

17451/2021

15889/21



17451/2021

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 258590

G 258590

Date 1003-2-257552/2021

*[Faint, illegible text]*

*[Handwritten signature]*

A.R.A. III

100-3138/21

Additional Registrar of Assurances III Kolkata

29 DEC 2021

DEED OF SALE

2507  
1201  
2507

NON JUDICIAL STAMP

Sl. No. 4793 Dated 24/12/2021

Name Siddhi Vinayak Construction

Of Siliguri

Value Rs. 5000/- (Rupees Five thousand only)

SANDHYA S4 A GOON  
GOVT. S'AV. ENGINEER  
SILIGURI COURT  
LNo.-174/RM OF 2016



*[Handwritten signature]*





THIS DEED OF SALE IS MADE ON THIS  
THE 27<sup>th</sup> DAY OF DECEMBER,  
TWO THOUSAND TWENTY-ONE.

Area	: Land measuring 0.03775 acres & 70 (seventy) years old Tin shaded house measuring 400 square feet;
Set forth value	: Rs.32,50,000.00
Assessed value	: Rs.41,82,981.00
Plot No.	: 6577 (R. S.), 1722 (L.R.);
Khatian No.	: 3877 (R. S.), 13185 (L.R.);
Ward No.	: 20 of Siliguri Municipal Corporation;
Mouza	: Siliguri (at present Siliguri Madhya);
Police Station	: Siliguri;
District	: Darjeeling;
State	: West Bengal.

B E T W E E N

M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm [PAN: AEMFS 7759 E], having its office at Holding No. 215/1/293, Ground floor, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, represented by one of its Partner, SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), Hindu by faith, Business by occupation, Indian by Citizen, residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal, hereinafter called “the PURCHASER” (which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, administrators, legal representatives and assigns) of the ONE PART.

[It is to be mentioned here that M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm have two partners, namely SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey and SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar.]

A N D

SMT. NILIMA MITRA, wife of Dr. Sunil Kumar Mitra [PAN: ATOPM 6885 E; Aadhaar No. 4173 8478 0773], Hindu by faith, House-wife by occupation, Indian by Citizen, residing at AE-485, Sector - 3, Salt Lake, Kwality More, Bidhan Nagar AE Market, Post Office and Police Station - Bidhan Nagar, Pin - 700 064, District - North 24 Parganas, in the State of West Bengal, hereinafter called "the VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, one SRI AMRITA LAL MITRA, son of Tilak Chandra Mitra was the recorded owner of a plot of land measuring 0.166 acres, in part of R. S. Plot No. 6577, recorded in R. S. Khatian No. 3877, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, having 16 (sixteen) annas share in his khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Thereafter, above named SRI AMRITA LAL MITRA, son of Tilak Chandra Mitra constructed a Tin shade house measuring 1600 square feet on the said land and started living thereon.

AND WHEREAS, above named AMRITA LAL MITRA died intestate on 15.08.1959 and his wife - SUKUMARI MITRA died intestate in the year 1976, leaving behind them 2 (two) sons, viz. SRI ANIL KUMAR MITRA & Dr. SUNIL KUMAR MITRA and 2 (two) daughters, viz. MISS RENUKA MITRA & MISS RANI MITRA as their only legal heirs and/ or successors to inherit their estates as per provisions of Hindu Succession Act, 1956. By virtue of such law of inheritance, above named SRI ANIL



