

9396/22

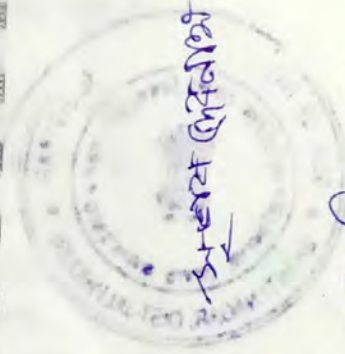
I - 9271 | 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 973980

DR
1-59
28/9/22



স্বাক্ষরিত

As Constituted Power of Attorney
Holder of Vendor No. (ii) i. c.,
Sri Palash Debnath,



DEED OF SALE

Q 2002820326/22



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

Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 SEP 2022

Page No. 1 of 16

NON JUDICIAL STAMP

SI No. 3615 Dated 22/09/22

Name Rakesh Saha

Of siliguri

Value Rs. 5000 (Rupees Five thousand only)



SANDHYA SAKA GOON
GOVT. STAMP VENDOR
SILIGURI COURT
L/No.-174/RM OF 2022

080878 H



Attestment of the...
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

28 SEP 2022

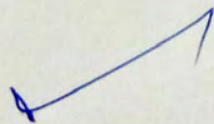
Subscribed

As Constituted Power
of Attorney Holder
of Vendor No. (ii) i. S. 1
Sri Palash Debnath

This Deed of Sale is made on this the 28th day of
September, Two Thousand Twenty Two

TOTAL AREA	:	Total Land measuring about 4 Kathas.
LAND MEASURING	:	2 Kathas of Vendor No. 1.
R.S. PLOT NO.	:	390
L.R. PLOT NO.	:	168
R.S. KHATIAN NO.	:	691/7
L.R. KHATIAN No.	:	483
LAND MEASURING	:	2 Kathas of Vendor No. 2.
R.S. PLOT NO.	:	390
L.R. PLOT NO.	:	168
R.S. KHATIAN NO.	:	691/7
L.R. KHATIAN No.	:	484
MOUZA	:	Dabgram
R.S. SHEET NO.	:	12
L.R. SHEET NO.	:	87
J.L. NO.	:	02
PARGANA	:	Baikunthapur
WARD NO.	:	XXXVIII
MUNICIPALITY	:	Siliguri Municipal Corporation
POST OFFICE	:	Rabindra Sarani
POLICE STATION	:	Bhaktinagar
DISTRICT	:	Jalpaiguri
PIN CODE	:	734006
CONSIDERATION VALUE	:	Rs. 50, 40,002/- (Rupees Fifty Lakhs Forty Thousand and Two) only.





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

REVENUE DEPT

Mohamed. G. G. G.
As Constituted Power of
Attorney, Holder of Vendor
No. (ii) i.c, Sri Palash
Debnath,

BETWEEN

SRI RAKESH SAHA, (PAN- EBZPS0118B), (AADHAAR No. 2887 1688 8986), Son of Sri Murati Saha, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at East Vivekananda Pally, P.O. Rabindra Sarani, Ward No. XXXVIII of Siliguri Municipal Corporation, P.S. Bhaktinagar, District - Jalpaiguri, Pin Code: 734006 - hereinafter be called the "**PURCHASER**" (which term or expression shall mean and include, unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

(i) SRI SUBASH DEBNATH, (PAN- BKPPD3600P) (AADHAAR NO. 3419 3302 4124) son of Late Nagendra Debnath, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Sukanta Nagar, near Alope Sangha Club, Ward No. 38 of Siliguri Municipal Corporation, Post office Rabindra Sarani, Police Station - Bhaktinagar, District - Jalpaiguri, Pin Code : 734006

(ii) SRI PALASH DEBNATH, (PAN- BKRPD4049J), son of Narayan Debnath @ Debnath, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of ILL Salakati, near Bazar, Post office Salakati, Police Station - Kokrajhar, District - Kokrajhar, Assam, Pin Code : 783376 - hereinafter be called the "**VENDORS**" (which term or expression shall mean and include, unless excluded by or repugnant to the context their heirs, successors, executors,





✓
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

ranjit Debnath

*As Constituted Power of
Attorney Holder of
Vendor No. (ii) i.e., Sri
Palash Debnath,*

administrators, legal representatives and assigns) of the
OTHER PART.

