

10318/22

I-10277/22



पश्चिम बंगाल WEST BENGAL

998532

H 998532

28/11/2022
 3284952/20
 Mr. AS ₹4,00,000/-

Jagan Nandy

Konstar Sanyal

Subash Sankar

Susmita Mazumdar



DEED OF SALE

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 mark]

[Handwritten signature]

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

22 NOV 2022

NON JUDICIAL STAMP

Sl. No. 2403 Dated 17/11/22

Name Koustav Dey & Ors.

Of Siliguri

Value Rs. 500/- (Rupees Five hundred only)



SANDHYA SAMA GOON
GOVT. STAMP VENDOR
SILIGURI COURT
L/No.-174/RM OF 2018



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

22 NOV 2022

Japan - Nandy

Koustav Dey

Subrata Sarkar

Susmita Mazumdar

THIS DEED OF SALE IS MADE ON THIS
THE 22ND DAY OF NOVEMBER,
TWO THOUSAND TWENTY-TWO.

Area	: Land measuring 5 (five) kathas 8 (eight) chhataks alongwith 42 years old single storey residential building measuring 1000 square feet standing thereon;
Set forth value	: Rs. 74,00,000/-
Assessed value	: Rs. 74,00,000/-
Plot No.	: 433 (R. S.); 360 (L.R.);
Khatian No.	: 646/1 (R. S.); 483 (L.R.);
Sheet No.	: 12 (R. S.); 88 (L.R.);
Ward No.	: 38 of Siliguri Municipal Corporation;
Mouza	: Dabgram;
Police Station	: Bhaktinagar;
District	: Jalpaiguri;
State	: West Bengal.

B E T W E E N

1. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station - Siliguri, Pin - 734 001, District - Darjeeling,
2. SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station - Siliguri, Pin - 734 001, District - Darjeeling and
3. SMT. SUSMITA MAZUMDAR, wife of Sri Aninda Mazumdar (PAN: APIPM 8913 R; Aadhaar No. 6600 1433 6136), residing at Atul Prasad Sarani, East Vivekananda Pally, Post Office - Rabindra Sarani, Pin - 734 006, Police Station - Bhaktinagar, District - Jalpaiguri, in the State of West Bengal, all are Hindu by faith, Business by occupation, Indian by Citizen, hereinafter collectively called "the PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.



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

22 NOV 2022

Tapan Nandy.

Konkan Deb

Subodh Sunkar

Susmita Mazumdar.

A N D

SRI TAPAN NANDY, son of Late Narendra Nath Nandy (PAN: ABIPN 4437 F; Aadhaar No. 3465 0240 0300), Hindu by faith, Service by occupation, Indian by Citizen, residing at 102, Atul Prasad Sarani, East Vivekananda Pally, Post Office – Rabindra Sarani, Pin – 734 006, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, hereinafter called "the VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, one SRI NARENDRA NATH NANDY, son of Late Rajani Kanta Nandy acquired a plot of land measuring 5 (five) kathas 8 (eight) chhataks, in part of R. S. Plot No. 433, recorded in R. S. Khatian No. 646/1, situated within Mouza – Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 11 (C. S.), 12 (R. S.), Pargana – Baikunthapur, Police Station – Bhaktinagar, District – Jalpaiguri, by virtue of a Deed of Sale, duly executed by SRI SURESH CHANDRA KUNDU, son of Late Jashoda Lal Kundu, registered with the office of the Sadar Joint Sub-Registrar, Jalpaiguri on 13.03.1978 and the said document was recorded in Book No. I, Volume No. 18, at pages from 163 to 166, being No. I-1634, for the year 1978. Thereafter, above named SRI NARENDRA NATH NANDY constructed a single storey residential building measuring 1000 square feet on a portion of land and started living thereon.

AND WHEREAS, above named NARENDRA NATH NANDY thereafter died intestate on 16.01.1982, leaving behind him his wife, SMT. ANJALI NANDY, 2 (two) sons, viz. SRI GOUTAM KUMAR NANDY, SRI TAPAN KUMAR NANDY & 3 (three) daughters, viz. SMT. SAMPA CHOUDHURY, wife of Sri Prabir Choudhury, SMT. PAMPA PAUL, wife of Sri Pradip Paul & SMT. MITHU ROY, wife of Sri Tapas Kumar Roy, as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. By virtue of such law of inheritance, above named SMT. ANJALI NANDY, SRI GOUTAM

Tapan Nandy.

