

4518/22

I - 4564/2022 4536/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 550035

West Commission Case No. 626/22

CTIO of Amudibemik
W/O Suben Debn

29.4.22
20-12-2022/22



अनामक वसति

3 मिमिता कविक

4 शिवाजी वसति

5 नवी बरमक

6 अमिता वसति

7 Gita Paul.

8 Radha Suman Bannik Debnath

9 सावित्री वसति



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 29th DAY OF APRIL , TWO THOUSAND & TWENTY TWO.

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

Contd. P/2

Adl. District Sub-Registrar
Bhaktinagar, Jalpaiguri

02 MAY 2022

Handwritten initials/signature.



CTI of Amadi Benik
W/o Subhan Benik

1279

CTI of Amadi Benik
W/o Subhan Benik

1280

2 *Prasanta Ray*

1281

3 *Prasanta Ray*

1282

4 *Shri Chandra Kumar*

1283

5 *Netaji Banik*

1284

6 *Prasanta Ray*

1285

7 *Giita Paul*

1286

8 *Radhaarani Banik Debnath*

1287

9 *Prasanta Ray*

Prasanta Ray
Bharani Kanta Roy
Sanjay Para
Baal mavi
Jalpaiguri

SL. NO. 1898 Date 12.4.2022
PURCHASER *Sri Dipak Kumar Saha*
Full Address *Milan pally, Dighuria*
Total Value *1000/-*

Stamp Purchased from JPG Treasury-1

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



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

29 APR 2022



2022 APR 29

CTI of Amadi Banik
উপস্থিত
উপস্থিত

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BETWEEN

SRI DIPAK KUMAR SARAF (PAN- AJRPS1476Q), Son of Sri Ram Lal Saraf , Indian by Nationality , Hindu by religion , Business by occupation , residing at Swastik Apartment , Sukanta Sarani , Milanpally , Siliguri , Post Office Siliguri Bazar , Police Station Siliguri, District Darjeeling in the State of West Bengal ----- hereinafter called the **"PURCHASER "** (which term and expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include his legal heirs , executors , successors , administrators, legal representatives and assigns)of the **ONE PART.**

AND

- 1 **Smt. Amadi Banik**
Wife of Late Dinabandhu Banik
Address : Road No 2 , Ashok Nagar , P.O. Siliguri Bazar , Siliguri Municipal Corp , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal- 734005
- 2 **Smt. Ashalata Banik**
Daughter of Late Dinabandhu Banik, Wife of Himangshu Banik
Address : Road No 2 , Ashok Nagar , P.O. Siliguri Bazar , Siliguri Municipal Corp , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal- 734005
- 3 **Sri Dilip Banik (PAN- BNQPB4596Q)**
Son of Late Dinabandhu Banik
Address : Road No 2 , Ashok Nagar , P.O. Siliguri Bazar , Siliguri Municipal Corp , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal- 734005

A/2

CIT of Anand Banik
11/07/2018



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Sri Haribandhu Banik

Son of Late Dinabandhu Banik

Address : Road No 2 , Ashok Nagar , P.O. Siliguri Bazar , Siliguri Municipal Corp , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal- 734005

5

Sri Nitai Banik (PAN- BQSPB8084N)

Son of Late Dinabandhu Banik

Address : Road No 2 , Ashok Nagar , P.O. Siliguri Bazar , Siliguri Municipal Corp , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal- 734005

6

Smt. Mamta Basak

Daughter of Late Dinabandhu Banik , Wife of Rathin Paul

Address: Kaloni Chamta , Nakkati Gachhi , P.O. Kaloni Chamta , P.S. Tufanganj , Dist. Coochbehar , West Bengal- 736159

7

Smt. Gita Paul (PAN- AOEPP6754J)

Daughter of Late Dinabandhu Banik, Wife of Samir Paul

Address: Ram Krishna Sarani , Niranjan Nagar , Ward No 36, Siliguri (M Corp.), Ghugumali , P.O. Ghugumali , P.S. Bhaktinagar , Dist. Jalpaiguri , West Bengal 734006.

