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I 23923174



5000
07/11/15
JG

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 723239

B 723239

Certified that the endorsement sheet and signature sheet enclosed document are part of the document

DEED OF SALE

1429
07:30
87658/2015
29/5/15

Addl. Dist. Sub-Registrar
Alipurduar
07/06/15
430541

স্বামী (বুঝেছে) ৩২৬৫
বুঝেছে) ৩২৬৫
৩২৬৫
৩২৬৫
৩২৬৫
৩২৬৫



Consideration money
Rs. 39, 15, 000/-00
Mouza: Dakshin Nararthali, J.L.No.-14
P.S. Kumargram, Dist. Alipurduar, W.B.
Area of Land: 0.29Acres (29 Decimal)
Under Kamakhyaguri-1 Gram Panchayat.

THIS DEED OF SALE made this the 29th day of May 2015
(Two thousand Fifteen).

Contd.....P/2



Manish Ch. Saha

ADVOCATE
PAIGURI

Handwritten notes in the top right corner: "Sister (vendors) 022280", "Sri Palash Dey (vendors)", "Sri Manik Chandra Saha (vendors)", "Sri Lakshman Chandra Saha (vendors)", "Sri Dwijendra Chandra Dey (vendors)".

BETWEEN

"SISTER NIVEDITA D.Ed. TRAINING INSTITUTE" (Sponsored and Run by Kamakhyaguri Wintech Society, PAN-AABAK4422G), Vill.+P.O. Dakshin Nararthali, P.S. Kumargram, Dist. Alipurduar, West Bengal, represented by its President, Sri Manik Chandra Saha, son of Sri Lakshman Chandra Saha @ Lakshman Saha, PAN-AOEPS9176B, Nationality Indian, by religion Hindu, by occupation Service, Resident of Vill. Uttar Kamakhyaguri, P.O. Kamakhyaguri, P.S. Kumargram, Dist. Alipurduar, W.B. and Secretary, Sri Palash Dey, son of Sri Dwijendra Chandra Dey @ Dwijendra Dey, PAN-AKFPD4605D, Nationality Indian, by religion Hindu, by occupation Business, Resident of Vill. + P.O. Chepani, P.S. Samuktala, Dist. Alipurduar, W.B. hereinafter called the PURCHASERS (VENDEE).



AND

(1) Sri Indra Kumar Dey Sarkar, S/o. Late Ishan Chandra Dey Sarkar,

(2) Sri Upendra Kumar Dey Sarkar @ Upendra Dey Sarkar S/O. Late Ishan Chandra Dey Sarkar,

both are by faith Hindu, both are by occupation Cultivation, and both are by nationality Indian,

(3) Smt. Shefali Dey Sarkar @ Shefali Roy, W/o Sri Nikhil Roy and D/o Late Ishan Chandra Dey Sarkar, by faith Hindu, by occupation Housewife nationality Indian

All the Resident of Dakshin Nararthali, P.O. Dakshin Nararthali, P.S. Kumargram, Dist. Alipurduar, W.B. PIN-736202, hereinafter called the SELLERS (VENDORS).



Handwritten notes in the top right corner: "the vendor's address is in the schedule", "Dated 22/07/2015", "Alipurduar, Assam".

Whereas the vendors are the legal heirs and successors of deceased Ishan Chandra Dey Sarkar, owner of the land mentioned in Schedule No. 1 & the legal heirs of deceased Manindra Chandra Dey Sarkar owner of land mentioned in Schedule No. 2 herein after referred as said land described in the schedule below situated at Mouza Dakshin Nararthali, P.S. Kumargram, Dist. Alipurduar.

Whereas the vendors are the legal heirs and successors of deceased Manindra Chandra Dey Sarkar, herein after referred as said land described in the schedule below situated at Mouza Dakshin Nararthali, P.S. Kumargram, Dist. Alipurduar.

AND

Whereas the Vendors being in need of money offered to sell the land measured 29 decimals of land, described in the schedule below to the purchaser at a total price of Rs. 39,15,000=00 (Rupees Thirty Nine Lakhs Fifteen Thousand) only.

