

Sl. 1786/2020

D- 2174/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 445331

F 445331

PRIME DEVELOPERS

*[Signature]*  
Partner

Nimai Chandra Dutta

Ujjwal Dutta

Arcup Dutta  
Rodrajit Dutta

Mamata kazi -1-

Sujatab Dutta  
Anindita Dutta  
Gouri Dutta  
Ankita Saiton

# DEED OF CONVEYANCE

Contd. To next sheet

*[Signature]*  
Q-2-1404504/2020  
4.11.2020

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

*[Signature]*  
ADDL. DIST. SUB-REGISTRAR  
BILASIPUR  
04/11/2020

SL NO. 16920 Date 2.11.2020  
PURCHASER Prime Developer  
Full Address Siliguri  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1



*MD*  
STAMP VENDOR  
JAYA RANI DAS  
Licence No. 1 of 99-2000  
Addl. DSR Office, Raiganj, Jalpaiguri



*Shrip*  
Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

~~24 DEC 2020~~

04 NOV 2020

*Rupesh*  
Partner

*Nimai Chandra Dutta*

*Ujjwal Dutta*

*Arun Dutta*

*Sachinjit Dutta*

*Mamata Koiri*

*Syubana Dutta*

*Anindita Dutta*

*Gouri Dutta*

*Ankita Dutta*

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE  
04th DAY OF November 2020

### CONVEYANCE

PARGANA-BAIKUNTHAPUR

MOUZA-SILIGURI

NOW MOUZA-SILIGURI MADHYA PASCHIM

P.S-SILIGURI

DIST-DARJEELING

LAND AREA: 10.69(TEN POINT SIX NINE) DECIMALS

SET FORTH VALUE

Rs.2,70,00,000/=

R. S. KHATIAN NOS. 2135, 2133, 2132 & 2128

L. R. KHATIAN NOS. 3143, 3144, 3145, 3146, 3147, 3148, 3149 & 3150

R. S. PLOT NOS. 2785, 2786, 2780 & 2787

L. R. PLOT NO. 6605

J. L. NO. 110(88)

NOW J. L. NO. 89/88

SILIGURI MUNICIPAL CORPORATION

### BETWEEN

**"PRIME DEVELOPERS"**, (P.A. No. AAXFP5657M), a Partnership firm, having its office at 3<sup>rd</sup> Floor, City Mall, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin – 734001, in the state of West Bengal, represented by one of its partner namely **SRI RUPESH KUMAR AGARWAL** (P.A. No. ACIPA7785N) (Aadhaar No. 304987589322) S/O Sri Mangeram Agarwal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Garg Kutir, Deokota Toll, Opposite Fresh Mart, Jaygaon(CT), P.O. & P.S- Jaygaon, Dist. Jalpaiguri, Pin- 736182, in the state of West Bengal, hereinafter called the **"PURCHASER"** (Which expression shall mean and include unless excluded by or repugnant to the context its partners, heirs, executors, administrators, Office representatives and assigns) of the **ONE PART.**