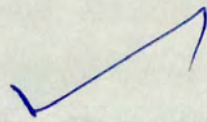
A N D

WHEREAS the Vendor No. (ii) i.e., **SRI PALASH DEBNATH** is being represented by his **CONSTITUTED ATTORNEY NAMELY SRI RANJIT DEBNATH, (PAN-BHVPD9036J) (AADHAAR NO. 7044 2998 5742)** son of Late Nagendra Debnath, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of ILL Salakati, near Bazar, Post office Salakati, Police Station - Kokrajhar, District - Kokrajhar, Assam, Pin Code : 783376, by virtue of a General Power of Attorney being no. IV-426 for the year 2015, recorded in Book No. IV, Volume No. 402, at pages from 402 to 414 registered in the Office of Additional District Sub - Registrar, Siliguri, District - Darjeeling, in the State of West Bengal.

A N D

WHEREAS one Sunil Kumar Das, son of Late Surendra Mohan Das, and another Panna Lal Chowdhury, son of Harijibon Chowdhury together had purchased a land measuring about 33 Decimals in R.S. Plot No. 56 in R.S. Sheet No. 11 and also purchased 6 Decimals in R.S. Plot No. 390 in R.S. Sheet No. 12 both are recorded in R.S. Khatian no. 691/7 and Mouza - Dabgram from one Sobal Singh, son of Megh Lal Singh, by virtue of a registered Deed of Sale being No. 4062 for the year 1977, registered at the office of the Additional District Sub-Registrar, Jalpaiguri and since then said Sunil Kumar Das and Panna Lal Chowdhury had been





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2021

স্বয়ং স্বাক্ষরিত

সুরেন্দ্র মোহন দাস
As Constituted Power of
Attorney Holder of Vendor
No. (ii) i.c. Sri Palash
Debnath,

jointly holding, occupying, possessing the aforesaid land having actual and physical possession thereof having permanent, heritable and transferable right, interest and title therein without any encumbrance and charges whatsoever.

AND

WHEREAS after the said purchase, the said Sunil Kumar Das, son of Late Surendra Mohan Das and Panna Lal Chowdhury, son of Harijibon Chowdhuty jointly sold land measuring 19 ½ Decimals out of their total purchased land measuring 39 Decimals, to and in favour of one Amal Kumar Ghosh, son of Late Harendra Nath Ghosh, recorded in R.S. Khatian no. 691/7, situated in R.S. Plot No. 56 within R.S. Sheet No. 11 and in R.S. Plot No. 390 within R.S. Sheet no. 12, Mouza - Dabgram, by virtue of a registered Deed of Sale being No. 3145 for the year 1979, registered in the office of Additional District Sub- Registrar Office, Jalpaiguri and the said Sunil Kumar Das and Panna Lal Chowdhury jointly further sold balance land measuring 19½ Decimal as aforesaid to and in favour of one Smt Bijaya Prabha Ghosh, wife of Late Harendra Nath Ghosh, recorded in R.S. Khatian no. 691/7, situated in R.S. Plot No. 56 within R.S. Sheet No. 11 and in R.S. Plot No. 390 within R.S. Sheet no. 12, Mouza - Dabgram, by virtue of another Deed of sale being No. 3144 for the year 1979 registered in the office of the Additional District Sub- Registrar Office, Jalpaiguri and since then said Amar Kumar Ghosh and Bijaya Prabha Ghosh although purchased land by way of separate deeds but they had been holding, occupying, possessing their aforesaid land jointly having their





✓

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

पेले २५० फीसट

मुरेश्वर घोष
As Constituted Power of
Attorney Holder of
Vendor No. (ii) i.e., Sri
Falash Debnath,

khas, actual and physical joint possession thereof having permanent, heritable and transferable right, interest and title therein without any encumbrance and charges whatsoever.

AND

WHEREAS after the aforesaid purchase, the said Amal Kumar Ghosh, son of Late Harendra Nath Ghosh and Smt Bijaya Prabha Ghosh, wife of Late Harendra Nath Ghosh jointly sold and transferred 6 Kathas or 10 Decimals of land out of their total joint land 39 Decimals, recorded in R.S. Khatian no. 691/7, situated in R.S. Plot No. 56 within R.S. Sheet No. 11 and in R.S. Plot No. 390 within R.S. Sheet no. 12, Mouza - Dabgram, registered in the office of the Additional District Sub- Registrar Office, Jalpaiguri to and in favour of Smt Shipra Das, wife of Sri Dulal Chandra Das, by virtue of a registered Deed of Sale being no. 651 for the year 1980, recorded in Book No. 1, Volume No. 9, at pages 197 to 199, registered in the office of the District Sub-Registrar Jalpaiguri and since the aforesaid purchase said Smt Shipra Das, wife of Sri Dulal Chandra Das had been holding, occupying, possessing and enjoying the aforementioned land measuring 6 Kathas having permanent, heritable and transferable right, title and interest whatsoever.

