

2668/21

I. 1662/2021

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 253086

22.2.21
2-383718/21



Manika Adwikabi

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

Adml. District Sub-Registrar
Baktinagar, Jalpaiguri

22 FEB 2021

DEED OF CONVEYANCE

Cont.P/2



NON JUDICIAL STAMP

No. 2074. Date 18-02-2021.

Sold Dinesh Poddar & another
of Sitiguri

Value Rs. 5000/-



Sudhangshu Saran Roy
Govt. Stamp Vendor
L No 173/R.M.
Biliguri, Guin



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

22 FEB 2021

22 FEB 2021

Adwikari
Marika

THIS INDENTURE MADE THIS THE 22ND DAY OF FEBRUARY
2021 (TWO THOUSAND AND TWENTY ONE).

TOTAL CONSIDERATION	Rs. 34,20,000/-
AREA OF LAND	07 Katha 10 Chattak
PLOT NO.	R.S 396/837 L.R 258
SHEET NO.	R.S 11; L.R 110
KHATIAN NO.	R.S 655; L.R 143;
J.L. NO.	02
MOUZA	DABGRAM
PARAGANA	BĀIKUNTHAPUR
POLICE STATION	BHAKTINAGAR
DISTRICT	JALPAIGURI
AREA	GRAM PANCHAYAT

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

22 FEB 2021

B E T W E E N

Manika Adhikari

1. **SRI DINESH PODDAR S/O. Late Sugriwmall Poddar** having allotted Aadhaar Card No. 6206 0987 5107 and Income Tax P.A. No. AFHPP8066K Hindu by religion Indian by Citizen, Business by occupation, residing at Neelkamal Apartment Block -C Pranami Mandir Road, Siliguri, P.O. Siliguri -734001 District Jalpaiguri in the State of West Bengal.
2. **SRI PRAMOD KUMAR SINHAL S/O. Late Ram Kumar Sinhal** having allotted Aadhaar Card No. 4918 5226 9014 and Income Tax P.A. No. AJCPS8358N Hindu by religion Indian by Citizen, Business by occupation, Permanent residing at Shanti Apartment West Ashrampara Siliguri 734001 and Presently residing at Mansarovar Co operative Housing Society Ltd, Pranami Mandir Road, Siliguri, P.O. Siliguri -734001 District Jalpaiguri in the State of West Bengal.

--- hereinafter jointly and collectively called **PURCHASERS** (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns).of the **ONE PART**.

A N D

SMT. MANIKA ADHIKARI Daughter of Sri Ratan Adhikary having allotted Aadhaar Card No. 6932 3503 7690 and Income Tax P.A. No. CTXPA2742K Hindu by religion, Indian by nationality , House-Wife by occupation residing at Netajipara Panchanan Road P.O. Ghogomali P.S Bhaktinagar Jalpaiguri Pin No 734006 in the State of West Bengal --- hereinafter called **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, successors, administrators, representatives and assigns) of the **OTHER PART**.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist Jalpaiguri

22 FEB 2021

Manika Adwika ni

[Page - 4]

WHEREAS One **Bakharu Singh, Khakaru Singh and Khekeru Singh** are/were jointly and equally the recorded owner of land accordance with the provisions of W.B.L & L.R Act 1955 during the Revisional settlement survey operation the said land has been recorded in their name, recorded in **R.S Khatian No 655**, in different Plots including **R.S Plot No 396/837** situated within **Mouza Dabgram, J.L. No 2**, R.S Sheet no 11 recorded in Plot of land of the said Khatian within the Jurisdiction of Bhaktinagar Police Station District Jalpaiguri having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS thereafter during possession of land said recorded owner **Bakharu Singh, Khakaru Singh and Khekeru Singh** are during their life time jointly transferred land measuring **10 Katha** recorded in Khatian No R.S 655 Sheet No R.S 11 within R.S Plot No 396/837 situated within Mouza Dabgram P.S Bhaktinagar Dist Jalpaiguri infavour of one **Sajendra Kumar Ghosh S/O. Lal Mohan Ghosh** within specific boundary by way of registered Sale Deed being No **215 for the year 1966** registered in the office of District Sub Registrar Jalpaiguri and delivered possession thereof.