Partner

Nimai Chandra Dutta

Ujjal Dutta

Arceep Dutta

Indrajit Dutta

Mamata Kar

Sujata Dutta

Anindita Dutta

AND

Gouri Dutta

Ankita Dutta

3

**1. SRI NIMAI CHANDRA DUTTA**(P. A. No. AGHPD2844E)(Aadhaar No. 876639822508), **2. SRI UJJAL DUTTA**(P. A. No. BQJPD7604P)(Aadhaar No. 421558044803), **3. SRI ARUP DUTTA**(P. A. No. CFRPD9261A)(Aadhaar No. 617706190425), **4. SRI INDRAJIT DUTTA**(P. A. No. ACXPD4135C)(Aadhaar No. 880762518671) all are S/O Late Jogesh Chandra Dutta, **5. SMT. MAMATA KAR**(P. A. No. BPFPK0309R)(Aadhaar No. 579271433017) W/O Late Sunil Kar & D/O Late Jogesh Chandra Dutta, **6. SMT. SUJATA DUTTA**(P. A. No. CFVPD1680P)(Aadhaar No. 234458897297) W/O Late Ashok Dutta & Daughter in Law of Late Jogesh Chandra Dutta, **7. MISS ANINDITA DUTTA**(P. A. No. CFVPD1679G)(Aadhaar No. 691638305209) D/O Late Ashok Dutta & Grand Daughter of Late Jogesh Chandra Dutta, **8. SMT. GOURI DUTTA**(P. A. No. GAOPD4715D)(Aadhaar No. 602187822802) W/O Late Pabitra Dutta@Prabitra Kumar Dutta & Daughter in Law of Late Jogesh Chandra Dutta & **9. MISS ANKITA DUTTA**(P. A. No. GAOPD4716A)(Aadhaar No. 959532959549) D/O Late Pabitra Dutta@Prabitra Kumar Dutta & Grand Daughter of Late Jogesh Chandra Dutta, all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 to 7 are residing at Vidyasagar Pally, S.M.C Ward No. 7, Siliguri, P.O. - Siliguri Bazar, P.S. Siliguri, Dist - Darjeeling, Pin 734005, in the State of West Bengal & No.8 to 9 are residing at Jatin Das Sarani, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Dist - Darjeeling, Pin 734001, in the State of West Bengal, hereinafter jointly called the "**VENDORS**" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns ) of the **OTHER PART**.

**WHEREAS** one **Jogesh Chandra Dutta** S/O Late Kamini Kumar Dutta was the absolute recorded owner of all that piece or parcel of land measuring **7(Seven)** Decimals, appertaining to R. S. Plot No. **2785**, recorded in R.S. Khatian No. **2135** & land measuring **2(Two)** Decimals, appertaining to R. S. Plot No. **2786**, recorded in R. S. Khatian No. **2133**, situated at Mouza-SILIGURI, J. L. No. **110(88)**, Paragana-Baikunthapur, Addl. Dist-Sub-Registry Office Siliguri, Dist - Darjeeling, as fully described in the schedule below.

Jogesh

Partner

Nimai Chandra Dutta

Ujjal Dutta.

Arup Dutta

Indrajit Dutta

Mamata kar

Sujata Dutta

Anindita Dutta

4

Gouri Dutta

Ankita Dutta

**AND WHEREAS** the said **Jogesh Chandra Dutta** S/O Late Kamini Kumar Dutta died on 11-11-2008 intestate leaving behind him **SRI NIMAI CHANDRA DUTTA**(Son, Vendor No. 1 hereof), **SRI UJJAL DUTTA**(Son, Vendor No. 2 hereof ), **SRI ARUP DUTTA**(Son, Vendor No. 3 hereof), **SRI INDRAJIT DUTTA**(Son, Vendors No. 4 hereof), **PABITRA DUTTA**(Son), **ASHOK DUTTA**(Son), **SMT MAMATA KAR**(Daughter, Vendor No. 5 hereof), as his only legal heirs and after the death of the said Jogesh Chandra Dutta the aforesaid land has been devolved upon the said successors/legal heirs, by virtue of law of inheritance, according to Hindu Succession Act, 1956 and each have equal  $\frac{1}{7}^{\text{th}}$  inherited undivided shares in the said land, having permanent heritable, right, title & interest therein, as fully described in the schedule " A " herein below.

**AND WHEREAS** subsequently one of the aforesaid legal heirs of **Jogesh Chandra Dutta** namely **ASHOK DUTTA** died on 18-10-2006 before the death of his father namely **Jogesh Chandra Dutta**, who intestate leaving behind him **SMT. SUJATA DUTTA**(Wife, Vendor No. 6 hereof ) & **MISS. ANINDITA DUTTA**(Daughter, Vendor No. 7 hereof), as his only legal heirs and after the death of the said **ASHOK DUTTA**, his  $\frac{1}{7}^{\text{th}}$  inherited undivided shares in the aforesaid land has been devolved upon the said successors / legal heirs, by virtue of law of inheritance, according to Hindu Succession Act, 1956 and each have equal undivided shares in the said land, having permanent heritable, right, title & interest therein, as fully described in the schedule herein below.

**AND WHEREAS** subsequently one of the aforesaid legal heirs of **Jogesh Chandra Dutta** namely **PABITRA DUTTA** died on 20-04-2020 intestate leaving behind him **SMT. GOURI DUTTA**(Wife, Vendor No. 8 hereof ) & **MISS. ANKITA DUTTA**(Daughter, Vendor No. 9 hereof), as his only legal heirs and after the death of the **PABITRA DUTTA**, his  $\frac{1}{7}^{\text{th}}$  inherited undivided shares in the aforesaid land has been devolved upon the said successors / legal heirs, by virtue of law of inheritance, according to Hindu Succession Act, 1956 and each have equal undivided shares in the said land, having permanent heritable, right, title & interest therein, as fully described in the schedule herein below.

