

223/2021

223/2021



पश्चिम बंगाल WEST BENGAL

R 646564

22/01/21  
 1803073/20  
 13, 13, 454

Certified that the Deed is genuine & is admitted to  
 Registration and the Signature Sheet on  
 the Endorsement Sheet attached to this  
 Document see part of P's Document

Addl. District Sub-Registrar  
 Mukti Nagar, Jabalpur

08 JAN 2021

Pradyo Chakravarty

# DEED OF CONVEYANCE (SALE)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE  
 8<sup>th</sup> DAY OF JANUARY, TWO THOUSAND & TWENTY ONE



Contd. P/2

13/1/21  
 1803073/20

SL. NO. 24909 Date 17.12.2020  
PURCHASER Jayno Devi Buides  
Full Address Vidyesaganpally, Khatpang, S. B. Nagar  
Total Value 1000/- One thousand only.  
Stamp Purchased from JPG Treasury-1

*JRD*

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



*[Handwritten signature]*

Adul. Dist Sub-Registrar  
Shakti Nagar, Dist. Jalpaiguri

8 JAN 2021



Recd. by (S. K. Singh)

**DEED OF CONVEYANCE**  
**(Corporation Area)**

**Land Area : 1.72 DECIMALS**  
**(Undivided & Unpartitioned share)**

**Mouza : DABGRAM**

**Plot no. (R.S.) 137/1111 (L.R.) 89**

**Khatian No. (R.S.) 814 (L.R.) 299**

**Sheet No. (R.S.) 15 (L.R.) 164**

**J.L. No. 02**

**Ward No. 33 (S.M.C.)**

**P.S. Bhaktinagar**

**Dist. Jalpaiguri**

**Sale Consideration : Rs. 12,00,000/-**

**B E T W E E N**

**JAIHRO DEVI BUILDERS**, (PAN- AAQFJ4488H) A Partnership Firm ,  
represented by one of its partners **SRI AAYUSH SINGHAL** , S/o Sri Sanjay  
Kumar Singhal , Indian by Nationality , Hindu by religion , Business by  
occupation , residents of Vidyasagar Pally , Khalpara , Siliguri, Post Office Siliguri  
Bazar, Police Station Siliguri, PIN-734005 ; District Darjeeling in the State of  
West Bengal - hereinafter called the "**PURCHASER** " (which term and  
expression shall unless excluded by or otherwise repugnant to the subject or  
context be deemed to mean and include its Partners , their heirs , executors ,  
successors, administrators, legal representatives and assigns) of the **ONE PART.**

Pradip Chakraborty

AND

SRI PRADIP CHAKRABORTY (PAN- ACHPC9833C) , S/o Late Phani Bhushan Chakraborty , Indian by Nationality, Hindu by Religion , Business of Occupation , resident of Nabogram , S. P. Roy Sarani , Bhaktinagar , Siliguri , P.S. Bhaktinagar , PIN-734007 , District Jalpaiguri in the State of West Bengal ----- hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his/their legal heirs , successors , administrators , executors, representatives and assigns) of the "OTHER PART".

**WHEREAS** Deceased SUMATI CHAKRABORTY, wife of Late Phanibhusan Chakraborty , was the absolute owner and possessor of a plot of homestead land measuring 12 Decimals, appertaining to R.S Khatian No.814 , in R.S. Plot No - 137/1111, R.S Sheet No.15, J.L No. 02 , Mouza- Dabgram, Pargana- Baikunthapur , P.S. Bhaktinagar now New Jalpaiguri, Dist- Jalpaiguri and she became the Absolute owner for the aforesaid land by way of Deed of Gift (R.R. Patta) being No. I-1982 dated 23-08-1983 from the Govt. of West Bengal and registered the said Gift Deed at A.D.S.R.O Jalpaiguri fully described in the Schedule -"A" below (R.R. Patta). Said Sumati Chakraborty died intestate on 11.05.2014 and after death she left the following legal heirs :-