AND

WHEREAS being the owner in possession of the said land, the said Smt Shipra Das, wife of Sri Dulal Chandra Das had sold and transferred 2 Kathas out of her total land measuring 6 Kathas or 10 Decimals, recorded in R.S. Khatian





✓

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

RECEIVED

AS CONSTITUTED POWER OF
ATTORNEY HOLDER OF VENDOR
No. (ii) i.c. 1001 Palash Debnath

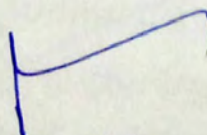
no. 691/7, situated in R.S. Plot No. 390 within R.S. Sheet no. 12, Mouza - Dabgram, through her constituted attorney Sri Tapash Das, son of Late Dulal Chandra Das to and in favour of Sri Subhash Debnath, son of Late Nagendra Debnath, the **Vendor No. 1** herein, by virtue of a registered Deed of Sale being no. 5313 for the year 2013, entered in Book No. I, Volume No. 17, at pages from 4562 to 4575, registered in the office of the Additional District Sub- Registrar of Rajganj, District - Jalpaiguri and since then, the said Sri Subhash Debnath, son of Late Nagendra Debnath had been holding, occupying, possessing and enjoying the aforesaid land measuring 2 Kathas, having khas, actual and physical possession thereof with permanent, heritable and transferable right, title and interest therein without any encumbrance and charges whatsoever.

A N D

WHEREAS Smt Shipra Das, wife of Sri Dulal Chandra Das, had also sold and transferred her 2 Kathas of land out of aforesaid 6 Kathas or 10 Decimals of land by virtue of another Deed of Sale being no. 2937 for the year 1984, entered in Book No. I, Volume No. 1, registered at Additional District Sub- Registrar Office, Jalpaiguri, to and in favour of Smt Madhabi Roy Chowdhury, @ Minu Roy Chowdhury, wife of Sri Subrata Roy Chowdhury, and since then, the said Smt Madhabi Roy Chowdhury @ Minu Roy Chowdhury, wife of Sri Subrata Roy Chowdhury had been holding, possessing and enjoying the aforesaid land measuring 2 Kathas, having khas, actual and physical possession thereof with permanent,






Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

FOR THE PARTIES

As Constituted Power of
Attorney Holder of
Vendor No. (iii) i.c., Sri
Palash Debnath,

heritable and transferable right, title and interest therein without any encumbrance and charges whatsoever.

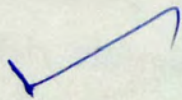
A N D

WHEREAS said Smt Madhabi Roy Chowdhury @ Minu Roy Chowdhury, wife of Sri Subrata Roy Chowdhury, resident of East Vivekananda Pally, Dabgram, P.S. Bhaktinagar, District Jalpaiguri, being the owner in possession of the aforesaid land measuring 2 Kathas, had sold her aforesaid land measuring 2 Kathas, recorded in R.S. Khatian no. 691/7, situated in R.S. Plot No. 390 within R.S. Sheet no. 12, Mouza - Dabgram, to and in favour of (1) Sri Saradindu Chakraborty, son of Late Dhujjati Chakraborty and (2) Smt Kalpana Chakraborty, wife of Sri Saradindu Chakraborty, by virtue of a registered Deed of Sale being no. 0074 for the year 2012, entered in Book No. 1, Volume No. 1, at pages 941 to 950, registered in the office of the District Sub- Registrar, Jalpaiguri and since then the said (1) Sri Saradindu Chakraborty, son of Late Dhujjati Chakraborty and (2) Smt Kalpana Chakraborty, wife of Sri Saradindu Chakraborty, had been holding, possessing and enjoying the aforesaid total land measuring 2 Kathas, recorded in R.S. Plot No. 390 within R.S. Sheet no. 12, Mouza - Dabgram, having khas, actual and physical possession thereof with permanent, heritable and transferable right, interest and title therein without any encumbrance and charges whatsoever.



