Left Hand					
	Right Hand					

Anjali Achikang.

	Left Hand					
	Right Hand					

Salyan Myllesing.

For The Academy of Engineering and Management-Trust

PHOTO					
	Left Hand				
	Right Hand				

PHOTO					
	Left Hand				
	Right Hand				



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



Endorsement For Deed Number : I - 02134 of 2013
(Serial No. 02041 of 2013 and Query No. LU00004447 of 2013)

On 17/05/2013

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

Presented for registration at 16.45 hrs on :17/05/2013, at the Private residence by Anjali Adhikary ,
 Executant.

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

Execution is admitted on 17/05/2013 by

1. Anjali Adhikary, wife of Brajendra Nath Adhikary , Pakuritala, Thana:-Alipurduar, District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Madan Chandra Adhikari, son of Late Raj Chandra Adhikari, Pakuritala, Thana:-Alipurduar, P.O. :-Tapsikhata, 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.-1,25,000/-

Certified that the required stamp duty of this document is Rs.- 6250 /- 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. 1396.00/-, on 23/05/2013

(Under Article : A(1) = 1364/- ,H = 28/- ,M(b) = 4/- on 23/05/2013)

Deficit stamp duty

Deficit stamp duty Rs. 1250/- is paid , by the draft number 744423, 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

23/05/2013 12:37:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 1855 to 1868
being No 02134 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

REGISTERED UNDER SECTION 60 & 69
of Act, XVI of 1908, Jalpaiguri

22-6-15

Checked By

22-6-15

