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PAC-2141/2021

I-9757/2021
F-7061/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 236547

G 236547

24/09/2021
D/o. 1782286

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENCOURSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Adl. District Sub-Registrar,
Sihguri-II at Bagdogra

23 SEP 2021

সিহগুরি

Krishna Deb

Singh Adm

DEED OF SALE

64 DATED 4/9/2022
SOLD TO M.N Builders
OF Banatnagar
RUPEES 5000

[Signature]
STAMP VENDOR
A.D.S.R. OFFICE, BANGALORE
LIT-211078



[Signature]
Addl. Dist. Sub Registrar
Bangalore District

23 SEP 2022

Prasanna
Krishna Das

THIS DEED OF SALE MADE ON THIS THE 29th DAY OF
SEPTEMBER TWO THOUSAND TWENTY ONE

AREA OF LAND	: 3.5 DECIMALS
KHATIAN NO.	: 951, 952 (L.R.), 57/1(R.S.)
PLOT NO.	: 1115(L.R.), 508(R.S.)
MOUZA	: BARAMOHAN SINGHA
J.L. NO.	: 71 (HAL)
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING
SET FORTH VALUE:	Rs. 13,00,000/-ONLY
MARKET VALUE	: Rs. 14,80,500/-ONLY

BETWEEN

"M/S M.N. BUILDERS", A Partnership firm, having its office at Saratnagar, Shivmandir. P.O. New Rangia, P.S. Matigara, in the District of Darjeeling. PIN 734013. PAN AAZFM7191H, Represented by its partners (1) MD. MOKIM ANSARI, Son of Late Nasiruddin Ansari, Muslim by religion, Business by Occupation, Indian Citizen, resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Sub- Division Siliguri. in the District of Darjeeling. PIN 734013. and (2) NASRIN BEGAM ANSARI, wife of Md. Mokim Ansari, Muslim by religion, Business by occupation, Indian Citizen, resident

Ansari

Ramesh

Krishna Dey

of Saratnagar, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, PIN 734013,
- hereinafter called the "PURCHASER" (which expression shall mean and
include unless excluded by or repugnant to the context of law, its legal heirs,
successors, administrators, executors and assigns) of the ONE PART.

AND

- ✓ 1. SRI. BIMAL DEY son of Late Ramesh Dey @ Late Ramesh Chandra Dey,
Business by occupation, PAN No. AGBPD7032N,
- ✓ 2. SRI KRISHNA DEY son of Late Ramesh Chandra Dey, Service by
occupation, PAN No. AMPPD9476N, both are Hindu by faith, Indian
citizen, residing at Chiriamore, Baramohan Singh Jote, P.O. Kadamtala, P.S.
Matigara, District Darjeeling, Pin 734011, hereinafter called the "VENDORS"
(which expression shall mean and include unless excluded by or repugnant to
the context of law their legal heirs, successors, administrators, executors and
assigns) of the OTHER PART.

WHEREAS the Vendor No. 1 is the lawful owner by purchase and are seized
and possessed of exclusive khas and physical possession and otherwise well
sufficiently entitled to the property/land described in the Schedule below as an
absolute and indefeasible estate in fee simple or an estate equivalent thereto
free from all encumbrances measuring 2.5 decimals recorded in Khatian no.
57/1(R.S.), Plot no. 508 (R.S.), Mouza Baramohan Singh, J.L. No. 71, under
P.S. Matigara, District Darjeeling, as an absolute owner with all its heritable
and transferable right, title and interest by dint of purchase by a registered

H. Singh

Tikaram

Krishna Day

Kobala being document nos. 4581 for the year 1984, Book no. I, Vol. No. 94, Pages 1 to 7, registered in the Office of Sub-registrar at Siliguri, executed by Sri Patiram Sharma son of Late Tikaram Sharma, residing at Kadamtala, P.S. Matigara, District Darjeeling, free from all encumbrances and charges whatsoever and the Vendor No. 1 also has recorded his name with respect to his property in the Record-Of-Right in the office of the B.L. & L.R.O., Matigara under the Govt. of West Bengal, vide Khatian No. 951.