KUMAR MITRA, Dr. SUNIL KUMAR MITRA, MISS RENUKA MITRA & MISS RANI MITRA acquired the said land measuring 0.166 acres alongwith 1600 square feet Tin shaded house, in part of R. S. Plot No. 6577, recorded in R. S. Khatian No. 3877, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, having 1/4<sup>th</sup> undivided share each in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, above named ANIL KUMAR MITRA also died on 01.09.1971 leaving behind him his wife - SMT. MONIKA MITRA and only son - SRI PRABIR KUMAR MITRA as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. Subsequently, above named PRABIR KUMAR MITRA also died on 23.06.2007 as Bachelor leaving behind him his mother - SMT. MONIKA MITRA as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. By virtue of law of inheritance, above named SMT. MONIKA MITRA acquired 1/4<sup>th</sup> undivided share of land and house out of total land measuring 0.166 acres alongwith 1600 square feet Tin shaded house, in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, above named Dr. SUNIL KUMAR MITRA died intestate on 15.04.2001 leaving behind him his wife - SMT. NILIMA MITRA as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. By virtue of law of inheritance, above named SMT. NILIMA MITRA acquired 1/4<sup>th</sup> undivided share of land out of total land measuring 0.166 acres alongwith 1600 square feet Tin shaded house, in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

It is to be mentioned here that subsequently record of right was prepared for the said land measuring 0.166 acres in the name of AMRITA LAL MITRA in the newly published L. R. Khatian, vide Khatian No. 1211, L. R. Plot No. 1722 of Mouza -

Siliguri Madhya. Thereafter, record of right was prepared for the said land measuring 0.166 acres in the name of SMT. MONIKA MITRA, SMT. NILIMA MITRA, MISS RENUKA MITRA & MISS RANI MITRA in the newly published L. R. Khatian; vide Khatian No. 13183, 13184, 13185 & 13186, L. R. Plot No. 1722 of Mouza - Siliguri Madhya. It is also to be mentioned here that though above named SMT. MONIKA MITRA, SMT. NILIMA MITRA, MISS RENUKA MITRA & MISS RANI MITRA acquired a plot of land measuring 0.166 acres, by virtue of law of inheritance, but at present they are enjoying, occupying and possessing a plot of land measuring 0.151 acres alongwith Tin shade house measuring 1600 square feet, having 1/4<sup>th</sup> undivided share each in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein, as specifically mentioned in the Schedule - 'A' herein below. Thereafter, above named SMT. MONIKA MITRA, SMT. NILIMA MITRA, MISS RENUKA MITRA & MISS RANI MITRA partitioned the said land measuring 0.151 acres alongwith Tin shade house measuring 1600 square feet amicably and started enjoying, occupying and enjoying their respective plot of land peacefully, uninterruptedly and without having any objection from any corner.

AND WHEREAS, the Vendor herein above due to some personal reason have decided to sale and transfer her above mentioned land measuring 0.03775 acres alongwith Tin shade house measuring 400 square feet, as fully mentioned in the schedule - 'B' herein below, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of a plot of land for its future project and being aware of the said fact have offered and agreed to purchase the said land at and for a total sum of Rs.32,50,000.00 (Rupees Thirty-two lakh fifty thousand) only and the Vendor have accepted the price so offered by the Purchaser as the same is fair, reasonable and highest prevailing in the present market and have agreed to sell and transfer the said land as fully mentioned in the Schedule herein below unto the Purchaser.



NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of a sum of Rs.32,50,000.00 (Rupees Thirty-two lakh fifty thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor doth hereby grant, convey, sell transfer, assure and confirm unto the Purchaser all that piece or parcel of land measuring 0.03775 acres alongwith Tin shade house measuring 400 square feet, appertaining to and forming part of R. S. Plot No. 6577, corresponding to L. R. Plot No. 1722, recorded in R. S. Khatian No. 3877, corresponding to L. R. Khatian No. 13185, situated within Mouza - Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Azad Hind Sarani, Subhas Pally, Post Office and Police Station - Siliguri, Pin - 734 001, District - Darjeeling, in the State of West Bengal, more fully described in the schedule - 'B' herein below free from all encumbrances and charges whatsoever, together with all yards, courts, areas, sewer-ways, paths, passages, common fences, well and appurtenances whatsoever to the said land hereditaments thereto and TO HAVE AND TO HOLD the said land subject to payment of rents, taxes etc. payable to the State of West Bengal And the PURCHASER shall receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the Vendor or any person or entrust for them and that free and clear and freely and clearly and absolutely discharges, saves, harmless and kept indemnified against all estate and encumbrances created by the Vendor.

