

4157/2021

I- 4160/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

S 836741

25-6-21
2-945481/21
19=00 hrs-

West Commission Case No. 606/21



Kartik Majumdar
Raimolender Ghosh

DEED OF CONVEYANCE (Sale)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
25th DAY OF JUNE , TWO THOUSAND & TWENTY ONE

Certified that the Document is admitted to
Registration and the Signatures and
the Endorsement at Sheet etc. etc. to this
Document are part of this Document

Contd. P/2

28 JUN 2021
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

[Handwritten signature]

0001 NO. 154

Date 6.4.2021

PURCHASER Tashro Dasi Baidya

Full Address Vidyasagarpally, Khalpara, S/8.5

Total Value 1000/- one thousand only

Stamp Purchased from JPG Treasury-1

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

Kastin Majumdar



1076



Kastin Majumdar



1077

Primalendu Ghosh

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JUN 2021

Neena Kuma Das
S/O. Sri Dasa Kanta Das
Milon Pally Road Hat
P.O.P.S. Siliguri Bazar
Dist. Darjeeling

Rastin Majumdar
Parimalendu Ghosh

DEED OF CONVEYANCE
(Siliguri Municipal Corporation Area)

Land Area : 5.14 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. 36,00,000/-

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.**

Rastin Majumdar

Kartik Majumder
Parimalendu Ghosh.

AND

1. SRI KARTIK MAJUMDER, S/o Late Hari Prasad Majumder, Indian by Nationality, Hindu by Religion, Business of Occupation, resident of Banaful Sarani, Ward No.33 of SMC, Siliguri, P.S. Bhakatinagar (Now NJP), PIN-734007, District Jalpaiguri in the State of West Bengal (PAN- ADVPM8063D);

2. SRI PARIMALENDU GHOSH, S/o Late Kalipada Ghosh, Indian by Nationality, Hindu by Religion, Business of Occupation, resident of Sree Maa Sarani, Nabagram, Ward No.33 of SMC, Siliguri, P.S. Bhakatinagar (Now NJP), PIN-734007, District Jalpaiguri in the State of West Bengal (PAN-AHKPG0378A);

----- hereinafter called the "**WENDORS**" (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 :-

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Kastin Majindan
Paindandan Ghosh.

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
(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 1/7th share each and No. (h) to (i) became the equal share holders of the aforesaid land i.e 1/7th share divided by two each which are undivided and unpartitioned and the above named legal heirs (as described above) are the joint owners of the aforesaid land by way of inheritance after death of their mother Sumati Chakraborty.

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*Kartik Majumder
Parimalendu Ghosh*

WHEREAS the said LEGAL HEIRS (above named) 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.

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 3/7th undivided/unpartitioned share measuring a little more or less 5.14 Decimals to **THE VENDORS NO. 1 & 2 HEREOF namely Sri Kartik Majumder , S/o Late Hari Prasad Majumder & Sri Parimalendu Ghosh , S/o Late Kalipada Ghosh** vide 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 1/7th undivided/unpartitioned share measuring a little more or less 1.71 Decimals to **THE VENDORS NO. 1 & 2 HEREOF namely Sri Kartik Majumder , S/o Late Hari Prasad Majumder & Sri Parimalendu Ghosh , S/o Late Kalipada Ghosh** vide 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 & Moumita Chakraborty** (out of total land 0.12 Acres) sold their 1/7th undivided/unpartitioned share measuring a little more or less 1.71 Decimals to **THE VENDOR NO. 2 HEREOF namely 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.

[Signature]
18/11/23

Kastin Majumdar
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WHEREAS (after the aforesaid selling by the other legal heirs of Late Sumati Chakraborty) SRI SUDIP CHAKRABORTY and SRI PRADIP CHAKRABORTY are left with their shares i.e. $2/7^{\text{th}}$ 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. $2/7^{\text{th}}$ share which are undivided and unpartitioned) AND FURTHER said SRI SUDIP CHAKRABORTY and SRI PRADIP CHAKRABORTY sold for value consideration all of their shares i.e. $2/7^{\text{th}}$ undivided and unpartitioned share in the aforesaid land (the land measuring a little more or less 3.44 Decimals to the PURCHASER hereof namely **JAIHRO DEVI BUILDERS** vide DEED OF CONVEYANCE being No. I-223 & I-229 dated.13/01/2021 , duly registered before the Office of Addl. Dist. Sub-Registrar , Bhaktinagar , Dist. Jalapiguri.