Name	Relationship with the deceased
(a) Smt. Mira Chakraborty W/o Sri Prafulla Chakraborty	Married Daughter
(b) Smt. Bapi Sharma W/o Sri Tapan Sharma	Married Daughter
(c) Smt. Rumi Chakraborty W/o Sri Mrinal Chakraborty	Married Daughter
(d) Smt. Rubi Mukherjee W/o Sri Rajib Mukherjee	Married Daughter
(e) Sri Pradip Chakraborty S/o Late Phani Bhushan Chakraborty	Son

1-3-15



Pradip Chakraborty

(f) Sri Sudip Chakraborty S/o Late Phani Bhushan Chakraborty	Son
(g) Late Dilip Kumar Chakraborty S/o Late Phani Bhushan Chakraborty	Deceased Son

**WHEREAS** deceased Late Dilip Kumar Chakraborty S/o Late Phani Bhushan Chakraborty died intestate on 13/02/2012 and after death he left the following legal heirs :-

Name	Relationship with the deceased
(h) Smt. Indrani Chakraborty W/o Late Dilip Kumar Chakraborty	Widow
(i) Moumita Chakraborty D/o Late Dilip Kumar Chakraborty	Daughter

**WHEREAS** the above named sons/daughters and daughter- in-law/grand daughter of pre-deceased son of LATE SUMATI CHAKRABORTY being the only legal heirs and successors according to Hindu Succession Act inherited all her aforesaid property and the above named legal heirs No. (a) to (g) became the equal share holders of the aforesaid land i.e 1/7<sup>th</sup> share each and No. (h) to (i) became the equal share holders of the aforesaid land i.e 1/7<sup>th</sup> share divided by two each which are undivided and unpartitioned and the above named Vendors hereof along with other legal heirs (as described above) are the joint owners of the aforesaid land by way of inheritance after death of their mother Sumati Chakraborty.

**WHEREAS** the Vendor hereof namely SRI PRADIP CHAKRABORTY alongwith SRI SUDIP CHAKRABORTY and other share holders have been enjoying the aforesaid land alongwith physical possession therein peacefully fully described in the Schedule "A" below . Thereafter recent Survey Settlement the said land has been recorded in the name of Sumati Chaktaborty in L.R Khatian no. 299, L.R Plot No. 89 , L.R Sheet No.164, J.L. No.02, Mouza -Dabgram , P.S. Bhaktinagar now New Jalpaiguri, Dist- Jalpaiguri , land measuring 0.1178 Acres.

*[Handwritten signature]*

Pradip Chakraborty

**WHEREAS** being in such position , 3 legal heirs of Late Sumati Chakraborty namely (1) **Smt. Rubi Mukherjee** , (2) **Smt. Rumi Chakraborty** & (3) **Smt. Bapi Sharma** (out of total land 0.12 Acres) sold their 3/7<sup>th</sup> undivided/unpartitioned share measuring a little more or less 5.14 Decimals to one Sri Kartik Majumdar , S/o Late Hari Prasad Majumdar & Sri Parimalendu Ghosh , S/o Late Kalipada Ghosh vied DEED OF CONVEYANCE No. I- 1904 , dated. 19/03/2018 , registered before the Office of Addl. Dist. Sub-Registrar , Bhaktinagar , Dist. Jalpaiguri.

**AND** being in such position , 1 legal heir of Late Sumati Chakraborty namely **Smt. Mira Chakraborty** (out of total land 0.12 Acres) sold her 1/7<sup>th</sup> undivided/unpartitioned share measuring a little more or less 1.71 Decimals to said Sri Kartik Majumdar , S/o Late Hari Prasad Majumdar & Sri Parimalendu Ghosh , S/o Late Kalipada Ghosh vied DEED OF CONVEYANCE No. I- 2028 , dated. 23/03/2018 , registered before the Office of Addl. Dist. Sub-Registrar , Bhaktinagar , Dist. Jalpaiguri.

**AND** being in such position , the legal heir of Late Dilip Kumar Chakraborty (deceased S/o Late Sumati Chakraborty) namely **Smt. Indrani Chakraborty & Mounita Chakraborty** (out of total land 0.12 Acres) sold their 1/7<sup>th</sup> undivided/unpartitioned share measuring a little more or less 1.71 Decimals to said Sri Parimalendu Ghosh , S/o Late Kalipada Ghosh vide DEED OF CONVEYANCE No. I- 3800 , dated. 29/09/2020 , registered before the Office of Addl. Dist. Sub-Registrar , Bhaktinagar , Dist. Jalpaiguri.

