

U. No. 2891/2021

T- 2862/2021



পশ্চিমবঙ্গ পঞ্জিম বঙ্গাল WEST BENGAL

2/ 1824850/2021 G 235869

*Hyangden*  
11/10/20  
12.10.21

*Hirel son Choud*

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WARRANTED THAT THE SIGNATURE/S ADMITTED TO REGISTRATION BE SIGNATURE/S OF THE PERSONS WHOSE NAMES ARE MENTIONED IN THIS DOCUMENT AND THE SIGNATURE/S OF THE PARTIES TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

**DEED OF CONVEYANCE**  
**(SALE)**

THIS INDENTURE MADE ON THIS 08TH DAY OF OCTOBER TWO THOUSAND TWENTY ONE AT SILIGURI.

08.10.2021  
Sanyasurup Chakrabarty  
Advocate, Siliguri

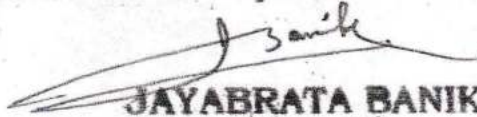
N. J. Stamp

SL. No. 377 Date 08-09-2021

Sold to: Jai Matadi Projects Private Limited

of: Deshbandhupara, Siliguri

Value: 5000/- Rupees Five Thousand only



**JAYABRATA BANIK**  
Govt. Stamp Vender  
A.D.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007



Adl. Dist. Sub-Registrar  
Siliguri, Darjeeling

08 OCT 2021

Hindol Sur Chowdhury

Vacant land area	: 630 Square Feet or 14 Chhataks or 0.01446 Acre
Mouza	: <b>SILIGURI</b>
Pargana	: Baikunthapur
J. L. No.	: 110(88)
R. S. Khatian No.	: 2856
R. S. Plot No.	: 12157
Ward No.	: XXIX of S.M.C.
Police Station	: Siliguri
District	: Darjeeling
Consideration	: Rs.14,17,000/-
Assessed Value	: Rs.14,17,502/-

**B E T W E E N**

**SRI HINDOL SUR CHOWDHURY** (PAN. AFOPC3644M) (AADHAAR NO. 6660 4687 2371) son of Late Dulal Sur Chowdhury, Hindu by religion, Indian by Nationality, Business by occupation, residing at 27 No. Manotosh Roy Sarani, Deshbandhupara, Ward No.XXIX of Siliguri Municipal Corporation, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004, 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, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**JAI MATADI PROJECTS PRIVATE LIMITED** (PAN. AACCCJ3530D) a Private Limited Company, constituted under the Indian Companies Act, 1956, having its Certificate of Incorporation under Corporate Identity Number U70200WB2010PTC147554 and its registered office at 'Nabashree Apartment', Kanika Bandyopadhyay Sarani, Deshbandhupara, Near Gopal More, Ward No.30 of Siliguri Municipal Corporation, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004, 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 executors, successors-in-office, administrators, legal representatives and assigns) the Company is hereby represented through and by one of its Directors, **SRI BHOLANATH CHAKRABORTY** (AADHAAR NO. 4948

Himal in hand

1909 0519) son of Late Jitendra Nath Chakraborty, Hindu by religion, Indian by Nationality, Business by occupation, residing at 'Matrichhaya Apartment', Kanika Bandyopadhyay Sarani, Deshbandhupara, Near Gopal More, Ward No. XXX of Siliguri Municipal Corporation, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004, in the State of West Bengal, of the OTHER PART.

