

L.L.01/22

I - 4781/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 936109

G 936109

REG. Commission Case No. 619/22

Handwritten notes:

27-4-22

17-5-22

2-1184180



Handwritten signature:

Sub-Registrar

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

Adol. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

Page No. 1

**DEED OF SALE**

11 MAY 2022

SI. NO. 3777 Date 21.4.2022  
PURCHASER. Sukha Rani Kan & others  
Full Address. Siliiguri  
Total Value. 8000/-  
Stamp Purchased from JPG Treasury-1

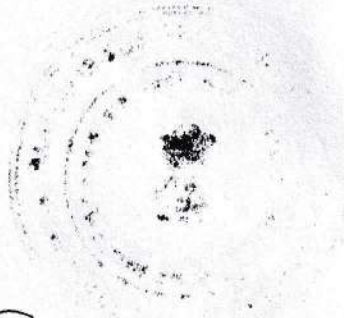
STAMP VENDOR  
JAYA RANI DAS  
Licence No.1 of 99-2000  
Addl. DSR Office, Rajganj, Jalpaiguri

Souvar Paul



1243

Souvar Paul



5

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

27 APR 2022

Subash Singh  
S/o Samin Singh  
New miran Pally  
P.O. P.S. - Siliiguri  
Dist - Jalpaiguri

*Soumitra*

**DEED OF SALE (CONVEYANCE)**

Land measuring : 5 Katha or 0.0825 Acre.  
Mouza : **DABGRAM,**  
J.L. No. : 2,  
Khatian No. : 370/1 (R.S.), 517 (L.R.)  
Plot No. : 376/733 (R.S.), 278/366 (L.R.)  
Sheet No. : 12 (R.S.), 88 (L.R.),  
Police Station : Bhaktinagar,  
Ward No. : 38 of Siliguri Municipal Corporation  
District : Jalpaiguri,  
Value : Rs. 86,00,000/-.

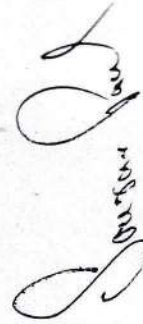
THIS INDENTURE IS MADE ON THIS THE 26<sup>th</sup> DAY OF  
APRIL TWO THOUSAND TWENTY TWO.

**BETWEEN**



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

27 APR 2022

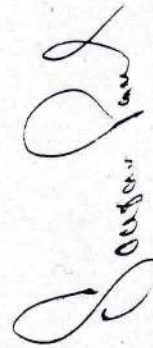


1. **SRI SUKHA RANJAN KAR**, son of Late Khitish Chandra Kar;
2. **SRI SUJIT DAS**, son of Late Dhiren Chandra Das, both are Hindu by faith, Indian by National, Business by occupation, resident of East Vivekananda Pally, P.O. Rabindra Sarani, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin - 734006 in the State of West Bengal – hereinafter called the “**PURCHASERS**” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**. PAN of No. 1 AEUPK9089D & No.2 AINPD6904H.

AND

**SRI SOURAV PAUL**, son of Sri Nikhil Chandra Paul, Hindu by religion, Indian by national, residing at Near Radha Gobinda Mandir. Pradhan Nagar, Siliguri, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling. Pin 734003 in the state of West Bengal – hereinafter called the “**VENDOR**” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**. PAN – CEPPP1860L.

Whereas one Sri Khitish Chandra Sikdar, son of Khirode (Chandra) Bihari Sikdar was the absolute owner-in-possession of the land measuring 0.08264 Acre, appertaining to Plot No. 376/733 & 401, recorded under Khatian No. 370/1, situated within Mouza - Dabgram. J.L. No. 2. Sheet No. 4, Touzi No. 3, Pargana - Baikunthapur, under Siliguri Municipal Corporation, within the jurisdiction of Police Station – Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Jyotish Chandra Roy, son of Late Ram Lochan Roy on 27-01-1965 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri recorded in Book No. I, Being No. 479 for the year 1965 and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.



A N D

WHEREAS thereafter the above named Khitish Chandra Sikdar died intestate leaving behind his wife Smt. Anila Bala Sikdar as his only legal heirs and successors to inherit his aforesaid land measuring 0.08264 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956

A N D

WHEREAS the owner of such possession by virtue of inheritance Smt. Anila Bala Sikdar, wife of Late Khitish Chnadra Sikdar sold and transferred her part of land measuring 3 Katha out of her aforesaid land to and in favour of Sri Anil Krishna Paul, son of Late Madhusudhan Paul by virtue of a Deed of Sale, executed on 19-08-1985 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 3516 for the year 1985. By virtue of such Sale Deed Sri Anil Krishna Paul, son of Late Madhusudhan Paul became the absolute owner of the land measuring 3 Katha in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the owner of such possession by virtue of inheritance Smt. Anila Bala Sikdar, wife of Late Khitish Chnadra Sikdar also sold and transferred her remaining part of land measuring 2 Katha to and in favour of Sri Gopi Krishna Biswas, son of Karuna Krishna Biswas by virtue of a Deed of Sale, executed on 14-09-1987 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 4395 for the year 1987. By virtue of such Sale Deed Sri Gopi Krishna Biswas, son of Karuna Krishna Biswas became the absolute owner



of the land measuring 2 Katha in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the owner of such possession Sri Gopi Krishna Biswas, son of Karuna Krishna Biswas sold and transferred his aforesaid land measuring 2 Katha to and in favour of Sri Anil Krishna Paul, son of Late Madhusudhan Paul by virtue of a Deed of Sale, executed on 09-11-1987 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 4822 for the year 1987.