AND

Whereas the purchaser has accepted the said offer and he agreed to purchase the said land at Rs. 39,15,000=00 (Rupees Thirty Nine Lakhs Fifteen Thousand) only free from all encumbrances and the vendors has agreed to sale the same at that price which being the fair market price at present.

NOW THIS INDENTURE witness to that in pursuance to the aforesaid agreement and in consideration of Rs. 39,15,000=00 (Rupees Thirty Nine Lakhs Fifteen Thousand) only paid this day by the purchaser to the vendors. The vendors have also acknowledged receipt of the said amount of their proportionate share. The vendors hereby grant, convey, assign and transfer to the purchaser the land as fully free from all encumbrances and make over possession to the same to the purchaser with all right liberties, privileges assessments, belonging to the said vendors to the said land.

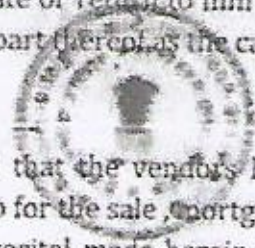
Handwritten signature or initials in the bottom left corner.



Handwritten notes in Hindi: 'रिजिस्ट्रार कार्यालय, अलीपुरदुआर, झारखण्ड', 'कमिश्नर, अलीपुरदुआर', 'अतिरिक्त जिला सब-रजिस्ट्रार', 'अलीपुरदुआर, झारखण्ड'.

It is further covenanted that there exists no charge, mortgage, attachment or any other encumbrances the said land hereby transferred or expressed or intended so to be of any part thereof at the date of this transfer and in case of discovery or any such charge, mortgage, attachment, lease or any encumbrances whatsoever the vendors shall be liable to the default with according to the law and shall be liable to compensate the purchaser for any loss or injury suffered by the purchaser in consequence thereof.

The VENDORS further covenants that all rates, rents and all other public charges payable by the vendors for the land hereby sold that have accrued up to the date of those present have sold by the vendors shall indemnify the purchaser for any loss suffered by him resulting there from. The vendors further declared that if the purchaser is deprived of possession of the land hereby transferred or any part thereof for any defect of title of the vendors, therein the vendors shall also be liable to compensate or return to him the price of the land with interest or proportionate part thereof, as the case may be.



It is further covenanted that the vendors has not entered into any contract with anybody also for the sale, mortgage or transfer of the land or any part thereof, any recital made herein is proved to be false the vendors shall be liable to compensate the purchaser for any loss or injury sustained by him consequence thereof.

In witness whereof the vendors have signed this deed on the date mentioned above.

SCHEDULE OF LAND

Schedule No. 1

All that piece & parcels of land measuring 1.21Acres. Annually rent Rs.34.00, appertaining to Khatian No. 37 Thirty seven. Stands recorded the name of Ishan Chandra Dey Sarkar deceased father of the Vendors. Within Kamakhyaguri No. 1 Gram Panchayat of Mouza Dakshin Nararthali under P.S. Kumargram, Additional District Sub-Register



Handwritten notes in Bengali script, including the name 'নিমিত্তা দেবী' (Nimitta Devi) and other illegible text.

Kumargram under Govt. of West Bengal. J.L.No. 14. Area transfers 12 Decimals (Twelve decimals) in Plot No. R.S. 3 (Three) L.R. 4(Four) 7 1/2 Decimals land of Classification Danga are transferred, in Plot No. R.S. 3(Three) L.R. 10 (Ten) 4 1/2 decimals land of classification Balu Char are transferred. Total Land transferred is 12 Decimal within these two plots.