**WHEREAS** one Sri Rameswar Ram Kairi, son of Late Rajinan Kairi was the owner-in-possession and also Jotedar of all that piece or parcel of land measuring 2 Bighas 5 Kathas under the Jamindari of Raikat Jaminder within the town of Siliguri, known as 90 No. Fulzanessa Babad Rewad Ali Pradhan namely Dangua Jote, situated in the then Mouza-Dabgram at present Siliguri, Pargana-Baikunthapur, Police Station, Sub-Registry Office and Sub-Division-Siliguri, District-Darjeeling, having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** abovenamed Sri Rameswar Ram Kairi as owner-in-such possession of said landed property leased out the entire land measuring 2 Bighas 5 Kathas to and in favour of Sri Chandra Mohan Sur Chowdhury, son of Late Bipin Bihari Sur Chowdhury by executing a Deed of Perpetual Lease registered on 25.8.1947 in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.13, Page from 49 to 51, Being Document No.1086 for the year 1947. By virtue of such lease said Sri Chandra Mohan Sur Chowdhury acquired the aforesaid land measuring 2 Bighas 5 Kathas in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** after the enactment of The West Bengal Estates Acquisition Act, 1953 & Rules 1954, the rights of intermediaries vested to the Government and as such the rent receiving interest of the then Lessor had been ceased and during last survey settlement operation Sri Chandra Mohan Sur Chowdhury became the direct tenant under the Government of West Bengal and the records-of-rights was prepared under Section 39 of the aforesaid Act and finally published under Chapter-V, Section-44, Sub-Section (2) of The West Bengal Estates Acquisition Act, 1953 & Rules 1954 and the name of Chandra Mohan Sur Chowdhury had been recorded in the relevant Records-of-Rights and a new Khatian No.2856 was finally framed and finally published for his aforesaid land as recorded 0.82 Acre in Plot No.12157, Sheet No.20, situated in Mouza, Sub-Division and Police Station-Siliguri, J.L. No.110(88), Touzi No.3(Ja), Pargana-Baikunthapur, District-Darjeeling.

08.10.2021

Soumyarup Chakraborty

H. Dulal Sur Chowdhury

**A N D**

**WHEREAS** being recorded owner-in-such possession of land abovenamed Sri Chandra Mohan Sur Chowdhury transferred land measuring 0.13 Acre to and in favour of his son, Sri Dulal Sur Chowdhury (since deceased) by executing a Deed of Gift on 22.06.1981 registered in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.82, Pages 78 to 84, Being Document No.3999 for the year 1981. By virtue of said gift Sri Dulal Sur Chowdhury had acquired the land measuring 0.13 Acre in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** abovenamed Sri Dulal Sur Chowdhury also became the absolute owner-in-possession of all that piece or parcel of land measuring 880 Square Feet appertaining to and forming part of R.S. Plot No.12157, R.S. Sheet No.20, recorded in R.S. Khatian No.2856, situated in Mouza & Police Station-Siliguri, District Darjeeling by virtue of a Deed of Gift executed by his mother, Smt. Priyabala Sur Chowdhury, wife of Late Chandra Mohan Sur Chowdhury and also Sri Debabrata Sur Chowdhury, Sri Siba Prasad Sur Chowdhury, Sri Sankar Sur Chowdhury and Sri Biplab Sur Chowdhury, all are sons of Late Chandra Mohan Sur Chowdhury, Smt. Seuli Das Roy, wife of Sri Ashok Das Roy and Smt. Mira Ghosh, wife of Sri Pannalal Ghosh on 24.08.1992 and registered in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.F-35, Pages 21 to 28, Being Document No.6697 for the year 1992. By virtue of such gift Sri Dulal Sur Chowdhury had also acquired the said plot of land measuring 880 Square Feet in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** abovenamed Sri Dulal Sur Chowdhury also became the absolute owner-in-possession of all that piece or parcel of land measuring 60 Square Feet appertaining to and forming part of R.S. Plot No.12157, R.S. Sheet No.20, recorded in R.S. Khatian No.2856, situated in Mouza & Police Station-Siliguri, District Darjeeling by virtue of purchase through a Deed of Sale executed by his brother, Sri Sankar Sur Chowdhury, son of Late Chandra Mohan Sur Chowdhury on 24.08.1992 and registered in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.F-35, Pages 29 to 34, Being Document No.6698 for the year 1992. By virtue of such purchase Sri Dulal Sur Chowdhury had also acquired the said plot