8

Smt. Radharani Banik Debnath (PAN- BNQPB4598A)

Daughter of Late Dinabandhu Banik, Wife of Sadhan Debnath

Address: Panbari, Maynaguri, P.O. & P.S. Maynaguri , Dist. Jalpaiguri, West Bengal - 735219

Handwritten signature or mark.

CTIO & Amadbandhu
1108 Duhim Banik



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9 Smt. Sabitri Das

Daughter of Late Dinabandhu Banik, Wife of Bapi Das

Address: Michale Madhusudan Colony, Sahudangi Hat, Dabgram , P.O.

Sahudangi Hat , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal – 735135

All are Indian by Nationality , Hindu by Religion , Business/Household by Occupation ----- hereinafter called the **“ VENDORS ”** (which expression shall mean and include unless excluded by or repugnant to the context his/their legal heirs , successors , administrators , executors, representatives and assigns) of the **“ OTHER PART ”**.

WHEREAS one DINABANDHU BANIK S/o Late Dukhram Banik became owner of a piece or parcel of land measuring 1.75 Decimals forming part of R.S. Plot No. 64 , recorded under R.S. Khatian No. 768/1 and land measuring 1.50 Decimals forming part of R.S. Plot No. 65/1105 , recorded under R.S. Khatian No. 757/2 IN TOTAL 3.25 Decimals by virtue of purchase vide registered Sale Deed being No. I-3671 for the year 1980, registered before the Office of Sadar Joint Sub-Registrar, Jalpaiguri , Dist. Jalpaiguri.

WHEREAS said DINABANDHU BANIK S/o Late Dukhram Banik also became owner of a piece or parcel of land measuring 0.825 Decimal forming part of R.S. Plot No. 64 , recorded under R.S. Khatian No. 768/1 and land measuring 0.825 Decimal forming part of R.S. Plot No. 65/1105 , recorded under R.S. Khatian No. 757/2 by virtue of purchase vide registered Sale Deed being No. I-3227 for the year 1981 registered before the Office of Sadar Joint Sub-Registrar, Jalpaiguri , Dist. Jalpaiguri.

WHEREAS said DINABANDHU BANIK S/o Late Dukhram Banik also became owner of a piece or parcel of land measuring 1½ Kathas forming part of R.S. Plot No. 65/1105 , recorded under R.S. Khatian No. 757/2 by virtue of purchase vide registered Sale Deed being No. I-3636 for the year 1991 , registered before the Office of Additional District Sub-Registrar, Jalpaiguri , Dist. Jalpaiguri.

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1
LTI of Amadi banik
w/o Dinabandhu Banik

2
Smt. Ashalata Banik

3
Sri Dilip Banik

4
Sri Haribandhu Banik

5
Sri Nitai Banik

6
Smt. Mamta Basak

7
Smt. Gita Paul

8
Smt. Radharani Banik Debnath

9
Smt. Sabitri Das

WHEREAS one AMADI BANIK , W/o DINABANDHU BANIK also became owner of a piece or parcel of land measuring 1½ Kathas forming part of R.S. Plot No. 64 , recorded under R.S. Khatian No. 768/1 by virtue of purchase vide registered Sale Deed being No. I-3637 for the year 1991 , registered before the Office of Additional District Sub-Registrar, Jalpaiguri , Dist. Jalpaiguri.

WHEREAS said DINABANDHU BANIK THUS became owner of land measuring TOTAL 4.50 KATHAS (as per aforesaid purchases) AND said AMADI BANIK became owner of land measuring 1.5 KATHAS , both total a little more or less LAND 6 KATHAS as described above & fully described in the schedule below and forming part of these presents together with all right , title and interest therein and thereto free from all encumbrances. AND said DINABANDHU BANIK thereafter died intestate on 28/05/2010 , leaving behind him his wife AMADI BANIK and 3 sons and 5 daughters (Vendors No. 1 to 9 hereof to inherit all the landed property of Late Dinabandhu Banik)