IT IS FURTHER COVENANTED that if any defects in title or for any act done by the Vendor in any way with respect to the land hereby transferred and if the Purchaser is deprived of possession or enjoyment of the property hereby transferred, the Vendor shall be liable to return to the PURCHASER the full or proportionate part of the consideration money together with interest from the date of such deprivation and shall also be liable for adequate compensation for any loss or injury there to be sustained by the Purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and that there subsists no such contract upto the date of

these presents and in the event of discovery of any contract of sale or transfer existing with respect to the aforesaid land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable for false recitals to compensate the Purchaser adequately for the loss or injury sustained by them in consequence thereof.

SCHEDULE - 'A'

(Description of the entire property)

All that piece or parcel of a plot of land measuring 0.151 acres alongwith 70 (seventy) years old Tin shaded residential house measuring 1600 square feet, in part of R. S. Plot No. 6577, corresponding to L. R. Plot No. 1722, recorded in R. S. Khatian No. 3877, corresponding to L. R. Khatian No. 13183, 13184, 13185 & 13186, situated within Mouza - Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Azad Hind Sarani, Subhas Pally, Post Office and Police Station - Siliguri, Pin - 734 001, District - Darjeeling, in the State of West Bengal. The classification of land is Bastu and use of the land is Bastu and the said land is butted and bounded as follows: -

- NORTH : By the land and house of Gouri Shankar Chakraborty;  
SOUTH : By the FCI Godown;  
EAST : By the FCI Godown;  
WEST : By the 22 ft. wide Siliguri Municipal Corporation Road;



### SCHEDULE – 'B'

(Description of the property hereby sold)

All that piece or parcel of a plot of land measuring 0.03775 acres out the total land measuring 0.151 acres and 70 (seventy) years old Tin shaded residential house measuring 400 square feet out of total area measuring 1600 square feet, in part of R. S. Plot No. 6577, corresponding to L. R. Plot No. 1722, recorded in R. S. Khatian No. 3877, corresponding to L. R. Khatian No. 13185, situated within Mouza – Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Azad Hind Sarani, Subhas Pally, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal. The classification of land is Bastu and use of the land is Bastu. The floor of the house is of cemented.

The said land is butted and bounded as follows: -

- NORTH : By the land and house of SMT. MONIKA MITRA Purchased by M/S. SIDDHI VINAYAK CONSTRUCTION;
- SOUTH : By the land and house of MISS RENUKA MITRA & MISS RANI MITRA;
- EAST : By the FCI Godown;
- WEST : By the 22 ft. wide Siliguri Municipal Corporation Road.

The Schedule – 'B' property is a part and parcel of Schedule – 'A' property.

One separate sheet is enclosed herewith containing the fingerprints of the VENDOR and PURCHASER forming part of these presents.

IN WITNESS WHEREOF, the Vendor and Purchaser have set and subscribed their hand and put their signatures on this Deed in good sense, conscious mind after going through and understanding the contents on the day, month and year first above written in presence of the: -

WITNESSES: -

1. Saket Lal Chatterjee  
Lati S-14 Chatterjee  
"PRATICH" P.S. Road  
Siliguri



L.T.I. of Nilima mitra  
taken by the pen  
of Saket Lal Chatterjee

Signature of the VENDOR.

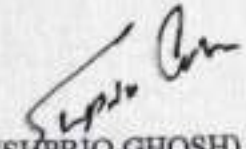
2. Pratap Behemia,  
510. Kamala Kanta Behuria  
AE-485, Salt Lake.

SIDDHI VINAYAK CONSTRUCTION

Subrata Saha  
Partner

Signature of the PURCHASER

Drafted, read over and explained to the parties by me & Printed in my chamber:

  
(SUPRIO GHOSH)  
Advocate, Siliguri,  
Enroll. No. WB-493/2003.





