

4519/2

I - 4537/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 550036

WEST Commission Case No.

629/22

UTI of Anadi bank
w/by Deben Barik

২৯/৪/২২
২০/১৫/২১



আমি/অভিযুক্ত

৩ বিমলা সানিক

৪ সঞ্জয় কুমার

৫ Netan Barik

৬ সত্যজিৎ বসু

৭ Gita Paul.

৮ Radhasarani Borkik Debnath

৯ সত্যজিৎ বসু



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 Enorsement Sheet attached to this Document are part of this Document

Contd. P/2

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

02 MAY 2022

Handwritten initials/signature in the bottom left corner.

LTI of Amadi banik
W/o Subham Banik
1279

LTI of Amadi banik
W/o Subham Banik
1280

2 *ଅମରଜିତ ରାୟ*
1281

3 *ଡା. ସୁମିତ୍ରା ରାୟ*
1282

4 *ଶ୍ରୀ ରାଜୁ ରାୟ*
1283

5 *Notari Banik*
1284

6 *ସୁଶିତା ରାୟ*
1285

7 *Giita Paul.*
1286

Radha jani Banik Debnath
1287

ସୁମିତ୍ରା ରାୟ
Prasanta Roy
Bhakarai Kanta Roy
Sonanshi Patra
Baalmani
Jalpaiguri

SL. NO. 1899 Date 12.4.2022
PURCHASER *Sri Dipak Kumar Saraf*
Full Address *Milan pally, Lili guri*
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



A-1

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

29 APR 2022



*of the the al...
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since...
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1205 111 50

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 LTI of Amadi Banik
 wife of Dinabandhu Banik

2
 Smt. Ashalata

3
 Sri Dilip Banik

4
 Smt. Ashalata

5
 Netai Banik

6
 Smt. Ashalata

7
 Gita Paul.

8
 Radhakumari Banik Debnath.

9
 Smt. Ashalata

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- BNQPB4501111)
 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/9



1 LTI of Amendi bank
11/07/2018
Dinabandhu Banik

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7 Gita Paul.

8 Radharani Banik Debnath
9 Smt. Mamta Basak

4 **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 , Niranjana 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

AP



1
 Son of Amrabi Banik
 W/o Late Dinabandhu Banik
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3
 Son of Late Dinabandhu Banik
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 Son of Late Dinabandhu Banik
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 Netai Banik
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 Son of Late Dinabandhu Banik
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11
 Gita Paul.
 12

13
 Radharani Banik Debnath
 14

15
 Son of Late Dinabandhu Banik
 16

4 **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

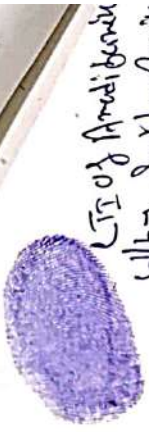
5 **Sri Nitai Banik (PAN- BQSPB8084N)**
 Son of Late Dinabandhu Banik
 Address : Road No 2 , Ashok Nagar , P.O. Siliguri Bazar , Siliguri Municipal Corp , P.S. New Jalpaiguri , Dist. Jalpaiguri, West Bengal- 734005

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

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City of Amrit Banik
W/o of Dukhiram Banik

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সম্প্রদায়

স্বামী

স্বামী

4
Netas Banik

স্বামী

7 Gita Paul.

8 Radha-zami Banik Debnath-

9 স্বামী

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 Dukhiram 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 Dukhiram 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 Dukhiram 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.



1 C/I of Amadi Banik
W/o of Debandhu Banik
Smt. Ashalata Banik

3 Smt. Mamta Basak

4 Sri Dilip Banik

5 Sri Nitai Banik

6 Smt. Gita Paul

7 Smt. Radharani Banik Debnath

8 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.

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LTI of Ambedkar Bank
with Subhan Bank
Karnataka

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P. M. S. S. S.

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S. S. S. S.

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Mata: Basuki

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S. S. S. S.

