

Sl. No. 3883/2021

I- 3842/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/25 22369/2021 G 246933

*Prayanjalee*  
11.19.

20.12.21

*monika mitra.*

SIDDHI VINAYAK CONSTRUCTIO  
*Konstant Dey*  
Partner

SIDDHI VINAYAK CONSTRUCTIO  
*Subanta Saha*  
Partner

**DEED OF SALE**



CONTAINED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION IN THE SOLE INTEREST AND THE ENCLOSURE SHEET AND IS TO BE PART OF THIS DOCUMENT AND THE PART OF THIS DOCUMENT

*Prayanjalee*  
REGISTRAR  
20/12/21



NON JUDICIAL STAMP

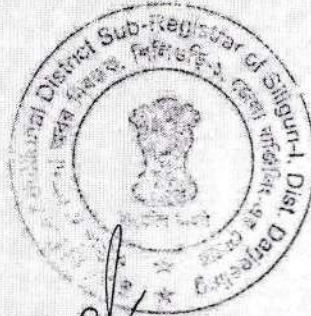
Sl. No. .... 2168 ..... Dated .... 15/12/2021

Name .... Siddhi Vinayak Construction

Of .... Siliguri

Value Rs. ~~500/-~~ (Rupees) ~~Five hundred~~ only

SANDHYA SAHA GOON  
GOVT. STAMP ENFOR  
SILIGURI COURT  
L/No.-17/RM OF 2018



*[Handwritten signature]*

Sub-Registrar  
Darjeeling  
20 DEC 2021



Monika Mitra.

SIDDHI VINAYAK CONSTRUCTION  
Koustav Deu  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sankar  
Partner

THIS DEED OF SALE IS MADE ON THIS  
THE 20<sup>th</sup> DAY OF DECEMBER,  
TWO THOUSAND TWENTY-ONE.

Area	: 1/4 <sup>th</sup> undivided share of 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.), 13186 (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 its Partners, viz. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station – Siliguri, Pin – 734 001, District – Darjeeling and SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal, both are Hindu by faith, Business by occupation, Indian by Citizen, 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.



Monika Mitra.

SIDDHI VINAYAK CONSTRUCTION

Kanster

Partner

A N D

SIDDHI VINAYAK CONSTRUCTION

Sachin Sarker

Partner

SMT. MONIKA MITRA, wife of Late Anil Kumar Mitra [PAN: ARWPM 9375 K; Aadhaar No. 6156 2665 2859], Hindu by faith, House-wife by occupation, Indian by Citizen, residing at Azad Hind Sarani, Subhas Pally, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, 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



Monika Mitra

SIDDHI VINAYAK CONSTRUCTION

Konwar Singh  
Partner

SIDDHI VINAYAK CONSTRUCTION

Sobhit Singh  
Partner

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.

SIDDHI VINAYAK CONSTRUCTION  
Konstar Singh  
Partner

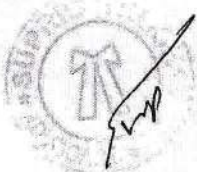
SIDDHI VINAYAK CONSTRUCTION  
Sub. Sule  
Partner

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.

AND WHEREAS, the Vendor herein above due to some personal reason have decided to sale and transfer her above mentioned 1/4<sup>th</sup> undivided share of 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 Vendors (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. 13186, situated within Mouza





Monika Mitra

SIDDHI VINAYAK CONSTRUCTION  
Partner

Siddhi Vinayak Construction  
Partner

– 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, handless 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.



Monika Mitra

SIDDHI VINAYAK CONSTRUCTION  
Konstant Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subeet Sen  
Partner

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 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 1/4<sup>th</sup> undivided share of land measuring 0.03775 acres out the total land measuring 0.151 acres and 70 (seventy) years old Tin shaded 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. 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. The floor of the house is of cemented.



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. Sakti Lal Chatterjee  
Late S.M. Chatterjee  
"PRATICHI" N.S. Road  
S.M. Mulpally, Siliguri

2. Partha Debnath  
PARTHA DEBNATH  
S/O NIRANJAN DEBNATH  
SILIGURI

Monika Mitra

Signature of the VENDOR.

SIDDHI VINAYAK CONSTRUCTION

Konstantin

1.

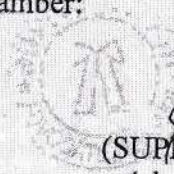
SIDDHI VINAYAK CONSTRUCTION Partner

2.