Thus by virtue of such Two Sale Deed Sri Anil Krishna Paul, son of Late Madhusudhan Paul became the absolute owner of the land measuring 5 Katha in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the owner of such possession Sri Anil Krishna Paul, son of Late Madhusudhan Paul transferred his aforesaid land measuring 5 Katha to and in favour of Sri Kunal Paul, son of Sri Anil Krishna Paul by virtue of a Deed of Gift, executed on 29-11-2004 and the same was registered in the office of the Sub-Registrar at Rajganj, Jalpaiguri, recorded in Book No. I, Being No. 3507 for the year 2004. By virtue of such Gift Deed Sri Kunal Paul, son of Sri Anil Krishna Paul became the absolute owner of the land measuring 5 Katha in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

A N D

A handwritten signature in cursive script, appearing to read 'Sourav Paul', is written vertically on the right side of the page.

WHEREAS the owner of such possession Sri Kunal Paul, son of Sri Anil Krishna Paul sold and transferred his aforesaid land measuring 5 Katha to and in favour of Sri Sourav Paul, son of Sri Nikhil Chandra Paul by virtue of a Deed of Sale, executed on 29-01-2021 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Bhaktinagar, Jalpaiguri. recorded in Book No. I, Being No. 974 for the year 2021. By virtue of such Sale Deed Sri Sourav Paul, son of Sri Nikhil Chandra Paul became the absolute owner of the land measuring 5 Katha in his khas, actual and physical possession having all permanent, heritable and transferable right. title and interest therein and his name has duly been recorded in the Record-Of-Right with respect to his aforesaid land in the office of the B.L. & L.R.O. at Rajganj and subsequently a separate khatian has been finally published in his name bearing Khatian No. 517. appertaining to Plot No. 278/366, Sheet No. 88 of Mouza – Dabgram.

A N D

WHEREAS now the Vendor hereof being in need of money for his own development plans and schemes has decided to sell and has also offered for sale his said land measuring 5 Katha as fully described in the Schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchasers hereof relying on the aforesaid statement of the Vendor has agreed to purchase the land measuring 5 Katha fully described in the Schedule appended below and offered a price of the sum of Rs. 86,00,000/- (Rupees Eighty six lakh) only free from all encumbrances and charges whatsoever.

A N D





WHEREAS the Vendor hereof considering the said price so offered by the Purchasers as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell his said below scheduled land and building to the Purchasers hereof at or for the price of the sum of Rs. 86,00,000/- (Rupees Eighty six lakh) only, free from all encumbrances and charges whatsoever and the said property is hereby transferred in the manner as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 86,00,000/- (Rupees Eighty six lakh) only paid by the Purchasers to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchasers from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchasers the said land and building described in the schedule below and make over possession thereof to the Purchasers together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said property or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchasers forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, transferred or contracted for sale or otherwise the said land and building hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchasers.

*Sourav Paul*

THE VENDOR does hereby covenant with the Purchasers that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchasers is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchasers the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchasers for any other loss or injury which the Purchasers may suffer there from.

THE VENDOR does hereby declare that the Purchasers shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendor by these presents as absolute owner by mutating their names in the office of the B.L. & L.R.O. Rajganj and Siliguri Municipal Corporation and the Purchasers shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

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

THE VENDOR further declares that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendor shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

*Sudhanu*

### SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of Vacant Bastu land measuring 5 Katha or 0.0825 Acre, at an annual proportionate rent payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Rajganj, recorded in Khatian No. 370/1 (R.S.), 517 (L.R.), included in part of Plot No. 376/733 (R.S.), 278/366 (L.R.), situated within Mouza - **DABGRAM**, J.L. No. 2, Sheet No. 12 (R.S.), 88 (L.R.), Pargana - Baikunthapur, situated at Hemanta Mukherjee Sarani Bye Lane, East Vivekananda Pally, Ward No. XXXVIII of Siliguri Municipal Corporation, within the jurisdiction of Police Station - Bhaktinagar, Addl. District Sub-Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal. Road Zone - Hemanta Mukherjee Sarani Bye Lane.

The said demised land is butted and bounded as follows : -

- By the North : 19 Feet Wide Municipal Road;
- By the South : Land of Shila Bhowal & Star Nirala Apartment;
- By the East : Land of Adyama Bhawan;
- By the West : Land of Chitta Ranjan Das & Others.