**WHEREAS** (after the aforesaid selling by the other legal heirs of Late Sumati Chakraborty) **SRI PRADIP CHAKRABORTY** and **SRI SUDIP CHAKRABORTY** are left with their shares i.e. 2/7<sup>th</sup> undivided and unpartitioned share in the aforesaid land ( the land measuring a little more or less 3.44 Decimals out of 12 Decimals (i.e. 2/7<sup>th</sup> share which are undivided and unpartitioned).

**AND**

(Sd/-) (15/5)



*Sri Pradip Chakraborty*

WHEREAS ACCORDINGLY the Vendor hereof SRI PRADIP CHAKRABORTY is left with his share i.e. 1/7<sup>th</sup> undivided and unpartitioned share in the aforesaid land ( the land measuring a little more or less 1.72 Decimals out of 12 Decimals (i.e. 1/7<sup>th</sup> share which are undivided and unpartitioned) and the vendor /Seller being need of money , decided to sell his aforesaid undivided and unpartitioned land measuring 1.72 decimals out of 12 Decimals land fully described in the Schedule-B below and proposed to sale his share of land to the Vendee/Purchaser with valuable consideration of Rs.12,00,000/- (Rupees Twelve Lakhs) only free from all encumbrances charges and whatsoever.

AND

WHEREAS the VENDEE/Purchaser has accepted the said offer and agreed to purchase the said piece and parcel of the aforesaid land measuring 1.72 Decimals together with full right , title and interest which is free from all Encumbrances, charges of the said price of Rs.12,00,000/- (Rupees Twelve Lakhs) only.

AND

WHEREAS the Vendor/Seller has agreed to sell the piece of land measuring 1.72 Decimals (i.e 1/7<sup>th</sup> undivided and unpartitioned share) as described in the Schedule "B" below, of these presents together with full right , title and interest which is free from all encumbrance of the said price of Rs.12,00,000/- (Rupees Twelve Lakhs) only accepting the same as reasonable and highest market price of the Purchaser and the aforesaid piece of land is transferred hereby in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.12,00,000/- (Rupees Twelve Lakhs) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor also does hereof acknowledge as having received the same and vendor also does grant full discharge to the Purchaser from the payment thereof) Vendor does hereby

*Sri Pradip Chakraborty*

*Ready to buy -*

convey assign , sell and transfer , absolutely and whatever the below scheduled land together with all rights, title and interest hereditaments , liberties easements etc, whatsoever in any way belonging to reputed to belong therewith and make over the possession thereof unto and in favour of the purchaser **TO HAVE AND TO HOLD** the same by the purchaser as absolutely owner thereof, peaceful and quietly with permanent heritable transferable a marketable right and without claim objections, interference or interruption from the vendor or any person claiming therein subject to the payment to the Superior Landlord , Govt. of West Bengal.

**AND**

The Vendor declares that the interest which the Vendor professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously sold , transferred mortgaged contracted for sale or otherwise the said below schedule land hereby transferred expressed or intended so to be or any part thereof to any other person or persons and the recitals made herein above are all true and in the event of any contrary is proved, then the Vendor shall be liable to make good the loss which the purchaser may suffer or sustain resulting there from.

The Vendor does hereby further declare that the Vendor at the request and cost of the purchaser do execute all such act, deed or thing whatsoever if the purchaser so requires in future for peaceful enjoyment and possession of the land hereby sold by the Vendor by these presents.

The Vendor does hereby covenant and declare that he has good right to convey the landed property hereby conveyed to the Purchaser and no other person have any right, title or interest over the schedule "B" property .

The Vendor does hereby further agree with the purchaser and declare that the properties is free encumbrances and is not subject to any attachment or claim , charges or demands by court, revenue or other authorities or any other person.

The Vendor further declares that he has not done any act whereby the property may be under any charge in title , claim or otherwise or whereby the Vendor is prevented from conveying or assigning the said property or part thereof,

*[Signature]*  
12/11/13



Pradip Chandra

The Vendor has delivered vacant possession of the land hereby conveyed to the Purchaser absolutely and to enjoy the property peacefully with all rents and profits without any interruption by any body whatsoever.