Hindol Sur Chowdhury

of land measuring 60 Square Feet in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** in the aforesaid manner Sri Dulal Sur Chowdhury became the absolute owner-in-possession of land measuring altogether 9.30 Kathas in R.S. Plot No.12157, R.S. Sheet No.20, recorded in R.S. Khatian No.2856, situated in Mouza & Police Station-Siliguri, District-Darjeeling and thereafter he transferred land measuring 2 Kathas out of his said total land to and in favour of his son, Sri Hindol Sur Chowdhury by executing a Deed of Gift on 10.07.2003 and said document was registered in the office of the Additional District Sub-Registrar, Siliguri and transcribed in Book No.I, Being Document No.2743 for the year 2003, keeping the remaining land measuring 7.30 Kathas in his absolute khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** being owner-in-such possession of land abovenamed Dulal Sur Chowdhury died intestate on 11.07.2008 leaving behind him, the following persons, namely, 1) Smt. Ila Shyam (wife), 2) Sri Hindol Sur Chowdhury (son), 3) Sri Mallar Sur Chowdhury (son) and 4) Smt. Chandrima Ray, wife of Sri Anupam Ray (married daughter), as his only legal heirs and successors, who inherited said landed property of their predecessor as per Hindu Succession Act, 1956. By virtue of such inheritance said Smt. Ila Shyam alongwith sons and daughter of Dulal Sur Chowdhury, had jointly acquired the land measuring 7.30 Kathas in their khas, actual and physical possession having permanent heritable and transferable right, title and interest therein, each having 1/4<sup>th</sup> undivided share therein.

**A N D**

**WHEREAS** being owner-in-such possession of undivided land abovenamed Smt. Ila Shyam, Sri Hindol Sur Chowdhury and Smt. Chandrima Ray transferred their 3/4<sup>th</sup> undivided shares of total land measuring 7.30 Kathas, i.e. undivided land measuring 5.475 Kathas to and in favour of Sri Mallar Sur Chowdhury by executing a Deed of Gift on 24.04.2014 in the office of the Additional District Sub-Registrar, Siliguri and transcribed in Book No.I, Being Document No.842 for the year 2014. By virtue of such gift and as per law of inheritance as aforesaid Sri Mallar Sur Chowdhury had acquired the total land measuring 7.30 Kathas in his khas, actual and physical possession having permanent heritable and transferable right, title and interest

Hindol Sur Chowdhury

therein and he deposited land revenue for his said land upto 1425 B.S. in his name vide Receipt No.8481327 Dated 20.04.2018.

**A N D**

**WHEREAS** being owner-in-aforsaid possession of land abovenamed Sri Mallar Sur Chowdhury transferred land measuring 2.65 Kathas with specific boundary out of his total land measuring 7.30 Kathas to and in favour of his elder brother, Sri Hindol Sur Chowdhury by executing a Deed of Gift registered on 24.04.2014/25.04.2014 in the office of the Additional District Sub-Registrar, Siliguri and transcribed in Book No.I, CD Volume No.3, Pages 3089 to 3110, Being Document No.00843 for the year 2014. By virtue of such gift said Sri Hindol Sur Chowdhury, the Vendor hereof, has acquired the land measuring 2.65 Kathas with specific boundary in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** the Vendor being in need of money for his own development plans and scheme has now decided to sell and also offered for sale his vacant land measuring 630 Square Feet or 14 Chhataks or 0.01446 Acre with specific boundary as fully described in the Schedule here-in-below, disclosing the aforesaid facts relating thereto and declaring the same is free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the Purchaser hereof is the adjacent owner of a plot of land, requires a piece of land to give a square shape of its previous purchased land and on getting the news about the intention of sale of land of the Vendor and relying on the aforesaid statements of the Vendor, has agreed to purchase the said vacant land measuring 630 Square Feet or 14 Chhataks or 0.01446 Acre with specific boundary as fully described in the Schedule here-in-below and offered to pay a price of a sum of Rs.14,17,000/- (Rupees fourteen lakhs seventeen thousand only) to the Vendor as total consideration of the said landed property, which is disclosed by the Vendor as free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the Vendor considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell his said below Scheduled land to the Purchaser hereof at or for the price of a sum of Rs.14,17,000/- (Rupees fourteen lakhs seventeen thousand only)