Koushan Roy

Surendra Sarker

Susmita Hazarder.

KUMAR NANDY, SRI TAPAN KUMAR NANDY, SMT. SAMPA CHOUDHURY, SMT. PAMPA PAUL & SMT. MITHU ROY acquired the said land measuring 5 (five) kathas 8 (eight) chhataks having 1/6th undivided share each, in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Subsequently, above named SRI TAPAN KUMAR NANDY, SMT. SAMPA CHOUDHURY, SMT. PAMPA PAUL & SMT. MITHU ROY jointly executed a Special Power of Attorney, appointing their brother, SRI GOUTAM KUMAR NANDY as their Constituted Attorney, registered with the office of the then Sub-Registrar, Siliguri on 06.06.1988 and the said document was recorded in Book No. IV, being No. IV-76, for the year 1988.

AND WHEREAS, above named SRI GOUTAM KUMAR NANDY for self and on behalf of SRI TAPAN KUMAR NANDY, SMT. SAMPA CHOUDHURY, SMT. PAMPA PAUL & SMT. MITHU ROY transferred their 5/6th undivided share of land out of total land measuring 5 (five) kathas 8 (eight) chhataks to and in favour of their mother, SMT. ANJALI NANDY by executing a Deed of Gift, registered with the office of the 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj on 11.01.1989 and the said document was recorded in Book No. I, Volume No. 2, at pages from 165 to 170, being No. I-165, for the year 1989. By virtue of such Deed of Gift and law of inheritance, above named SMT. ANJALI NANDY acquired the said land measuring 5 (five) kathas 8 (eight) chhataks or 3960 square feet in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, above named SMT. ANJALI NANDY thereafter sold and transferred a plot of land measuring 1774.11 square feet to and in favour of her son, SRI TAPAN NANDY by executing a Deed of Sale, registered with the office of the 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj on 29.06.1989 and the

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Susmita Hazarika

said document was recorded in Book No. I, Volume No. 22, at pages from 399 to 406, being No. I-2516, for the year 1989.

It is to be mentioned here that after delineating a portion of land measuring 1774.11 square feet, above named SMT. ANJALI NANDY have been enjoying, occupying and possessing a plot of land measuring 2185.89 square feet in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Subsequently, above named ANJALI NANDY died intestate on 09.08.2005 and GOUTAM NANDY also died intestate on 23.07.2012 as Bachelor, leaving behind them SRI TAPAN KUMAR NANDY, SMT. SAMPA CHOUDHURY, SMT. PAMPA PAUL & SMT. MITHU ROY as their only legal heirs and/ or successors to inherit their estates as per provisions of Hindu Succession Act, 1956. By virtue of such law of inheritance, above named SRI TAPAN KUMAR NANDY, SMT. SAMPA CHOUDHURY, SMT. PAMPA PAUL & SMT. MITHU ROY acquired the said land measuring 2185.89 square feet, having 1/4th undivided share each (546.4725 square feet) in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, above named SMT. SAMPA CHOUDHURY, SMT. PAMPA PAUL & SMT. MITHU ROY thereafter transferred their undivided share of land measuring 1639.42 square feet to and in favour of their brother, SRI TAPAN NANDY by executing a Deed of Gift, registered with the office of the Additional District Sub-Registrar, Bhaktinagar on 28.03.2019 and the said document was recorded in Book No. I, Volume No. 0711-2019, at pages from 53049 to 53080, being No. I-2076, for the year 2019.

It is to be mentioned here that by virtue of a Deed of Sale, being No. I-2516 of 1989, Deed of Gift, being No. I-2076 of 2019 and law of inheritance, above named SRI TAPAN NANDY acquired altogether plot of land measuring 5 (five) kathas 8

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Sumita Mazumdar.

(eight) chhataks alongwith 42 years old single storey residential building measuring 1000 square feet, in his khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Subsequently, record of right was prepared for the said land in the name of Sri Tapan Nandy in the newly published L. R. Khatian; vide Khatian No. 483, L. R. Plot No. 360 of Mouza - Dabgram, Sheet No. 88.