The Vendor further covenants that all the taxes charges and statutory dues in respect of the land have been paid up to date and henceforth the Purchaser shall pay all the charges.

#### SCHEDULE - "A"

All that piece and parcel of vacant homestead land measuring 12 (twelve) Decimals undivided and unpartitioned land, appertaining to R.S. Khatian No .814, L.R Khatian No. 299, R.S Plot No 137/1111, L.R Plot No. 89, R.S Sheet No. 15, L.R Sheet No.164, J.L No.02, Mouza- Dabgram, Pargana - Baikunthapur, the Said land situated at Ward No.33 of Siliguri Municipal Corporation, Nabagram Banaful Sarani/Ashwani Kumar Dutta Sarani, B.L & L.R.O Rajganj, D.S.R.O Jalpaiguri, A.D.S.R.O Bhaktinagar, P.S. Bhaktinagar (Now New Jalpaiguri), Dist. Jalpaiguri in the State of West Bengal.

The R.O.R. of the said land is "BASTU" Proposed to be Used "BASTU"

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

- NORTH : 18'-0" Wide Pucca road ;  
 SOUTH : House of Gour Chandra Das ;  
 EAST : Land of Malati Mandal ;  
 WEST : House of Butan Sarkar.

 (24/11/85)

SCHEDULE –“B” (Hereby Sold)

All that piece and parcel of vacant homestead land measuring 1.72 ( one point seven two) Decimals out of above Schedule-A land (1/7<sup>th</sup> Share of 12 (twelve) Decimals) undivided and unpartitioned land , appertaining to R.S. Khatian No. 814 , L.R Khatian No. 299 , R.S Plot No. 137/1111 , L.R Plot No. 89 , R.S Sheet No. 15, L.R Sheet No.164 , J.L No.02, Mouza- Dabgram , Pargana – Baikunthapur the Said land situated at Ward No.33 of Siliguri Municipal Corporation , Nabagram Banaful Sarani/Ashwani Kumar Dutta Sarani , B.L. & L.R.O Rajganj , D.S.R.O Jalpaiguri , A.D.S.R.O Bhaktinagar, P.S. Bhaktinagar (Now New Jalpaiguri) , Dist. Jalpaiguri is hereby sold by the Vendor hereof to the Purchaser.

IN WITNESS WHERE OF the VENDOR hereto has signed this DEED OF SALE on the date first above written.

WITNESSES:

1. Parimalendu Ghosh  
 late. Ratisa Ghosh  
 Sree ma Sarani  
 word No. 33  
 Bhaktinagar  
 Jalpaiguri

✓ Pradip Ghosh -

VENDOR

2. Kastha Mlyndu  
 late Hanuman Mlyndu  
 Word No 33 Nabagam  
 P.O. Bhaktinagar

Drafted by me as & typed in computer in my office

Bipul Kumar Sharma  
 BIPUL KUMAR SHARMA

W/B/1093/2000

(Advocate/Siliguri)



SCHEDULE –“B” (Hereby Sold)

All that piece and parcel of vacant homestead land measuring 1.72 ( one point seven two) Decimals out of above Schedule-A land (1/7<sup>th</sup> Share of 12 (twelve) Decimals) undivided and unpartitioned land , appertaining to R.S. Khatian No. 814 , L.R Khatian No. 299 , R.S Plot No. 137/1111 , L.R Plot No. 89 , R.S Sheet No. 15, L.R Sheet No.164 , J.L No.02, Mouza- Dabgram , Pargana – Baikunthapur the Said land situated at Ward No.33 of Siliguri Municipal Corporation , Nabagram Banaful Sarani/Ashwani Kumar Dutta Sarani , B.L. & L.R.O Rajganj , D.S.R.O Jalpaiguri , A.D.S.R.O Bhaktinagar, P.S. Bhaktinagar (Now New Jalpaiguri) , Dist. Jalpaiguri is hereby sold by the Vendor hereof to the Purchaser.

IN WITNESS WHERE OF the VENDOR hereto has signed this DEED OF SALE on the date first above written.