AND

WHEREAS the Vendor No. 2 is the lawful owner by purchase and are seized and possessed of exclusive khas and physical possession and otherwise well sufficiently entitled to the property/land described in the Schedule below as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances measuring 2 decimals recorded in Khatian no. 57/1(R.S.), Plot no. 508 (R.S.), Mouza Baramohan Singh, J.L. No. 71, under P.S. Matigara, District Darjeeling, as an absolute owner with all its heritable and transferable right, title and interest by dint of purchase by a registered Kobala being document nos. 4580 for the year 1984, Book no. I, Vol. No. 93, Pages 295 to 301, registered in the Office of Sub-registrar at Siliguri, executed by Sri Patiram Sharma son of Late Tikaram Sharma, residing at Kadamtala, P.S. Matigara, District Darjeeling, free from all encumbrances and charges whatsoever and the Vendor No. 2 also has recorded his name with respect to his property in the Record-Of-Right in the office of the B.L. & L.R.O., Matigara under the Govt. of West Bengal, vide Khatian No. 952.

AND

Handwritten signature

Praveen

Krishna Dey

WHEREAS the Vendors hereof, owing to their individual necessity and to meet up the expenses of their own have finally and firmly decided to sell the land measuring about 3.5 decimal more fully and specifically describe in the schedule below at or for a price of Rs. 13,00,000/- (Rupees thirteen lacs) only being fair, reasonable and highest at prevailing market free from all encumbrances and charges whatsoever and have offered for sale the same free from all encumbrances and charges whatsoever.

AND

WHEREAS the Purchaser hereof has agreed to purchase the land measuring about 3.5 decimal more fully and specifically describe in the Schedule below at or for a price of Rs. 13,00,000/- (Rupees thirteen lacs) only being fair, reasonable and highest at prevailing market value for the property agreed to be sold.

AND

WHEREAS the Vendors hereof, in accepting the said price from the Purchaser which is fair and reasonable in the present market value agreed to sell the land describe in the Schedule below at or for a price of Rs. 13,00,000/- (Rupees thirteen lacs) only free from all encumbrances and charges whatsoever.

NOW THIS DEED WITNESSTH that in consideration of the said sum of Rs. 13,00,000/- (Rupees thirteen lacs) only paid by the Purchaser and in acknowledging the receipt thereof; the Vendors do hereby grant and acknowledge full discharge from the payment thereof; and of from and every

Singh
Adm.

Prasanna

Krishna Dey

part thereof; acquit, release and discharge in favor of the Purchaser, its heirs, executors, administrators, representatives and assigns and every one of them and also the property which the Vendors is beneficial owner, do by these presents indefeasibly grant, sell, convey and transfer and assign and assure unto the Purchaser, its heirs, executors, administrators, representatives and assigns free from encumbrances, attachment and other defects in the title all that the said land fully and particularly described and mentioned in the schedule hereto.

AND

ALL the estates, right, title, interest, claim and demand whatsoever of the Vendors unto or upon the property and every part thereof; **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser its heirs, executors, administrators, assigns absolutely and forever AND THE VENDORS do hereby covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in the title whatsoever and the Vendors has full power and absolute authority to sell the said property in manner aforesaid AND the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any persons claiming through or under them, subject to the payment of land revenue and other taxes to the Superior Landlord now the Government of West Bengal.

Prasanna

Prasanna

Krishna Devi

AND

FURTHER that the Vendors, their heirs, executors, administrators and assigns, covenant with the Purchaser their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, its heirs, as administrators and assigns from or against all encumbrances, charges and equities whatsoever.