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Gita Paul.

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Radhasoni Bank Debnaha

8
S. S. S. S.

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

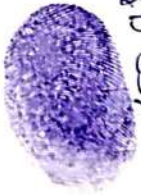
WHEREAS the said VENDOR/S now being in need of money has/have offered to the purchaser/s for sale of a piece or parcel of land measuring in total 3 KATHAS (Out of their aforesaid 6 Kathas) as described above & fully described in the schedule below and forming part of these presents together with all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

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GTT of Amul Bank
with Duffan Bari
अमूल बैंक

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श्रीमती सुधा

3
श्रीमती सुधा

4
Netaji Barik

5
श्रीमती सुधा

6
Gita Paul.

7
Padma sari Barik Debnath

8
श्रीमती सुधा

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.

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1. LIT of Amadi Banik
ulb Dufhan Banik
अमदी बनिक
उल्ब दुफहन बनिक

2. सुनील बनिक

3. सुनील बनिक

4. सुनील बनिक

5. Netas Banik

6. सुनील बनिक

7. Gita Paul.

8. Radha Sarni Banik Debrah

9. सुनील बनिक

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. 64, recorded under R.S. Khatian No. 768/1 (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 "A" in the site plan annexed herewith is being bound and butted as follows:

- On the North : Land & House of Mukherjee Babu & Bandhu Banik ;
- On the South : Balance land of Vendors marked "B" in the site plan ;
- On the East : 18 ft wide SMC Road ;
- On the West : Land & House of Uttam Kundu.

(Proposed land use is BASTU)

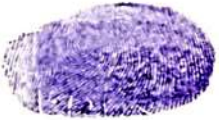
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"MEMO OF CONSIDERATION / RECEIPT"

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.

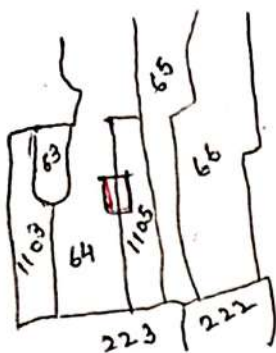
Payment by	Amount in Rs.
By Bank	Rs.31,00,000/-
TOTAL	Rs.31,00,000/-

(Rupees Thirty One Lakhs) only

- 1  LTI of Amadi Banik 5 Notar Banik
w/by Subham Banik
- 2 অন্যান্য কর্ম
- 3 दि मीमर सतिर-
- 4 शि सुकुमर
- 6 शि सुकुमर
- 7 Gita Paul .
- 8 Radhasoni Banik Debnath .
- 9 शि सुकुमर

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	(A) 3 Katha ✓ (B) 3 Katha
768/1 757/2	491	64 65/1105	508 508	

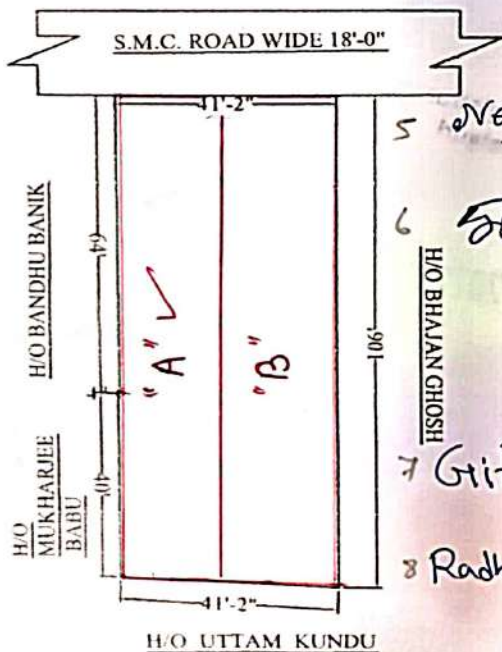


NAME OF PURCHASER
SRI DIPAK KUMAR SARAF
S/O SRI RAM LAL SARAF
RASIDENT OF MILANPALLY
SUKANTA SARANI
P.O -SILIGURI BAZAR
P.S -SILIGURI
DIST - DARJEELING