WITNESSES:

1. Parimalendu Ghosh  
 late. Rakesh Ghosh  
 Sree ma Sayani  
 word no. 33  
 Bhaktinagar  
 Jalpaiguri

✓ Pradiy Ghosh

VENDOR

2. Kartik Klymdn  
 late Hanjantia M/g. D.  
 Word N N 33 Nabagram  
 P.O. Bhaktinagar

Drafted by me as & typed in computer in my office

Bipul Kumar Sharma  
 BIPUL KUMAR SHARMA

WB/1093/2000

(Advocate/Siliguri)

**“ MEMO OF CONSIDERATION ”**

**I . SRI PRADIP CHAKRABORTY** resident of Nabogram , S. P. Roy Sarani , Bhaktinagar , Siliguri , P.S. Bhakatinagar , PIN-734007 , District Jalpaiguri in the State of West Bengal (the VENDOR hereof )----- do hereby acknowledge of receiving from the Purchaser **JAIHRO DEVI BUILDERS** a Partnership Firm of Vidyasagar Pally , Khalpara , Siliguri, Post Office Siliguri Bazar, Police Station Siliguri, PIN-734005 , District Darjeeling in the State of West Bengal the below mentioned sum as full & final consideration in respect of sale of all that land area as fully described in the schedule “B” above in the following manner :-

<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
Cheque No. 000003	31/12/2020	Rs.12,00,000/-
(HDFC Bank , Naya Bazar , S. F. Road , Siliguri)		

-----  
Rs.12,00,000/-  
-----

(Rupees Twelve Lakhs) only

✓ *Pradip Chakraborty*

.....  
Signature of the Recipient



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAQFJ4488H

नाम / Name  
JAIHRO DEVI BUILDERS

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
25/09/2020

30102020



JAIHRO DEVI BUILDERS  
AAYUSH SINGHAL  
Partner

ভারতের নির্বাচন কমিশন  
एLECTION COMMISSION OF INDIA  
IDENTITY CARD

XEQ2013175



নির্বাচকের নাম : আয়ুশ সিংহল  
Elector's Name : Aayush Singhal  
পিতার নাম : সঞ্জয় কুমার সিংহল  
Father's Name : Sanjay Kumar Singhal  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : 12/09/1997

Scanned with CamScanner

AAYUSH SINGHAL



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AAYUSH SINGHAL  
SANJAY KUMAR SINGHAL

12/09/1997  
Permanent Account Number  
GJJPS4000L

*Sanjay Singhal*  
Signature

140-2016




AAYUSH SINGHAL



ভারত চৰকাৰ  
Government of India

Download Date: 23/11/2020



আয়ুষ সিংহল  
AAYUSH SINGHAL  
জন্মতাৰিখ/DOB: 12/09/1997  
পুৰুষ/ MALE

Issue Date: 25/01/2014

3936 0589 5763  
VID : 9113 5190 6429 1963

AAYUSH SINGHAL

ভাৰতীয় বিশিষ্ট গৱেষণা প্ৰাধিকৰণ  
Unique Identification Authority of India

স্থানাংক:  
শিলিগুৰি, বিদ্যাসাগৰ পল্লী, খালপাড়া, ওয়ার্ড নং:  
7, শিলিগুৰি (পৌৰসভা), দাৰ্জিলিং,  
পশ্চিম বঙ্গ - 734005

Address:  
SILIGURI, VIDYASAGAR PALLY,  
KHALPARA, WARD NO 7, Siliguri (M. Corp),  
Darjeeling,  
West Bengal - 734005



3936 0589 5763  
VID : 9113 5190 6429 1963



FORM - 24  
(Under Rule 82)

Certificate No : 201222020225725  
Enlistment No / ID No : 20122173860

**CERTIFICATE OF ENLISTMENT**

Child Labour is Prohibited

The West Bengal Municipal Act, 1993  
(See section 118 )

*Provisional*  
**SILIGURI MUNICIPAL CORPORATION**  
Siliguri Municipal Corporation

*Signature*



Year for which the certificate  
of enlistment or its renewal  
relates **2020-2021**

The Municipal Councillors of **Siliguri Municipal Corporation** hereby grant unto **Vedwati Devi Singhal, Aayush Singhal, Seema Devi Singhal** S/D/W of Prop / Partner of **Jaihiro Devi Builders** residing and or carrying on or intending to carry on business at holdings / premises no. **H/157/571/329/1**, **Vidya Sagar Pally**, in Ward no. **7**, and exercising or intending to exercise the Profession, Trade or Calling of **Promoter - Office Only...** this Certificate of Enlistment under section 118 of The West Bengal Municipal Act, 1993 and acknowledge to have received in consideration therefor an application and enlistment fee of Rs. **500.00** ( Five Hundred ).

