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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 836032

2/78200

# DEED OF SALE

Certified that the endorsement sheet and signature sheet endorsed in this document are part of the documents

District Sub-Registrar  
Alipurdwar  
11 MAY 2023  
20 JAN 2023

Advocate  
Alipurdwar Court

DEED OF SALE

Consideration Money Rs. 46,90,000=00

Mouza :- Ghagra, P.S. :- Alipurduar

Area of Land :- 67 Decimals

Under Banchukamari Gram Panchayat.

*Handwritten signature*

THIS DEED OF SALE made this the 20<sup>th</sup> day of January 2023. (Two thousand twenty three)

BETWEEN

**S.S.SHIVAM CONSTRUCTION PVT.LTD.**, a Private limited company incorporated under the companies act. 1956 being certificate of incorporation No-U45500WB2019PTC235139, having its Principal place of business at Vill+P.O. Ghagra P.S. Alipurduar, Dist. Alipurduar, Pin 736122, PAN-ABDCS0295C being represented by its Directors 1) **SRI UJJAL SAHA**, Son of Sri Samir Saha, PAN- BVQPS7905A, Business by Occupation, Hindu by religion, Indian by Nationality, resident of New Town, Durgabari, Ward No. 02 of Alipurduar Municipality, Post Office, Police Station and District Alipurduar - 736121, and 2) **SRI JHANTU DAS**, Son of Sri Paresh Das, PAN- AMFPD8323Q, Business by Occupation, Hindu by religion, Indian by Nationality, resident of Vill+P.o- Ayranchathalia, Police Station Tufanganj, District Coochbehar - 736156, within the State of West Bengal,. hereinafter called the PURCHASERS (VENDEES) (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives, executors, administrators and assigns ).

*Handwritten initials*

Advocate  
Alipurduar Court



Handwritten signature or initials in the top right corner.

AND

**Sri Anil Kumar Ghosh** S/O Late Rajendra Chandra Ghosh by faith Hindu, by occupation –Retired Person, resident of Vill+P.O. Ghagra P.S. and District - Alipurduar, Pin-736122, PAN BPKPG4749E, hereinafter called “**THE LAND OWNER** “ (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns).

WHEREAS The owner of the below schedule land was Umesh Chandra Ghosh @ Upesh Chadra Ghosh who was owner of land measuring 67 Decimal of land. That Umesh Chandra Ghosh @ Upesh Chadra Ghosh sold out his 67 decimal of land from his total share of land to Dinesh Chandra Saha through two registered sale Deed being No.I-1976 dated 12.02.1976 and Deed being No.I-2480 dated 04.04.1977. After purchasing the said land Dinesh Chandra Saha has also sold out his 67 Decimal of land to Anil Kumar Ghosh through a registered sale Deed being No.I-2610 date 2.06.2016. Executed before the Additional District Sub Registry Office, Alipurduar. Thereafter purchasing the said land Anil Kumar Ghosh have also mutated and recorded his name in the settlement Records as well as they have got computerized L.R Khatian being No.2654.and He have also recorded 09 Decimal in L.R Plot No-1377, 38 Decimal in L.R Plot No-1378, 02 Decimal in L.R Plot No-1379 & 18 Decimal in L.R Plot No-1383 and Change of Classification vide case no. CN/2021/2004/312, Memo No. 510/SDLLRO/APD/21 dated 04-10-2021 and case No. CN/2021/2004/379, Memo No. 569/Con/SDLLRO (A)/2021 dated 03-11-2021, total 67 decimals of land converting in commercial bastu.

Advocate  
Alipurduar Court

*Handwritten signature*

AND

Whereas the Vendor being in need of money has offered to sale the land measuring 67 decimals of land described in the schedule below to the purchasers at a total price of Rs.46,90,000=00 (Rupees Forty six lakhs ninety thousand) only.

AND

Whereas the purchasers has accepted the said offer and they are agreed to purchase the said land at Rs.46,90,000=00 (Rupees Forty six lakhs ninety thousand) only free from all encumbrances and the vendor has agreed to sale the same at that price which being the fair market price at present.

NOW THIS INDENTURE witness to that in pursuance to the aforesaid agreement and in consideration of Rs.46,90,000=00 (Rupees Forty six lakhs ninety thousand) only paid this day by the purchasers to the vendor. The vendor has also acknowledged receipt of the said amount. The vendor hereby grant, convey, assign and transfer to the purchasers the land as fully free from all encumbrances and make over possession to the same to the purchasers with all right liberties, privileges assessments, belonging to the said vendor to the said land.