*Request*  
 Nimai Chandra Dutta  
 Ujjal Dutta

Arun Dutta  
 Indrajit Dutta

Manoj Kumar

Syabaputa  
 Anindita Dutta

5

Gouru Dutta  
 Ananta Kumar

**AND WHEREAS** the Vendors also recorded their own shares of land which is absolutely in their own possession i.e. land measuring 10.69(Ten Point Six Nine) Decimals in R. S. Plot Nos. **2785, 2786, 2780 & 2787** corresponding to L. R. Plot No. **6605**, in their names in the record of rights at the office of B.L. & L.R.O. Siliguri and shall ever since eight numbers of Khatian was framed, being Khatian No. 3143 was framed in the name of Vendor No. 1, being Khatian No. 3144 was framed in the name of Vendor No. 2, being Khatian No. 3145 was framed in the name of Predecessor of Vendor No. 9 & 10 namely **Pabitra Dutta**, being Khatian No. 3146 was framed in the name of Vendors No.3, being Khatian No. 3147 was framed in the name of Vendors No. 4, being Khatian No. 3148 was framed in the name of Vendors No. 5, being Khatian No. 3149 was framed in the name of Vendors No. 6 & being Khatian No. 3150 was framed in the name of Vendors No. 7, as per Provision of W. B. L. R. Act, 1955.

**AND WHEREAS** the Vendors being in need of fund for purchasing another better immovable assets & for other family expenses has offer for sale the above referred land measuring 10.69(Ten Point Six Nine) Decimals, for a total consideration of Rs.2,70,00,000/-(Rupees Two Crores Seventy Lakhs) only and the aforesaid land is fully described in the Schedule below.

**AND WHEREAS** the Purchasers have learnt the intention of the Vendors to sell the aforesaid land fully described in the schedule below approached the Vendors and offered to Purchase the above referred land measuring 10.69(Ten Point Six Nine) Decimals, for a total consideration of Rs.2,70,00,000/-(Rupees Two Crores Seventy Lakhs) only. Considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendors finding the said offer of the Purchasers lucrative and profitable, has accepted the same and agreed to sell to the Purchasers the said land measuring 10.69(Ten Point Six Nine) Decimals, for a total consideration of Rs.2,70,00,000/-(Rupees Two Crores Seventy Lakhs) only.

Nimai Chandra Dutta,

Ujjwal Dutta.

Arup Dutta

Indrajit Dutta

Mamata Kar.

Suyata Dutta

Anindita Dutta

AND

Gouri Dutta  
Ankita Dutta**NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.2,70,00,000/- (Rupees Two Crores Seventy Lakhs ) only paid by the Purchasers to the Vendors, the receipt hereof the Vendors do hereby acknowledge and grant full discharge to the Purchasers from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchasers the aforesaid land as fully described in the schedule below and also makes over khas and peaceful possession thereof to the Purchasers together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

That the Vendors do hereby covenant with the Purchasers that the Purchasers may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendors or any person claiming through or under them.

AND

That the Vendors do hereby covenant with the Purchasers that the right, title and interest in the land as fully described in the schedule below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchasers in the manner aforesaid.

**THE VENDORS FURTHER DECLARES** that they will from time to time and at all times hereafter at the request and cost of the Purchasers, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchasers thereof and therein as shall and may be required.



Partner

Nimesh Chandra

Ujjwal Dutta

Arun Dutta

Indrajit Dutta

Mamata Kar

Sujata Dutta

Anindita Dutta

Gowri Dutta

Ankita Dutta

**IT IS FURTHER DECLARE** That there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchasers for the loss or injury that the Purchasers may sustain in consequence thereof.

**THE VENDORS FURTHER DECLARE** that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchasers is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchasers full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchasers.

**THE VENDORS FURTHER DECLARE** that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendors at the date of these presents and the present position of land is Bastu & proposed use of land is Bastu.