Subhojit Saha  
Partner

Signature of the PURCHASER

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

 Suprio Ghosh

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



**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 MANIKA MITRA R/O AJADHIND SARANI SUBHASPALLY P.O & P.S.- SILIGURI DIST -DARJEELING

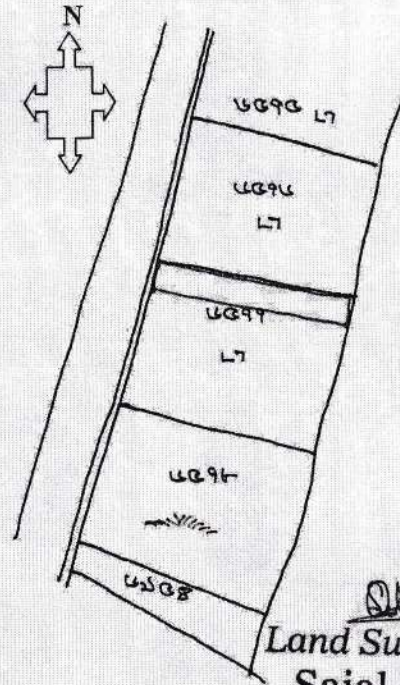
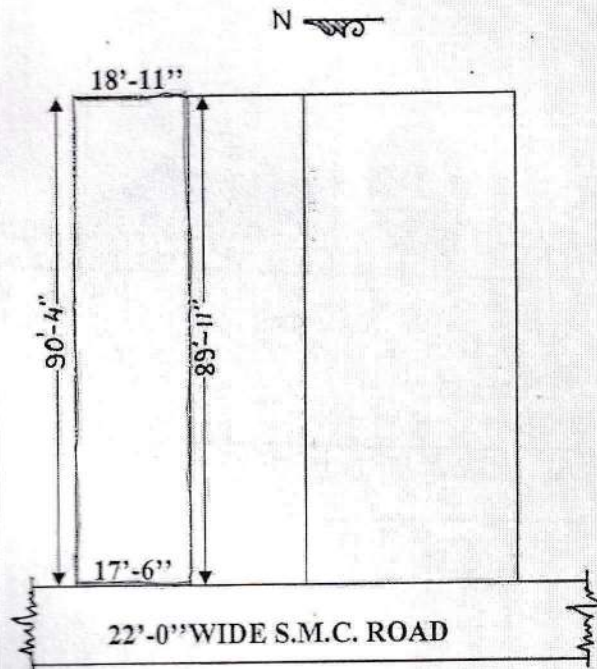
**SCHEDULE OF LAND**

MOUZA, JL	KHATIAN NO.	PLOT NO.	AREA	P. S.	DIST
SILIGURI J.L-110(88)	R.S - 3877 L.R- 13186	R.S -6577 L.R -1722	0.03775 Acre	SILIGURI	DARJEELING

**LAND BOUNDARY**

NORTH - L & H OF GOURI SANKAR CHAKRABORTY  
SOUTH - LAND OF NILIMA 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














*Monika Mitra*  
 SIGNATURE OF THE VENDOR

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














# EXECUTANT SHEET (VENDOR)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Mosika Mitra</i>	1					
	2					












*Mosika Mitra*  
Signature with date

## (PURCHASER)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kowsta</i>	1					
	2					

*Kowsta*  
Partner

SIDDHI VINAYAK CONSTRUCTION  
*Kowsta*  
Signature with date Partner

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Shreya Sankar</i>	Left Hand					
	Right Hand					

*Shreya Sankar*  
Partner

SIDDHI VINAYAK CONSTRUCTION  
*Shreya Sankar*  
Signature with date Partner





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

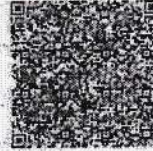
Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/91150/04463

To  
মনিকা মিত্র  
MANIKA MITRA  
AJADHIND SARANI  
SUBHASPALLY SILIGURI WARD NO 20  
Siliguri ( M. Corp)  
Siliguri  
Siliguri Darjeeling  
West Bengal 734001

147096678  
ML470966799FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6156 2665 2859**

আধার - সাধারণ মানুষের অধিকার

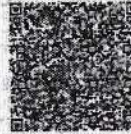


ভারত সরকার

Government of India



মনিকা মিত্র  
MANIKA MITRA  
পতি : অমিল মিত্র  
Husband : Anil Mitra  
জন্মতারিখ / DOB : 01/01/1985  
মহিলা / Female