AND WHEREAS by such Purchase said **Sajendra Kumar Ghosh S/O. Lal Mohan Ghosh** owner of the aforesaid land and during possession of land said **Sajendra Kumar Ghosh** also transferred the said land measuring **10 Katha** recorded in Khatian No R.S 655 Sheet No R.S 11 within R.S Plot No 396/837 situated within Mouza Dabgram P.S Bhaktinagar Dist Jalpaiguri infavour of **1. Sri Shaktipada Tripathi S/O. Lt Amar Nath Tripathi, 2. Sri Madhab Chandra Paul S/O. Narayan Chandra Paul and 3. Sri Bikash Chandra Deb S/O. Sudhangshu Mohan Deb** by way of registered Sale Deed being No **3088 for the year 1993** registered at Additional District Sub Registrar Jalpaiguri and delivered possession thereof.



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

22 FEB 2021

Manika Adhikari

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AND WHEREAS being owner in possession of land said **1. Sri Shaktipada Tripathi** S/O. Lt Amar Nath Tripathi, **2. Sri Madhab Chandra Paul** S/O. Narayan Chandra Paul and **3. Sri Bikash Chandra Deb** S/O. Sudhangshu Mohan Deb also jointly transferred the above referred land measuring **10 Katha** recorded in Khatian No R.S 655 , Sheet No R.S 11 , within R.S Plot No 396/837 situated within Mouza Dabgram P.S Bhaktinagar Dist Jalpaiguri infavour of **Joy Gopal Mondal** by way of registered Sale Deed being No **5918 for the year 1996** registered at Additional District Sub Registrar Jalpaiguri .

AND WHEREAS One **Kamala Adhikary** W/O. Sri Ratan Adhikary purchased all that piece and parcel of land measuring **10 Katha** recorded in Khatian No R.S 655 , Sheet No R.S 11 , within R.S Plot No 396/837 situated within Mouza Dabgram P.S Bhaktinagar Dist Jalpaiguri from the said **Joy Gopal Mondal** by way of two separate registered Sale Deeds being No **6568 for the year 2012** land measuring **01 Katha** registered at A.D.S.R Rajganj and **Deed No 6574 for the year 2012** registered at A.D.S.R Rajganj land measuring **09 Katha** and during possession of land said **Kamala Adhikary** hereof duly mutated the aforesaid land with the office of B.L.&.L.R.O, Rajganj and L.R. Khatian No. 143 under L.R Plot No 258 Within Sheet No L.R 110 land measuring 0.1633 Acre was duly opened up in her name.

AND WHEREAS the above named Smt Kamala Adhikary became owner of land measuring 10 Katha by way of aforesaid purchase, but during physical measurement it is found that after encroachment of land, Said Kamala Adhikary was possessing land measuring 8 Katha 10 Chattak out of her purchased land of 10 Katha and being in possession of land, said Smt. Kamala Adhikary transferred land measuring 7 Katha 10 Chattak infavour of her daughter **Manika Adhikari** the **vendor** of these presents, by way of registered **Deed of Gift being No 1310 year 2021** registered at A.D.S.R Bhaktinagar and delivered possession thereof.

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

22 FEB 2021

Manika Adhikari

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AND WHEREAS as such the above name **Vendor Manika Adhikari** hereof is in actual, Khas and physical possession of all that piece and parcel of the aforesaid land measuring **7 Katha 10 Chattak** more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from anybody whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the **Vendor Manika Adhikari** being in need of funds for acquiring more profitable properties has offered to sell the purchaser hereof land measuring **7 Katha 10 Chattak** recorded in Khatian No R.S 655 Corresponding L.R Khatian No 143 appertaining to and forming R.S Plot No 396/837 corresponding L.R 258 within Sheet No R.S 11 Corresponding L.R 110 situated within Mouza Dabgram P.S Bhaktinagar Dist Jalpaiguri more fully described in the Schedule below

AND WHEREAS the Purchasers being in need of land have accepted the offer of the Vendor and agreed to purchase the below scheduled land measuring **7 Katha 10 Chattak** and offered the Vendor full and final consideration of **Rs. 34,20,000/- (Rupees Thirty Four Lakh Twenty thousands)** only free from all encumbrances whatsoever.

AND WHEREAS the Vendor has accepted the price so offered by the Purchasers as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the below scheduled land measuring **7 Katha 10 Chattak** for total full and final consideration of **Rs. 34,20,000/- (Rupees Thirty Four Lakh Twenty thousands)** only free from all encumbrances whatsoever.