AND WHEREAS, the Vendor herein above due to some urgent need of money have decided to sale and transfer their above mentioned entire plot of land measuring 5 (five) kathas 8 (eight) chhataks alongwith 42 years old single storey residential building measuring 1000 square feet, as fully mentioned in the schedule herein below, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of a plot of land for their residential purpose and being aware of the said fact have offered and agreed to purchase the said land at and for a total sum of Rs.74,00,000/- (Rupees Seventy-four lakh) only and the Vendor have accepted the price so offered by the Purchaser as the same is fair, reasonable and highest prevailing in the present market and have agreed to sell and transfer the said land as fully mentioned in the Schedule herein below unto the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of a sum of Rs.74,00,000/- (Rupees Seventy-four lakh) only paid by the Purchaser to the Vendors (the receipt whereof the Vendor doth hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor doth hereby grant, convey, sell transfer, assure and confirm unto the Purchaser all that piece or parcel of land measuring 5 (five) kathas 8 (eight) chhataks alongwith 42 years old single storey residential building measuring 1000 square feet, appertaining to and forming part of R. S. Plot No. 433, corresponding to L. R. Plot No. 360, recorded in R. S. Khatian No. 646/1,

Japar-Mandy.

Konstan Dey

Subal Sarker

Susmita Hazarika

corresponding to L. R. Khatian No. 483, situated within Mouza – Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 12 (R.S.) & 88 (L.R.), Pargana – Baikunthapur, within Ward No. 38 of Siliguri Municipal Corporation, Atul Prasad Sarani, Post Office – Rabindra Sarani, Pin – 734 006, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, more fully described in the schedule herein below free from all encumbrances and charges whatsoever, together with all yards, courts, areas, sewer-ways, paths, passages, common fences, well and appurtenances whatsoever to the said land hereditaments thereto and TO HAVE AND TO HOLD the said land subject to payment of rents, taxes etc. payable to the State of West Bengal And the PURCHASER shall receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the Vendor or any person or entrust for them and that free and clear and freely and clearly and absolutely discharges, saves, harmless and kept indemnified against all estate and encumbrances created by the Vendor.

IT IS FURTHER COVENANTED that if any defects in title or for any act done by the Vendor in any way with respect to the land hereby transferred and if the Purchaser is deprived of possession or enjoyment of the property hereby transferred, the Vendor shall be liable to return to the PURCHASER the full or proportionate part of the consideration money together with interest from the date of such deprivation and shall also be liable for adequate compensation for any loss or injury there to be sustained by the Purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and that there subsists no such contract upto the date of these presents and in the event of discovery of any contract of sale or transfer existing with respect to the aforesaid land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable for false recitals to compensate the Purchaser adequately for the loss or injury sustained by them in consequence thereof.

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Konstan Dey

Subash Saha

Susmita Mondal

SCHEDULE OF THE PROPERTY

All that piece or parcel of land measuring 5 (five) kathas 8 (eight) chhataks, alongwith 42 years old single storey residential building measuring 1000 square feet, appertaining to and forming part of R. S. Plot No. 433, corresponding to L. R. Plot No. 360, recorded in R. S. Khatian No. 646/1, corresponding to L. R. Khatian No. 483, situated within Mouza - Dabgram, J. L. No. 2, Touzi No. 3, Sheet No. 12 (R.S.) & 88 (L.R.), Pargana - Baikunthapur, within Ward No. 38 of Siliguri Municipal Corporation, Atul Prasad Sarani, Post Office - Rabindra Sarani, Pin - 734 006, Police Station - Bhaktinagar, District - Jalpaiguri, in the State of West Bengal. The floor of the building is of cemented.

The classification and use of land is Bastu and the said land & building is butted and bounded as follows:-

- NORTH : By the land & house of Sadhan Ghosh & others;
SOUTH : By the land & house of Pritam Mandal;
EAST : By the land & house of Kalachand Saha, Subhas Garai & others;
WEST : By the land & house of K. D. Muhuri, 16 ft. wide Road & 13 ft. wide private passage;

The set forth value of the aforesaid land is Rs.74,00,000/- (Rupees Seventy-four lakh) only.

Three separate sheets are enclosed herewith containing the fingerprints of the VENDOR, PURCHASER & IDENTIFIER forming part of these presents.