Name of the legal heirs	Relationship with the deceased Late Dinabandhu Banik
Smt. Amadi Banik	Widow
Smt. Ashalata Banik	Married Daughter
Sri Dilip Banik	Son
Sri Haribandhu Banik	Son
Sri Nitai Banik	Son
Smt. Mamta Basak	Married Daughter
Smt. Gita Paul	Married Daughter
Smt. Radharani Banik Debnath	Married Daughter
Smt. Sabitri Das	Married Daughter

WHEREAS at the time of L.R. Settlement , the aforesaid land comprised in part of L.R. Plot No. 508 has been recorded under L.R. Khatian No. 490 & 491 , situated within R.S. Sheet No. 15 (L.R. Sheet No.168) of Mouza -DABGRAM , J.L. No. 02 , Pargana- Baikunthapur , within Municipal Corporation Area , P.S. New Jalpaiguri (earlier Bhaktinagar) , District. Jalpaiguri.

Handwritten signature or initials.



1
 LTI of Area of bank
 1/2 Dughan Duni
 22/02/2018

3
 Pundar Singh

4
 2 1/2 Kathas

6

5
 Netai Basni

6
 D. K. S. S.

7
 Gita Paul.

8
 Radha sarni Basni Debnath

9
 Smt. J. M. S.

WHEREAS the VENDORS THUS acquired the said land measuring in total a little more or less 6 Kathas having permanent , heritable and transferable right , title and interest therein free from all encumbrances.

WHEREAS the said VENDOR/S now being in need of money has/have offered to the purchaser/s for sale of a piece or parcel of land measuring in total 3 KATHAS (Out of their aforesaid 6 Kathas) as described above & fully described in the schedule below and forming part of these presents together with all right , title and interest therein and thereto free from all encumbrances.

WHEREAS thus the VENDORS of this presents , being owner of the said land , (Vendor No. 1 by virtue of her purchase of 1 1/2 Kathas AND Vendors No. 1 to 9 hereof by virtue of legal inheritance of 4 1/2 Kathas) , having permanent, heritable and transferable right, title and interest therein free from all encumbrances and whereas the Vendors hereof being in need of money for their some other investment purposes have decided to sell piece or parcel of land measuring 3 KATHAS (Out of their aforesaid land) as morefully described in the schedule below and offered to the PURCHASER of this presents for buying the same.

WHEREAS the purchaser , being in need of such area of land in such locality for her purposes & relying on all the above statements of the vendors , has accepted the offer of Vendors and agreed to purchase the said area of land of the VENDORS, measuring 3 KATHAS more particularly described in the Schedule below and offered a sum of Rs.31,00,000/- (Rupees Thirty One Lakhs)only, to the VENDORS for their total below scheduled land which is free from all encumbrances and charges whatsoever.

WHEREAS the vendors considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate have agreed to sale their said land measuring 3 KATHAS to the Purchaser at or for the price of Rs.31,00,000/- (Rupees Thirty One Lakhs)only, which is fully described in the Schedule below and which is free from all encumbrances and charges whatsoever.

1
1
CIT of Amadi Bank
W/o Durbam Banerjee

2
2
Ramesh Chandra

3
3
Purna Chandra

4
4
Rajendra Chandra

5
5
Nutan Banerjee

6
6
Sudhakar Chandra

7
7
Gita Paul.

8
8
Radhansari Banerjee Debnath

9
9
Sudhakar Chandra

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.31,00,000/- (Rupees Thirty One Lakhs)only, paid by the purchaser to the Vendors (the receipt whereof in full is hereby acknowledged by the Vendors and the Vendors grant full discharge to the Purchaser from the payment and every part thereof), the Vendors do hereby grant, sell, convey and transfer unto the Purchaser all that piece or parcel of land measuring **3 KATHAS**, described in the schedule below and forming part of these presents and transfer the possession of the same unto the purchaser together with all rights, liberties, privileges, easements appendices and appurtenances belonging to or any way appertaining to the said land hereby sold or expressed or intended so to be, **TO HAVE AND TO HOLD** the same as an absolute estate peaceably quietly with permanent, heritable and interest and without any interference or interruption from the vendors or any persons claiming under them subject to the payment of rent to the Superior Land lord, the State of West Bengal.