**IT IS FURTHER DECLARE** by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendors, is proved to be false, the Vendors shall be liable to indemnify the Purchasers adequately for the loss or injury to be sustained by the Purchasers in consequence thereof.







Partner

Nimai Chandra Dutta

Ujjal Dutta

Arun Dutta

Anirajit Dutta

Mamata Kar

Sujata Dutta

Anindita Dutta

Gouru Dutta

Ankita Dutta

## SCHEDULE

(Land hereby Sold)

ALL that piece or parcel of Vacant land measuring **10.69(Ten Point Six Nine)** Decimals, appertaining to R. S. Plot No. **2785, 2786, 2780 & 2787**, corresponding to L. R. Plot No. **6605**, recorded in R. S. Khatian Nos. **2135, 2133, 2132 & 2128**, corresponding to L. R. Khatian Nos. **3143, 3144, 3145, 3146, 3147, 3148, 3149 & 3150**, situated at Mouza-SILIGURI, Now Mouza-SILIGURI MADHYA PASCHIM, J. L. No. **110(88)**, Now J. L. No. **89/88**, Pargana-Baikunthapur, within S. M. C Ward No. **"VII"**, Located at-BURDWAN ROAD, Police Station-Siliguri, Addl. Dist-Sub Registry Office Siliguri, Dist. Darjeeling. The R O R of land is Bastu and Proposed use of land is Bastu.

### PLOT WISE DETAILS OF ABOVE SCHEDULE

LAND USE		PLOT NO.		KHATIAN NO.	AREA
PROPOSED	R O R	R. S.	L. R.	R. S.	
BASTU	BASTU	2785	6605	2135	7.00 Dec
BASTU	BASTU	2786	6605	2133	2.00 Dec
BASTU	BASTU	2780	6605	2132	0.52 Dec
BASTU	BASTU	2787	6605	2128	1.17 Dec
Total=					10.69 Dec

The said land is butted and bounded as follows:-

By the North : Land & Building of Subhash Maitra

By the South : Land & Building of Jaiswal Behut Trust

By the East : Land & House of Late Bhabendra Nath Roy & Others

By the West : 60 Ft. wide Burdwan Road

IN WITNESS WHEREOF THE VENDORS IN GOOD HEALTH AND CONCIIOUS MIND HAVE PUT THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

**WITNESSES:**

1. Manish Kumar Mittal

Manish Kumar Mittal  
 S/O- Mr Nand Kishore Mittal  
 R/O-Jajodia Market, Siliguri  
 P.O-Siliguri Bazar  
 P.S-Siliguri  
 Dist. Darjeeling  
 Pin-734005

2. Santu Chakraborty  
 S/o- Asim Chakraborty  
 Haldipara, Siliguri

1. Nimai Chandra Dutta,

2. Ujjal Dutta

3. Arcep Dutta

4. Indrajit Dutta

5. Mamata Kar.

6. Sufata Dutta

7. Amindita Dutta

8. Gowri Dutta

9. Ankita Dutta

VENDORS


PRIME DEVELOPERS



Partner

PURCHASER

Drafted and Printed in my Office  
 As per instruction of the Purchasers



(Manoj Kumar Kedia)