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NAME OF SELLERS

1. AMADI BANIK
W/OLATE DINABANDHU BANIK
2. SMT ASHALATA BANIK
D/O,LATE DINABANDHU BANIK
W/O HIMANGSHU BANIK
3. SRI DILIP BANIK
4. SRI HARIBANDHU BANIK
5. SRI NITAI BANIK ALL ARE
S/O LATE DINABANDHU BANIK
ASHOKNAGAR, WARD NO- 32
P.O -SILIGURI BAZAR
P.S - N.J.P. OUT POST
DIST -JALPAIGURI
6. SMT MAMATA BASAK
D/O LATE DINABANDHU BANIK
CHAMTA, KALONI
NAKKATI GACHHI
TUFANGANJ, COOCHBEHAR
7. SMT GITA PAUL
D/O LATE DINABANDHU BANIK
RAMKRISHNA SARANI, NIRANJAN
NAGAR, GHUGUMALISILIGURI
8. SMT RADHARANI BANIK DEBNATH
D/O LATE DINABANDHU BANIK
W/O SADHAN DEBNATH
PANBARI, MAYNAGURI, JALPAIGURI
9. SMT SABITRI DAS
D/O LATE DINABANDHU BANIK
W/O BAPI DAS
MICHALE MADHUSUDAN COLONI
SAHUDANGI HUT, JALPAIGURI



SITE PLAN
SCALE 1" =40'0"










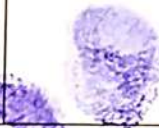

AREA DEMARKATED IN RED MARK

Signature of sellers

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











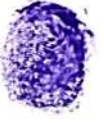
EXECUTANT SHEET

FINGER PRINTS SHEET OF VENDOR

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	.Left Hand					
	Right Hand					




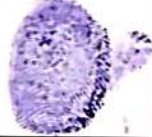
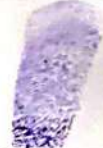






CTI of Amadi bank
w/ by Jyeshtha Bank

CTI of Amadi bank
w/ by Jyeshtha Bank
Signature with Date

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

Signature with Date

Signature with Date












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

Signature with Date












Signature with Date

EXECUTANT SHEET












FINGER PRINTS SHEET OF VENDOR

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
P si P २६ 	.Left Hand					
	Right Hand					

२६ शशि
Signature with Date

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

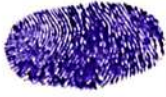









Netaji
Signature with Date

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




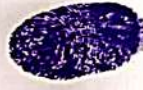






समता समता बकुारा
Signature with Date

EXECUTANT SHEET











FINGER PRINTS SHEET OF VENDOR

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

Gita Paul.
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
F s I Radhaarani Banik Debnath	.Left Hand					
	Right Hand					












Radhaarani Banik Debnath
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
I : Sri	.Left Hand					
	Right Hand					

Sri
Signature with Date

CLAIMANT SHEET

FINGER PRINTS OF PURCHASER

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

Signature *Dipau Sand*





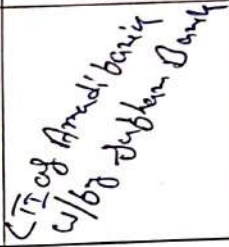


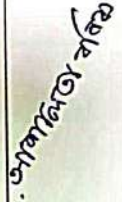



Government of West Bengal

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 07112001289591/2022

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:- Silguri 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, Niranjn 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 Ashale Banik, Shri Dilip Banik, Shri Haribandhu Banik, Shri Nital Banik, Smt Mamta Basak, Shri Gita Paul, Smt Radharani Bai Debnath, Smt Sabitri Das			<i>Prasanta Roy</i>