A N D

WHEREAS (1) Sri Saradindu Chakraborty, son of Late Dhujjati Chakraborty and (2) Smt Kalpana Chakraborty, wife



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

SARADINDU CHAKRABORTY

As Constituted Power of Attorney Holder of Vendor No. (ii) i.c., Sri Palash Debnath,


of Sri Saradindu Chakraborty, being the absolute owner in possession of the land measuring 2 Kathas, represented by their Constituted Attorney Sri Biplab Paul, son of Late Dharendra Chandra Paul, had jointly sold and transferred the land measuring 2 Kathas to and in favour of Sri Palash Debnath, son of Sri Narayan Debnath, the present Vendor No. 2 herein, by virtue of a registered Deed of Sale being No. 5308, for the year 2013, entered in Book No. I, Volume No. 17, at pages from 4479 to 4492, registered at the office of the Additional District Sub Registrar of Rajganj, District - Jalpaiguri and since the said purchase, said Sri Palash Debnath, son of Sri Narayan Debnath had been occupying, holding, possessing and enjoying the aforesaid total land measuring 2 Kathas recorded in R.S. Khatian no. 691/7, situated in R.S. Plot No: 390 within R.S. Sheet no. 12, having khas, actual and physical possession thereof with permanent, heritable and transferable right, interest and title therein without any encumbrance and charges whatsoever.

A N D

WHEREAS thereafter being the absolute owner in possession of the total land measuring 2 Kathas, the **Vendor No. 1** namely **SRI SUBASH DEBNATH** had recorded his name in respect of the abovementioned land in the Office of B.L. & L.R.O. Rajganj Block as per West Bengal Land Reforms Act 1955 vide L.R. Khatian No. 483, L.R. Plot No. 168 and since then the aforesaid Sri Subash Debnath, son of Late Nagendra Debnath has been holding, occupying, possessing and enjoying the aforesaid land measuring 2 Kathas having






Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

Sri Palash Debnath
Sri Palash Debnath
As Constituted Power of Attorney Holder of Vendor No. (ii) I.S. Sri Palash Debnath,

khas, actual and physical possession thereof with permanent, heritable and transferable right, interest and title therein without any encumbrance and charges whatsoever.

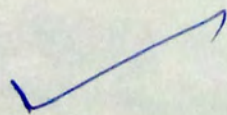
A N D

WHEREAS being the absolute owner in possession of the land measuring 2 Kathas, the Vendor No. 2, namely **SRI PALASH DEBNATH** had recorded his name in respect of the abovementioned land in the Office of B.L. & L.R.O. Rajganj Block as per West Bengal Land Reforms Act 1955 vide L.R. Khatian No. 484, L.R. Plot No. 168 and since then the aforesaid Sri Palash Debnath, son of Narayan Debnath @ Debnath has been holding, occupying, possessing and enjoying the aforesaid total land measuring 2 Kathas having khas, actual and physical possession thereof with permanent, heritable and transferable right, interest and title therein without any encumbrance and charges whatsoever.

A N D

WHEREAS the Vendors were jointly searching for a suitable purchaser to sell the land measuring 4 Kathas (2 Kathas + 2 Kathas), wherein Land measuring 2 Kathas of Vendor No. 1 situates in R.S. Plot No. 390 corresponding to L.R. Plot No. 168, recorded in R.S. Khatian No. 691/7 corresponding to L.R. Khatian No. 483, and Land measuring 2 Kathas of Vendor No. 2 situates in R.S. Plot No. 390 corresponding to L.R. Plot No. 168, recorded in R.S. Khatian No. 691/7 corresponding to L.R. Khatian No. 484, R.S. Sheet No. 12 corresponding to L.R. Sheet No. 87 situates within





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

RECEIVED

KUNDEB, CHAYRA
As Constituted Power
of Attorney Holder
of Vendor No. (11) I.C.,
Sri Palash Debnath,

Mouza -Dabgram, as fully described in the schedule below at the prevailing market price.

A N D

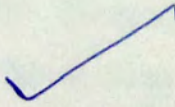
WHEREAS the Purchaser was also searching to purchase a suitable plot of land for his residential/development purpose and has agreed to purchase the said land measuring 4 Kathas (2 Kathas + 2 Kathas) as fully described in the schedule below and offered sum of Rs. 50,40,002/- (Rupees Fifty Lakhs Forty Thousand and Two) only as consideration amount of the aforesaid land which is free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally jointly agreed to sell the below schedule land together with two separate tin sheded structures to the Purchaser hereof at or for the price of Rs. 50, 40,002/- (Rupees Fifty Lakhs Forty Thousand and Two) only which is free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 50, 40,002/- (Rupees Fifty Lakhs Forty Thousand and Two) only paid by the Purchaser to the Vendors hereof and the total value is divided equally in favour of both the Vendors hereof (the receipt





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

RECEIVED

As Constituted Power
of Attorney Holder
of Vendor No. (IV) I.G.
Sri Palash Debnath

equally in favour of both the Vendors hereof (the receipt whereof the Vendors doth hereby acknowledge and grant full discharge from the payment thereof) the Vendors doth hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord i.e., the Govt. of West Bengal.