Advocate, Siliguri

Regn No. WB/94/1997

## MEMORANDUM OF CONSIDERATION

Name	Amount	Mode	Ref No	Dated
Anindita Dutta	571,429.00	Cheque	3303	15/10/2019
	250,000.00	Cheque	3314	24/03/2020
	428,573.00	Cheque	5231	24/08/2020
	339,284.00	RTGS	UTIBR52020110200699664	02/11/2020
	319,999.00	NEFT	AXIC203086596440	03/11/2020
	19,286.00	TDS		
Ankita Dutta	428,573.00	Cheque	5233	24/08/2020
	250,000.00	Cheque	5243	19/09/2020
	659,283.00	NEFT	AXIC203086596096	03/11/2020
	19,287.00	TDS		
Arup Dutta	1,142,857.00	Cheque	3299	17/10/2019
	500,000.00	Cheque	3312	19/03/2020
	857,142.00	Cheque	5227	24/08/2020
	1,318,573.00	NEFT	AXIC203086594823	03/11/2020
	38,571.00	TDS		
Gouri Dutta	428,572.00	Cheque	5232	24/08/2020
	250,000.00	Cheque	5242	19/09/2020
	339,285.00	RTGS	AXIC203034240035	29/10/2020
	320,000.00	NEFT	UTIBR52020110400648305	04/11/2020
	19,286.00	TDS		
Indrajit Dutta	1,142,857.00	Cheque	3300	15/10/2019
	857,142.00	Cheque	5228	24/08/2020
	500,000.00	Cheque	5240	10/09/2020
	678,572.00	RTGS	UTIBR52020110200699880	02/11/2020
	640,001.00	NEFT	UTIBR52020110400648257	04/11/2020
	38,571.00	TDS		
Mamata Kar	1,142,857.00	Cheque	3301	15/10/2019
	857,142.00	Cheque	5229	24/08/2020
	500,000.00	RTGS	UTIBR52020100800663862	08/10/2020
	678,572.00	RTGS	UTIBR52020110200699508	02/11/2020
	640,001.00	NEFT	UTIBR52020110400648245	04/11/2020
	38,571.00	TDS		
Nimai Chandra Dutta	1,142,857.00	Cheque	3296	15/10/2019
	857,142.00	Cheque	5225	24/08/2020
	500,000.00	Cheque	5238	10/09/2020
	678,572.00	Cheque	UTIBR52020110200699199	02/11/2020
	640,001.00	NEFT	AXIC203086595144	03/11/2020
	38,571.00	TDS		

Nimai Chandra Dutta,

Ujjal Dutta

Arup Dutta

Indrajit Dutta

Mamata Kar

Sujata Dutta

Anindita Dutta

Gouri Dutta

Ankita Dutta

Name	Amount	Mode	Ref No	Dated
Pabitra Dutta	1,142,857.00	Cheque	3298	15/10/2019
Sujata Duuta	571,429.00	Cheque	3302	15/10/2019
	250,000.00	Cheque	3313	24/03/2020
	428,572.00	Cheque	5230	24/08/2020
	659,284.00	NEFT	AXIC203086596964	03/11/2020
	19,286.00	TDS		
Ujjal Dutta	1,142,857.00	Cheque	3297	15/10/2019
	857,142.00	Cheque	5226	24/08/2020
	500,000.00	Cheque	5239	10/09/2020
	1,318,573.00	NEFT	AXIC203086595564	03/11/2020
	38,571.00	TDS		

TOTAL AMOUNT

27,000,000.00

(Two Crores Seventy Lakhs Only)

Nimai Chandra Dutta,

Ujjal Dutta

Arun Dutta

Indrajit Dutta

Mamata Sar.

Sujata Dutta












Anindita Dutta

Gouri Dutta

Ankita Dutta

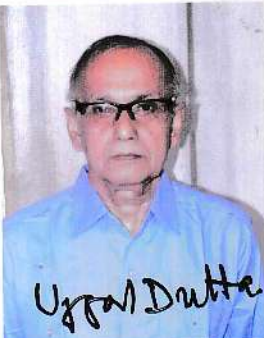

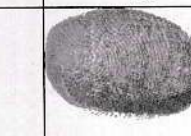


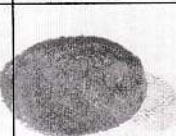

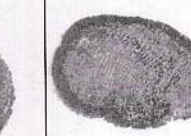
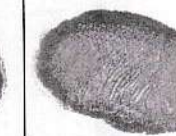
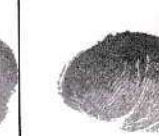

Signature of Vendors

**EXECUTANT FINGER PRINT SHEET**

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	Left Hand					
	Right Hand					









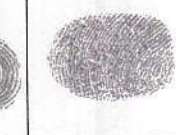


Nimai Chandra Dutta .

Nimai Chandra Dutta .