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

22 FEB 2021

Manika Advikani

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of **Rs. 34,20,000/- (Rupees Thirty Four Lakh Twenty thousands)** only paid by the purchasers to the Vendor and grant full discharge to the purchasers from payment thereof does hereby grant, convey, assign and transfer unto and in favor of the purchasers and forming part of these presents and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE and TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the purchasers that the interest which the Vendor professes to transfer subsists and the Vendor and the Vendor has full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchasers in the manner aforesaid and the Vendor ~~or any person~~ claiming under them shall and will from time to time at times hereafter at the request and cost of the purchasers do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may be required.

IT is further covenanted that the land described in the schedule below is held by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may.





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

22 FEB 2021

Manika Adwikarai

THE Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed.

THE Vendor further declares that the entire land forming subject matter of the present conveyance were in Khas and actual possession of the Vendor on the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendor shall be liable to return to the purchasers the full or proportionate part or the consideration money as the case may be from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury to be sustained by the purchaser.

IT is hereby further declared by the Vendor that they has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the below scheduled landed property conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendor shall be liable to be dealt with according to law for false recitals made therein.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist Jaipur

22 FEB 2021

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SCHEDULE OF LAND

Manika Adhikari

ALL THAT PIECE AND PARCEL of Vacant land measuring **07 [Seven] KATHA 10 [Ten] CHATTAK** appertaining to **R.S. Plot No. - 396/837** Corresponding **L.R PLOT NO 258** recorded in the **R.S. Khatian No. 655** corresponding to **L.R. Khatian No. 143** situated at **Mouza - DABGRAM, J.L. No. 02, SHEET NO R.S 11** Corresponding **L.R SHEET NO 110 ;** Pargana - **BAIKUNTHAPUR, P.S. BHAKTINAGAR** in the District of **JALPAIGURI** . Classification of land in R.O.R Sahari and Proposed used as Bastu . Area Gram Panchayat.

Plot details:-

R.S. KHATIAN NO.	L.R. KHATIAN NO.	RS PLOT NO	LR PLOT NO	AREA
655	143	396/837	258	07 Katha 10 Chattak

The said land is butted and bounded as follows:

- BY THE NORTH : SOLD LAND OF KAMALA ADHIKARY PURCHASED BY PURCHASERS
- BY THE SOUTH : SOLD LAND OF BAKHARU SINGH & OTHERS
- BY THE EAST : SOLD LAND OF ASHISH SARKAR & SRI RAJU MANI PURCHASED BY PURCHASERS
- BY THE WEST : LAND OF NARAYAN MANDAL

The site Plan of the land hereunto sold as marked by Red Border annexed herewith is the forming part and parcel of these present.

Separate Sheet is being enclosed affixing photographs and impressions of all fingers of both hands of both parties hereto which shall always form part of these presents.

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

22 FEB 2021

IN WITNESS WHEREOF Vendor do hereunto set her respective hands on this document after understood the contents of this indenture in her mother language on the Day, Month and Year first above written.

WITNESSES :-

1. স্রী রতন অধিকারী

[**SRI RATAN ADHIKARY**]

S/O Late Rajbihari Adhikary

@ Rashbihari Adhikary

Of Netaji Para Panchanan Road

P.O. Ghogomali

P.S Bhaktinagar

Dist. Jalpaiguri

2. Rajib Adhikary
Siliguri

Manika Adhikari

VENDOR

Drafted & Read over by me
and printed at my office

Pintu De Sarkar

PINTU DEY SARKAR

Advocate/Jalpaiguri

Reg. No. F - 1142/1136/2000





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Addl. Dist. Sub-Registrar
Shakti Nagar, Dist. Jalpaiguri
22 FEB 2021

MEMO OF CONSIDERATION

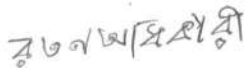
RECEIVED from the within named Purchasers, the within mentioned sum of Rs. 34,20,000/- (Rupees Thirty Four Lakhs Twenty Thousand) only paid by the Vendor , as full consideration amount as per memo of consideration hereinafter.

MODE OF PAYMENT :-

The payment to the Vendor hereof is made vide cheques as mentioned below:-

SL. NO.	CHEQUE NOS.	DATED	AMOUNT
1.	000260 HDFC Bank Ltd. Slg	22/02/2021	17,10,000/-
2.	042374 Bank Of India. Slg	22/02/2021	17,10,000/-
			34,20,000/-

WITNESSES :-

1. 