AND

THE VENDORS, their heirs, administrators or assigns further covenant that they shall at the request and cost of the Purchaser its heirs, executors, administrators or assigns do or execute or cause to be done or executes all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

THE VENDORS do hereby declare that the interest which they professes to transfer subsists as on the date of these presents and there exists no previous transfer, mortgage, contract for sale or otherwise by the Vendors in favour of any person or party respecting the said below scheduled land hereby transferred expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove are all true and in the event of any contrary is proved, the Vendors shall be liable for false recitals and shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

AND

Singh

Tasima
Kishna Day

WHEREAS the Vendors further declare that if for any defect of title of the said below scheduled land or for any act done or suffered to be done by the Vendors, the Purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof, in future, then the Vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with a marketable rate of interest from the date of such deprivation of ownership or of possession and that the Vendors shall also pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting there from.

SCHEDULE OF THE LAND SOLD BY THIS DEED

All that piece or parcel of Vacant land measuring 3.5 (three point five) decimal or 2 Katha 2 Chhotak area included in and forming part of R.S. Plot No. 508 corresponding to L.R. Plot No. 1115, R.S. Khatian No. 57/1 corresponding to L.R. Khatian Nos. 951 (area measuring 1.75 decimal) & 952 (area measuring 1.75 decimal); within Mouza- Baramohan Singh, J.L. No. 71, Police Station Matigara, Sub-division Siliguri, Addl. District Sub-registry office Bagdogra, District Darjeeling. Classification of land is Bastu and proposed to be used as Bastu purpose, as shown and delineated by black border boundary lines in the map/ site plan annexed herewith forming part of these presents. is sold by this Deed of Sale.

Singh
Adm.

THE LAND IS BUTTED AND BOUNDED AS FOLLOWS: -

North : Land of Amit Tower,
South : Land of Vendors,
East : House of Khokan Kar and others
West : Land of Purchaser.

IN WITNESS WHEREOF THE VENDORS IN GOOD HEALTH AND CONSCIOUS MIND SET AND SUBSCRIBED THEIR HAND ON THE DAY, MONTH AND YEAR HEREINBEFORE MENTIONED.

WITNESSES: -

1. *Somit Chakraborty*
S/o Late Sankar Chakraborty
Bachanagar, P.O. New Bazar
P.S. - Hatibana, Distt. - Darjeeling,
Pin :- 734013.

TANUKA
Konishma Dey

(Signature of the Vendors)

2. *Pankaj Dey*
S/o - Bimal Dey
Chinnamare, Kadamtala
Distt: Darjeeling 734011

Drafted, read over and explained
by me and printed in my chamber.

Jahn Singh

ADVOCATE, SILIGURI

Enrolment no. F/1122/937/2019.

SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE .

PURCHASER

M/S M. N. BUILDERS

REPRESENTED BY ITS PARTNERS

1. **MD. MOKIM ANSARI**

S/O NASIRUDDIN ANSARI

2. **NASRIN BEGAM ANSARI**

W/O MD. MOKIM ANSARI

RESIDENT OF SARATNAGAR ,

P.O. NEW RANGIA , P.S. MATIGARA ,

DIST. DARJEELING , PIN - 734013 .

VENDORS

1. **SRI BIMAL DEY**

2. **SRI KRISHNA DEY**

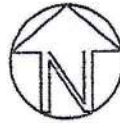
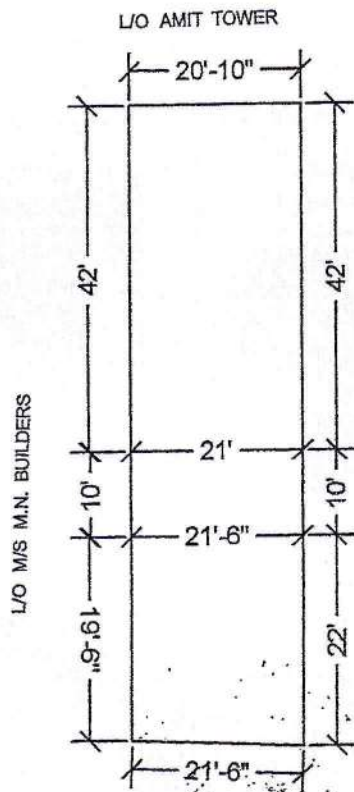
BOTH S/O LATE RAMESH CHANDRA DEY