SCHEDULE OF LAND

Schedule No. 2

All that piece & parcels of land measuring 1.23 Acres. Annually rent Rs.30.00, appertaining to Khatian No. 266 Two hundred sixty six. Stands recorded the name of Manindra Chandra Dey Sarkar deceased Uncle (Paternal) of the Vendors. Within Kamakhyaguri No. 1 Gram Panchayat of Mouza Dakshin Nararthali under P.S. Kumargram, Additional District Sub-Register Office Alipurduar, Pargana Volka, Dist. Alipurduar And B.L. & L.R.O. Kumargram under Govt. of West Bengal, J.L.No. 14. Area transfers 17 Decimals (Seventeen decimals) in Plot No. R.S. 3 (Three) L.R. 4(Four) 8 1/2 Decimals land of Classification Danga are transferred, in Plot No. R.S. 3 (Three) L.R. 10 (Ten) 8 1/2 decimals land of classification Balu Char are transferred. Total Land area transferred is 17 Decimal within these two plots.

Handwritten initials or signature.

Mentioned Two Schedules of Land measuring 29 Decimals (0.29) ... 07/07/2015 Query No. 200310000876587 2015 Deed No. 1-2003031744 2015. Document is digitally signed.

Amis Kishore ADVOCATE



Handwritten notes in Hindi: 'सर्व (वस्तुओं) के लिये', 'क्रेताओं को (वस्तुओं) के लिये', '22 मीटर', '29 दशमिक', '29 दशमिक', '29 दशमिक', '29 दशमिक'.

BOUNDARY

: Butted and bounded by:

North: Purchaser's Land, South: - N.H.31-C Vest Land, East: - Vendors' Land, West: - Land of Mr. Manik Chandra Saha & Mrs. Suprava Saha. Within this boundary 29 Decimals (Nineteen decimals) of Land are transferred.

Type by me:-

Ranjana Prasad
Alipurduar Court

Witness

Suzita K. Choudhary
Suzita K. Choudhary
Vill - 11/ Kamakhya Guri
P.O - Kamakhya Guri
P.S - So Kumar. Gura
736202

Drafted, read over and explained by me and certified that the documents contains 1 (one) no. of N.J. Stamp and 5 No. of Dem Paper.













Anil Biswas.

Advocate, Alipurduar Court.
Enrollment No. F 914/766 of 2006

Anil Biswas
ADVOCATE
ALIPURDUAR COURT, JHARKHAND











LEFT & RIGHT HAND FINGER IMPRESSION SHEET

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left hand					
Right hand					













[Handwritten signature in Devanagari script]

Signature

Left hand					
Right hand					

[Handwritten signature in Devanagari script]











Signature

Left hand					
Right hand					

[Handwritten signature in Devanagari script]











Signature

LEFT & RIGHT HAND FINGER IMPRESSION SHEET

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left hand					
Right hand					



Manish Ch. Saha.
Signature

Left hand					
Right hand					

Palash Ray.
Signature

Left hand					
Right hand					

Signature



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPURDUAR, District Name :Alipurduar

Signature / LTI Sheet of Query NoYear 20031000087658/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Indra Kumar Dey Sarkar Dakshin Nararhali, P.O.- Dakshin Nararhali, P.S.- Kumargram, District- Alipurduar, West Bengal, India, PIN - 736202	Seller			<i>Indra Kumar Dey</i> 07/07/2015
2	Mr Upendra Kr Dey Sarkar Dakshin Nararhali, P.O.- Dakshin Nararhali, P.S.- Kumargram, District- Alipurduar, West Bengal, India, PIN - 736202	Seller			<i>Upendra Kr Dey</i> 07/07/2015
3	Mrs Shefali Dey Sarkar (Roy) Dakshin Nararhali, P.O.- Dakshin Nararhali, P.S.- Kumargram, District-Alipurduar, West Bengal, India, PIN - 736202	Seller			<i>Shefali Dey Sarkar</i> 07/07/2015



Query No:-20031000087658/2015, 29/05/2015 06:54:41 PM ALIPURDUAR (A.D.S.R.)