[SRI RATAN ADHIKARY]

S/O Late Rajbihari Adhikary

@ Rashbihari Adhikary

Of Netaji Para Panchanan Road

P.O. Ghogomali

P.S Bhaktinagar

Dist. Jalpaiguri

2. 

S/o H. Shib das Bose

Krishna Apt.

Milon Mandir Rd.

Subhaspalby.

PKRS - Siliguri

Dist. Jalpaiguri

pin - 734001



VENDOR

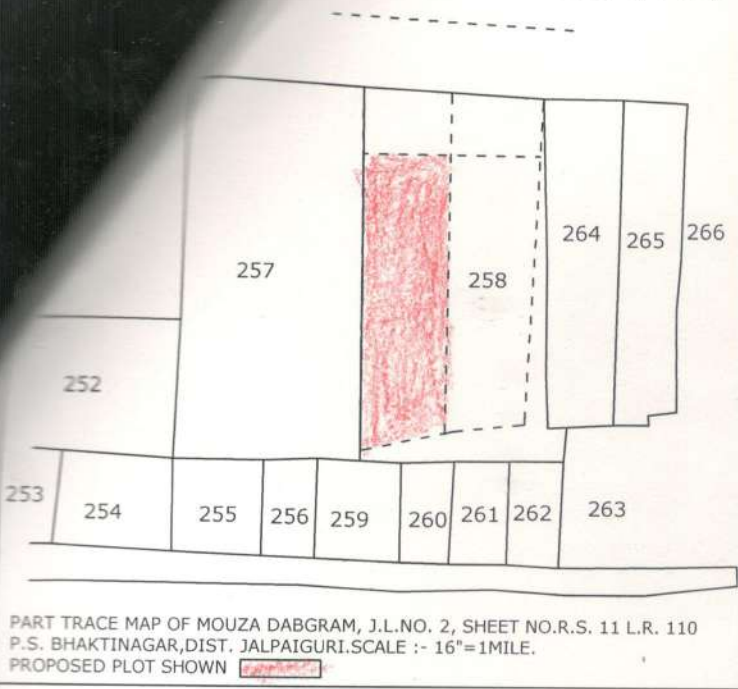


As

Addl. Dist Sub-Registrar
Rajshahi, Dist. Jalpaiguri

22 FEB 2021

L.R. MAP



NAME OF THE PURCHASERS :-

- 1) SRI DINESH PODDAR
S/O.LATE SUGRIWMALL PODDAR
OF NEELKAMAL APARTMENT, BLOCK-C,
PRANAMIMANDIR ROAD,
P.O. SILIGURI-734001, DIST. JALPAIGURI.
- 2) SRI PRAMOD KUMAR SINHAL
S/O. LATE RAM KUMAR SINHAL
MAANSAROVAR -
HOUSING CO-OPERATIVE SOCIETY LTD.
PRANAMIMANDIR ROAD,
P.O. SILIGURI-734001. DIST. JALPAIGURI.