**6156 2665 2859**

আধার - সাধারণ মানুষের অধিকার

*Manika Mitra*



Monika Mitra

शुद्धता पुरस्कार  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA



MONIKA MITRA  
BIJOY SHANKAR GHOSH  
13/06/1935  
Formant Account Number  
ARWPM9375K

Signature  
Monika Mitra



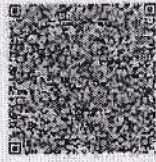


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEMFS7759E



नाम / Name  
SIDDHI VINAYAK CONSTRUCTION

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
12/08/2021

20012021

SIDDHI VINAYAK CONSTRUCTION

*Konstar Singh*  
Partner

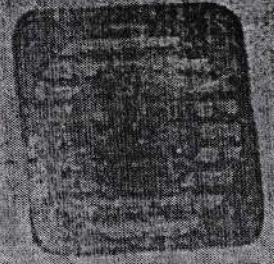
SIDDHI VINAYAK CONSTRUCTION

*Subeeta Sankar*  
Partner



आयकर विभाग  
INCOME TAX DEPARTMENT  
KOUSTAV DEY  
ASHOK KUMAR DEY

भारत सरकार  
GOVT. OF INDIA



22/01/1978

Permanent Account Number  
AFDPD4863J

*Koustar Dey*



Signature

*Koustar Dey*





ভারত সরকার  
Government of India



কৌস্তভ দে  
KOUSTAV DEY  
পিতা : অশোক কুমার দে  
Father : Ashok Kumar Dey

জন্মতারিখ/DOB: 22/01/1978  
পুরুষ / Male



5786 9407 0699

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: , গোস্ঠপাল সরনী  
শিলিগুড়ি, হাকিমপাড়া  
শিলিগুড়ি (শৌরসভা), শিলিগুড়ি  
দার্জিলিং, পশ্চিম বঙ্গ,

Address: 20, GOSTHAPPAUL  
SARANI, SILIGURI,  
HAKIMPARA, Siliguri ( M.  
Corp), Darjeeling, Siliguri,  
West Bengal, 734001

5786 9407 0699

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Koustav DeY




**জাতীয় পরিচয় কার্ড**  
 Group Number of Identification Card


**SUBRATA SARKER**  
 Male / ১৯৭৬  
 Father: Subrata Sarker

ID Number: 9997 1320 9169  
 9997 / Male



**জাতীয় পরিচয় কার্ড**  
 জাতীয় পরিচয় কার্ড

*Subrata Sarker*


**জাতীয় পরিচয় কার্ড**  
 Group Number of Identification Card

**SUBRATA SARKER**  
 Male / ১৯৭৬  
 Father: Subrata Sarker

ID Number: 9997 1320 9169  
 9997 / Male

**জাতীয় পরিচয় কার্ড**  
 জাতীয় পরিচয় কার্ড



*Subrata Sarkar*

PERMANENT ACCOUNT NUMBER: APWP59907D

NAME: SUBRATA SARKAR

FATHER'S NAME: BIBHASH SARKAR

DATE OF BIRTH: 22-01-1978

ISSUE DATE: 01/01/2011

COMMISSIONER OF INCOME-TAX, WB-11

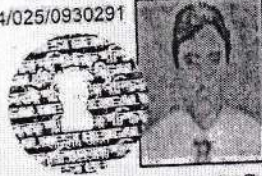






ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/04/025/0930291



নির্বাচকের নাম : শক্তি লাল চ্যাটার্জী  
Elector's Name : Sakti Lal Chatterjee  
পিতার নাম : শচীন্দ্র চ্যাটার্জী  
Father's Name : Sachindra Chatterjee  
লিঙ্গ/Sex : পুং M  
জন্ম তারিখ  
Date of Birth : 04/04/1953

WB/04/025/0930291

ঠিকানা:  
শচীন্দ্র এপার্টমেন্ট, নেতাজী সুভাষ রোড, সিলিগুড়ি বিভাগ,  
কর্ণাটা, সিলিগুড়ি, দার্জিলিং- 734001

Address:  
PRATICHI APARTMENT, NETAJI  
SUBHASH ROAD, SILIGURI (M CORP.),  
SILIGURI, DARJEELING- 734001

Date: 25/11/2015

26-সিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রন অধিকারিকের  
স্বাক্ষরের অধিবৃত্তি  
Facsimile Signature of the Electoral  
Registration Officer for  
26-Siliguri Constituency