Page 2 of 3

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Manik Ch Saha U/ Kamakhyaguri, P.O.- Kamakhyaguri, P.S.- Kumargram, District- Alipurduar, West Bengal, India, PIN - 736202	Represent ative of Buyer [Sister Nivedita D. Ed. Training Institute]			<i>Manik Ch. Saha</i> 29.05.2015
5	Mr Palash Dey Chapani, P.O.- Chapani, P.S.- Shamuktala, District- Alipurduar, West Bengal, India, PIN - 736202	Represent ative of Buyer [Sister Nivedita D. Ed. Training Institute]			<i>Palash Dey</i> 29-05-2015
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sujit Kr Ghosh Son of Mr Sunil Kr Ghosh Kamakhyaguri, P.O.- Kamakhyaguri, P.S.- Kumargram, District- Alipurduar, West Bengal, India, PIN - 736202	Mr Indra Kumar Dey Sarkar, Mr Upendra Kr Dey Sarkar, Mrs Shefal Dey Sarkar (Roy), Mr Manik Ch Saha, Mr Palash Dey		<i>Sujit Kr Ghosh</i> 22/05/15	



(Narbu Yalmo)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ALIPURDUAR
 Alipurduar, West Bengal

Office of the A.D.S.R. ALIPURDUAR, District: Alipurduar

Endorsement For Deed Number : I - 200303174 / 2015

Query No/Year	20031000087658/2015	Serial no/Year	2003002445 / 2015
Deed No/Year	I - 200303174 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Indra Kumar Dey Sarkar	Presented At	Private Residence
Date of Execution	29-05-2015	Date of Presentation	29-05-2015

Remarks

On 01/06/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,054/- (A(1) = Rs 43,054/-) and Registration Fees paid by Cash Rs 43,054/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,95,750/- and Stamp Duty paid by Draft Rs 1,90,750/-, by Stamp Rs 5,010/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 6728, Purchased on 29/05/2015, Vendor named Bijay Krishna Das.
2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 1,90,000/- is paid, by the Draft(8554) No: 796166000321, Date: 29/05/2015, Bank: STATE BANK OF INDIA (SBI), KHOARDANGA.
2. Rs 750/- is paid, by the Bankers cheque No: 050218, Date: 29/05/2015, Bank: STATE BANK OF INDIA (SBI), ALIPUR DUARS.



(Narbu Yolmo)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

On 07/07/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,054/- (A(1) = Rs 43,054/-) and Registration Fees paid by Cash Rs 0/-

↓

(Narbu Yoimo)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

On 28/05/2015

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 39,15,000/-



↓

(Narbu Yoimo)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

On 29/05/2015

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

Presented for registration at 13:32 hrs on : 29/05/2015, at the Private residence by Mr Indra Kumar Dey Sarkar , one of the Executants.

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

Execution is admitted on 29/05/2015 by

Mr Indra Kumar Dey Sarkar, Son of Late Ishan Ch Dey Sarkar, Dakshin Nararthali, P.O: Dakshin Nararthali, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Cultivation

Indetified by Mr Sujit Kr Ghosh, Son of Mr Sunil Kr Ghosh, Kamakhyaguri, P.O: Kamakhyaguri, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Others

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

Execution is admitted on 29/05/2015 by

Mr Upendra Kr Dey Sarkar, Son of Late Ishan Ch Dey Sarkar, Dakshin Nararthali, P.O: Dakshin Nararthali, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Cultivation

Indetified by Mr Sujit Kr Ghosh, Son of Mr Sunil Kr Ghosh, Kamakhyaguri, P.O: Kamakhyaguri, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Others

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

Execution is admitted on 29/05/2015 by

Mrs Shefali Dey Sarkar, Alias Mrs Shefali Roy, Wife of Mr Nikhil Roy, Dakshin Nararthali, P.O: Dakshin Nararthali, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession House wife

Indetified by Mr Sujit Kr Ghosh, Son of Mr Sunil Kr Ghosh, Kamakhyaguri, P.O: Kamakhyaguri, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Others

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

Execution is admitted on 29/05/2015 by

Mr Manik Ch Saha, President, Sister Nivedita D. Ed. Training Institute , Dakshin Nararthali, P.O: Dakshin Nararthali, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202

Indetified by Mr Sujit Kr Ghosh, Son of Mr Sunil Kr Ghosh, Kamakhyaguri, P.O: Kamakhyaguri, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Others

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

Execution is admitted on 29/05/2015 by

Mr Palash Dey, Secretary, Sister Nivedita D. Ed. Training Institute , Dakshin Nararthali, P.O: Dakshin Nararthali, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202

Indetified by Mr Sujit Kr Ghosh, Son of Mr Sunil Kr Ghosh, Kamakhyaguri, P.O: Kamakhyaguri, Thana: Kumargram, , Alipurduar, WEST BENGAL, India, PIN - 736202, By caste Hindu, By Profession Others



(Narbu Yolmo)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2015, Page from 1551 to 1570

being No 200303174 for the year 2015.