*[Handwritten Signature]*  
Additional Registrar of  
Assurances III Kolkata  
27 DEC 2021

**SITE PLAN SHOWING THE LAND HERE BY SOLD BY THE VENDOR IN FAVOUR OF THE PURCHASER**

NAME OF THE PURCHASER	NAME OF THE VENDOR
SIDDHI VINAYAK CONSTRUCTION 1)SRI SUBRATA SARKAR S/O SRI BIBHASH SARKAR 2)SRI KOUSTAV DEY S/O SRI ASHOK KUMAR DEY R/O RASH BIHARI SARANI HAKIMPARA P.O & P.S- SILIGURI, DIST- DARJEELING	SMT NILIMA MITRA R/O AJADHIND SARANI SUBHASPALLY P.O & P.S- SILIGURI DIST -DARJEELING

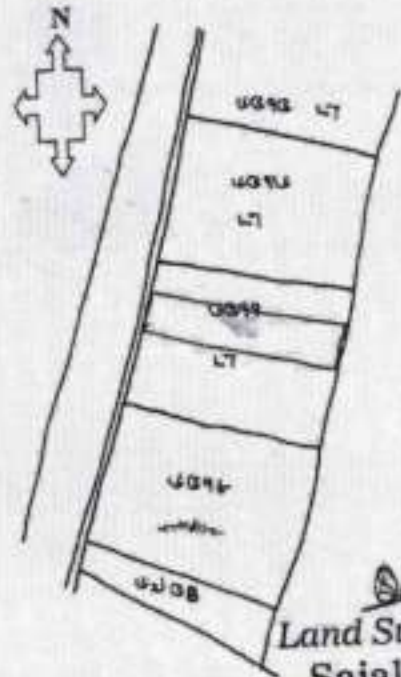
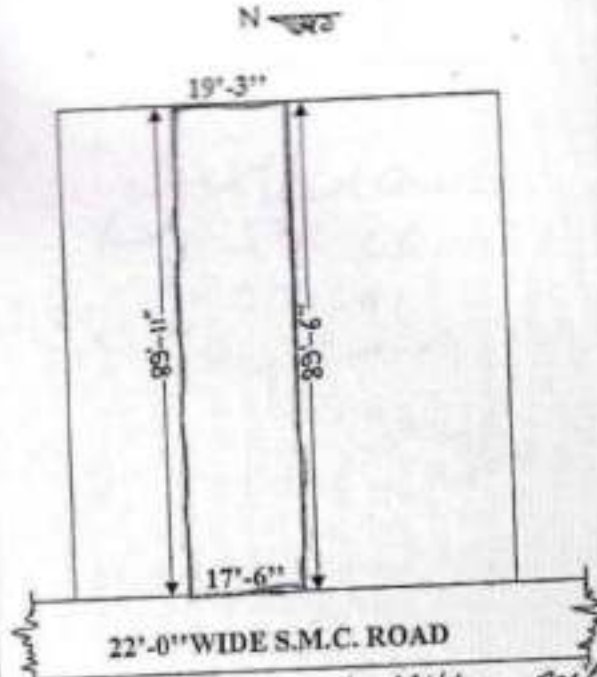
**SCHEDULE OF LAND**

MOUZA, JL	KHATIAN NO.	PLOT NO.	AREA	P. S.	DIST
SILIGURI J.L-110(88)	R.S - 3877 L.R- 13185	R.S -6577 L.R -1722	0.03775 Acre	SILIGURI	DARJEELING

**LAND BOUNDARY**

NORTH - LAND OF MANIKA MITRA  
SOUTH - LAND OF RANI MITRA & RENUKA MITRA  
EAST - LAND OF F.C.I GODOWN  
WEST - 22'-0" WIDE S.M.C. ROAD

