

1670/21

1665/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 253083

Handwritten notes in green ink: '22.2.21' and '2-383596/21'.



Handwritten signature in blue ink: '20 ম ল ম ডি বারি'.

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Add. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 FEB 2021

### DEED OF CONVEYANCE

Cont. ....P/2



NON JUDICIAL

# NON JUDICIAL STAMP



No. 2086 Date 18-02-2021

Sold Dinesh Poddar & another

of Siliguri

Value Rs. 5000/-

S. Shyam Roy  
Government Stamp Vendor  
L. No. 173/R.M  
Siliguri Court



Handwritten signature in green ink.

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

22 FEB-2021

1000 879 55

BRABR J Pankaj K R

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

TOTAL CONSIDERATION	<b>Rs. 7,00,000/-</b>
AREA OF LAND	<b>01 Katha or 1.65 Decimal</b>
PLOT NO.	<b>R.S 396/837 L.R 258</b>
SHEET NO.	<b>R.S 11 ; L.R 110</b>
KHATIAN NO.	<b>R.S 655 ; L.R 143 ;</b>
J.L. NO.	<b>02</b>
MOUZA	<b>DABGRAM</b>
PARAGANA	<b>BAIKUNTHAPUR</b>
POLICE STATION	<b>BHAKTINAGAR</b>
DISTRICT	<b>JALPAIGURI</b>
AREA	<b>GRAM PANCHAYAT</b>

Contd...P/3





Handwritten signature in green ink.

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

22 FEB 2021

**B E T W E E N**

Pranami  
Mandir  
Road  
Siliguri  
P.O.  
Siliguri  
-734001  
District  
Jalpaiguri  
in the  
State of  
West Bengal

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 their heirs executors, successors, administrators, representatives and assigns) of the **ONE PART**.

**A N D**

**SMT. KAMALA ADHIKARY** Wife of Sri Ratan Adhikary having allotted Aadhaar Card No. 6862, 4747 2155 and Income Tax P.A. No. AGIPA0430E 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**.

Contd...p/4





Handwritten signature in green ink.

Adl. Dist Sub-Registrar  
Bhakt Nagar, Dist Jalpaiguri

22 FEB 2021

PRERESH KUMAR

**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** 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.

Contd...P/5





701

Addl. Dist Sub-Regis.  
Bhakti Nagar, Dist. Jalgaon

22 FEB 2021



Bikash Chandra Deb

**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** above named **Vendor 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 **Vendor Smt Kamala Adhikary** owner of land measuring 10 Katha by way of aforesaid purchase but during physical measurement it is found that after encroachment of land at present Vendor possessing land measuring **8 Katha 10 Chattak** out of 10 Katha and during possession of land Vendor already transferred land measuring 7 Katha 10 Chattak infavour of Manika Adhikari by way of registered Deed of Gift being No 1310 year 2021 and after such transferred at present **Vendor Kamala Adhikary** possessing land measuring **1 Katha** 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.

Contd...P/6





Handwritten signature in green ink.

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

22 FEB 2021

বিশ্ব  
জয়ন্তী  
হে  
১২

**AND WHEREAS** as such the above named **Vendor Kamala Adhikary** at present hereof **is** in actual, Khas and physical possession of all that piece and parcel of the aforesaid land measuring **01 Katha** 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 Kamala Adhikary** being in need of funds for acquiring more profitable properties has offered to sell the purchaser hereof land measuring **01 Katha** 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 **01 Katha** and offered the Vendor full and final consideration of **Rs. 7,00,000/- (Rupees Seven Lakh)** 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 **01 Katha** for total full and final consideration of **Rs. 7,00,000/- (Rupees Seven Lakh)** only free from all encumbrances whatsoever.

Contd...P/7





*Handwritten signature in green ink.*

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

**22 FEB 2021**

Prakash Kumar

**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 7,00,000/- (Rupees Seven Lakh) 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.

Contd...P/8





AD

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

22 FEB 2021

Prabir Kumar Hazra

**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.

Contd...P/9





*[Handwritten signature in green ink]*

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

22 FEB 2021







A

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. 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

বামলা অধিকারী

**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





Handwritten signature in green ink.