BOTH RESIDENT OF CHIRIAMORE ,

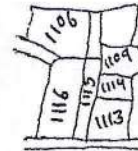
BARAMOHAN SINGH JOTE ,

P.O. KADAMTALA , P.S. MATIGARA ,

DIST. DARJEELING , PIN - 734011 .



MOUZA MAP



Part trace govt. survey map of mouza
BARAMOHAN SINGH, J.L. NO. - 71,
SCALE : 16" = 1 MILE

H/O KHOKAN KAR , UTPAL KAR , TUSHTA HARI PAUL & DILIP KUMAR GHOSH

H/O BIMAL DEY & KRISHNA DEY

SCHEDULE OF LAND

MOUZA : BARAMOHAN SINGH
J.L. NO. : 71

KHATIAN NO.	PLOT NO.	AREA
951 (L.R.) , 57/1 (R.S.) ,	1115 (L.R.) , 508 (R.S.) ,	1.75 DECIMAL .
952 (L.R.) , 57/1 (R.S.) ,	1115 (L.R.) , 508 (R.S.) ,	1.75 DECIMAL .

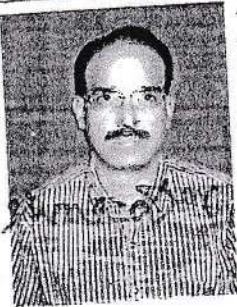


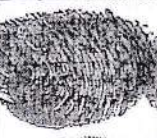






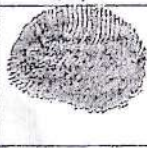
TOTAL AREA :- 2 KATHA 2 CHHOTAK OR 3.5 DECIMAL .

Bimal De
Krishna De
Signature of vendors

DRAWN BY

MR 02/09/2021
MANARANJAN ROY
Land Surveyor
Registration No- 1976707006
P.S. Matigara


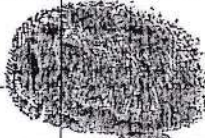


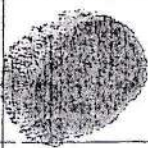
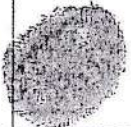




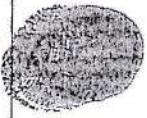
P.S. : MATIGARA
DIST. : DARJEELING
STATE : WEST BENGAL .

		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.					
	R.F.					

KD

Krishna Dey

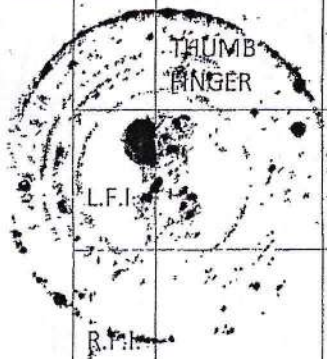
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	R.F.I.					


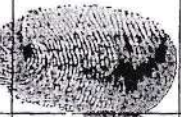



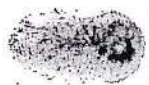

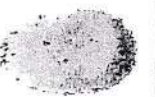



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TANU

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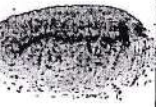
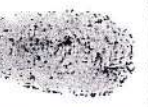






		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

SIGNATURE

		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
<i>Dr. M. Anwar Ansari</i>	R.F.I.					

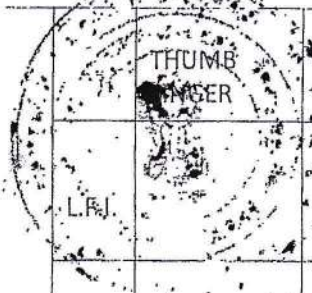
Dr. M. Anwar Ansari

SIGNATURE

		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
<i>Nasrin Begam Ansari</i>	R.F.I.					