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	Left Hand					
	Right Hand					

Ujjal Dutta











Ujjal Dutta

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	Left Hand					
	Right Hand					

Arup Dutta

Arup Dutta











**EXECUTANT FINGER PRINT SHEET**

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Left Hand					
Right Hand					



Indrajit Dutta











Indrajit Dutta

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



Meenata Kan

Meenata Kan












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














Sujata Dutta

Sujata Dutta












EXECUTANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Anindita Dutta	Left Hand					
	Right Hand					

Anindita Dutta

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Gowri Dutta	Left Hand					
	Right Hand					











Gowri Dutta

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Ankita Suttar	Left Hand					
	Right Hand					

Ankita Suttar

5

**CLAIMANT FINGER PRINT SHEET**

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



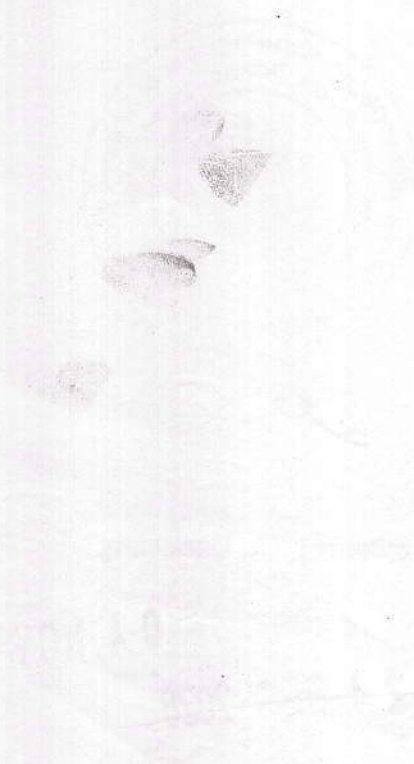
*prsh*

PRIME DEVELOPERS  
*prsh*

PRIME DEVELOPERS  
*prsh*

Partner

Partner





PURCHASER

**PRIME DEVELOPERS**

3 RD. FLOOR, CITY MAL, SEVOKE ROAD  
PO & PS- SILIGURI, DIST- DARJEELING, PIN- 734001

REPRESENTED BY ONE OF ITS PARTNER

SRI. RUPESH KR. AGARWAL

S/O SRI. MANGERAM AGARWAL

GARG KUTIR, DEOKOTA TOLL, OPP. FRESH MART,  
JAYGAON, PO & PS- JAYGAON,  
DIST- ALIPURDUAR, PIN- 736182

LAND SCHEDULE

(ASPER LR KH.)  
PARGANA - BAIKUNTHAPUR,  
MOUZA - SILIGURI  
JL NO -110(88), RS SHEET NO -3,

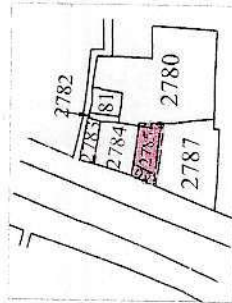
KH. NO. (RS)	PLOT NO.		AREA IN DEC.
	RS	LR	
2135	2785	6605	7.00
2133	2786	6605	2.00
2135	2780	6605	0.52
2133	2787	6605	1.17

TOTAL - 10.69 DEC.