H. H. Choudhary

and declared the land is free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as appearing hereinafter.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.14,17,000/- (Rupees fourteen lakhs seventeen thousand only) paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof). The Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the land measuring 630 Square Feet or 14 Chhataks or 0.01446 Acre hereby sold described in the Schedule below and make over possession thereof to the Purchaser together with all rights, title, interests, liberties, easements, privileges, appendices, appurtenances, whatever 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 will possess forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord, the State of West Bengal. The Purchaser shall have every ownership right to transfer the below Scheduled land by way of sale, gift or any other way in its absolute discretion from the date of registration of this deed and the Purchaser shall also have right to develop the land by constructing multi storied building thereon. The Purchaser shall be entitled to create equitable mortgage of the below Scheduled land by depositing this Deed of Conveyance (Sale) after completion of registration to any nationalized or private bank/financial institution or in any government/semi government/private department for obtaining loan.

**THAT THE VENDOR** does hereby covenant with the Purchaser that the interest which the Vendor does hereby professes to transfer, subsists and the Vendor has good right, full power and absolute authority to sell and convey the below Scheduled land unto the Purchaser and same is hereby sold and conveyed in favour of the Purchaser.

**THE VENDOR** does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said landed property hereby sold or any part thereof, suffers from no defect of title and in the event of discovery or any contrary are proved, the Vendor shall 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.



Hindal San Choudhary

**THE VENDOR** does hereby covenant with the Purchaser that if for any defect in the title of the landed property hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the landed property hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said consideration money as the case may be together with interest as per bank's rate from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from:

**THE VENDOR** does hereby further declare that the Vendor at the request and costs of the Purchaser, does execute or cause to be done all such acts, deeds or things whatsoever if the Purchaser so requires in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

**THAT THE PURCHASER** shall be at liberty to record its name for separate holding number from the concerned Municipal Corporation and may take Telephone Connection and all other facilities and amenities as may be required by it from the concerned authority / authorities without the consents of the Vendor. The Purchaser shall also have right to mutate its name with respect to the land area hereby purchased, in the records-of-rights at the office of the B.L. & L.R.O., Siliguri Municipal Area, Siliguri.

**(SCHEDULE OF VACANT LAND IS HEREBY SOLD)**

**ALL THAT PIECE AND PARCEL** of vacant land measuring **630 Square Feet** or **14 Chhataks** or **0.01446 Acre** appertaining to and forming part of **R.S. Plot No.12157, R.S. Sheet No.20**, recorded in **R.S. Khatian No.2856**, held under the State of West Bengal at an annual rent @ **Rs.35/-** per decimal payable to the State through the **B.L. & L.R.O., Siliguri Municipal Area, Siliguri**, situated within **MOUZA-SILIGURI, Pargana-Baikunthapur, J.L. No.110(88), Touzi No.3(Ja)**, within **Ward No. XXIX of Siliguri Municipal Corporation**, at **Deshbandhupara, Police Station, Sub Division & Additional District Sub-Registry Office-Siliguri, District-Darjeeling**, in the State of West Bengal. The aforesaid land is butted and bounded as follows :-

- By the North : Vacant land of the Purchaser;
- By the South : Land & House of Sri Biplab Dhar  
& also land & house of the Vendor;
- By the East : Land & house of the Vendor;

By the West : 6 feet 6 inches wide Private Passage.

Within the aforesaid boundary vacant land measuring 630 Square Feet or 14 Chhataks or 0.01446 Acre is hereby sold by the Vendor to the Purchaser hereof by these presents.

**The classification of aforesaid land as per R.O.R. is 'Bastu' and proposed to be used as 'Bastu'.**

The annexed Site Plan and fingers' impression sheet of the Vendor and the Purchaser are the part and parcel of this deed.

**IN WITNESS WHEREOF** the Vendor has put his signature on this Deed of Conveyance (Sale) in good health, conscious mind and without any undue pressure after going through the contents of this deed on the day, month and year first hereinbefore mentioned.