Digitally signed by NARBU YOLMO
Date: 2015.07.07 14:46:45 +05:30
Reason: Digital Signing of Deed.



(Narbu Yolmo) 07/07/2015 14:46:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
West Bengal.

Certified to be a true copy

Narbu Yolmo
07/07/15

↓
Addl. Dist. Sub Registrar
Alipurduar
07/07/2015

(This document is digitally signed.)



T(1)
3-56
P-M

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 444694

No. 0390/2012
10.19.15/1
A 11891-2
CP. 10/12

DEED OF SALE
 Consideration Money
 Rs. 10,81,500 = 00
 Mouza :- Dakshin Narathali
 P.S. :- Kumargram
 Area of Land :- 73 Decimal
 Under Kamakhyaguri 1 No. Gram Panchayat.

Original seen
 during hearing for
 mutation order - 099/2012
 16.11.12. (A.P.D.)

Certified that the endorsement sheet
 and signature sheet enclosed in this
 document are part of the document

Addl. Dist. Sub-Registrar
 Alipurdwar
 30/10/12

पश्चिम बंगाल सरकार
 जलपाइगुरी जिल्लाको
 कुमार्ग्राम पंचायत
 (रु. 10,81,500) को
 बराबरको (रु. 10,81,500) को
 बराबरको (रु. 10,81,500) को



Manik Ch. Saha

THIS DEED OF SALE made this the 19th day of October 2012. (Two thousand Twelve)

BETWEEN



Advocate
 A.P.D. Court

SISTER NIVEDITA D.Ed. TRAINING INSTITUTE (Run by Kamakhyaguri Wintech Society, PAN- AABAK4422G), Dakshin Nararthali, P.S. Kumargram, Dist. Jalpaiguri in favour of **President, Sri Manik Chandra Saha** son of Sri Lakshman Chandra Saha @ Lakshman Saha, PAN- AOEPS9176B, Nationality Indian by religion Hindu, by occupation Service, Resident of Vill. Uttar Kamakhyaguri, P.O. Kamakhyaguri, P.S. Kumargram and **Secretary, Sri Palash Dey**, Son of Sri Dwijendra Chandra Dey @ Dwijendra Dey, PAN- AKFPD4605D, Nationality Indian by religion Hindu, by occupation Business, Resident of Vill. & P.O. Chepani, P. S. Samuktala, Dist. Jalpaiguri, hereinafter called the **PURCHASERS (VENDEE)**.

This purchase order
 (Sri) vendors to purchase
 shares in the name of
 vendors in the name of
 vendors in the name of



AND

1) Sri Indra Kumar Dey Sarkar, (2) Sri Upendra Kumar Dey Sarkar @ Upendra Dey Sarkar both the son of Late Ishan Chandra Dey Sarkar @ Ishan Dey Sarkar, (3) Smt. Shefali Dey Sarkar (Roy) @ Shefali Roy wife of Sri Nikhil Roy, Daughter of Late Ishan Chandra Dey Sarkar @ Ishan Dey Sarkar. All the Nationality Indian by Caste Hindu by Occupation Cultivation & House wife. All the Resident of Dakshin Nararthali, P.O Dakshin Nararthali, P.S. Kumargram Dist. Jalpaiguri, hereinafter called the SELLERS (VENDORS).

Whereas the vendors are the legal heirs and successors of deceased Ishan Chandra Dey Sarkar, owner of land mentioned in schedule no. I & the legal heirs of deceased Manindra Chandra Dey Sarkar owner of land mentioned in schedule no. II herein after referred as said land described in the schedule below situated at Mouza Dakshin Nararthali, P.S. Kumargram Dist. Jalpaiguri.