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

22 FEB 2021

## MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers, the within mentioned sum of Rs. 7,00,000/- (Rupees Seven Lakh) 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.	000250 HDFC Bank Ltd. Slg	15/12/2020	2,50,000/-
2.	042366 Bank Of India. Slg	15/12/2020	2,50,000/-
3.	000259 HDFC Bank Ltd. Slg	22/02/2021	1,00,000/-
4.	042373 Bank Of India. Slg	22/02/2021	1,00,000/-
			7,00,000/-

### WITNESSES :-

1. श्रीरतन अधिकारी

[ SRI RATAN ADHIKARY ]  
S/O Late Rajbihari Adhikary  
@ Rashbihari Adhikary  
Of Netaji Para Panchanan Road  
P.O. Ghogomali  
P.S Bhaktinagar  
Dist. Jalpaiguri

2. Subir Bose  
S/O Lt. Shub das Bose  
Krishna Apt.  
Milon Mander Rd.  
Subaspally,  
P.S. Siliguri  
Dist - Darjeeling  
pin - 734001

श्रीरतन अधिकारी

**VENDOR**



*(Handwritten signature)*

Addl. Dist Sub-Registrar  
Bhakti Nagar, 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. KAMALA ADHIKARY.  
W/O. SRI RATAN ADHIKARY.  
RESIDING AT NETAJIPARA,  
PANCHANAN ROAD, P.O. GHOGOMALI,  
P.S. BHAKTINAGAR, DIST. JALPAIGURI.

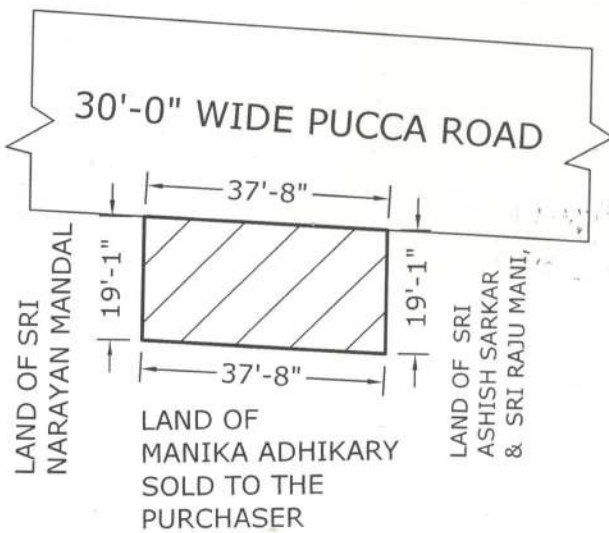
**LAND SCHEDULE :-**

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 :- 1 KATHA**



PART TRACE MAP OF MOUZA DABGRAM, J.L.NO. 2, SHEET NO.R.S. 11 L.R. 110  
P.S. BHAKTINAGAR, DIST. JALPAIGURI. SCALE :- 16"=1MILE.  
PROPOSED PLOT SHOWN [REDACTED]



SITE PLAN.  
SCALE.:- 1" = 30'-0"  
PROPOSED PLOT SHOWN.

*Handwritten signature in Bengali script*

SIGNATURE OF THE VENDOR.  
DRAWN BY:-

*Handwritten signature of M. Acharya*

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



Handwritten signature in green ink.

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

22 FEB 2021



**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

  
 हस्ताक्षर / Signature


25072019

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

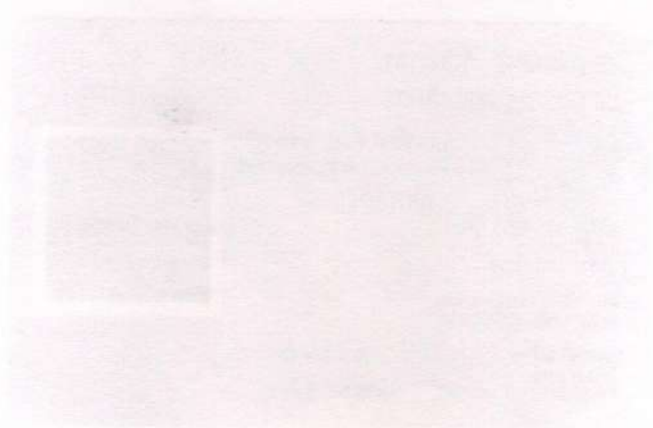
**If this card is lost / someone's lost card is found,**  
**please inform / return to :**