**WITNESSES :-**

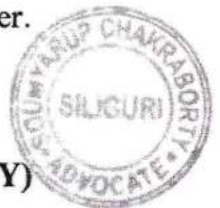
1. *Manoj K. Chakraborty*  
**(SRI MANOJ KUMAR CHAKRABORTY)**  
 son of Late Jitendra Nath Chakraborty,  
 Kanika Bandyopadhyay Sarani, Near Gopal More,  
 Deshbandhupara,  
 Ward No. XXIX of S.M.C.,  
 Post Office-Siliguri Town  
 Police Station-Siliguri  
 District-Darjeeling  
 Pin-734004, West Bengal.

*Hindal Sur Chowdhury*  
**(SIGNATURE OF THE VENDOR)**

Drafted under the instructions of the executants,  
 read over and explained to the parties  
 by me and computerized in my chamber.

2. *Pradip Das*  
**(SRI PRADIP DAS)**  
*S/O of Late Anesh Chandra Das*  
 Deshbandhupara,  
 Post Office-Siliguri Town,  
 Police Station-Siliguri,  
 District-Darjeeling, Pin-734004,  
 West Bengal.

*Chakraborty*  
 08.10.2021  
**(SOUMYARUP CHAKRABORTY)**  
 ADVOCATE, SILIGURI.  
 Enrolment No. WB-358 of 1993.



SITE PLAN SHOWING THE LAND OF SRI HINDOL SUR CHOWDHURY  
IS BEING SOLD TO SRI BHOLANATH CHAKRABORTY.

NAME OF SELLER

SRI HINDOL SUR CHOWDHURY  
S/O LATE DULAL SUR CHOWDHURY  
MANOTOSH ROY SARANI, DESHBANDHUPARA,  
SMC WARD NO.- 29, PO - SILIGURI TOWN,  
PS- SILIGURI, DIST- DARJEELING,  
PIN- 734004

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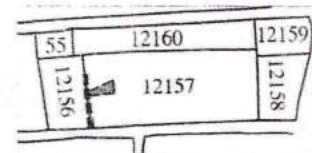
NAME OF PURCHASER

JAI MATADI PROJECTS PRIVATE LIMITD.  
" NABASHREE APARTMENT"  
KANIKA BANDYOPADHAY SARANI,  
DESHBANDHUPARA, NEAR GOPAL MORE,  
SMC WARD NO.- 30, PO - SILIGURI TOWN,  
PS- SILIGURI, DIST- DARJEELING, PIN- 734004.

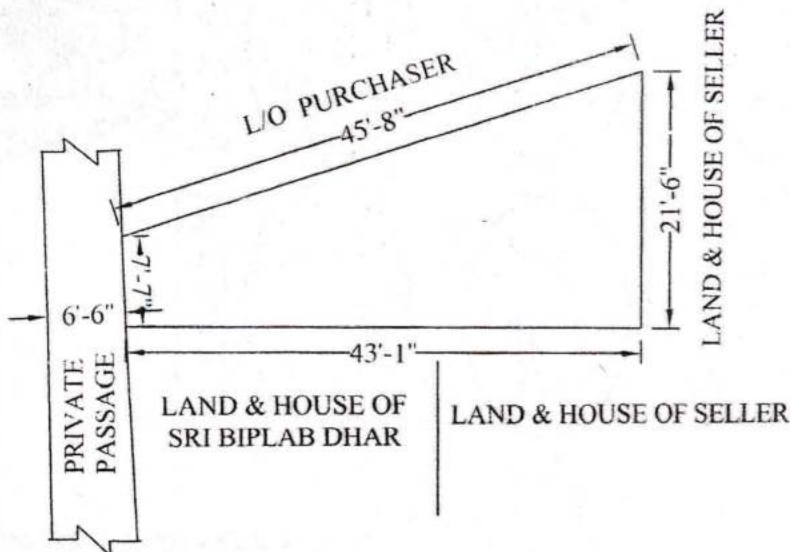
REPRESENTED BY ONE OF ITS DIRECTOR  
SRI BHOLANATH CHAKRABORTY  
S/O LATE JITENDRA NATH CHAKRABORTY  
"MARI CHHAYA APARTMENT"  
KANIKA BANDYOPADHAY SARANI,  
DESHBANDHUPARA, NEAR GOPAL MORE,  
SMC WARD NO.- 30, PO - SILIGURI TOWN,  
PS- SILIGURI, DIST- DARJEELING,  
PIN- 734004