J.L.NO: -110(88) SCALE - 64' = 1 MILE  
 SHEET NO: -8



*L.T.I. of Nilima mitra  
 taken by the pen of  
 Sajal Deb*  
**SIGNATURE OF THE VENDOR**

*Sajal Deb*  
**Land Surveyor  
 Sajal Deb  
 Reg. No. 29757003**



MEMO OF CONSIDERATION

I, SMT. NILIMA MITRA, wife of Dr. Sunil Kumar Mitra [PAN: ATOPM 6885 E; Aadhaar No. 4173 8478 0773], Hindu by faith, House-wife by occupation, Indian by Citizen, residing at AE-485, Sector - 3, Salt Lake, Kwality More, Bidhan Nagar AE Market, Post Office and Police Station - Bidhan Nagar, Pin - 700 064, District - North 24 Parganas, in the State of West Bengal, do hereby acknowledge the receipt of a sum of Rs.32,50,000/- (Rupees Thirty two lakh fifty thousand) only from Purchase hereof as per detail given hereunder:-

Sl. No.	Date	Mode of payment	Bank & No.	Amount
1.	12.11.2021	Cash	NA	Rs. 50,000.00
2.	18.12.2021	Draft	AXIS BANK LTD. No. 000494	Rs. 32,00,000.00
Total:				Rs.32,50,000.00

1. Sakti Lal Chetty  
Lotus S. II. Chetty -  
"PRATICHI"  
W.S. Road  
Siliguri  
2 Pratul Behunia

L.T.E of Nilima  
Mitra taken by the  
Bank of  
Sakti Lal Chetty  
Signature of Vendor









Government of West Bengal

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

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19032002577552/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs NILIMA MITRA SALT LAKE, KWALITY MORE, City:- Not Specified, P.O:- BIDHAN NAGAR, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Seller		8510 	<i>Li.T. of Nilima Mitra by 16 Sakti Lal Chatterjee 27/12/21</i>
2	Mr SUBRATA SARKAR HAKIMPARA, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Buyer [SIDDIH VINAYAK CONSTR UCTION]		8509 	<i>Subrata Sarkar 27/12/21</i>
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAKTI LAL CHATTERJEE Son of Mr SACHINDRA CHATTERJEE PRATICHI APARTMENT, NETAJI SUBHAS ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:-	Mrs NILIMA MITRA, Mr SUBRATA SARKAR		8511 	<i>Sakti Lal Chatterjee 27/12/21</i>



*[Handwritten Signature]*  
*[Handwritten Date: 12/12/21]*

(Pradyumn Kumar Golder)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
III KOLKATA  
Kolkata, West Bengal

# SPECIMEN FORM FOR TEN FINGERPRINTS



SRI VINDYAK CONSTRUCTION

Subrata

Partner

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



L. T. B. & N. D. M. S.

M. K. S. & K. S. M. S.

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



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



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



DATE

NAME

550

20/08

Name of the person		Address		Occupation		Remarks	
No.	Name	No.	Name	No.	Name	No.	Name
1	महाराज प्रसाद 31 बंगला बंगलूर	2	श्री. महाराज प्रसाद बंगलूर	3	श्री. महाराज प्रसाद बंगलूर	4	श्री. महाराज प्रसाद बंगलूर
महाराज प्रसाद 31 बंगलूर		श्री. महाराज प्रसाद बंगलूर		श्री. महाराज प्रसाद बंगलूर		श्री. महाराज प्रसाद बंगलूर	
महाराज प्रसाद 31 बंगलूर		श्री. महाराज प्रसाद बंगलूर		श्री. महाराज प्रसाद बंगलूर		श्री. महाराज प्रसाद बंगलूर	

श्री. महाराज प्रसाद  
बंगलूर

B. S. S.

27.10.09

20/08/09







13183	রানী মিত্র	মৃত অমৃত লাল মিত্র	0.25 00	0.0415	Nil
13184	রেনুকা মিত্র	মৃত অমৃত লাল মিত্র	0.25 00	0.0415	Nil
13185	নিলিমা মিত্র	মৃত সুনীল কুমার মিত্র	0.25 00	0.0415	Nil
13186	মনিকা মিত্র	মৃত অনিল মিত্র	0.25 00	0.0415	Nil

Content of this page is near exact replication of land record database collocated at the central server and in case of any factual error(s) in the content, viewer(s) is/are advised to contact the concerned BL&LRO office for authentication.