It is further covenanted that there exists no charge, mortgage, attachment or any other encumbrances the said land hereby transferred or expressed or intended so to be of any part thereof at the date of this transfer and in case of discovery of any such charge, mortgage, attachment lease or any encumbrances whatsoever the vendor shall be liable to the default with according to law and shall be liable to compensate the purchasers for any loss of or injury suffered by the purchasers in consequence thereof.

The VENDOR further covenants that all rates, rents and all other public charges payable by the vendor for the land hereby sold that have accrued up to the date of those present have sold by the vendor shall indemnify the

*AC*  
Advocate  
Atipur...



2021/08/17  
S.S. Shivam

purchasers for any loss suffered by him resulting there from. The vendor further declared that if the purchasers is deprived of possession of the land hereby transferred or any part there of for any defect of title of the vendor, therein the vendor shall also be liable to compensate or return to him the price of the land with interest or proportionate part thereof as the case may be.

It is further agreed that earlier I have executed a registered deed of Development Agreement being Deed No. 200304005 of 2021 in favour of S.S. Shivam construction Pvt. Ltd. 17/08/2021 as now both I purchaser cancel the agreement and ended into this deed of sale and I have relinquished my all right, title and intent over the property.

It is further covenanted that the vendor has not entered into any contract with any body also for the sale, mortgage or transfer of the land or any part thereof, any recital made herein is proved to be false the vendor shall be liable to compensate the purchasers for any loss or injury sustained by him consequence thereof.

In witness whereof the vendor has signed this deed on the date mentioned above.

#### SCHEDULE OF LAND

All that piece of parcels of land measuring 67 decimals. Annually rent not assessed appertaining to Khatian No. L.R. 2654 (Two thousand six hundred fifty four). Within Banchukamari Gram Panchayat of Mouza Ghagra under P.S. Alipurduar, Additional District Sub-Registrar Office Alipurduar, Dist. Alipurduar and B.L. & L.R.O. Alipurduar I under Govt. of West Bengal. J.L. No. 46. Area transfer 67 decimal (Sixty seven decimal), in Plot No. L.R. 1377 (One thousand three hundred seventy seven) transfer of are 09 decimal, L.R. Plot No. 1378 (One thousand three hundred seventy eight) transfer of are 38 decimal, L.R. Plot No. 1379 (One thousand three hundred seventy nine) transfer of are 02 decimal, L.R. Plot No. 1383 (One thousand three hundred eighty three) transfer of are 18 decimal, within four L.R. Plots total area of 67 (Sixty seven) decimals, Classification of said land Bastu.

AD  
Advocate  
Alipurduar Court

**BOUNDARY**

North :- Ujjal Saha & Jhantu Das and their own 16 ft. road & others, South :- Jiten Roy, Nakul Biswas & others, East :- Main road connected 16 feet kacha road giving the vendor, Nripen Ghosh & others, West :- Manoranjan Ghosh & others. Within this boundary 67 decimals of land are transfer.

**Witness**

1. Chutan Neogi  
5/0 Lt Bipak Neogi  
Aswabinin Nagan  
P.O. Alipurduar court  
P.S. Dist Alipurduar  
Pin- 736122

2. Shyamal Ghosh,  
Prof & Vist Banerjee  
Vist Co-ordinator  
Pin 736133

Drafted, read over and explained  
by me and certified that the  
documents contained 1 No. of N.J.  
Stamp & 5 Nos. of Demy Papers.

**Amigadeep Dey**  
Advocate, Alipurduar Court  
Member W.B. Bar Council, Kol  
Enrollment No.

F/1293/292 of 2019

Type by me :- Amigadeep Dey

Ujjal Saha

Executant

Ujjal Saha

1.

2.

Jhantu Das

Purchasers



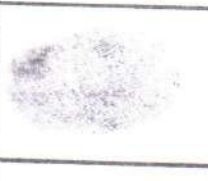
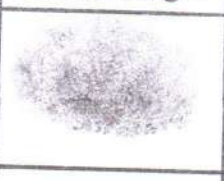



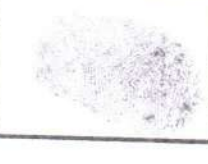





# FINGER-PRINT SHEET









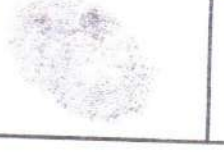


Serial No.

Deed No.