THE VENDORS doth hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors will be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDORS doth hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership





✓

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

28 SEP 2022

RECEIVED

As Constituted Power
of Attorney Holder of
Vendor No. (111) I. S.
Sri Palash Debnath,

or of possession thereof the land hereby sold or any part thereof in future, the Vendors will be liable to return to the Purchaser the full price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as his own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other person or persons whomsoever claiming through or under her.

THE VENDORS doth hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.



RAJENDRA PRASAD

KUNZ U. CHAKRAVARTY

As Constituted Power
of Attorney Holder of
Vendor No. (ii) i.e.,
Sri Palash Debnath,

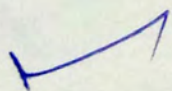
SCHEDULE

ALL THAT PIECE OR PARCEL OF total land measuring 4 (four) Kathas jointly sold by the **vendor nos. 1 and 2**, situate in R.S. Plot No. 390 corresponding to L.R. Plot No. 168, recorded in R.S. Khatian No. 691/7 corresponding to L.R. Khatian Nos. 483 & 484, R.S. Sheet No. 12 corresponding to L.R. Sheet No. 87 situate within Mouza - Dabgram, within Mouza - Dabgram, Pargana - Baikunthapur, J.L. No. 2, Road - Micheal Madhusudan Dutta Sarani 18 Ft., under Ward No. XXXVIII of Siliguri Municipal Corporation, P.S. Bhaktinagar, Sub-Division and Addl. District Sub Registrar Bhaktinagar, District - Jalpaiguri, in the State of West Bengal. As per R.O.R. the land is classified as Sahari but proposed to be used as Bastu.

The aforesaid land is butted and bounded as follows: -

North : Land and House of Sukumar Basak;
South : 18'-0" Wide Pucca Road;
East : Land & House of Niranjan Sutradhar & others;
West : Land and House of Anima Paul.





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

शुद्ध करार

शुद्ध करार
As Constituted Power
of Attorney Holder of
Vendor No. (ii) i.e.,
श्री बालेश देबनाथ

MEMO OF CONSIDERATION

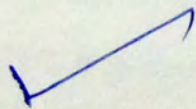
Total Consideration amount of **Rs. 50, 40,002/- (Rupees Fifty Lakhs Forty Thousand and Two) only** which is paid to the **VENDORS** herein in the following manner :-

1. Rs. 5,00,000/- (Rupees Five Lakh) only paid through an Account Payee cheque being nos. "000210" drawn on Bandhan Bank, Siliguri Branch, to and in favour of the Vendor No. 1,
2. Rs. 5,00,000/- (Rupees Five Lakh) only paid through an Account Payee cheque being nos. "000211" drawn on Bandhan Bank, Siliguri Branch, to and in favour of the Vendor No. 2,
3. Rs. 10,00,000/- (Rupees Ten Lakh) only paid through an Account Payee cheque being nos. "000218" drawn on Bandhan Bank, Siliguri Branch, to and in favour of the Power of Attorney Holder of the Vendor No. 2 on 17/09/2022,
4. Rs. 10,00,000/- (Rupees Ten Lakh) only paid through an Account Payee cheque being nos. "000219" drawn on Bandhan Bank, Siliguri Branch, to and in favour of the Vendor No. 1 on 17/09/2022,
5. Rs. 10,20,000/- (Rupees Ten Lakh Twenty Thousand) only paid through an Account Payee cheque being nos. "000226" drawn on Bandhan Bank, Siliguri Branch, to and in favour of the Power of Attorney Holder of the Vendor No. 2 on 17/09/2022,
6. Rs. 10,20,000/- (Rupees Ten Lakh Twenty Thousand) only paid through an Account Payee cheque being nos. "000227" drawn on Bandhan Bank, Siliguri Branch, to and in favour of the Vendor No. 1 on 17/09/2022.

One separate sheet containing site plan of the schedule Land is annexed herewith forming a part of these presents.

One separate sheet is also enclosed herewith containing the fingerprint of the Vendors and Purchaser forming part of these presents.





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

IN WITNESSES WHEREOF the Vendors hereof with her sound health and in conscious mind does hereunto set and subscribed her hand on the day, month and year mentioned hereinbefore.

WITNESSES: -

1.

Ananda Saha .

Mr. Ananda Saha
Son of Late Gopeswar Saha,
Resident of Sukanta Nagar,
P.O. Rabindra Sarani,
P.S. Bhaktinagar,
District - Jalpaiguri,
Pin Code : 734006

1.

সুব্রত চৌধুরী

2.

বুবাণী রয় পটওয়ারী

Signature of the Vendors

Drafted by me as per instruction of the Parties, was read over & explained by me and printed in my office.