AND

WHEREAS NOW THE VENDORS NO. 1 & 2 HEREOF , being need of money , decided to sell (Out of their aforesaid undivided and unpartitioned land) a piece or parcel of land measuring **5.14 Decimals** ($3/7^{\text{th}}$ Share out of 12 Decimals land) fully described in the Schedule-B below and proposed to sale their share of land to the Vendee/Purchaser with valuable consideration of Rs.36,00,000/- (Rupees Thirty Six 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 **5.14 Decimals** together with full right , title and interest which is free from all Encumbrances, charges of the said price of Rs.36,00,000/- (Rupees Thirty Six Lakhs) only.

AND

WHEREAS the Vendors/Sellers have agreed to sell the piece of land measuring **5.14 Decimals** 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.36,00,000/- (Rupees Thirty Six Lakhs) only accepting the same as

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Kastin Maymder
Paimolender Gbozh

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.36,00,000/- (Rupees Thirty Six Lakhs) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors also do hereof acknowledge as having received the same and vendors also do hereby grant full discharge to the Purchaser from the payment thereof) Vendors do hereby 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 vendors or any person claiming therein subject to the payment to the Superior Landlord, Govt. of West Bengal.

AND

The Vendors declare that the interest which the Vendors profess to transfer hereby subsists as on the date of these presents and the Vendors have 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 Vendors shall be liable to make good the loss which the purchaser may suffer or sustain resulting there from.

The Vendors do hereby further declares that the Vendors 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 Vendors by these presents.



Kastin Nayindu
Paindendu Ghosh

The Vendors do hereby covenants and declares that they have 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 Vendors do 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 Vendors further declare that they have not done any act whereby the property may be under any charge in title , claim or otherwise or whereby the Vendors are prevented from conveying or assigning the said property or part thereof,

The Vendors have 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 Vendors further covenant 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"

 (Randy)

Kastin Mupinda
Parimelanda Gosh

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.

SCHEDULE -"B" (Hereby Sold)

All that piece and parcel of vacant homestead land measuring **5.14 Decimals** (Five point One Four) out of above Schedule-A land (3/7th 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 Vendors hereof to the Purchaser.



Kastin Nayindu
Paimalendu Ghosh

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

WITNESSES:

1.

Neesu Kumar Jha
S/o Doya Kanta Jha
Milkon Pally Road No I
P.O + P.S - Siliguri Bazar
Dist Darjeeling

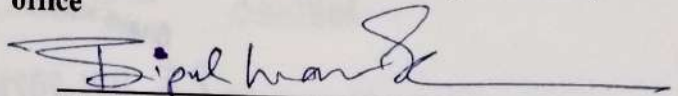
Kastin Nayindu

Paimalendu Ghosh

VENDORS

2. Sambhu Mandal
S/o Sri Khokan Mandal
Bhakti nagan NJP
Siliguri

Drafted by me as & typed in computer in my office



BIPUL KUMAR SHARMA

WB/1093/2000

(Advocate/Siliguri)

Kartik Majumdar
Parimalendu Ghosh

"MEMO OF CONSIDERATION"

WE,

1. SRI KARTIK MAJUMDAR, S/o Late Hari Prasad Majumdar , resident of Banaful Sarani , Ward No.33 of SMC , Siliguri , P.S. Bhakatinagar (Now NJP) , PIN-734007 , District Jalpaiguri in the State of West Bengal ;

2. SRI PARIMALENDU GHOSH, S/o Late Kalipada Ghosh , resident of Sree Maa Sarani , Nabagram , Ward No.33 of SMC , Siliguri , P.S. Bhakatinagar (Now NJP) , PIN-734007 , District Jalpaiguri in the State of West Bengal ;

(the VENDORS 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 :-

Cheque No.

Date

Amount

By Cheques/RTGS

Different Dates

Rs. 36,00,000/-

Rs.36,00,000/-

(Rupees Thirty Six Lakhs) only

Kartik Majumdar

Parimalendu Ghosh,

Signature of the Recipients

EXECUTANT SHEET

(FINGER PRINTS OF VENDORS)



Photo with full signature of the Person

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

Signature *Karim Majid*








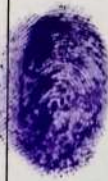





Photo with full signature of the Person

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

Signature *Parashuram Ghosh*

CLAIMANT SHEET

FINGERPRINTS OF PURCHASER

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

Signature AYUSH SINGHAL.....