This Certificate of Enlistment will be in force until **31st March, 2021** and to be produced at the time of renewal.

*Signature*  
Clerk Incharge/Collecting  
Sarkar  
Dated : 23/12/2020

*Signature*  
License Inspector

*Signature*  
Commissioner

N.B. : Provided that such enlistment or renewal thereof shall not absolve such person from any liability to take out any licence under this Act or any other Law for the time being in force.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRADIP CHAKRABORTY  
PHANI BHUSHAN CHAKRABORTY

01/10/1962  
Permanent Account Number  
ACHPC9833C



Signature

✓ Pradip Chakraborty -





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/03/021/423475



Elector's Name : Chakraborty Pradip

নির্বাচকের নাম : চক্রবর্তী প্রদীপ

Father's/Mother's/  
Husband's Name : Phanibhushan

পিতা/মাতা/স্বামীর নাম : ফনীভূষণ

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1-1-95 : 29

১-১-৯৫ তারিখের বয়স : ২৯

*Pradip Chakraborty*

Address :  
Lektown  
Dabgram  
Bhaktinagar

ঠিকানা :  
লেকটোউন  
ডাবগ্রাম  
ভক্তিনগর



Facsimile Signature of  
Electoral Registration Officer,

নির্বাচক-নিবন্ধন আধিকারিক

For Rajganj Assembly Constituency

রাজগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

Place : Sadar, Jalpaiguri

স্থান : সদর, জলপাইগুড়ি

Date : 27.03.95

তারিখ : ২৭.০৩.৯৫



ভারত সরকার  
Government of India



প্রদীপ চক্রবর্তী  
Pradip Chakraborty  
পিতা : ফনি ভূষণ চক্রবর্তী  
Father: LT FANI BHUSHAN CHAKRABORTY

জন্মতারিখ / DOB: 01/10/1962  
সুত্র / Male



6245 2406 0885

আধার - সাধারণ মানুষের অধিকার

✓ Pradip Chakraborty



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: নবগ্রাম, এস.পি. রায় সরনী  
ভক্তি নগর, -, শিলিগুড়ি (মৌজাসভা)  
ভট্টিনগর, জলপাইগুড়ি, পশ্চিম বঙ্গ

Address: NOBOGRAM, S.P.  
ROY SARANI, BHAKTI  
NAGAR, -, Siliguri (M. Corp.),  
Jalpaiguri, Bhaktinagar, West  
Bengal, 734007


6245 2406 0885

1947  
1800 300 1947

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www  
www.uidai.gov.in



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
 পরিচয় পত্র


WB/03/021/423118



Elector's Name : Ghosh Parimalendu  
 নির্বাচকের নাম : ঘোষ পরিমলেন্দু  
 Father's/Mother's/  
 Husband's Name : Kalipada  
 পিতা/মাতা/স্বামীর নাম : কালিপদ  
 Sex : Male  
 লিঙ্গ : পুরুষ  
 Age as on 1-1-95 : 27  
 ১-১-৯৫ তার বয়স : ২৭

Parimalendu Ghosh

Address :  
 Lektown  
 Dabgram  
 Bhaktinagar  
 ঠিকানা :  
 লেকটাউন  
 ডাবগ্রাম  
 ভক্তিনগর














Facsimile Signature of  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন আধিকারিক  
 For Rajganj Assembly Constituency  
 রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

Place : Sadar, Jalpaiguri  
 স্থান : সদর, জলপাইগুড়ি  
 Date : 27.03.95  
 তারিখ : ২৭.০৩.৯৫

142-75

# EXECUTANT SHEET

(FINGER PRINTS SHEET OF VENDOR)












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

Signature ..... Pradip Chakrabarty -



# CLAIMANT SHEET

## FINGERPRINTS OF PURCHASER

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

JAIHRO DEVI BUILDER

Signature ..AYUSH...SINGHAL.....