Whereas the vendors are the legal heirs and successors of deceased Manindra Chandra Dey Sarkar, herein after referred as said land described in the schedule below situated at Mouza Dakshin Nararthali, P.S. Kumargram Dist. Jalpaiguri.

Advocate
A.P.D.Court

శుభ్రముగా

శుభ్రముగా
అనుభవించు

శుభ్రముగా
అనుభవించు

AND

Whereas the Vendors being in need of money has offered to sell the land measuring 73 decimals of land, described in the schedule below to the purchaser at a total price of Rs. 10,81,500=00 (Rupees Ten lakh eighty one thousand five hundred) only.

AND

Whereas the purchaser has accepted the said offer and he agreed to purchase the said land at Rs. 10,81,500=00 (Rupees Ten lakh eighty one thousand five hundred) only free from all encumbrances and the vendors has agreed to sale the same at that price which being the fair market price at present.

NOW THIS INDENTURE witness to that in pursuance to the aforesaid agreement and in consideration of Rs. 10,81,500=00 (Rupees Ten lakh eighty one thousand five hundred) only paid this day by the purchaser to the vendors. The vendors has also acknowledged receipt of the said amount of their proportionate share. The vendors hereby grant, convey, assign and transfer to the purchaser the land as fully free from all encumbrances and make over possession to the same to the purchaser with all right liberties, privileges assessments, belonging to the said vendors to the said land.


Advocate
A.P.D.Court

1st (1st) vendor's (1) purchase

2nd (2nd) vendor's (2) purchase

3rd (3rd) vendor's (3) purchase

It is further covenanted that there exists no charge, mortgage, attachment or any other encumbrances the said land hereby transferred or expressed or intended so to be of any part thereof at the date of this transfer and in case of discovery or any such charge, mortgage, attachment lease or any encumbrances whatsoever the vendors shall be liable to the default with according to law and shall be liable to compensate the purchaser for any loss of or injury suffered by the purchaser in consequence thereof.

The VENDORS further covenants that all rates, rents and all other public charges payable by the vendors for the land hereby sold that have accrued up to the date of those present have sold by the vendors shall indemnify the purchaser for any loss suffered by him resulting there from. The vendors further declared that if the purchaser is deprived of possession of the land hereby transferred or any part there of for any defect of title of the vendors, therein the vendors shall also be liable to compensate or return to him the price of the land with interest or proportionate part thereof as the case may be.

It is further covenanted that the vendors has not entered into any contract with any body also for the sale, mortgage or transfer of the land or any part thereof, any recital made herein is proved to be false the vendors shall be liable to compensate the purchaser for any loss or injury sustained by him consequence thereof.


Advocate
A.P.D.Court

বিক্রেতারদের সাক্ষর
(দুই) বিক্রেতারদের

বিক্রেতারদের সাক্ষর
বিক্রেতারদের সাক্ষর

বিক্রেতারদের সাক্ষর

In witness whereof the vendors has signed this deed on the date mentioned above.

SCHEDULE OF LAND No. 1

All that piece & parcels of land measuring 1.68 Acres. Annually rent Rs. 34.00, appertaining to **Khatian No. L. R. 37** Thirty seven. Stands recorded the name of Ishan Chandra Dey Sarkar deceased father of the vendors. Within Kamakhyaguri 1 No. Gram Panchayat of Mouza Dakshin Narathali under P.S. Kumargram, Additional District Sub-Registrar Office Alipurduar, Pargana Volka, Dist. Jalpaiguri and B.L. & L.R.O. Kumargram under Govt. of West Bengal. J.L. No. 14. Area transfer 46 decimals (Forty Six Dicimal) in **Plot No. R.S. 3** (Three) L.R. 4 (Four) 29 decimals land of Classification Danga Ah. are transferred, in **Plot No. R.S. 3** (Three) L.R. 10 (Ten) 17 decimals land of Classification Balu are transferred. Total Plots transferred are 46 Decimal with in these two plots.