Within the aforesaid boundary the Vendor hereby sales the land measuring 5 Katha to the Purchasers hereof by these presents.

Separate sheet containing the finger prints of the Vendor and the Purchasers is annexed herewith.

IN WITNESS WHEREOF the Vendor hereof in good health and conscious mind has put his signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Subbath Singha  
S/o Samir Singha  
New miran pally  
P.O. P.S. - Siliguri  
Dist - Dooars  
Pin - 734001



Signature of the Vendor











2. Anorek Chandra  
S/o Lat - Chandra  
East Vinodanantapally  
Siliguri

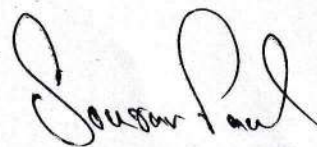
Drafted, read over and explained by  
me and computerized in my chamber :-

(Tapash Nandi)  
Advocate / Siliguri  
Enrolment No. WB-1030/2002



Finger Prints of SOURAV PAUL

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



Signature





Seelha Ranjan Kor.

Finger Prints of Seelha Ranjan Kor.

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

Seelha Ranjan Kor.  
Signature





Finger Prints of Scott DS

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

Scott DS  
Signature







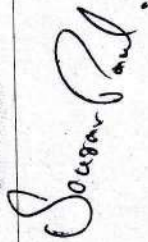


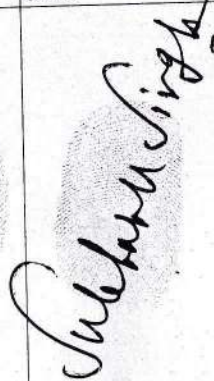
Government of West Bengal

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 07112001184180/2022

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	Mr Sourav Paul Block/Sector: Samar Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mr Sourav Paul			



(Tulsi Lama)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BHAKTINAGAR

Jalpaiguri, West Bengal



## Major Information of the Deed

Deed No :	I-0711-04781/2022	Date of Registration	11/05/2022
Query No / Year	0711-2001184180/2022	Office where deed is registered	
Query Date	19/04/2022 2:08:43 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN -734007, Mobile No. : 9434151274, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 86,00,000/-	Rs. 86,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,44,000/- (Article:23)	Rs. 86,000/- (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:- Bhaktinagar, Municipality: SILIGURI MC, Road: Hemanta Mukherjee Sarani, Road Zone :  
(Ward No. 38 -- Ward No. 38) , Mouza: Dabgram Sheet No - 12, 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-376/733	RS-370/1	Bastu	Bastu	5 Katha	86,00,000/-	86,00,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>86,00,000 /-</b>	<b>86,00,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Sourav Paul (Presentant )</b>                      Son of Nikhil Chandra Paul Block/Sector: Samar Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cexxxxxx0l, Aadhaar No: 50xxxxxxx6722, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022                      , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2022                      , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Pvt. Residence</p>

Applicant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sukha Ranjan Kar</b> Son of Khitish Chandra Kar Block/Sector: East Vivekananda Pally, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx9d, Aadhaar No: 54xxxxxxxx2243, Status :Individual, Status : Not Executed
2	<b>Mr Sujit Das</b> Son of Dhiren Chandra Das Block/Sector: East Vivekananda Pally, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxx4h, Aadhaar No: 63xxxxxxxx7249, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Subhash Singha</b> Son of Mr Samir Singha New Milan Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr Sourav Paul			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Paul	Mr Sukha Ranjan Kar-4.125 Dec,Mr Sujit Das-4.125 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Hemanta Mukherjee Sarani, Road Zone : (Ward No. 38 -- Ward No. 38) , Mouza: Dabgram Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 376/733, RS Khatian No:- 370/1		

**Endorsement For Deed Number : I - 071104781 / 2022**

**On 27-04-2022**

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

Presented for registration at 17:30 hrs on 27-04-2022, at the Private residence by Mr Sourav Paul ,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 86,00,000/-

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

Execution is admitted on 27/04/2022 by Mr Sourav Paul, Son of Nikhil Chandra Paul, Sector: Samar Nagar, P.O: Prachan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu. by Profession Business

Identified by Mr Subhash Singha, . , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

*- M. Lama*

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

**On 28-04-2022**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 86,000/- ( A(1) = Rs 86,000/- ) and Registration Fees paid by by online = Rs 86,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 12:00AM with Govt. Ref. No: 192022230012140022 on 21-04-2022, Amount Rs: 86,000/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 710352239 on 22-04-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,44,000/- and Stamp Duty paid by by online = Rs 3,39,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 12:00AM with Govt. Ref. No: 192022230012140022 on 21-04-2022, Amount Rs: 3,39,000/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 710352239 on 22-04-2022, Head of Account 0030-02-103-003-02

*- M. Lama*

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

**On 11-05-2022**

**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.

**ment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 3,44,000/- and Stamp Duty paid by Stamp Rs 2,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 3477, Amount: Rs.5,000/-, Date of Purchase: 21/04/2022, Vendor name: Jaya Rani Das

*Tulsi Lama*

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