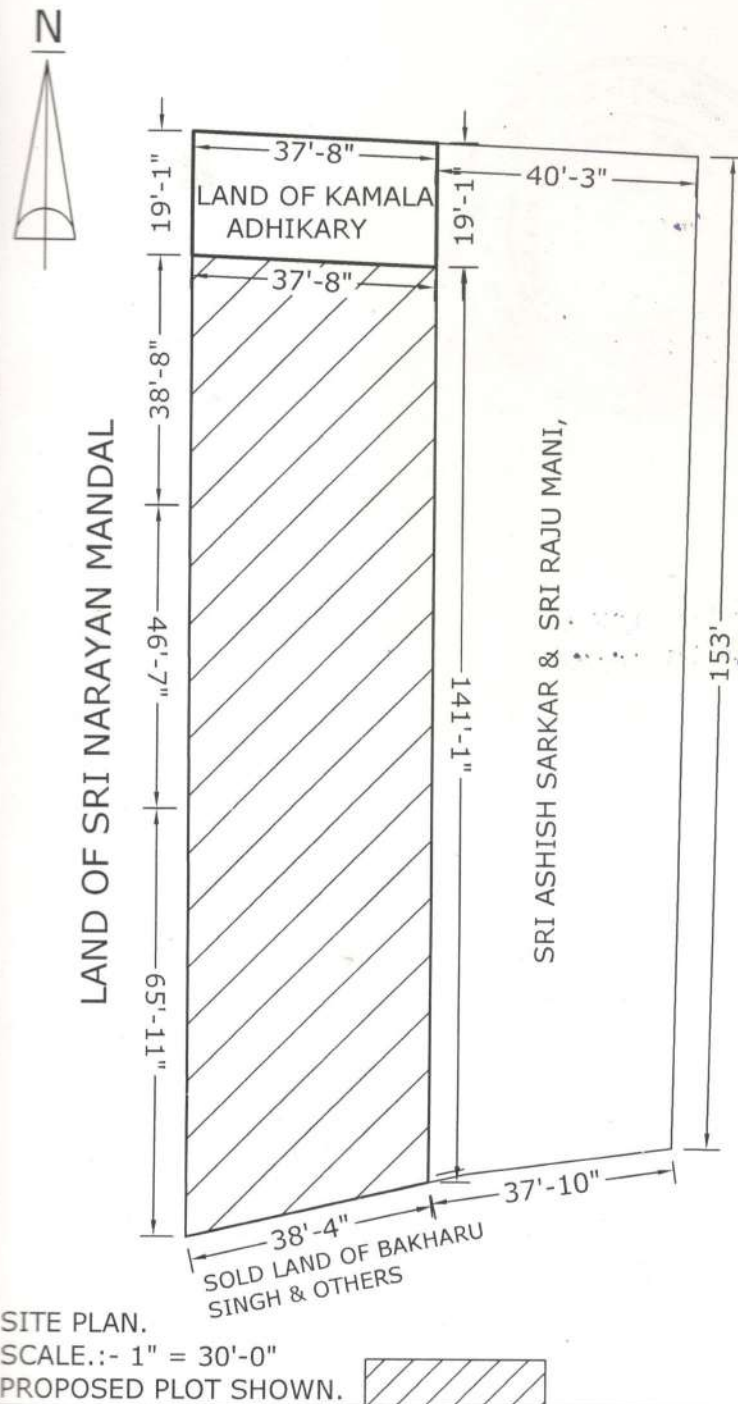
NAME OF THE VENDOR :-

SMT. MANIKA ADHIKARY.
W/O.SRI BUBAI SAHA
RESIDING AT NETAJIPARA,
PANCHANAN ROAD, P.O. GHOGOMALI,
P.S. BHAKTINAGAR, DIST. JALPAIGURI.

LAND SCHEDULE :-

MOUZA :- DABGRAM
J.L.NO. :-2
SHEET NO. :- R.S. 11 & L.R.110
KHATIAN NO. :-R.S.655 & L.R.143
PLOT NO. :- R.S. 396 /837 & L.R. 258
P.S.:- BHAKTINAGAR.
DIST.:-JALPAIGURI

LAND AREA :- 7 KATHA 10 CHATTAK



Manika Adhikari

SIGNATURE OF THE VENDOR.
DRAWN BY:-

M. Acharya
M. Acharya
(SURVEYOR)
Regd. No. 3895/75
Subhaspally, Siliguri



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

22 FEB 2021 • -

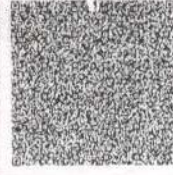
12/1/21
12/1/21
12/1/21

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFHPP8066K



नाम / Name
DINESH PODDAR

पिता का नाम / Father's Name
SUGRIWMALL PODDAR

जन्म की तारीख
Date of Birth
01/07/1975

Dinesh Poddar
हस्ताक्षर / Signature

25072019

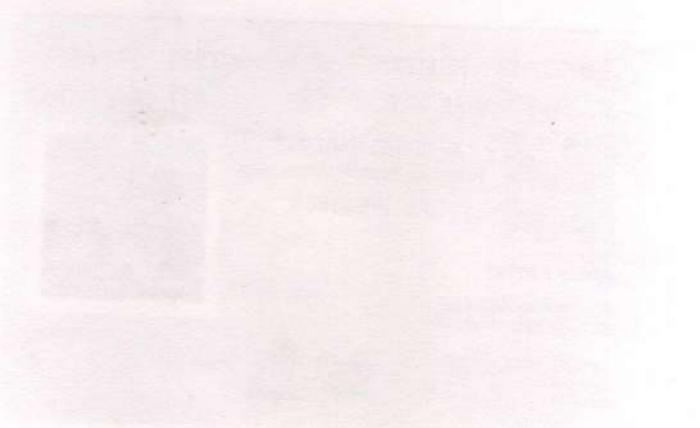
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
4 थी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Dinesh Poddar