**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](mailto:tininfo@nsdl.co.in)**



*D. K. Poddar*



*Handwritten signature or scribble.*



ভারত সরকার  
Government of India



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



6206 0987 5107

আমার স্বাধীন, আমার পরিচয়



ভারতীয় অনন্য চিহ্নিতকরণ কর্তৃপক্ষ  
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 পোদ্দার, নীলকমল  
এপার্টমেন্ট, ব্লক -সি, প্লট নং 16, পাঞ্জাবী  
পারাদা, প্রনামী মন্দির রোড, শিলিগুড়ি, ওয়ার্ড  
নং 40, শিলিগুড়ি(পৌরসভা),  
জলপাইগুড়ি,  
পশ্চিম বঙ্গ - 734001

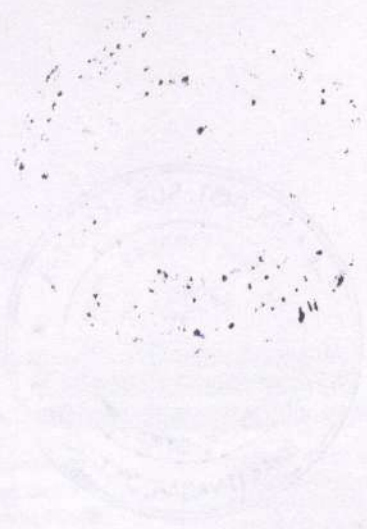
6206 0987 5107

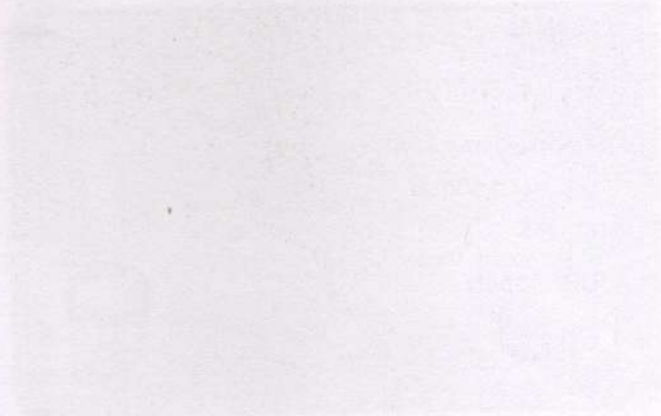
*Dinesh Poddar*



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRAMOD KUMAR SINHAL RAM KUMAR SINHAL 05/12/1965 Permanent Account Number AJCPS8358N		
<i>Pramod Kumar Sinhal</i> Signature		

*Pramod Kumar Sinhal*





*[Faint handwritten signature or scribble]*



  
Government of India  
শ্রমোদ 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

  
আধার  
ভারতীয় মিলিটারি পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India  
ঠিকানা: , শান্তিএপার্টমেন্ট  
পশ্চিম আশ্রমপাড়া, ওয়ার্ড নং  
শিলিগুরি (শৌরসভা), 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

*Prasad Kumar*





कर विभाग  
TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAMALA ADHIKARY

UMESH SARKAR

10/10/1964

Permanent Account Number

AGIPA0430E

कमला अधिकारी  
Signature



28082004



भारत सरकार

Government of India



कमला अधिकारी

KAMALA ADHIKARI

पति : रतन अधिकारी

Husband : Ratan Adhikari

जन्म तिथि / DOB : 01/01/1964

महिला / Female



6862 4747 2155

आधार - आम आदमी का अधिकार

कमला अधिकारी

कमला अधिकारी



সিদ্ধান্ত লিখুন



भारत सरकार

Government of India



रतन अधिकारी

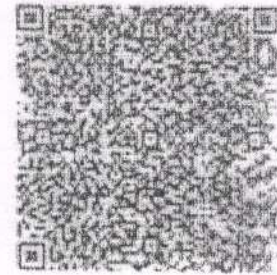
Ratan Adhikari

पिता राजबिहारी अधिकारी

Father: Rajbihari Adhikari

जन्म तिथि / DOB : 23/10/1956

पुरुष Male



2617 1971 9554

आधार - आम आदमी का अधिकार

रतन अधिकारी

DA

b  
10C

आयकर विभाग

INCOME TAX DEPARTMENT

RATAN ADHIKARY

RAJ BIHARI ADHIKARY

23/10/1956

Permanent Account Number:

AGHPA7867J

रतन अधिकारी

Signature



भारत सरकार











GOVT. OF INDIA



20082004



CLAIMANT











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



-----  
Signature of R.O.

*X. ...*  
-----  
Signature with date

CLAIMANT

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



-----  
Signature of R.O.

*...*  
-----  
Signature with date



Handwritten signature in green ink.

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

22 FEB 2021

## PHOTOGRAPHS AND FINGER PRINTS



સમના અધિકારી

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

સમના અધિકારી

Signature

...



Handwritten signature in green ink.

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

22 FEB 2021



## Major Information of the Deed




Deed No :	I-0711-01663/2021	Date of Registration	22/02/2021
Query No / Year	0711-2000383596/2021	Office where deed is registered	
Query Date	19/02/2021 7:39:51 PM	0711-2000383596/2021	
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. 7,00,000/-	Rs. 7,42,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,125/- (Article:23)	Rs. 7,425/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-396/837	RS-655	Bastu	Sahari	1 Katha	7,00,000/-	7,42,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>1.65Dec</b>	<b>7,00,000 /-</b>	<b>7,42,500 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt KAMALA ADHIKARY (Presentant)</b> Wife of Mr Ratan Adhikary Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office	 22/02/2021	 LTI 22/02/2021	 22/02/2021
Netajipara Panchanan Road, P.O:- Ghogomali, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 68xxxxxxxx2155, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				

Details :

Name,Address,Photo,Finger print and Signature



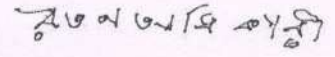
**Shri DINESH PODDAR**

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, Aadhaar No: 62xxxxxxx5107, Status :Individual, Status : Not Executed

**2 Mr PRAMOD KUMAR SINHAL**

Son of Late Ram Kumar Sinhal Maansarovar Housing Co-Operatie Society Ltd Pra, 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, Aadhaar No: 49xxxxxxx9014, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ratan Adhikary</b> Son of Late Rashbihari Adhikary Netaji Para Panchanan Road, P.O:- Ghogomali, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001			
	22/02/2021	22/02/2021	22/02/2021

Identifier Of Smt KAMALA ADHIKARY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA ADHIKARY	Shri DINESH PODDAR-0.825 Dec,Mr PRAMOD KUMAR SINHAL-0.825 Dec

22-02-2021

**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 11:21 hrs on 22-02-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Smt KAMALA ADHIKARY ,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 7,42,500/-

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

Execution is admitted on 22/02/2021 by Smt KAMALA ADHIKARY, Wife of Mr Ratan Adhikary, Netajipara Panchanan Road, P.O: Ghogomali, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr Ratan Adhikary, , , Son of Late Rashbihari Adhikary, Netaji Para Panchanan Road, P.O: Ghogomali, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,425/- ( A(1) = Rs 7,425/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,425/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 6:33PM with Govt. Ref. No: 192020210231402301 on 20-02-2021, Amount Rs: 7,425/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1375179897 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. 37,125/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 32,125/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 2086, 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 6:33PM with Govt. Ref. No: 192020210231402301 on 20-02-2021, Amount Rs: 32,125/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1375179897 on 20-02-2021, Head of Account 0030-02-103-003-02

*Tulsi Lama*

**Tulsi Lama**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

of Registration under section 60 and Rule 69.

entered in Book - I

Volume number 0711-2021, Page from 47259 to 47283

Deed No 071101663 for the year 2021.



Digitally signed by Tulsi Lama  
Date: 2021.02.22 19:12:00 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2021/02/22 07:12:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)