N

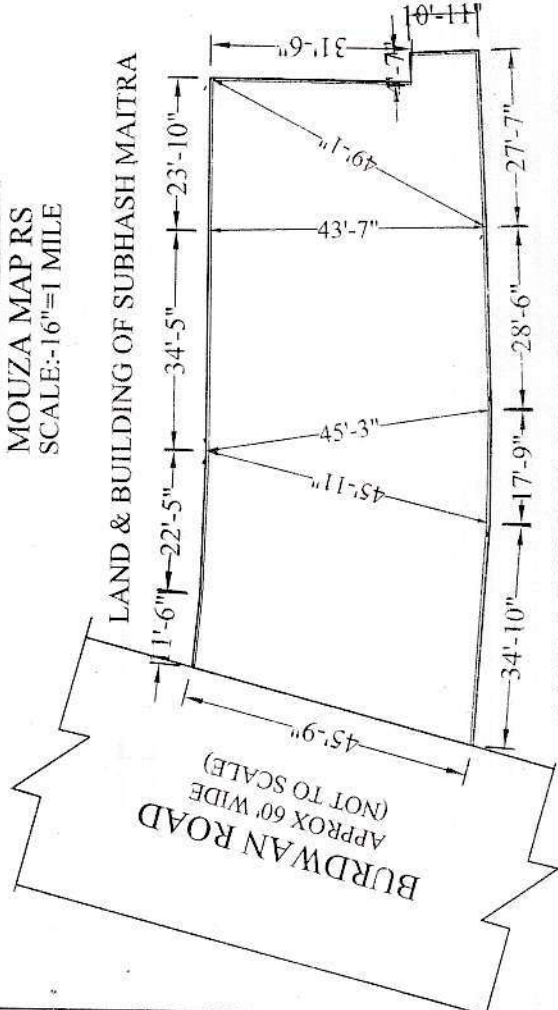
SELLERS

1. SRI. NIMAI CHANDRA DUTTA
  2. SRI. UJJAL DUTTA
  3. SRI. ARUP DUTTA
  4. SRI. INDRAJIT DUTTA
- ALL ARE S/O LATE JOGESH CH. DUTTA
5. SMT. MAMATA KAR  
W/O LATE SUNIL KAR &  
D/O LATE JOGESH CH. DUTTA
  6. SMT. SUJATA DUTTA,  
W/O LATE ASHOK DUTTA & DAUGHTER IN LAW  
OF LATE JOGESH CH. DUTTA
  7. MISS ANINDITA DUTTA,  
D/O LATE ASHOK DUTTA &  
GRAND DAUGHTER OF LATE JOGESH CH. DUTTA  
NO. 1 TO 7 RESIDING AT- VIDYASAGAR PALLY,  
SMC WARD NO- 7, PO- SILIGURI BAZAR, PS- SILIGURI,  
DIST- DARJEELING, PIN- 734005.
  8. SMT. GOURI DUTTA,  
W/O LATE PABITRA DUTTA @ PRABITRA KR. DUTTA  
& DAUGHTER IN LAW OF LATE JOGESH CH. DUTTA
  9. MISS ANKITA DUTTA,  
D/O LATE PABITRA DUTTA @ PRABITRA KR. DUTTA  
& GRAND DAUGHTER OF LATE JOGESH CH. DUTTA  
NO. 8 & 9 RESIDING AT- JATIN DAS SARANI, ASHRAMPARA,  
PO & PS- SILIGURI, DIST- DARJEELING, PIN- 734001



MOUZA MAP RS  
SCALE:-16"=1 MILE

LAND & HOUSE OF  
LATE BHABENDRA NATH ROY  
& OTHERS



LAND & BUILDING OF SUBHASH MAITRA

LAND & BUILDING OF JAISWAL BEHUT TRUST

SITE PLAN(SCALE :- 1"= 30')

*Nimai Chandra Dutta*

*Ujjal Dutta*

*Arup Dutta*

*Indrajit Dutta*

*Mamata Kar*

SIGN. OF SELLERS

*Sujata Dutta*

*Anindita Dutta*

*Gouri Dutta*

*Ankita Dutta*

SIGN. OF SELLERS

PREPARED BY

**Asbok 03-11-20**  
**Ashok Kr. Basak**  
Experienced I.T.I. Surveyor  
Certificate SL, No :- 402  
SILIGURI

### Major Information of the Deed



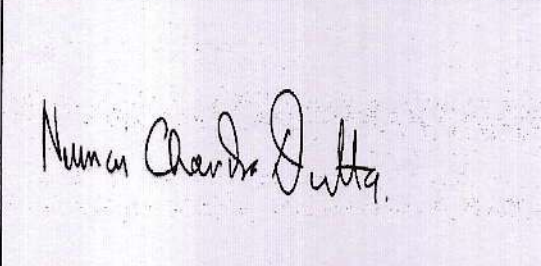


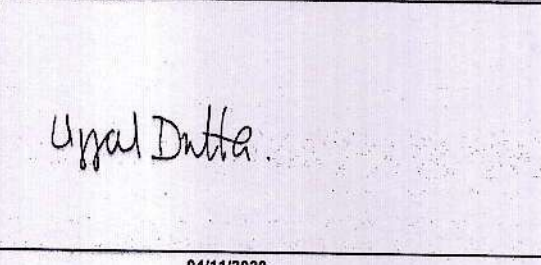


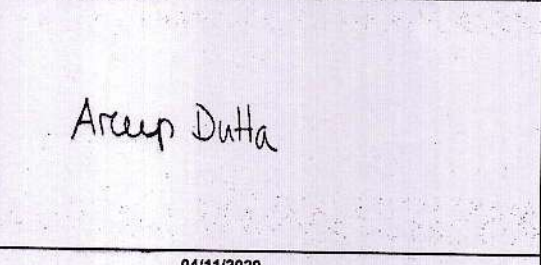
Deed No :	I-0402-02174/2020	Date of Registration	23/12/2020
Query No / Year	0402-2001404504/2020	Office where deed is registered	
Query Date	02/11/2020 7:26:36 PM	0402-2001404504/2020	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,70,00,000/-	Rs. 2,91,54,548/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,40,838/- (Article:23)	Rs. 2,91,559/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