SCHEDULE OF LAND

PARGANA - BAIKUNTHAPUR ,  
MOUZA - SILIGURI , J.L. NO. -110(88) ,  
RS SHEET NO.- 20 ,  
RS KHATIAN NO.- 2856  
RS PLOT NO.- 12157(Part)  
AREA- 630 Sqft. OR 14 Chhataks OR 0.01446 Acre  
PS- SILIGURI, DIST- DARJEELING.



RS MOUZA MAP  
SCALE 16"= 1 MILE



*Hindol Sur Chowdhury*

SIGN. OF SELLER

PREPARED BY

SITE PLAN

(SCALE: 1"= 10')

*Basak* 13-9-21  
Anok Kr. Basak  
Experienced I.T.S. Surveyor  
Certificate No. 402

FINGERS' IMPRESSION OF SRI HINDOL SUR CHOWDHURY

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>L E F T</b>					
<b>R I G H T</b>					



*Hindol Sur Chowdhury*

*Hindol Sur Chowdhury*

SIGN WITH DATE 08/10/2021

FINGERS' IMPRESSION OF SRI BHOLANATH CHAKRABORTY

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>L E F T</b>					
<b>R I G H T</b>					



Hindol Sur Chowdhury

www.uidai.gov.in 1947 1687 300 1947

6660 4687 2371

MANATOSH ROY SARANI, DESHBANDHUPARA, WARD NO 29, Siliguri (M. Corp), Siliguri Town, Darjeeling, West Bengal, 734004

Unique Identification Authority of India

www.uidai.gov.in 1600 300 11

শ্রীমান - শ্রীমান শ্রীমান - শ্রীমান

6660 4687 2371

Yes / Male

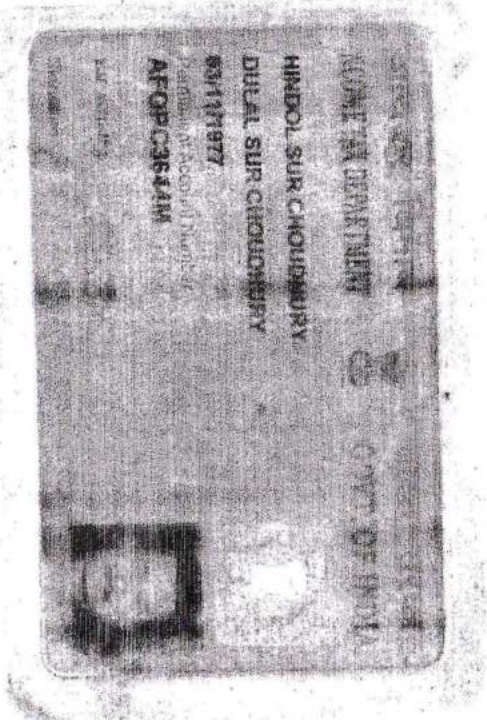
02/11/1977

Hindol Sur Chowdhury

Father: Dulal Sur Chowdhury

Government of India



*Partenariat de l'AFOP*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

JAI MATADI PROJECTS PRIVATE  
LIMITED



12/05/2010

Permanent Account Number

AAGCJ35300

27050310

यदि आप इस कार्ड को, अपने बैंक द्वारा क्लियर करके, वापस  
आयकर विभाग में भेजते हैं, तो इस को भी  
सीमा में भी, वापस भेजें।  
बैंक के टेलिफोन नंबर के माध्यम से,  
दूसरे पृष्ठ - 411 045

If this card is lost, someone else may use it to  
clear your return to:

Income Tax PAN Services Unit, NSDL

3rd Floor, Regd. Chambers,

Near House Telephone Exchange,

Dadar, Mumbai - 400 045

Tel: 91 22 2721 8000, Fax: 91 22 2721 8001

e-mail: info@pan.ernet.in

Jai Matadi Projects Pvt. Ltd.