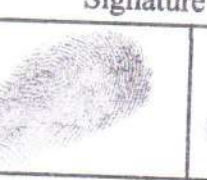






Year - 20

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Arvind Kumar Singh</i>	Left hand					
	Right hand					

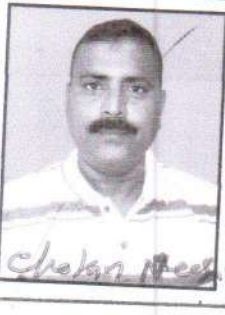


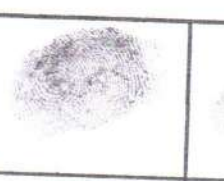

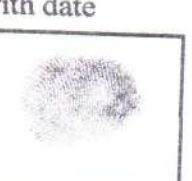

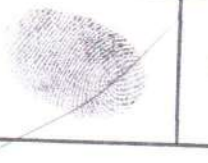



*Arvind Kumar Singh*  
Signature of the presentant with date

 <i>Ujjal Saha</i>	Left hand					
	Right hand					

*Ujjal Saha*  
Signature with date

 <i>Shantu Das</i>	Left hand					
	Right hand					

*Shantu Das*  
Signature with date

 <i>Chokri Neogi</i>	Left hand					
	Right hand					

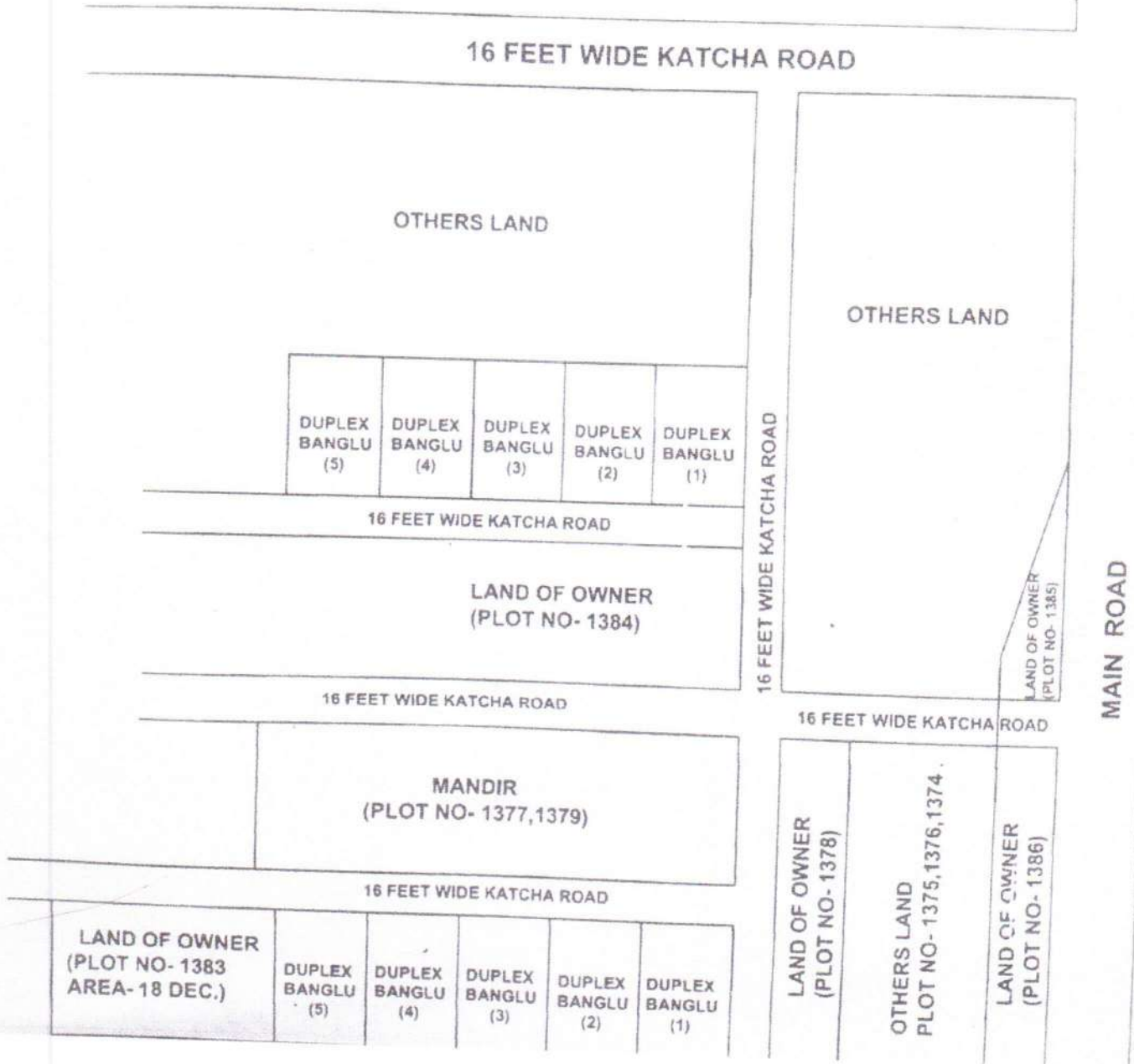
*Chokri Neogi*  
Signature with date

Signature of R.O.