AND the Vendors also do hereby covenant with the Purchaser that the interest which they profess to transfer hereby subsist as on the date of these presents and that they have full authority and good power to transfer the said land, expressed or intended so to be unto the purchaser in the manner aforesaid and the Vendors or any person/s claiming under them shall and will at all times hereafter at the request and cost of the purchaser 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 & may required.

AND the Vendors further declare that 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 these presents or any part thereof the vendors shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

Handwritten signature or initials.



1
Sri of Amudiben
1/10/11/11

2
Sri of Amudiben

3
Sri of Amudiben

4
Sri of Amudiben

5
Netaji Banik

6
Sri of Amudiben

7
Gita Paul,

8
Padma Sani Banik Debnath

9
Sri of Amudiben

AND it is hereby also declared by the vendors that they have not entered in to any binding contract with any other person/s whatsoever to sell or to transfer otherwise the said land 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 vendors shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE OF THE LAND HEREBY SOLD:-

ALL THAT PIECE AND PARCEL of vacant land measuring 3 KATHAS (Three Kathas) comprised in part of R.S. Plot No. 65/1105, recorded under R.S. Khatian No. 757/12 (out of total 6 Kathas land of Vendors) situated within Mouza – DABGRAM, R.S. Sheet No.15, J. L. No – 02, Ward No. 32 of Siliguri Municipal Corporation, Pargana – Baikunthapur, Post office Siliguri Bazar, Ashok Nagar Bylane, Siliguri, Police Station – New Jalpaiguri, District – Jalpaiguri in the State of West Bengal.


(Said land is now comprised in part of L.R. Plot No. 508, recorded under L.R. Khatian No. 490, 491, within L.R. Sheet No. 168 of Mouza- DABGRAM)

The said land, as morefully shown by marking "B" in the site plan annexed herewith is being bound and butted as follows:

- | | |
|--------------|---|
| On the North | : Land of Vendors, marked "A" now sold to the Purchaser ; |
| On the South | : Land & House of Bhajan Ghosh ; |
| On the East | : 18 ft wide SMC Road ; |
| On the West | : Land & House of Uttam Kundu. |


(Proposed land use is BASTU)


IN WITNESS WHERE OF the VENDORS hereto have signed this DEED OF SALE on the date first above written.


1  CTIC of Amedi Bank
 4/67 Subhan Bank

WITNESSES:

1. Prasanta Roy
 S/o Bharani Kaula Roy
 Son nalyipara
 Boal mara
 Jal priguri

2  অসমীয়া বঁকা

3  শিলাঙ্গী বঁকা

4  শান্তি বঁকা


2. Subhan Bank
 S/O Hari bandu banik
 Ashok nagur
 Ram Thakur mandir Road
 Siliguri

5  Netaji Bank

6  বঙ্গবন্ধু বঁকা

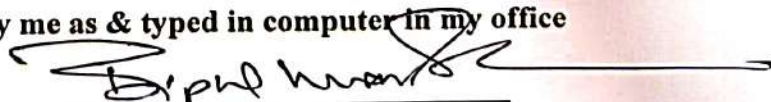
7 Gita Paul .

8 Radhaisoni Banik Debnath.

9  শান্তি বঁকা

VENDORS

Drafted by me as & typed in computer in my office



BIPUL KUMAR SHARMA
 WB/1093/2000
 (Advocate/Siliguri)


" MEMO OF CONSIDERATION / RECEIPT "

We , the VENDORS , below named do hereby acknowledge of receiving with thanks from the Purchaser **SRI DIPAK KUMAR SARAF** , Son of Sri Ram Lal Saraf , Indian by Nationality , Hindu by religion , Business by occupation , residing at Swastik Apartment, Sukanta Sarani, Milanpally, Siliguri, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling in the State of West Bengal , the below sum as full & final consideration in respect of all that above Scheduled land being sold by the Vendors to the Purchaser hereof.