Bhola Nath @ Kauraboh

Director



আধার

ঠিকানা: কানিকা বন্দোপাধ্যায় শরনী  
দেশবন্ধু পাড়া, সিলিগুড়ি (শৌখলতা)  
সিলিগুড়ি টাউন, মার্জিলাং  
পশ্চিম বঙ্গ,

Address: KANIKA  
BANDOPADHAY SARANI,  
DESHBANDHU PARA,  
Siliguri (M. Corp),  
Darjeeling, Siliguri Town,  
West Bengal, 734004

4948 1909 0519

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



সংসদ সরকার

GOVERNMENT OF INDIA



ভোলানাথ চক্রবর্তী  
Bholanath Chakraborty  
পিতা : জিতেন্দ্র নাথ চক্রবর্তী  
Father : JITENDRA NATH CHAKRABORTY

জন্মতারিখ / DOB: 28/01/1971  
পুরুষ / Male

4948 1909 0519

আধার - সাধারণ মানুষের অধিকার

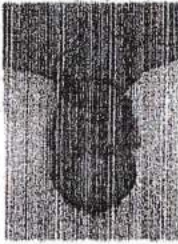
*Bholanath Chakraborty*  
Jitendra Chakraborty  
Operator



অধার - মমতার মনোজ কুমার চক্রবর্তী



2680 6800 3683



নাম / Name: Manoj Kumar Chakraborty  
পিতা : মনোজ কুমার চক্রবর্তী  
Father : Manoj Kumar Chakraborty  
তারিখ / DOB: 02/04/1976  
সঙ্গ / Male



অধার - মনোজ কুমার চক্রবর্তী

2680 6800 3683

অধার নং / Your Aadhaar No. :



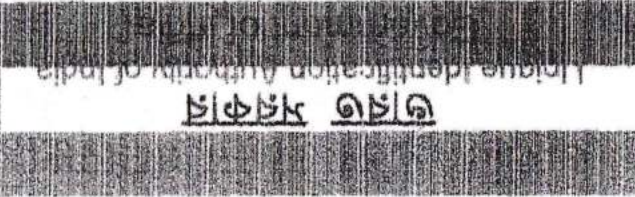
95017766

KL 950177661FT



তারিখ / Date: 16/07/2014  
স্থান / Location: Siliguri (M. Corp), Darjeeling, West Bengal - 734004  
9332424386  
KANIKA BANDOPADHAY SARANI  
DESHBANDHUPARA  
নাম / Name: Manoj Kumar Chakraborty

অধার নং / Enrollment No. : 1215/91012/01517



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা, কনিকা বন্দোপাধ্যায় সরানী  
দেশবন্দুপারা, -, দিল্লিওড়ি (শোহালখা)  
দিল্লিওড়ি টাউন, দার্জিলিং  
পশ্চিম বঙ্গ,

Address: KANIKA  
BANDOPADHAY SARANI,  
DESHBANDHUPARA, -,  
Siliguri (M. Corp),  
Darjeeling, Siliguri Town,  
West Bengal, 734004

2680 6800 3683

*Manoj K. Chakraborty*

### Major Information of the Deed



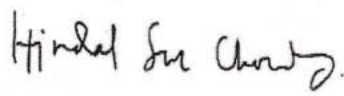
Deed No :	I-0402-02862/2021	Date of Registration	08/10/2021
Query No / Year	0402-2001824850/2021	Office where deed is registered	
Query Date	16/09/2021 7:20:54 PM	0402-2001824850/2021	
Applicant Name, Address & Other Details	Soumyarup Chakraborty Room No. 4, Siliguri Bar Association, Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832602987, 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. 14,17,000/-	Rs. 14,17,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 56,720/- (Article:23)	Rs. 14,189/- (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: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri, JI No: 88, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12157	RS-2856	Bastu	Bastu	630 Sq Ft	14,17,000/-	14,17,502/-	Width of Approach Road: 7 Ft.,
<b>Grand Total :</b>					<b>1.4438Dec</b>	<b>14,17,000 /-</b>	<b>14,17,502 /-</b>	