2. Prasenjit Singha Sarker
S/o Puratu Singha Sarker
R/o. Sarkerpara, Ward No. 9
PO P.S. Mekhliganj
Dist. Cooch Behar
Pin - 735304

Nabani Roy Patwari

Nabani Roy Patwari
Advocate/Siliguri

Enrolment No
F/1130/945/2019



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2024

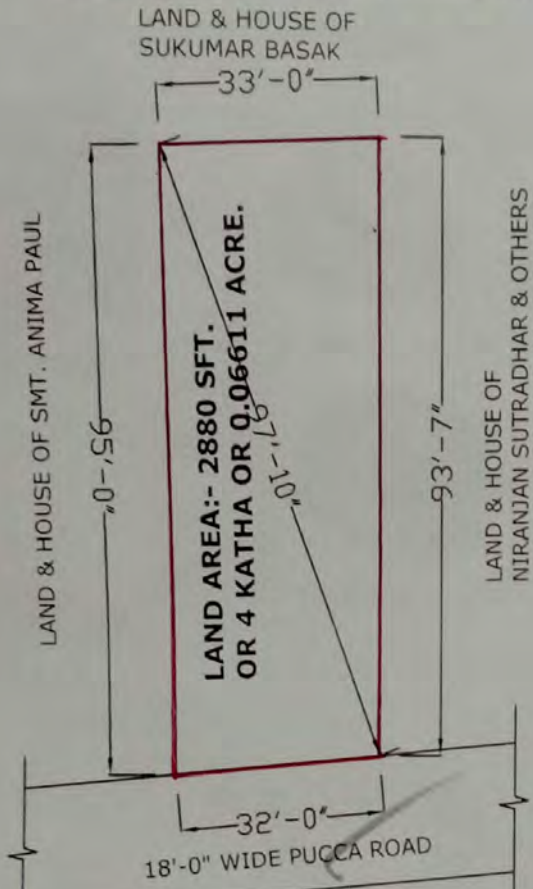
N

**SITE PLAN SHOWING THE LAND TO BE TRANSFERED:-
VIDE DEED NO.:- 5313, OF THE YEAR:- 2013.
& VIDE POWER DEED NO.:- IV-426, OF THE YEAR:- 2015,**

AREA STATEMENT:-

AREA SHOWN IN RED BORDER.

LAND AREA:- 2880 SFT. OR 4 KATHA OR 0.06611 ACRE.

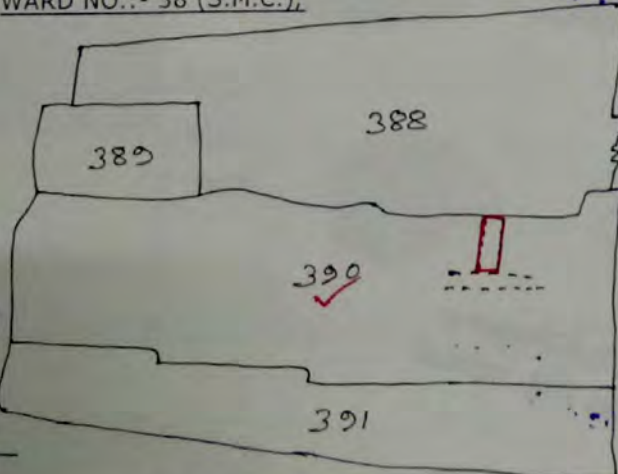


SITE PLAN

SCALE:- 1"=32'-0"

LAND SCHEDULE:-

MOUZA:- DABGRAM, J.L. NO.:- 2,
SHEET NO.:- (R.S.) 12, (L.R.) 87,
PARGANA:- BAIKUNTHAPUR,
KHATIAN NO.:- (R.S.) 691/7, (L.R.) 483 & 484,
PLOT NO.:- (R.S.) 390 (P), (L.R.) 168,
P.S.:- BHAKTINAGAR, DIST.:- JALPAIGURI,
WARD NO.:- 38 (S.M.C.).