Additional Registrar of  
Assurances III Kolkata  
10 2021





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

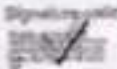
Enrolment No.: 2189/68784/55116

To  
Nilima Mitra  
D/O: Mohendra Nath Biswas  
AE-485,  
SECTOR-3  
SALT LAKE  
KWALITY MORE  
Bidhannagar(M)  
North 24 Parganas West Bengal - 700064  
9748043921

Enrolment No.: 2189/68784/55116

Enrolment No.: 2189/68784/55116

*Nilima*



आपका आधार संख्या / Your Aadhaar No. :

**4173 8478 0773**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Nilima Mitra  
Date of Birth/DOB: 02/11/1982  
Female/ FEMALE

**4173 8478 0773**

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

**Address:**

D/O: Mohendra Nath Biswas, AE-485, SECTOR-3, KWALITY MORE, SALT LAKE, Bidhannagar(M), North 24 Parganas, West Bengal - 700064

**4173 8478 0773**



L.T.E. of Nilima Mitra taken by the pen of Sartho Lal Chatterjee



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

GRN Details

GRN: 192021220146363461  
GRN Date: 26/12/2021 17:21:15  
BRN: 507541543  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: Union Bank of India  
BRN Date: 26/12/2021 05:12:59  
Payment Ref. No: 2002577552/5/2021  
[Query No\*Query Year]

Depositor Details

Depositor's Name: SUPRIO GHOSH  
Address: Siliguri  
Mobile: 8250809457  
Depositor Status: Advocate  
Query No: 2002577552  
Applicant's Name: Shri Suprio Ghosh  
Identification No: 2002577552/5/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002577552/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	162339
2	2002577552/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	41844
			<b>Total</b>	<b>204183</b>

IN WORDS: TWO LAKH FOUR THOUSAND ONE HUNDRED EIGHTY THREE ONLY.




  
 আধার
   
 ঠিকানা, যার দ্বারা আমি
   
 পরিচালিত, নিম্নলিখিত (পৌরসভা)
   
 পরিষদে, পরিষদে, কলকাতা
   
 Address: 38, RASH BEHAR
   
 SARAI, HAKIMPURA,
   
 SIKRAT (M. Corp),
   
 Dakshin, SIKRAT, West
   
 Bengal, 744001
   
 4997 1320 9169

  
 পুরা নামঃ
   
 SUBRATA SARKAR
   
 পিতা : বিপ্লব সর্কার
   
 Father : Biplob Sarkar
   
 বয়স/DOB: 22/01/1973
   
 পুরুষ / Male
   

  
 4997 1320 9169
   
 আধার - সাধারণ মানুষের অধিকার

Subrata Sarkar =

PERMANENT ACCOUNT NUMBER  
APWPSB9070



PROG. IDENTIF. SIGNATURE

NAME  
SUDIATA SANKAR

DATE OF BIRTH  
22-01-1978

COMMISSIONER OF INCOME TAX, W.B. 13

REG. NO. 74/111

REG. NO. 74/111

REG. NO. 74/111

REG. NO. 74/111

Sandiya Sankar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NILIMA MITRA  
MOHENDRA NATH BISWAS

02/11/1932  
Permanent Account Number  
ATOPM6885E

*Nilima Mitra*  
Signature



*Nilima  
Mitra,*

*L.T.D. of Nilima Mitra  
taken by the pen of  
Sachinendra Chak*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी भंडार संचयन कार्ड  
Permanent Account Number Card