Payment by	Amount in Rs.
By Bank	Rs.31,00,000/-
TOTAL	Rs.31,00,000/-

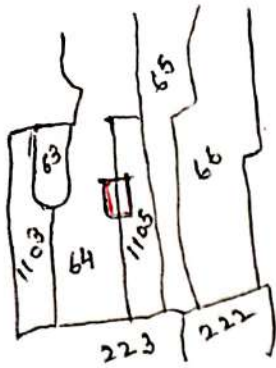
(Rupees Thirty One Lakhs) only

5 Netai Baraik

- 1  LTI of Amadibank
w/by Subram Banik 6 মঙ্গল বসাক
- 2 আশানজ বসিক 7 Gita Paul.
- 3 দি মাস বসিক 8 Radha rasni Banik Debnath
- 4 শিও বসিক 9 সত্যবর্তী বসিক

VENDORS

**SKETCH MAP/SITE PLAN SHOWING THE LAND OF MOUZA-DABGRAM,
PARAGANA-BAIKANTAPUR J.L.NO.-2,R.S -SHEET NO -15 L.R-168,
P S. - BHAKTINAGAR,DIST - JALPAIGURI,**



PART TRACE MAP OF MOUZA
scale -16" =1 mile

MARKED
PLOT NO -64 (R.S) =2160 SQFT → "A"
PLOT NO -64 /1105(R.S)=2160 SQFT → "B" ✓

SCHEDULE OF THE LAND

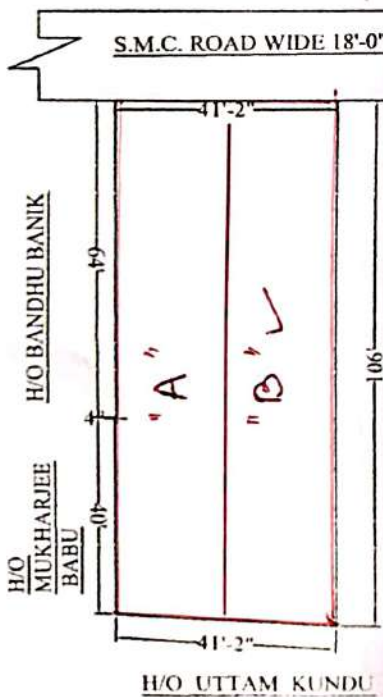
KHATIAN NO. -		PLOT NO. -		AREA LAND
R.S.	L.R.	R.S.	L.R.	LAND AREA 4311 SQFT OR 6 KHATTA
768/1 757/2	490	64,65/1105	508	6 KHATTA (A) 3 Khatra (B) 3 Khatra ✓
768/1 757/2	491		508	
			508	

NAME OF PURCHASER
SRI DIPAK KUMAR SARAF
S/O SRI RAM LAL SARAF
RESIDENT OF MILANPALLY
SUKANTA SARANI 2
P.O -SILIGURI BAZAR
P.S -SILIGURI
DIST - DARJEELING 3

Handwritten notes:
1. H/O of Amadi Banik
2. H/O of Durbhan Banik
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...

NAME OF SELLERS

1. AMADI BANIK
2. SMT ASHALATA BANIK
3. SRI DILIP BANIK
4. SRI HARIBANDHU BANIK
5. SRI NITAI BANIK ALL ARE
6. SMT MAMATA BASAK
7. SMT GITA PAUL
8. SMT RADHARANI BANIK DEBNATH
9. SMT SABITRI DAS
- MICHALE MADHUSUDAN COLONI



SITE PLAN
SCALE 1" =400'











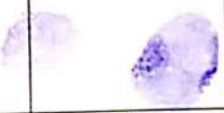
AREA DEMARKATED IN RED MARK -

Signature of sellers

Signature of Agni Kumar Nandi
Er. Agni Kumar Nandi
L.B.S. Under S.J.D.A.
License No. LBS/C/343
SIGNATURE OF


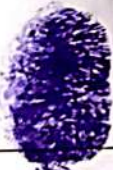









EXECUTANT SHEET

FINGER PRINTS SHEET OF VENDOR

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



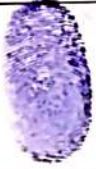








CTI of Amadi bank
w/og Jashwanth Bani

CTI of Amadi bank
w/og Jashwanth Bani
Signature with Date

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

ଆଦ୍ୟାଳୟ ବନ୍ଧିକ

Signature with Date

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









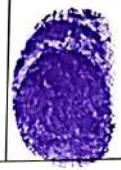


ଦିଲୀପ ବନ୍ଧିକ

ଦିଲୀପ ବନ୍ଧିକ

Signature with Date












EXECUTANT SHEET

FINGER PRINTS SHEET OF VENDOR

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 21/05/2024	.Left Hand					
	Right Hand					