Nasrin Begam Ansari

SIGNATURE

		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
L.F.I.						
R.F.I.						

SIGNATURE

Major Information of the Deed



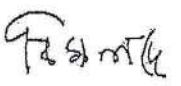
Deed No :	I-0403-09757/2021	Date of Registration	16/12/2021
Query No / Year	0403-2001732286/2021	Office where deed is registered	
Query Date	07/09/2021 10:11:16 PM	0403-2001732286/2021	
Applicant Name, Address & Other Details	Shalu Singha Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7699954972, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 14,80,500/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 44,415/- (Article:23)	Rs. 14,805/- (Article:A(1))		
Remarks			

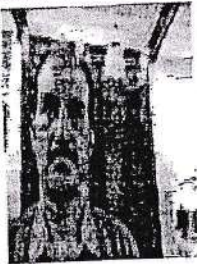


Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh, JI No: 71, Pin Code : 734010

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-1115 (RS :-)	LR-951	Bastu	Bastu	1.75 Dec	6,00,000/-	7,40,250/-	,Last Reference Deed No :0402-I - 04581-1984
L2	LR-1115 (RS :-)	LR-952	Bastu	Bastu	1.75 Dec	7,00,000/-	7,40,250/-	,Last Reference Deed No :0402-I - 04580-1984
TOTAL :					3.5Dec	13,00,000 /-	14,80,500 /-	
Grand Total :					3.5Dec	13,00,000 /-	14,80,500 /-	

Seller Details :












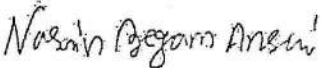


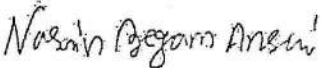


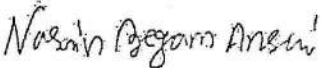
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIMAL DEY Son of Late RAMESH DEY Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office	 <small>29/09/2021</small>	 <small>LTI 29/09/2021</small>	 <small>29/09/2021</small>
CHIRIAMORE, BARAMOHAN SINGH JOTE., Village:- CHIRIAMORE, P.O:- KADAMTALA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxxx2N, Aadhaar No: 34xxxxxxxx6372, Status :Individual, Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr KRISHNA DEY (Presentant) Son of Late RAMESH CHANDRA DEY Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office	 29/09/2021	 LTI 29/09/2021	 29/09/2021
CHIRIAMORE, BARAMOHAN SINGH JOTE., Village:- CHIRIAMORE, P.O:- KADAMTALA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx6N, Aadhaar No: 55xxxxxxxx2516, Status :Individual, Executed by: Self, Date of Execution: 29/09/2021 , Admitted by: Self, Date of Admission: 29/09/2021 ,Place : Office			

Buyer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	M.N. BUILDERS SARAT NAGAR., Village:- SARAT NAGAR, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Md MOKIM ANSARI Son of Late NASIRUDDIN ANSARI Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office </td> <td>  Sep 29 2021 12:04PM </td> <td>  LTI 29/09/2021 </td> <td>  29/09/2021 </td> </tr> </tbody> </table> <p>SARAT NAGAR., Village:- SARAT NAGAR, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7N, Aadhaar No: 62xxxxxxxx7140 Status : Representative, Representative of : M.N. BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Md MOKIM ANSARI Son of Late NASIRUDDIN ANSARI Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office	 Sep 29 2021 12:04PM	 LTI 29/09/2021	 29/09/2021
Name	Photo	Finger Print	Signature						
Md MOKIM ANSARI Son of Late NASIRUDDIN ANSARI Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office	 Sep 29 2021 12:04PM	 LTI 29/09/2021	 29/09/2021						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs NASRIN BEGAM ANSARI Wife of Md MOKIM ANSARI Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office </td> <td>  Sep 29 2021 12:05PM </td> <td>  LTI 29/09/2021 </td> <td>  29/09/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs NASRIN BEGAM ANSARI Wife of Md MOKIM ANSARI Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office	 Sep 29 2021 12:05PM	 LTI 29/09/2021	 29/09/2021
Name	Photo	Finger Print	Signature						
Mrs NASRIN BEGAM ANSARI Wife of Md MOKIM ANSARI Date of Execution - 29/09/2021, , Admitted by: Self, Date of Admission: 29/09/2021, Place of Admission of Execution: Office	 Sep 29 2021 12:05PM	 LTI 29/09/2021	 29/09/2021						