The property hereby sold is more particularly shown and delineated by the red borderline in the site plan annexed herewith-forming part of these presents.

IN WITNESS WHEREOF, the Vendor have set and subscribed his hand and put his signatures on this Deed in good sense, conscious mind after going through and understanding the contents on the day, month and year first above written in presence of the: -

WITNESSES:-

1. Suresh Das
S/o- Subhas Das
South Shantinagar
P.O - Dabgram 2.
P.S - Bhaktinagar.
Dist - Jalpaiguri
Pin - 734004.
2. Partha Debnath
S/o Niranjana Debnath
East Vivekananda Pally
PO - Rabindra sarani
PS - Bhaktinagar
Dist - Darjeeling
Pin - 734006

Japan Nandy.

Signature of the VENDOR.

1. Kenstar Dey
2. Subash Sankar
3. Susmita Mazumdar.

Signature of the PURCHASERS

Drafted, read over and explained to the parties by me & Printed in my chamber:

(SUPRIO GHOSH)

Advocate, Siliguri.

Enroll. No. WB-493/2003.

Signature of Vendor - SRI TAPAN NANDY.

Signature of Vendor - SRI TAPAN NANDY.

Tapan Nandy.

Sl. No.	Date	Mode of payment	Bank & No.	Amount (Rs.)
1.	19.11.2022	Cash from Subrata Sarkar	Nil	1,00,000.00
2.	21.11.2022	Demand Draft from Subrata Sarkar	Axis Bank Ltd., bearing No. 000648;	23,66,666.00
3.	21.11.2022	Demand Draft from Koustav Dey	Axis Bank Ltd., bearing No. 000650;	24,66,667.00
4.	21.11.2022	Demand Draft from Susmita Mazumdar	Axis Bank Ltd., bearing No. 000649;	24,66,667.00
Total:				74,00,000.00

I, SRI TAPAN NANDY, son of Late Narendra Nath Nandy, residing at 102, Atul Prasad Sarani, East Vivekananda Pally, Post Office - Rabindra Sarani, Pin - 734 006, Police Station - Bhaktinagar, District - Jalpaiguri, in the State of West Bengal, do hereby acknowledge the receipt of a sum of Rs. 74,00,000/- (Rupees Seventy-four lakh) only from SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey, SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar and SMT. SUSMITA MAZUMDAR, wife of Sri Aninda Mazumdar hereof as per detail given hereunder:-

MEMO OF CONSIDERATION

SITE PLAN SHOWING THE POSSESSION OF LAND TO BE SOLD

NAME OF SELLER

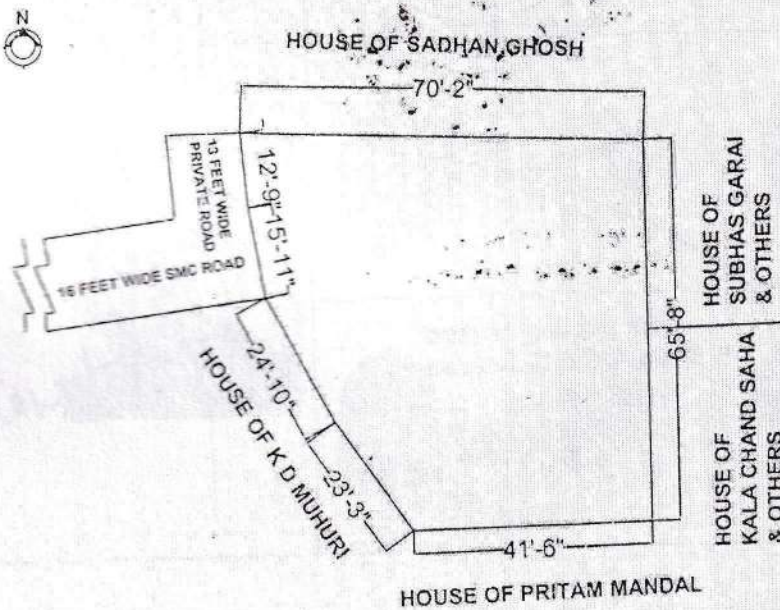
SRI. TAPAN NANDY
S/O. LT. NAREDRA NATH NANDY
ADD:- 102 ATUL PRASAD SARANI,
RABINDRA NAGAR, WARD NO-21,
P/O. RABINDRA SARANI,
P/S. SILIGURI,
DIST.- DARJEELING,
PIN- 734006,
STATE- WEST BENGAL.