#### Seller Details :



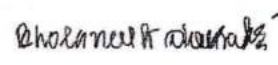
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Hindol Sur Chowdhury (Presentant )</b> Son of Late Dulal Sur Chowdhury Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office			
		06/10/2021	LTI 08/10/2021	08/10/2021

27 No. Manotosh Roy Sarani, Deshbandhupara, Ward No.29, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4M, Aadhaar No: 66xxxxxxxx2371, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021, Admitted by: Self, Date of Admission: 08/10/2021, Place : Office

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAI MATADI PROJECTS PRIVATE LIMITED</b> Nabashree Apartment, Kanika Bandyopadhyay Sarani, Deshbandhupara, Block/Sector: Near Gopal More, Ward No.30, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Bholanath Chakraborty</b> Son of Late Jitendra Nath Chakraborty Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office			
		Oct 8 2021 11:34AM	LTI 08/10/2021	08/10/2021
Matrichhaya Apartment, Kanika Bandyopadhyay Sarani, Deshbandhupara, Block/Sector: Near Gopal More, Ward No.30, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7N, Aadhaar No: 49xxxxxxxx0519 Status : Representative, Representative of : JAI MATADI PROJECTS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Manoj Kumar Chakraborty</b> Son of Late Jitendra Nath Chakraborty Kanika Bandyopadhyay Sarani, Deshbandhupara, Block/Sector: Near Gopal More, Ward No.30, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
	08/10/2021	08/10/2021	08/10/2021
Identifier Of Shri Hindol Sur Chowdhury, Shri Bholanath Chakraborty			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Hindol Sur Chowdhury	JAI MATADI PROJECTS PRIVATE LIMITED-1.44375 Dec

**On 08-10-2021**

**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 11:20 hrs on 08-10-2021, at the Office of the A.D.S.R. SILIGURI by Shri Hindol Sur Chowdhury ,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 14,17,502/-

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

Execution is admitted on 08/10/2021 by Shri Hindol Sur Chowdhury, Son of Late Dulal Sur Chowdhury, 27 No. Manotosh Roy Sarani, Deshbandhupara, Ward No.29, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Shri Manoj Kumar Chakraborty, , , Son of Late Jitendra Nath Chakraborty, Kanika Bandyopadhyay Sarani, Deshbandhupara, Sector: Near Gopal More, Ward No.30, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 08-10-2021 by Shri Bholanath Chakraborty, Director, JAI MATADI PROJECTS PRIVATE LIMITED (Private Limited Company), Nabashree Apartment, Kanika Bandyopadhyay Sarani, Deshbandhupara, Block/Sector: Near Gopal More, Ward No.30, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri Manoj Kumar Chakraborty, , , Son of Late Jitendra Nath Chakraborty, Kanika Bandyopadhyay Sarani, Deshbandhupara, Sector: Near Gopal More, Ward No.30, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14,189/- ( A(1) = Rs 14,175/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,189/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2021 12:00AM with Govt. Ref. No: 192021220079892162 on 16-09-2021, Amount Rs: 14,189/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. AA777906 on 17-09-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 56,720/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 51,720/- .

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 377, Amount: Rs.5,000/-, Date of Purchase: 08/09/2021, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2021 12:00AM with Govt. Ref. No: 192021220079892162 on 16-09-2021, Amount Rs: 51,720/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. AA777906 on 17-09-2021, Head of Account 0030-02-103-003-02

*Sangha Ratna Syangden*

**Sangha Ratna Syangden  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 112030 to 112051  
being No 040202862 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2021.10.18 14:45:30 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/10/18 02:45:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)