21/05/2024

Signature with Date

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

Netaji Bank

Signature with Date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 31/05/2024	.Left Hand					
	Right Hand					

31/05/2024





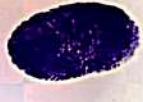






Signature with Date

EXECUTANT SHEET










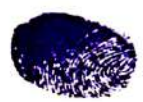

FINGER PRINTS SHEET OF VENDOR

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

Gita Paul.
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Radha sarni Banik Debnath	.Left Hand					
	Right Hand					

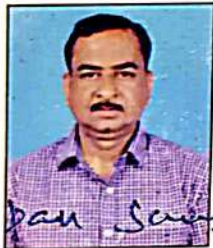










Radha sarni Banik Debnath.
Signature with Date

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

Smita Debnath
Signature with Date

CLAIMANT SHEET

FINGER PRINTS OF PURCHASER

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

Signature *Dipak Sand*





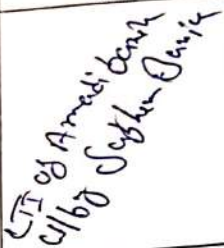





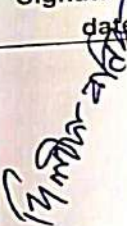
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue












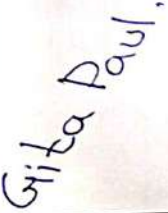
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112001285774/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Amadi Banik Road No 2 , Ashoknagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 734005	Seller			
2	Smt Ashalata Banik Road No. 2 , Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005	Seller			
3	Shri Dilip Banik Road No. 2, Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 734005	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Haribandhu Banik Road No. 2 , Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005	Seller			
5	Shri Nitai Banik Road No. 2, Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 734005	Seller			
6	Smt Mamta Basak Kaloni Chamta, Nakkati Gachhi, City:- , P.O:- Kaloni Chamta, P.S:- Tufanganj, District:- Coochbehar, West Bengal, India, PIN:- 736159	Seller			
7	Smt Gita Paul Ram Krishna Sarani, Niranjani Nagar, City:- Siliguri Mc, P.O:- Ghugumali, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Radharani Banik Debnath Panbari , Maynaguri, City:- , P.O:- Panbari, P.S:-Maynaguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735219	Seller			<i>Radharani Banik Debnath.</i>
9	Smt Sabitri Das Michale Madhusudan Colony, City:- , P.O:- Sahudangi Hat, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735135	Seller			<i>Smt Sabitri Das</i>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Prasanta Roy Son of Bharani Kanta Roy Sannayasi Para, Boal Mari, City:- , P.O:- Boalmari, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735122	Smt Amadi Banik, Smt Ashalata Banik, Shri Dilip Banik, Shri Haribandhu Banik, Shri Nilai Banik, Smt Mamta Basak, Smt Gita Paul, Smt Radharani Banik Debnath, Smt Sabitri Das			<i>Prasanta Roy</i>

Stamp: Bhaktinagar Sub-Registrar, Jalpaiguri, West Bengal

(Signature)

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



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230017461011 Payment Mode: Online Payment
GRN Date: 29/04/2022 15:02:49 Bank/Gateway: HDFC Bank
BRN : 1779012463 BRN Date: 29/04/2022 15:03:45
Payment Status: Successful Payment Ref. No: 2001285774/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dipak Kumar Saraf
Address: Siliguri
Mobile: 9800588195
Depositor Status: Buyer/Claimants
Query No: 2001285774
Applicant's Name: Mr Bipul Kumar Sharma
Identification No: 2001285774/2/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 29/04/2022
Period To (dd/mm/yyyy): 29/04/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001285774/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	135080
2	2001285774/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	34020
			Total	169100

IN WORDS: ONE LAKH SIXTY NINE THOUSAND ONE HUNDRED ONLY.