NAME OF PURCHASER

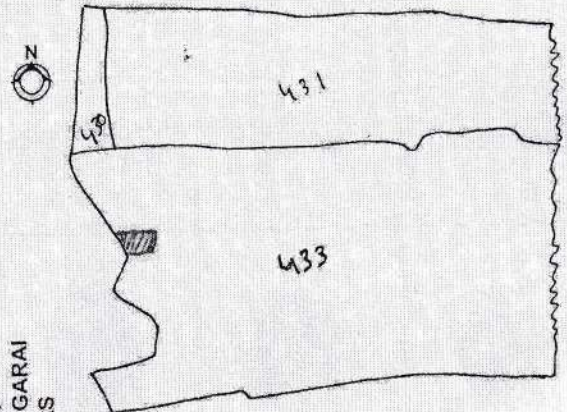
- A) SRI. KOUSTAV DEY
S/O. ASHOK KUMAR DEY
ADD:- 20, GOSTHAPPAUL SARANI,
HAKIM PARA SILIGURI,
P/O & P/S. SILIGURI,
DIST.- DARJEELING,
PIN- 734001,
STATE- WEST BENGAL.
- B) SRI. SUBRATA SARKAR
S/O. BIBHASH SARKAR
ADD:- 39, RASH BEHARI SARANI,
HAKIM PARA SILIGURI,
P/O & P/S. SILIGURI,
DIST.- DARJEELING,
PIN- 734001,
STATE- WEST BENGAL.
- C) SRI. SUSMITA MAZUMDAR
W/O. ANINDYA MAZUMDAR
ADD:- ATUL PRASAD SARANI,
EAST VIVEKANANDA PALLY,
P/O & P/S. SILIGURI,
DIST.- DARJEELING,
PIN- 734006,
STATE- WEST BENGAL.

SCHEDULE OF LAND

MOUZA :- DABGRAM
J.L. NO. :- 02
SHEET NO :- 12 (R.S.), 88 (L.R.)
KHATIAN NO :- 646/1 (R.S.), 483 (L.R.)
PLOT NO :- 433 (R.S.), 360 (L.R.)
DIST. :- JALPAIGURI.
P/S. :- BHAKTINAGAR.
AREA :- 3960 SQ. FT.
OR 5 KATHA 8 CHATTAK
OR 0.0909 ACRE.








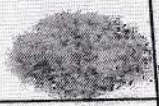
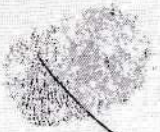




Tapan Nandy



PART OF MAP- MOUZA DABGRAM J.L. NO.-02
SHEET NO- 12 (R.S.), SCALE- 16"=1 MILE.












Basak
Sudip Kr. Basak
AMIN
Reg.- 03128
Siliguri
SIGN. OF SURVEYOR

EXECUTANT SHEET (VENDOR)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <u>Japan Nandy</u>					
					












Japan Nandy
Signature with date

(PURCHASER)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <u>Venkatesh Reddy</u>					
					












Venkatesh Reddy
Signature with date

EXECUTANT SHEET (PURCHASER)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Subodh Sarda</i>						
	✓					

Subodh Sarda

Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Susmita Mazumdar</i>						
						

Susmita Mazumdar

Signature with date

IDENTIFIER PHOTO SHEET

PHOTO



Swadesh Das

LEFT THUMB IMPRESSION



Swadesh Das
Signature of the Identifier

PHOTO TAKEN AT THE POLICE STATION
ON 10/10/2014 AT 10:30 AM

Major Information of the Deed

Deed No :	I-0711-10277/2022	Date of Registration	22/11/2022
Query No / Year	0711-2003284952/2022	Office where deed is registered	
Query Date	19/11/2022 8:30:17 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	SUPRIO GHOSH SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7908641971, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 74,00,000/-	Rs. 74,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,96,020/- (Article:23)	Rs. 74,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