SARAT NAGAR., Village:- SARAT NAGAR, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx9C, Aadhaar No: 67xxxxxxxx2870 Status : Representative, Representative of : M.N. BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT CHAKRABORTY Son of SUKUMAR CHAKRABORTY Sarat Nagar, Village:- Shivmandir, P.O:- New Rangla, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013			
	29/09/2021	29/09/2021	29/09/2021
Identifier Of Mr BIMAL DEY, Mr KRISHNA DEY, Md MOKIM ANSARI, Mrs NASRIN BEGAM ANSARI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BIMAL DEY	M.N. BUILDERS-1.75 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr KRISHNA DEY	M.N. BUILDERS-1.75 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh, JI No: 71, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1115, LR Khatian No:- 951	Owner:বিমল দে, Gurdian:রমেশ চন্দ্র, Address:লিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Mr BIMAL DEY
L2	LR Plot No:- 1115, LR Khatian No:- 952	Owner:কৃষ্ণ দে, Gurdian:রমেশ চন্দ্র, Address:লিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr KRISHNA DEY.

On 29-09-2021

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

Presented for registration at 11:46 hrs on 29-09-2021, at the Office of the A.D.S.R. BAGDOGRA by Mr KRISHNA DEY, 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 14,80,500/-

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

Execution is admitted on 29/09/2021 by 1. Mr BIMAL DEY, Son of Late RAMESH DEY, CHIRIAMORE, BARAMOHAN SINGH JOTE., P.O: KADAMTALA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste-Hindu, by Profession Business, 2. Mr KRISHNA DEY, Son of Late RAMESH CHANDRA DEY, CHIRIAMORE, BARAMOHAN SINGH JOTE., P.O: KADAMTALA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Service

Identified by Mr SUMIT CHAKRABORTY, , , Son of SUKUMAR CHAKRABORTY, Sarat Nagar, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Government Service

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

Execution is admitted on 29-09-2021 by Md MOKIM ANSARI, PARTNER, M.N. BUILDERS (Partnership Firm), SARAT NAGAR., Village:- SARAT NAGAR, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013

Identified by Mr SUMIT CHAKRABORTY, , , Son of SUKUMAR CHAKRABORTY, Sarat Nagar, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Government Service

Execution is admitted on 29-09-2021 by Mrs NASRIN BEGAM ANSARI, PARTNER, M.N. BUILDERS (Partnership Firm), SARAT NAGAR., Village:- SARAT NAGAR, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013

Identified by Mr SUMIT CHAKRABORTY, , , Son of SUKUMAR CHAKRABORTY, Sarat Nagar, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Government Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,805/- (A(1) = Rs 14,805/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,805/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2021 12:00AM with Govt. Ref. No: 192021220076535462 on 11-09-2021, Amount Rs: 14,805/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90016461 on 17-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 44,415/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 39,415/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 641, Amount: Rs.5,000/-, Date of Purchase: 04/09/2021, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2021 12:00AM with Govt. Ref. No: 192021220076535462 on 11-09-2021, Amount Rs: 39,415/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90016461 on 17-09-2021, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

On 16-12-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 245902 to 245931
being No 040309757 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.12.23 11:32:55 +05:30
Reason: Digital Signing of Deed.

Yogen Tshering Bhutia

(Yogen Tshering Bhutia) 2021/12/23 11:32:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)