Partner



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-019347312-1 Payment Mode Online Payment  
GRN Date: 06/01/2021 23:27:45 Bank : HDFC Bank  
BRN : 1337742994 BRN Date: 06/01/2021 23:28:00

DEPOSITOR'S DETAILS

Id No. : 2001803073/4/2020  
[Query No./Query Year]

Name : Jaihiro Devi Builders  
Contact No. : Mobile No. : +91 9932892932  
E-mail :  
Address : Siliguri  
Applicant Name : Mr Bipul Kumar Sharma  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001803073/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	77807
2	2001803073/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	13135

Total

90942

In Words : Rupees Ninety Thousand Nine Hundred Forty Two only



### Major Information of the Deed



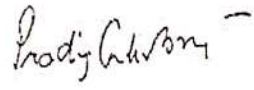
Deed No :	I-0711-00223/2021	Date of Registration	08/01/2021
Query No / Year	0711-2001803073/2020	Office where deed is registered	
Query Date	31/12/2020 6:54:37 PM		
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9932892932, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 13,13,454/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 78,807/- (Article:23)	Rs. 13,135/- (Article:A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Banaphul Sarani Ward No.33, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734007

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-137/1111	RS-814	Bastu	Bastu	1.72 Dec	12,00,000/-	13,13,454/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					1.72Dec	12,00,000 /-	13,13,454 /-	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Pradip Chakraborty</b> (Presentant) Son of Late Phani Bhushan Chakraborty Executed by: Self, Date of Execution: 08/01/2021 , Admitted by: Self, Date of Admission: 08/01/2021 ,Place : Office			
	08/01/2021	LTI 08/01/2021	08/01/2021	
Nabagram , S P Roy Sarani , Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3C, Aadhaar No: 62xxxxxxxx0885, Status :Individual, Executed by: Self, Date of Execution: 08/01/2021 , Admitted by: Self, Date of Admission: 08/01/2021 ,Place : Office				




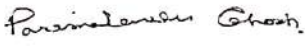
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JAIHRO DEVI BUILDERS</b> Vidyasagar Pally , Khalpara , Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Aayush Singhal</b> Son of Sanjay Kumar Singhal Vidyasagar Pally , Khalpara , Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 39xxxxxxxx5763 Status : Representative, Representative of : JAIHRO DEVI BUILDERS (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Parimalendu Ghosh</b> Son of Late Kalipada Ghosh Sreema Sarani , Nabagram, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007			
	08/01/2021	08/01/2021	08/01/2021

Identifier Of Shri Pradip Chakraborty, Shri Aayush Singhal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Chakraborty	JAIHRO DEVI BUILDERS-1.72 Dec

Endorsement For Deed Number : I - 071100223 / 2021

On 08-01-2021

**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 13:26 hrs on 08-01-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Pradip Chakraborty ,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 13,13,454/-

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

Execution is admitted on 08/01/2021 by Shri Pradip Chakraborty, Son of Late Phani Bhushan Chakraborty, Nabagram , S P Roy Sarani , Siliguri, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri Parimalendu Ghosh, , Son of Late Kalipada Ghosh, Sreema Sarani , Nabagram, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,135/- ( A(1) = Rs 13,135/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,135/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2021 11:28PM with Govt. Ref. No: 192020210193473121 on 06-01-2021, Amount Rs: 13,135/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1337742994 on 06-01-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,807/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 77,807/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 24909, Amount: Rs.1,000/-, Date of Purchase: 17/12/2020, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2021 11:28PM with Govt. Ref. No: 192020210193473121 on 06-01-2021, Amount Rs: 77,807/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1337742994 on 06-01-2021, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Jalpaiguri, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0711-2021, Page from 9830 to 9856  
being No 071100223 for the year 2021.



Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2021.01.13 15:34:53 +05:30  
Reason: Digital Signing of Deed.

*Tapash*

(Tapash Kanti Ghosh) 2021/01/13 03:34:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.