AEMPS7759E

सिद्धी विनायक  
SIDDHI VINAYAK CONSTRUCTION

19/08/2021

संस्था / कर्मचारी संख्या  
Organization / Employee Number  
19/08/2021



SIDDHI VINAYAK CONSTRUCTION

*Siddhi Vinayak*  
Partner





### Major Information of the Deed

Deed No :	I-1903-15889/2021	Date of Registration	29/12/2021
Query No / Year	1903-2002577552/2021	Office where deed is registered	
Query Date	09/12/2021 8:52:57 PM	1903-2002577552/2021	
Applicant Name, Address & Other Details	Suprio Ghosh Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8250809457, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 32,50,000/-	Rs. 41,82,981/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,67,339/- (Article:23)	Rs. 41,928/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SUBHAS PALLY, Road Zone : (Ward No.20 – Ward No.20) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-6577	RS-3877	Bestu	Bestu	0.03775 Acre	32,25,000/-	41,18,181/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.
Grand Total :					3.775Dec	32,25,000 /-	41,18,181 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	25,000/-	64,800/-	Structure Type: Structure
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	25,000 /-	64,800 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs NILIMA MITRA</b> Wife of Dr SUNIL KUMAR MITRA SALT LAKE,KWALITY MORE, City:- Not Specified, P.O:- BIDHAN NAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx5E, Aadhaar No: 41xxxxxxxx0773, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SIDDHI VINAYAK CONSTRUCTION</b> HAKIMPARA, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUBRATA SARKAR (Presentant )</b> Son of Mr BIBHASH SARKAR HAKIMPARA, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx7D, Aadhaar No: 49xxxxxxxx9169 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNERS)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAKTI LAL CHATTERJEE</b> Son of Mr SACHINDRA CHATTERJEE PRATICHI APARTMENT, NETAJI SUBHAS ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mrs NILIMA MITRA, Mr SUBRATA SARKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs NILIMA MITRA	SIDDHI VINAYAK CONSTRUCTION-3.775 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs NILIMA MITRA	SIDDHI VINAYAK CONSTRUCTION-400.00000000 Sq Ft

On 27-12-2021

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

Presented for registration at 20:40 hrs on 27-12-2021, at the Private residence by Mr SUBRATA SARKAR.,

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 41,82,981/-

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

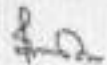
Execution is admitted on 27/12/2021 by Mrs NILIMA MITRA, Wife of Dr SUNIL KUMAR MITRA, SALT LAKE, KWALITY MORE, P.O: BIDHAN NAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Identified by Mr SAKTI LAL CHATTERJEE, . . Son of Mr SACHINDRA CHATTERJEE, PRATICHI APARTMENT, NETAJI SUBHAS ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 27-12-2021 by Mr SUBRATA SARKAR, PARTNERS, SIDDHI VINAYAK CONSTRUCTION (Partnership Firm), HAKIMPARA, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Mr SAKTI LAL CHATTERJEE, . . Son of Mr SACHINDRA CHATTERJEE, PRATICHI APARTMENT, NETAJI SUBHAS ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

On 29-12-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 41,928/- ( A(1) = Rs 41,830/- ,E = Rs 14/- , J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 41,844/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/12/2021 5:22AM with Govt. Ref. No: 192021220146363461 on 28-12-2021, Amount Rs: 41,844/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 507541543 on 28-12-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,67,339/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,62,339/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4798, Amount: Rs.5,000/-, Date of Purchase: 24/12/2021, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2021 5:22AM with Govt. Ref. No: 192021220146363461 on 26-12-2021, Amount Rs: 1,62,339/-, Bank: Union Bank of India (UBIN0530186), Ref. No. 507541543 on 26-12-2021, Head of Account 0030-02-103-003-02



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 100066 to 100096

being No 190315889 for the year 2021.



*Handwritten signature of Probir Kumar Golder*

Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2022.02.09 11:02:02 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/02/09 11:02:02 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)