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ভারত সরকার
Government of India



দিনেশ পোদার
DINESH PODDAR
জন্মতারিখ/DOB: 01/07/1975
পুরুষ/ MALE



6206 0987 5107

আমার আধার, আমার পরিচয়



জাতীয় নিমিত্ত পরিচয় কার্ড
Unique Identification Authority of India

Address:

S/O Sugriw Mall Poddar,
NILKAMAL APPARTMENT, BLOCK-
C, PLOT NO 16, PANJABI
PARA, PRANAMI MANDIR ROAD,
SILIGURI, WARD NO 40, Siliguri
(m.corp.), Jalpaiguri,
West Bengal - 734001

ঠিকানা:

S/O সুগ্রীব মল্ল পোদার, নীলকমল
এপার্টমেন্ট, ব্লক -সি, প্লট নং 16, পাঞ্জাবী
পারাদ, প্রনামী মন্দির রোড, সিলিগুড়ি, ওয়ার্ড
নং 40, সিলিগুড়ি(শৌরসভা),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 734001

6206 0987 5107

www

Dinesh Poddar



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAMOD KUMAR SINHAL
RAM KUMAR SINHAL

05/12/1965
Permanent Account Number
AJCPS8358N

Pramod Kumar Sinhal
Signature



Pramod Kumar Sinhal






 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WDB1844869




নির্বাচকের নাম : মনিকা অধিকারী
 Elector's Name : Manika Adhikari
 পিতার নাম : রতন অধিকারী
 Father's Name : Ratan Adhikari
 লিঙ্গ/Sex : স্ত্রী/F
 জন্ম তারিখ : 01/02/1991
 Date of Birth : 01/02/1991

আয়কর বিভাগ
INCOME TAX DEPARTMENT
ভারত সরকার
GOVT. OF INDIA



স্থায়ী লেখা সনদ কার্ড
Permanent Account Number Card
CTXPA2742K



নাম / Name : MANIKA ADHIKARI
 পিতার নাম / Father's Name : RATAN ADHIKARI
 জন্ম তারিখ / Date of Birth : 01/01/1991




Manika Adhikari
Manika Adhikari





सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1215/19577/00470

To,

मनिका अधिकारी

MANIKA ADHIKARI

26

PANCHANAN ROAD NETAJI PARA

Siliguri (M. Corp.)

Ghugumali Rajganj Jalpaiguri

West Bengal 734006

9832097785

Ref: 3861 / 05Y / 772907 / 772971 / P



SE335860873FT



आपका आधार क्रमांक / Your Aadhaar No. :

6932 3503 7690

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



मनिका अधिकारी

MANIKA ADHIKARI

पिता : रतन अधिकारी

Father : Ratan Adhikari

जन्म तिथि / DOB : 01/01/1991

महिला / Female



6932 3503 7690

आधार - आम आदमी का अधिकार

Manika Adhikari

Manika Adhikari



স্বাক্ষরিত

ভারত সরকার
Government of India



প্রমোদ কুমার সিংহল
Pramod Kumar Sinhal
পিতা : রাম কুমার সিংহল
Father : Ram Kumar Sinhal

জন্মতারিখ/DOB: 05/12/1965
পুরুষ / Male



4918 5226 9014

আধার - সাধারণ মানুষের অধিকার

ভারতীয়唯一标识系统 प्राधिकरण
Unique Identification Authority of India

আধার

ঠিকানা: , শান্তিএপার্টমেন্ট
পশ্চিম আশ্রমপাড়, ওয়ার্ড নং
শিলিগুরি (পৌরসভা), শিলিগুরি
দার্জিলিং, পশ্চিম বঙ্গ,

Address: 13 17, santi
APPARTMENT, west
ASHRAM PARA, ward no 10,
Siliguri (M. Corp), Siliguri,
Darjeeling, West Bengal,
734001

4918 5226 9014


1947
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in

Pranab Kumar Sinhal





भारत सरकार

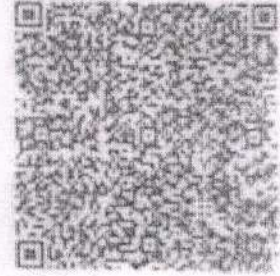
Government of India



रतन अधिकारी
Ratan Adhikari

पिता : राजबिहारी अधिकारी
Father : Rajbihari Adhikari

जन्म तिथि / DOB : 23/10/1956
पुरुष / Male



2617 1971 9554

आधार - आम आदमी का अधिकार

रतन अधिकारी

" b
D2 OF

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RATAN ADHIKARY

RAJ BIHARI ADHIKARY

23/10/1956

Permanent Account Number

AGHPA7867J

रतन अधिकारी











Signature



261719719554



CLAIMANT











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

Signature of R.O.