**S.S. SHIVAM CONSTRUCTION  
PVT. LTD.**

**ADD- GHAGRA, GAS GODOWN,  
P/O.- GHAGRA ,P/S.- ALIPURDUAR ,  
DIST- ALIPURDUAR ,PIN- 736122 .**

**MOUZA- GHAGRA , J.L. NO.- 46 ,  
L.R. SHEET NO - 02  
L.R. KHATIYAN NO - 2654 ,  
L.R. PLOT NO- 1377 AREA 9 DEC.  
1378 AREA 38 DEC.  
1379 AREA 2 DEC .  
1383 AREA 18 DEC.**





## Major Information of the Deed




Deed No :	I-2002-02292/2023	Date of Registration	11/05/2023
Query No / Year	2002-2000078200/2023	Office where deed is registered	
Query Date	10/01/2023 9:49:08 AM	D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Amiya Deep Dey Alipurduar Court, Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN - 736122, Mobile No. : 9474427967, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 46,90,000/-	Rs. 84,14,690/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,52,441/- (Article:23)	Rs. 84,179/- (Article:A(1))		
Remarks			

### Land Details :

District: Alipurduar, P.S:- Alipurduar, Gram Panchayat: BANCHUKAMARI, Mouza: Ghagra, JI No: 46, Pin Code : 736122

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1377 (RS :- )	LR-2654	Bastu	Bastu	9 Dec	6,30,000/-	11,30,331/-	Width of Approach Road: 16 Ft.,
L2	LR-1378 (RS :- )	LR-2654	Bastu	Bastu	38 Dec	26,60,000/-	47,72,511/-	Width of Approach Road: 16 Ft.,
L3	LR-1379 (RS :- )	LR-2654	Bastu	Bastu	2 Dec	1,40,000/-	2,51,185/-	Width of Approach Road: 16 Ft.,
L4	LR-1383 (RS :- )	LR-2654	Bastu	Bastu	18 Dec	12,60,000/-	22,60,663/-	Width of Approach Road: 16 Ft.,
		<b>TOTAL :</b>			<b>67Dec</b>	<b>46,90,000 /-</b>	<b>84,14,690 /-</b>	
		<b>Grand Total :</b>			<b>67Dec</b>	<b>46,90,000 /-</b>	<b>84,14,690 /-</b>	

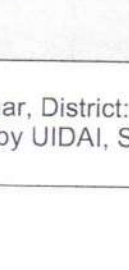
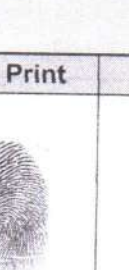

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Anil Kumar Ghosh (Presentant)</b> Son of Late Rajendra Chandra Ghosh Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
	20/01/2023	LTI 20/01/2023	20/01/2023	
Ghagra, City:- Not Specified, P.O:- Ghagra, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bpxxxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office				




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>S.S.SHIVAM CONSTRUCTION PVT LTD.</b> GHAGRA, City:- Not Specified, P.O:- Ghagra, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Ujjal Saha</b> Son of Mr Samir Saha Date of Execution - 20/01/2023, , Admitted by: Self, Date of Admission: 20/01/2023, Place of Admission of Execution: Office			
	Jan 20 2023 2:13PM	LTI 20/01/2023	20/01/2023	
Newtown, City:- Not Specified, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bvxxxxxx5a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.S.SHIVAM CONSTRUCTION PVT LTD. (as director)				



Name	Photo	Finger Print	Signature
<b>Mr Jhantu Das</b> Son of Mr Paresh Das Date of Execution - 20/01/2023, , Admitted by: Self, Date of Admission: 20/01/2023, Place of Admission of Execution: Office	 <small>Jan 20 2023 2:14PM</small>	 <small>LTI 20/01/2023</small>	 <small>20/01/2023</small>

Ayranichithaliya, City:- Not Specified, P.O:- Ayranichithaliya, P.S:-Tufanganj, District:-Coochbehar, West Bengal, India, PIN:- 736156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxx3g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.S.SHIVAM CONSTRUCTION PVT LTD. (as director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Chotan Neogi</b> Son of Late Dipak Neogi Arabinda Nagar, City:- Not Specified, P.O:- Aliprduar Court, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122	 <small>20/01/2023</small>	 <small>20/01/2023</small>	 <small>20/01/2023</small>
Identifier Of Mr Anil Kumar Ghosh, Mr Ujjal Saha, Mr Jhantu Das			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Anil Kumar Ghosh	S.S.SHIVAM CONSTRUCTION PVT LTD.-9 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Anil Kumar Ghosh	S.S.SHIVAM CONSTRUCTION PVT LTD.-38 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Mr Anil Kumar Ghosh	S.S.SHIVAM CONSTRUCTION PVT LTD.-2 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Mr Anil Kumar Ghosh	S.S.SHIVAM CONSTRUCTION PVT LTD.-18 Dec

## Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Gram Panchayat: BANCHUKAMARI, Mouza: Ghagra, JI No: 46, Pin Code : 736122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1377, LR Khatian No:- 2654	Owner:অনিল কুমার ঘোষ, Gurdian:মৃত রাজেন্দ্র চন্দ্র ঘোষ, Address:সাং নিজ , Classification:সহরী, Area:0.09000000 Acre,	Mr Anil Kumar Ghosh
L2	LR Plot No:- 1378, LR Khatian No:- 2654	Owner:অনিল কুমার ঘোষ, Gurdian:মৃত রাজেন্দ্র চন্দ্র ঘোষ, Address:সাং নিজ , Classification:সহরী, Area:0.38000000 Acre,	Mr Anil Kumar Ghosh
L3	LR Plot No:- 1379, LR Khatian No:- 2654	Owner:অনিল কুমার ঘোষ, Gurdian:মৃত রাজেন্দ্র চন্দ্র ঘোষ, Address:সাং নিজ , Classification:সহরী, Area:0.02000000 Acre,	Mr Anil Kumar Ghosh
L4	LR Plot No:- 1383, LR Khatian No:- 2654	Owner:অনিল কুমার ঘোষ, Gurdian:মৃত রাজেন্দ্র চন্দ্র ঘোষ, Address:সাং নিজ , Classification:সহরী, Area:0.18000000 Acre,	Mr Anil Kumar Ghosh



On 20-01-2023

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

Presented for registration at 14:08 hrs on 20-01-2023, at the Office of the D.S.R. ALIPURDUAR by Mr Anil Kumar Ghosh ,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 84,14,690/-

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

Execution is admitted on 20/01/2023 by Mr Anil Kumar Ghosh, Son of Late Rajendra Chandra Ghosh, Ghagra, P.O: Ghagra, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Retired Person

Indetified by Mr Chotan Neogi, , , Son of Late Dipak Neogi, Arabinda Nagar, P.O: Aliprduar Court, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by profession Others

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

Execution is admitted on 20-01-2023 by Mr Ujjal Saha, director, S.S.SHIVAM CONSTRUCTION PVT LTD. (Private Limited Company), GHAGRA, City:- Not Specified, P.O:- Ghagra, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122

Indetified by Mr Chotan Neogi, , , Son of Late Dipak Neogi, Arabinda Nagar, P.O: Aliprduar Court, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by profession Others

Execution is admitted on 20-01-2023 by Mr Jhantu Das, director, S.S.SHIVAM CONSTRUCTION PVT LTD. (Private Limited Company), GHAGRA, City:- Not Specified, P.O:- Ghagra, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122

Indetified by Mr Chotan Neogi, , , Son of Late Dipak Neogi, Arabinda Nagar, P.O: Aliprduar Court, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 84,179.00/- ( A(1) = Rs 84,147.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 84,147/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2023 12:05PM with Govt. Ref. No: 192022230262187411 on 20-01-2023, Amount Rs: 84,147/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202301200995143 on 20-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,52,441/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,47,441/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2652, Amount: Rs.5,000.00/-, Date of Purchase: 20/01/2023, Vendor name: Abhijit Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2023 12:05PM with Govt. Ref. No: 192022230262187411 on 20-01-2023, Amount Rs: 2,47,441/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202301200995143 on 20-01-2023, Head of Account 0030-02-103-003-02

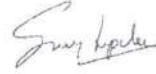


Suraj Lepcha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. ALIPURDUAR  
Alipurduar, West Bengal

11-05-2023

**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.



**Suraj Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. ALIPURDUAR**  
**Alipurduar, West Bengal**



ificate of Registration under section 60 and Rule 69.

registered in Book - I

Volume number 2002-2023, Page from 33048 to 33063  
being No 200202292 for the year 2023.



Digitally signed by SURAJ LEPCHA  
Date: 2023.05.11 15:25:04 +05:30  
Reason: Digital Signing of Deed.

*Suraj Lepcha*

(Suraj Lepcha) 2023/05/11 03:25:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. ALIPURDUAR  
West Bengal.

(This document is digitally signed.)