**PART OF MOUZA:- DABGRAM, J.L. NO.:- 2,
R.S. SHEET NO.:- 12, SCALE:- 16"=1 MILE**

NAME & SIGNATURE OF PURCHASER:-

**SRI RAKESH SAHA,
S/O SRI MURATI SAHA,
OF RAJA RAM MOHAN ROAD,
EAST VIVEKANANDA PALLY,
WARD NO.:- 38 (S.M.C.),
P.O.:- RABINDRA SARANI,
P.S.:- BHAKTINAGAR,
DIST.:- JALPAIGURI, PIN NO.:-734006.**

Rakesh Saha

NAME & SIGNATURE OF SELLERS:-

**A) SRI SUBASH DEBNATH,
S/O LT. NAGENDRA DEBNATH,
OF SUKANTA NAGAR, NEAR ALOKE SANGHA CLUB,
WARD NO.:- 38 (S.M.C.),
P.O.:- RABINDRA SARANI, P.S.:- BHAKTINAGAR,
DIST.:- JALPAIGURI, PIN NO.:-734006.**

**B) SRI PALASH DEBNATH,
S/O SRI NARAYAN DEBNATH,
OF SUKANTA NAGAR, NEAR ALOKE SANGHA CLUB,
WARD NO.:- 38 (S.M.C.),
P.O.:- RABINDRA SARANI, P.S.:- BHAKTINAGAR,
DIST.:- JALPAIGURI, PIN NO.:-734006.**

AS CONSTITUTED POWER OF ATTORNEY:- FOR- B,

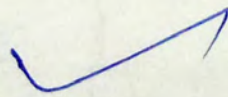
**SRI RANJIT DEBNATH,
S/O LT. NAGENDRA DEBNATH,
OF SUKANTA NAGAR, WARD NO.:- 38 (S.M.C.),
P.O.:- RABINDRA SARANI, P.S.:- BHAKTINAGAR,
DIST.:- JALPAIGURI, PIN NO.:-734006.**

Sri Ranjit Debnath

Subash Debnath

PREPARED BY:-

Su 29/07/2022
Sunil Kumar Sarkar
Surveyor, (Amin)
Reg. No. 15970, Siliguri


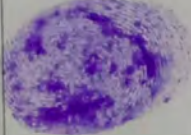
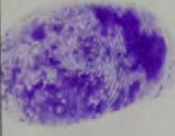
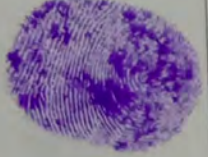
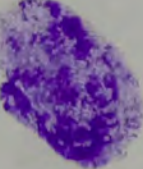
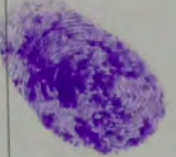
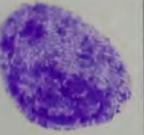


Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022



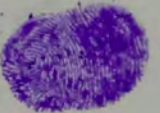
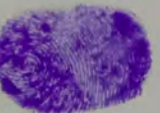
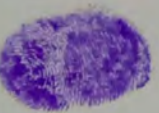
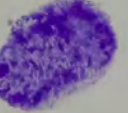
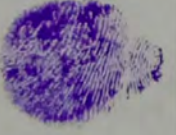
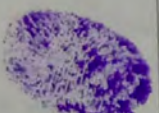
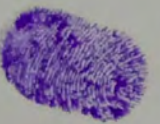
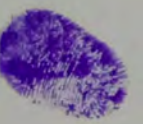

EXECUTANT'S SHEET
(VENDOR'S)

Vendor No. 1.

		Thumb	Fore Finger	Middle finger	Ring Finger	Little Finger
 <u>Subodh Kumar</u>	Left Hand					
	Right Hand					

Subodh Kumar 26/09/22
Signature with date

Power of Attorney Holder of Vendor No. 2.

		Thumb	Fore Finger	Middle finger	Ring Finger	Little Finger
 <u>Subodh Kumar</u>	Left Hand					
	Right Hand					

Subodh Kumar
Signature with date

26/09/2022














✓

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

CLAIMANT'S SHEET
(PURCHASER'S)

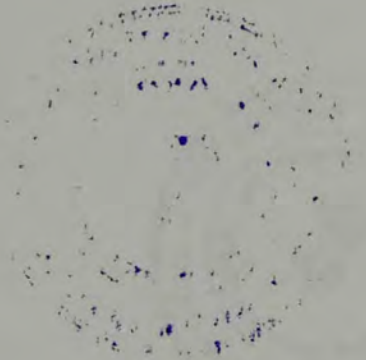
Purchaser

	Thumb	Fore Finger	Middle finger	Ring Finger	Little Finger
 <i>Ramesh Sehe</i>					
Right Hand					

Ramesh Sehe

Ramesh Sehe 28-09-2022

Signature with date





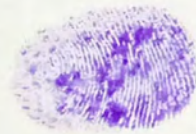
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2024

IDENTIFIER PHOTO SHEET

PHOTO

LEFT THUMB IMPRESSION



Ananda Bahar.