S. S. S. S. S.

Signature with date

CLAIMANT

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

Signature of R.O.

S. S. S. S. S.

Signature with date



AJ

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

22 FEB 2021

PHOTOGRAPHS AND FINGER PRINTS



Manika Adwikani

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

Signature

Manika Adwikani



Handwritten signature in green ink.

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

22 FEB 2021

Major Information of the Deed

	I-0711-01662/2021	Date of Registration	22/02/2021
Deed No / Year	0711-2000383713/2021	Office where deed is registered	
Entry Date	19/02/2021 7:56:04 PM	0711-2000383713/2021	
Applicant Name, Address & Other Details	Pintu Dey Sarkar Ambari Falakata, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 735135, Mobile No. : 9832443307, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 34,20,000/-	Rs. 37,74,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,88,719/- (Article:23)	Rs. 37,744/- (Article:A(1))		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 11, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-396/837	RS-655	Bastu	Sahari	7 Katha 10 Chatak	34,20,000/-	37,74,375/-	
Grand Total :					12.5813Dec	34,20,000 /-	37,74,375 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt MANIKA ADHIKARI (Presentant) Daughter of Mr Ratan Adhikary Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office	 <small>22/02/2021</small>	 <small>LTI 22/02/2021</small>	 <small>22/02/2021</small>
Netajipara Panchanan Road, P.O:- Ghogomali, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx2K, Aadhaar No: 69xxxxxxxx7690, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				

Name, Address, Photo, Finger print and Signature



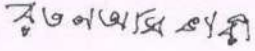
Shri DINESH PODDAR

Son of Late Sugriwmall Poddar Neelkamal Apartment Block C Pranamimandir Road, P.O:- Siliguri, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6K, Aadhaar No: 62xxxxxxxx5107, Status :Individual, Status : Not Executed

2 Shri PRAMOD KUMAR SINHAL

Son of Late Ram Kumar Sinhal MAANSAROVAR HOUSING CO-OPERATIVE SOCIETY LTD, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8N, Aadhaar No: 49xxxxxxxx9014, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ratan Adhikary Son of Late Rashbihari Adhikary Netajipara Panchanan Road, P.O:- Ghogomali, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006			
	22/02/2021	22/02/2021	22/02/2021
Identifier Of Smt MANIKA ADHIKARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MANIKA ADHIKARI	Shri DINESH PODDAR-6.29063 Dec, Shri PRAMOD KUMAR SINHAL-6.29063 Dec

Class 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 under Stamp Act 1899.

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

Presented for registration at 11:21 hrs on 22-02-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Smt MANIKA ADHIKARI ,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 37,74,375/-

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

Execution is admitted on 22/02/2021 by Smt MANIKA ADHIKARI, Daughter of Mr Ratan Adhikary, Netajipara Panchanan Road, P.O: Ghogomali, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife

Indetified by Mr Ratan Adhikary, , , Son of Late Rashbihari Adhikary, Netajipara Panchanan Road, P.O: Ghogomali, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,744/- (A(1) = Rs 37,744/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,744/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 6:39PM with Govt. Ref. No: 192020210231406791 on 20-02-2021, Amount Rs: 37,744/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1375185914 on 20-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,88,719/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,83,719/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2074, Amount: Rs.5,000/-, Date of Purchase: 18/02/2021, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 6:39PM with Govt. Ref. No: 192020210231406791 on 20-02-2021, Amount Rs: 1,83,719/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1375185914 on 20-02-2021, Head of Account 0030-02-103-003-02

M. Lama

Tulsi Lama

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

Jalpaiguri, West Bengal

Registration under section 60 and Rule 69.
Book - I
Number 0711-2021, Page from 48249 to 48274
No 071101662 for the year 2021.



Digitally signed by Tulsi Lama
Date: 2021.02.23 14:44:10 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/02/23 02:44:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

DEED OF CONVEYANCE

(This document is digitally signed.)