নিবন্ধন পরিবর্তন হলে যত্ন সহকারে নির্বাচক নিয়ন্ত্রন অধিকারিকের কাছে  
সমস্ত সংশ্লিষ্ট নথি পরিবর্তনের প্রয়োজন হতে পারে এবং  
নিবন্ধনপত্রের সংশোধন উন্নয়ন করণ।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

19/077

Sakti Lal Chatterjee



### Major Information of the Deed

Deed No :	I-0402-03842/2021	Date of Registration	20/12/2021
Query No / Year	0402-2002522369/2021	Office where deed is registered	
Query Date	03/12/2021 8:49:55 PM	0402-2002522369/2021	
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. 41,844/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6577	RS-3877	Bastu	Bastu	0.03775 Acre	32,25,000/-	41,18,181/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					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					
<b>Total :</b>		400 sq ft	25,000 /-	64,800 /-	





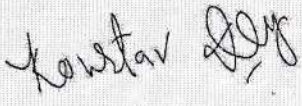
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs MONIKA MITRA</b> (Presentant) Wife of Late ANIL KUMAR MITRA Executed by: Self, Date of Execution: 20/12/2021 , Admitted by: Self, Date of Admission: 20/12/2021 ,Place : Office			
	20/12/2021	LTI 20/12/2021		20/12/2021
SUBHAS PALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxx5K, Aadhaar No: 61xxxxxxxx2859, Status :Individual, Executed by: Self, Date of Execution: 20/12/2021 , Admitted by: Self, Date of Admission: 20/12/2021 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MS SIDDHI VINAYAK CONSTRUCTION</b> HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			




**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr KOUSTAV DEY</b> Son of Mr ASHOK KUMAR DEY Date of Execution - 20/12/2021, , Admitted by: Self, Date of Admission: 20/12/2021, Place of Admission of Execution: Office			
	Dec 20 2021 11:29AM	LTI 20/12/2021		20/12/2021
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.:: AFxxxxx3J, Aadhaar No: 57xxxxxxxx0699 Status : Representative, Representative of : MS SIDDHI VINAYAK CONSTRUCTION (as PARTNERS)				



2	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA SARKAR</b> Son of Mr BIBHASH SARKAR Date of Execution - 20/12/2021, , Admitted by: Self, Date of Admission: 20/12/2021, Place of Admission of Execution: Office	 <small>Dec 20 2021 11:29AM</small>	 <small>LTI 20/12/2021</small>	 <small>20/12/2021</small>
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 : MS 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	 <small>20/12/2021</small>	 <small>20/12/2021</small>	 <small>20/12/2021</small>
Identifier Of Mrs MONIKA MITRA, Mr KOUSTAV DEY, Mr SUBRATA SARKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MONIKA MITRA	MS SIDDHI VINAYAK CONSTRUCTION-3.775 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MONIKA MITRA	MS SIDDHI VINAYAK CONSTRUCTION-400.00000000 Sq Ft



Endorsement For Deed Number : I - 040203842 / 2021

On 20-12-2021

**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.

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

Presented for registration at 11:19 hrs on 20-12-2021, at the Office of the A.D.S.R. SILIGURI by Mrs MONIKA MITRA, 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 41,82,981/-

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

Execution is admitted on 20/12/2021 by Mrs MONIKA MITRA, Wife of Late ANIL KUMAR MITRA, SUBHAS PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, 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 20-12-2021 by Mr KOUSTAV DEY, PARTNERS, MS 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

Execution is admitted on 20-12-2021 by Mr SUBRATA SARKAR, PARTNERS, MS 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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,844/- ( A(1) = Rs 41,830/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 41,844/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2021 12:26PM with Govt. Ref. No: 192021220140555791 on 20-12-2021, Amount Rs: 41,844/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. 507402756 on 20-12-2021, 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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3168, Amount: Rs.5,000/-, Date of Purchase: 15/12/2021, Vendor name: S S Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/12/2021 12:26PM with Govt. Ref. No: 192021220140555791 on 20-12-2021, Amount Rs: 1,62,339/-,  
Bank: Union Bank of India (UBIN0530166), Ref. No. 507402756 on 20-12-2021, Head of Account 0030-02-103-003-02

*Sangha Ratna Syangden*

**Sangha Ratna Syangden**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 2844 to 2868  
being No 040203842 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2022.01.10 16:40:11 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/01/10 04:40:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)