5 APR 2022

Tulsi Lama

(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: 192022230017462801 Payment Mode: Online Payment
GRN Date: 29/04/2022 15:07:26 Bank/Gateway: HDFC Bank
BRN : 1779017178 BRN Date: 29/04/2022 15:08:24
Payment Status: Successful Payment Ref. No: 2001289591/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dipak Kumar Saraf
Address: Siliguri
Mobile: 9800588195
Depositor Status: Buyer/Claimants
Query No: 2001289591
Applicant's Name: Mr Bipul Kumar Sharma
Identification No: 2001289591/1/2022
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	2001289591/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	135080
2	2001289591/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	34020
			Total	169100

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

Major Information of the Deed

Deed No :	I-0711-04537/2022	Date of Registration	02/05/2022
Query No / Year	0711-2001289591/2022	Office where deed is registered	
Query Date	29/04/2022 11:46:14 AM	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
L1	RS-64	RS-768/1	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 (Presentant) 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 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: 40xxxxxxx9572, 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: 78xxxxxxx2049, 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: 42xxxxxxx2874, 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: 45xxxxxxx1510, 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: 97xxxxxxx0585, 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, Niranjana 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: 85xxxxxxx6919, 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: 34xxxxxxx1167, 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 :

Sl 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 L1

Sl.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

Endorsement For Deed Number : I - 071104537 / 2022

29-04-2022

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

Presented for registration at 20:10 hrs on 29-04-2022, at the Private residence by Smt Amadi Banik , one of the Executants.

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 34,01,998/-

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

Execution is admitted on 29/04/2022 by 1. Smt Amadi Banik, Wife of Late Dinabandhu Banik, Road No 2 , Ashoknagar, P.O: Silguri Bazar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 2. Smt Ashalata Banik, Wife of Himangshu Banik, Road No. 2 , Ashok Nagar, P.O: Siliguri Bazar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 3. Shri Dilip Banik, Son of Late Dinabandhu Banik, Road No. 2, Ashok Nagar, P.O: Siliguri Bazar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 4. Shri Haribandhu Banik, Son of Late Dinabandhu Banik, Road No. 2 , Ashok Nagar, P.O: Siliguri Bazar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 5. Shri Nitai Banik, Son of Late Dinabandhu Banik, Road No. 2, Ashok Nagar, P.O: Siliguri Bazar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 6. Smt Mamta Basak, Wife of Rathin Basak, Kaloni Chamta, Nakkati Gachhi, P.O: Kaloni Chamta, Thana: Tufanganj, , Coochbehar, WEST BENGAL, India, PIN - 736159, by caste Hindu, by Profession House wife, 7. Smt Gita Paul, Wife of Samir Paul, Ram Krishna Sarani, Niranjana Nagar, P.O: Ghugumali, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 8. Smt Radharani Banik Debnath, Wife of Sadhan Debnath, Panbari , Maynaguri, P.O: Panbari, Thana: Maynaguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735219, by caste Hindu, by Profession House wife, 9. Smt Sabitri Das, Wife of Bapi Das, Michale Madhusudan Colony, P.O: Sahudangi Hat, Thana: New jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by Profession House wife

Indetified by Shri Prasanta Roy, , Son of Bharani Kanta Roy, Sannayasi Para, Boal Mari, P.O: Boalmari, Thana: Jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735122, by caste Hindu, by profession Business

M. Lama

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

On 02-05-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,020/- (A(1) = Rs 34,020/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/04/2022 3:08PM with Govt. Ref. No: 192022230017462801 on 29-04-2022, Amount Rs: 34,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1779017178 on 29-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,36,080/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,35,080/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1899, Amount: Rs.1,000/-, Date of Purchase: 12/04/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2022 3:08PM with Govt. Ref. No: 192022230017462801 on 29-04-2022, Amount Rs: 1,35,080/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1779017178 on 29-04-2022, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2022, Page from 120007 to 120032
being No 071104537 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.05.11 15:42:22 +05:30
Reason: Digital Signing of Deed.

- Tulsi

(Tulsi Lama) 2022/05/11 03:42:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)