Advocate
A.P.D.Court

(Area) (Kumargram) (Khatian)
 22225
 22225
 22225

SCHEDULE OF LAND No. 2

All that piece & parcels of land measuring 1.46 Acres. Annually rent Rs. 30.00, appertaining to **Khatian No. L. R. 266** Two hundred sixty six. Stands recorded in the name of **Manindra Chandra Dey Sarkar** deceased Uncle (Paternal) of the Vendors. Within **Kamakhyaguri 1 No.** Gram Panchayat of **Mouza Dakshin Narathali** under P.S. **Kumargram**, Additional District Sub-Registrar Office **Alipurduar**, Pargana **Volka**, Dist. **Jalpaiguri** and **B.L. & L.R.O. Kumargram** under Govt. of West Bengal. **J.L. No. 14.** Area transfer 27 (Twenty seven decimals) in **Plot No. R.S. 3** (Three) L.R. 4 (Four) 16 decimals land of Classification **Danga Ah.** are transferred, in **Plot No. R.S. 3** (Three) L.R. 10 (Ten) 11 decimals land of Classification **Balu** are transferred. Total Plots and area transferred are 27 Decimal with in these two plots. Mentioned Two Schedule are transferred 73 decimals.

BOUNDARY

North :- Kajal Sarkar & others, **South :-** Manik Saha, **East :-** Vendors land, **West :-** Kuchha Road. Within this boundary 73 decimals (Seventy Three decimals), of land are transferred.

Type by me :- **Arup Das**
Alipurduar Court.

Drafted by me and Certified
that the deed Contains...**N.J.**
Stamps and...**Demy paper SL. No. 1548.**

Sarmita Chatterjee
Advocate A.P.D. Court
Member of W.B.B.C. En. No. **F-1109/2001.**

Witness

Buranjan Majumder
S/o late Joydeb Majumder
Vill & P.O. 21/Parokata

Akinabh Roy
S/o late - **Narajheli Roy**
Vill + P.O. - **D/Narathali**
P.S. - **Kumargram**

Nikhil Roy
S/o late. **Nilkantha Roy**
Vill + P.O. **D/Narathali**
P.S **kumargram**



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

Endorsement For Deed Number : I - 05284 of 2012
(Serial No. 05354 of 2012)

On

Payment of Fees:

On 19/10/2012

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

Presented for registration at 15.56 hrs on :19/10/2012, at the Private residence by Indra Kumar Dey Sarkar , one of the Executants.

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

Execution is admitted on 19/10/2012 by

1. Indra Kumar Dey Sarkar, son of Lt Ishan Chandra Dey Sarkar @ Ishan Dey Sarkar , Da/ Nararthali, Thana:-Kumargram, P.O. :-Da/ Nararthali ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
 2. Upendra Kumar Dey Sarkar Alias Upendra Dey Sarkar, son of Lt Ishan Chandra Dey Sarkar @ Ishan Dey Sarkar , Da/ Nararthali, Thana:-Kumargram, P.O. :-Da/ Nararthali ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
 3. Shefali Dey Sarkar (Roy) Alias Shefali Roy, wife of Nikhil Roy , Da/ Nararthali, Thana:-Kumargram, P.O. :-Da/ Nararthali ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
- Identified By Abinash Roy, son of Lt Naresh Ch Roy, Da/ Nararthali, Thana:-Kumargram, P.O. :-Da. Nararthali ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Narbu Yolmo)
A. D. S. R. ALIPURDUAR

On 30/10/2012

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. 11891.00/-, on 30/10/2012

(Under Article : A(1) = 11891/- on 30/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

(Narbu Yolmo)

A. D. S. R. ALIPURDUAR

30/10/2012 13:26:00

EndorsementPage 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 4549 to 4560
being No 05284 for the year 2012.



(Narbu Yolmo) 30-October-2012
A. D. S. R. ALIPURDUAR
Office of the A.D.S.R. ALIPURDUAR
West Bengal