30 APR 2022

Major Information of the Deed

Deed No :	I-0711-04536/2022	Date of Registration	02/05/2022
Query No / Year	0711-2001285774/2022	Office where deed is registered	
Query Date	28/04/2022 7:52:02 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9800588195, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 31,00,000/-	Rs. 34,01,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,36,080/- (Article:23)	Rs. 34,020/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward No.32, Road Zone : (Bye Lane -- Bye Lane) , Mouza: Dabgram Sheet No - 15, JI No: 2, 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
L2	RS-65/1105	RS-757/2	Bastu	Bastu	3 Katha	31,00,000/-	34,01,998/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	31,00,000 /-	34,01,998 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Amadi Banik Wife of Late Dinabandhu Banik Road No 2 , Ashoknagar, City:- Siliguri Mc, P.O:- Silguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 27xxxxxxx7603, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence

	<p>Smt Ashalata Banik (Presentant) Wife of Himangshu Banik Road No. 2 , Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 40xxxxxxxx9572, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>
3	<p>Shri Dilip Banik Son of Late Dinabandhu Banik Road No. 2, Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BNxxxxxx6Q, Aadhaar No: 78xxxxxxxx2049, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>
4	<p>Shri Haribandhu Banik Son of Late Dinabandhu Banik Road No. 2 , Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60, Aadhaar No: 42xxxxxxxx2874, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>
5	<p>Shri Nitai Banik Son of Late Dinabandhu Banik Road No. 2, Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BQxxxxxx4N, Aadhaar No: 45xxxxxxxx1510, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>
6	<p>Smt Mamta Basak Wife of Rathin Basak Kaloni Chamta, Nakkati Gachhi, City:- , P.O:- Kaloni Chamta, P.S:-Tufanganj, District:-Coochbehar, West Bengal, India, PIN:- 736159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 97xxxxxxxx0585, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>
7	<p>Smt Gita Paul Wife of Samir Paul Ram Krishna Sarani, Niranjan Nagar, City:- Siliguri Mc, P.O:- Ghugumali, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx4J, Aadhaar No: 85xxxxxxxx6919, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>
8	<p>Smt Radharani Banik Debnath Wife of Sadhan Debnath Panbari , Maynaguri, City:- , P.O:- Panbari, P.S:-Maynaguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735219 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BNxxxxxx8A, Aadhaar No: 34xxxxxxxx1167, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence</p>

Smt Sabitri Das

Wife of Bapi Das Michale Madhusudan Colony, City:- , P.O:- Sahudangi Hat, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 81xxxxxxx9680, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022
Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/04/2022
Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Dipak Kumar Saraf Son of Shri Ram Lal Saraf Sukanta Sarani , Milanpally, City:- Siliguri Mc, 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.:: AJxxxxxx6Q, Aadhaar No: 45xxxxxxx4804, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prasanta Roy Son of Bharani Kanta Roy Sannayasi Para, Boal Mari, City:- , P.O:- Boalmari, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735122			
Identifier Of Smt Amadi Banik, Smt Ashalata Banik, Shri Dilip Banik, Shri Haribandhu Banik, Shri Nitai Banik, Smt Mamta Basak, Smt Gita Paul, Smt Radharani Banik Debnath, Smt Sabitri Das			

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt Amadi Banik	Shri Dipak Kumar Saraf-0.55 Dec
2	Smt Ashalata Banik	Shri Dipak Kumar Saraf-0.55 Dec
3	Shri Dilip Banik	Shri Dipak Kumar Saraf-0.55 Dec
4	Shri Haribandhu Banik	Shri Dipak Kumar Saraf-0.55 Dec
5	Shri Nitai Banik	Shri Dipak Kumar Saraf-0.55 Dec
6	Smt Mamta Basak	Shri Dipak Kumar Saraf-0.55 Dec
7	Smt Gita Paul	Shri Dipak Kumar Saraf-0.55 Dec
8	Smt Radharani Banik Debnath	Shri Dipak Kumar Saraf-0.55 Dec
9	Smt Sabitri Das	Shri Dipak Kumar Saraf-0.55 Dec