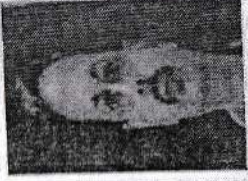

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Atul Prasad Sarani Ward no 38, Mouza: Dabgram Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-433	RS-646/1	Bastu Bastu	5 Katha 8 Chatak	68,70,000/-	68,70,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				9.075Dec	68,70,000 /-	68,70,000 /-	



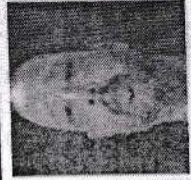

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value. (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	5,30,000/-	5,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 42 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	5,30,000 /-	5,30,000 /-	

Seller Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print
1	<p>Mr TAPAN NANDY (Presentant) Son of Late NARENDRA NATH NANDY Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office</p>		
		22/11/2022	22/11/2022
	<p>EAST VIVEKANANDA PALLY, 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.:: ABxxxxx7F, Aadhaar No: 34xxxxxxxx0300, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office</p>		

Buyer Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print
1	<p>Mr KOUSTAV DEY Son of Mr ASHOK KUMAR DEY Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office</p>		
		22/11/2022	22/11/2022
	<p>Son of Mr ASHOK KUMAR DEY HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxx3J, Aadhaar No: 57xxxxxxxx0699, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office</p>		
2	<p>Mr SUBRATA SARKAR Son of Mr BIBHASH SARKAR Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office</p>		
		22/11/2022	22/11/2022
	<p>Son of Mr BIBHASH SARKAR HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxx7D, Aadhaar No: 49xxxxxxxx9169, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office</p>		

	Name	Photo	Finger Print	Signature
3	Mrs SUSMITA MAZUMDAR Wife of Mr ANINDYA MAZUMDAR Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office	 22/11/2022	 LTI 22/11/2022	 22/11/2022
Wife of Mr ANINDYA MAZUMDAR EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734006 Sex: Female, By Caste; Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx3R, Aadhaar No: 66xxxxxxxx6136, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURESH DAS Son of Mr SUBHAS DAS SOUTH SHANTINAGAR, City:- Not Specified, P.O:- DABGRAM II, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004	 22/11/2022	 22/11/2022	 22/11/2022
Identifier Of Mr TAPAN NANDY, Mr KOUSTAV DEY, Mr SUBRATA SARKAR, Mrs SUSMITA MAZUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN NANDY	Mr KOUSTAV DEY-3.025 Dec, Mr SUBRATA SARKAR-3.025 Dec, Mrs SUSMITA MAZUMDAR-3.025 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN NANDY	Mr KOUSTAV DEY-333.33333300 Sq Ft, Mr SUBRATA SARKAR-333.33333300 Sq Ft, Mrs SUSMITA MAZUMDAR-333.33333300 Sq Ft

Endorsement For Deed Number : I - 071110277 / 2022

On 22-11-2022

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 12:25 hrs on 22-11-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr TAPAN NANDY ,Executant.

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 74,00,000/-

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

Execution is admitted on 22/11/2022 by 1. Mr TAPAN NANDY, Son of Late NARENDRA NATH NANDY, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr KOUSTAV DEY, Son of Mr ASHOK KUMAR DEY, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr SUBRATA SARKAR, Son of Mr BIBHASH SARKAR, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mrs SUSMITA MAZUMDAR, Wife of Mr ANINDYA MAZUMDAR, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Identified by Mr SURESH DAS, , Son of Mr SUBHAS DAS, SOUTH SHANTINAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,014.00/- (A(1) = Rs 74,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 74,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 7:15AM with Govt. Ref. No: 192022230184416888 on 22-11-2022, Amount Rs: 74,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1868526425619 on 22-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

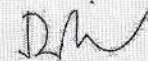
Certified that required Stamp Duty payable for this document is Rs. 2,96,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,91,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2403, Amount: Rs.5,000.00/-, Date of Purchase: 17/11/2022, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 7:15AM with Govt. Ref. No: 192022230184416888 on 22-11-2022, Amount Rs: 2,91,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1868526425619 on 22-11-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 234436 to 234455

being No 071110277 for the year 2022.



Digitally signed by BISWARUP
GOSWAMI
Date: 2022.12.01 17:52:44 +05:30
Reason: Digital Signing of Deed.

Biswarup Goswami

(Biswarup Goswami) 2022/12/01 05:52:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)