Signature of Identifier



✓
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

Major Information of the Deed

Deed No :	I-0711-09271/2022	Date of Registration	28/09/2022
Query No / Year	0711-2002820326/2022	Office where deed is registered	
Query Date	20/09/2022 1:41:47 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Nabani Roy Patwari Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9749101389, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 50,40,000/-	Rs. 50,40,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,01,600/- (Article:23)	Rs. 50,400/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



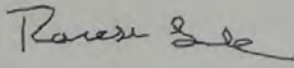
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Micheal Madhusudan Dutta Sarani Ward no 38, Mouza: Dabgram Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-390	RS-691/7	Bastu	Sahari	2 Katha	25,20,000/-	25,20,001/-	Width of Approach Road: 18 Ft.,
L2	RS-390	RS-691/7	Bastu	Sahari	2 Katha	25,20,000/-	25,20,001/-	Width of Approach Road: 18 Ft.,
		TOTAL :			6.6Dec	50,40,000 /-	50,40,002 /-	
		Grand Total :			6.6Dec	50,40,000 /-	50,40,002 /-	



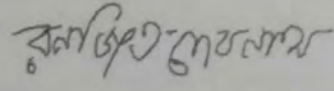
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subash Debnath (Presentant) Son of Late Nagendra Debnath Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
	28/09/2022		LTI 28/09/2022	28/09/2022
Sukanta Nagar, Near Alope Sangha Club, Ward No. 38 Of Siliguri Municipal Corporation., City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKxxxxxx0P, Aadhaar No: 34xxxxxxxx4124, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				
2	Mr Palash Debnath Son of Narayan Debnith ILL Salakati, Near Bazar., City:- Not Specified, P.O:- Salakati, P.S:-KOKRAJHAR, District: Kokrajhar, Assam, India, PIN:- 783376 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rakesh Saha Son of Mr Murati Saha Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
	28/09/2022		LTI 28/09/2022	28/09/2022
Son of Mr Murati Saha East Vivekananda Pally, Ward No. 38 Of Siliguri Municipal Corporation. No., City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: EBxxxxxx8B, Aadhaar No: 28xxxxxxxx8986, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranjit Debnath Son of Late Nogendra Debnath Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 6:24PM	 LTI 28/09/2022	 28/09/2022
Sukanta Nagar, Dabgram, Ward No. 38 Of Siliguri Municipal Corporation., City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx6J, Aadhaar No: 70xxxxxxxx5742 Status : Attorney, Attorney of : Mr Palash Debnath				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ananda Saha Son of Late Gopeswar Saha Sukanta Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	 28/09/2022	 28/09/2022	 28/09/2022
Identifier Of Mr Subash Debnath, Mr Ranjit Debnath, Mr Rakesh Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subash Debnath	Mr Rakesh Saha-2 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Palash Debnath	Mr Rakesh Saha-2 Katha

On 28-09-2022

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.

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

Presented for registration at 13:59 hrs on 28-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Subash Debnath , one of the Executants.

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 50,40,002/-

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

Execution is admitted on 28/09/2022 by 1. Mr Subash Debnath, Son of Late Nagendra Debnath, Sukanta Nagar, Near Alope Sangha Club, Ward No. 38 Of Siliguri Municipal Corporation., P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr Rakesh Saha, Son of Mr Murati Saha, East Vivekananda Pally, Ward No. 38 Of Siliguri Municipal Corporation. No., P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr Ananda Saha, , , Son of Late Gopeswar Saha, Sukanta Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Ranjit Debnath, , Son of Late Nogendra Debnath, Sukanta Nagar, Dabgram, Ward No. 38 Of Siliguri Municipal Corporation., P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business as constituted attorney for Mr Palash Debnath ILL Salakati, Near Bazar., P.O: Salakati, Thana: KOKRAJHAR, , Kokrajhar, ASSAM, India, PIN - 783376 is admitted by him

Indetified by Mr Ananda Saha, , , Son of Late Gopeswar Saha, Sukanta Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,400.00/- (A(1) = Rs 50,400.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 12:00AM with Govt. Ref. No: 192022230126913522 on 22-09-2022, Amount Rs: 50,400/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M295359 on 23-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

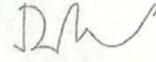
Certified that required Stamp Duty payable for this document is Rs. 2,01,600/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,96,600/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3615, Amount: Rs.5,000.00/-, Date of Purchase: 22/09/2022, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 12:00AM with Govt. Ref. No: 192022230126913522 on 22-09-2022, Amount Rs: 1,96,600/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M295359 on 23-09-2022, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 212524 to 212550
being No 071109271 for the year 2022.



Biswarup Goswami

Digitally signed by BISWARUP
GOSWAMI
Date: 2022.10.18 15:45:14 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/10/18 03:45:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)