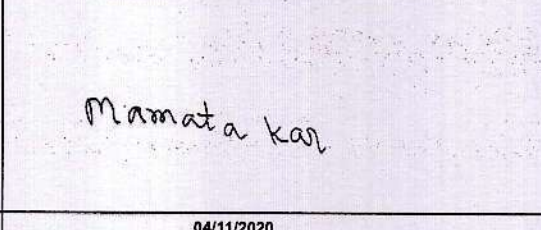


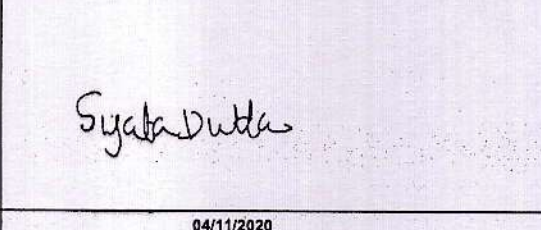


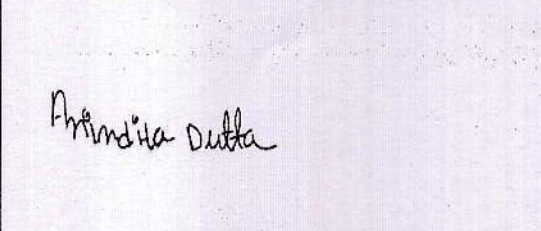
#### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BURDWAN ROAD, Road Zone : (Jhankar More -- Jalpai More) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2785	RS-2135	Bastu	Bastu	7 Dec	1,80,00,000/-	1,90,90,911/-	Width of Approach Road: 60 Ft.,
L2	RS-2786	RS-2133	Bastu	Bastu	2 Dec	50,00,000/-	54,54,546/-	Width of Approach Road: 60 Ft.,
L3	RS-2780	RS-2132	Bastu	Bastu	0.52 Dec	10,00,000/-	14,18,182/-	Width of Approach Road: 60 Ft.,
L4	RS-2787	RS-2128	Bastu	Bastu	1.17 Dec	30,00,000/-	31,90,909/-	Width of Approach Road: 60 Ft.,
		<b>TOTAL :</b>			<b>10.69Dec</b>	<b>270,00,000 /-</b>	<b>291,54,548 /-</b>	
		<b>Grand Total :</b>			<b>10.69Dec</b>	<b>270,00,000 /-</b>	<b>291,54,548 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri NIMAI CHANDRA DUTTA (Presentant )</b> Son of Late JOGESH CHANDRA DUTTA Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	
VIDYASAGAR PALLY, S.M. WARD NO. 7, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx4E, Aadhaar No: 87xxxxxxxx2508, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri UJJAL DUTTA</b> Son of Late JOGESH CHANDRA DUTTA Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	
VIDYASAGAR PALLY, S.M.C WARD NO. 7, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx4P, Aadhaar No: 42xxxxxxxx4803, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri ARUP DUTTA</b> Son of Late JOGESH CHANDRA DUTTA Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	
VIDYASAGAR PALLY, S.M.C WARD NO. 7, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx1A, Aadhaar No: 61xxxxxxxx0425, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Shri INDRAJIT DUTTA</b> Son of Late JOGESH CHANDRA DUTTA Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	
VIDYASAGAR PALLY, S.M.C WARD NO. 7, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5C, Aadhaar No: 88xxxxxxxx8671, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Smt MAMATA KAR</b> Wife of Late SUNIL KAR Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	
VIDYASAGAR PALLY, S.M.C WARD NO. 7, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx9R, Aadhaar No: 57xxxxxxxx3017, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Smt SUJATA DUTTA</b> Wife of Late ASHOK DUTTA Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	
VIDYASAGAR PALLY, S.M.C WARD NO. 7, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx0P, Aadhaar No: 23xxxxxxxx7297, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Miss ANINDITA DUTTA</b> Daughter of Late ASHOK DUTTA Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			
	04/11/2020	LTI 04/11/2020	04/11/2020	