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

AAJUSH SINGHA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AAYUSH SINGHAL

SANJAY KUMAR SINGHAL

12/09/1997

Permanent Account Number

GJJPS4000L

AAYUSH SINGHAL

Signature



14042016

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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION 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 : পুং/ M

জন্ম তারিখ
Date of Birth : 12/09/1997

Scanned with CamScanner

AAYUSH SINGHAL

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARTIK MAJUMDER
HARI PRASAD MAJUMDER
01/04/1962
Permanent Account Number
ADVPM8063D

Kartik Majumder
Signature



Kartik Majumder

Kartik Majumder

 भारत सरकार
Government of India

 KARTIK MAJUMDER
Date of Birth/DOB: 01/04/1962
Male/ MALE

3815 8790 4878
VID: 9159 5817 3799 4240

मेरा आधार, मेरी पहचान



Kartik Majumder

Kartik Majumder

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Haniprasad Majumder, BANAFUL
SARANI, NABAGRAH, WARD NO-33
Siliguri (M. Corp.), Jalpaiguri,
West Bengal 734007

3815 8790 4878
VID: 9159 5817 3799 4240



QR Code with Photograph

Address

Nabagram
Dabgram
Bhaktinagar

ঠিকানা

নবগ্রাম
ডাবগ্রাম
ভক্তি নগর



Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন অফিসার

For Rajganj Assembly Constituency
রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্রে

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

140-003

১৯
৯৫

THE ELECTION COMMISSION OF INDIA

ভারতীয় নির্বাচন কমিশন

MR 03 021 417 070



Elector's Name : Majumder Kartik
নিবন্ধিতের নাম : মজুমদার কার্তিক

Father's / Mother's :
Husband's Name : Hariprasad
পিতা/মাতা : হরিপ্রসাদ
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.95 : 31
১.১.৯৫ তারিখ : ৩১

Kartik Majumder
Kartik Majumder

आयकर विभाग
INCOME TAX DEPARTMENT

PARIMALENDU GHOSH
KALIPADA GHOSH

13/12/1966
Permanent Account Number

AHKPG0378A

[Signature]
Signature



Parimalendu Ghosh,
Parimalendu Ghosh,

भारत सरकार
Government of India

PARIMALENDU GHOSH
DOB 13/12/1966
MAY



6464 8068 1005

मेरा आधार. मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: SREEMAA SARANI, BHAKTINAGAR
LAKE TOWN WEST, Siuguri (M. Corp.)
Bhaktinagar, Jalpaiguri, West Bengal 734007



6464 8068 1005

1947  help @ uidai.gov.in  www.uidai.gov.in

Parimalendu Ghosh,
Parimalendu Ghosh,



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/03/021/423118



Elector's Name : Ghosh Parimalendu

নির্বাচকের নাম : ঘোষ পরিমালেন্দু

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 তারিখ বয়স : ২৭

Parimalendu Ghosh.

Address :
Lektowa
Dabgram
Bhaktinagar
ঠিকানা :
লেকটোয়া
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

142/78

Parimalendu Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEERAJ KUMAR JHA

DAYAKANT JHA

19/09/1985
Permanent Account Number
AMLPJ1234C

Neeraj
Signature

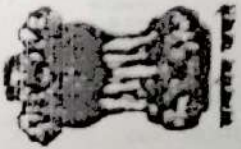


24092009

Neeraj Kumar Jha

(Signature)





ভারত সরকার

Government of India

আয়ুষ সিংহল

AAYUSH SINGHAL

পিতা : সঞ্জয় কুমার সিংহল

Father : SANJAY KUMAR SINGHAL

জন্মতারিখ/DOB: 12/09/1997

পুরুষ / Male

AAYUSH SINGHAL

3936 0589 5763



স্বাক্ষর - স্বাক্ষরণ - মানুশের অধিকার









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112000945481/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Kartik Majumder Banaphul Sarani , Ward No. 33, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			<i>Kartik Majumder</i> 25/06/2021
2	Shri Parimalendu Ghosh Sree Maa Sarani , Nabagram , Ward No. 33, City:- Siliguri Mc , , P.O:- Bhaktinagar, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			<i>Parimalendu Ghosh</i> 25/06/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Niraj Kumar Jha Son of Dayakanta Jha Milanpally , Road No. 1, City:- Siliguri Mc , , P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Shri Kartik Majumder, Shri Parimalendu Ghosh, Shri Aay Singhal			<i>Niraj Kumar Jha</i> 25/06/2021

(Tulsi Lama)

Handwritten signature

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal





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

GRN Details

GRN: 192021220018129591 Payment Mode: Online Payment
GRN Date: 21/06/2021 13:33:59 Bank/Gateway: HDFC Bank
BRN : 1475515263 BRN Date: 21/06/2021 13:06:18
Payment Status: Successful Payment Ref. No: 2000945481/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Jaihind Devi Builders
Address: Siliguri
Mobile: 9800588195
Depositor Status: Buyer/Claimants
Query No: 2000945481
Applicant's Name: Mr Bipul Kumar Sharma
Identification No: 2000945481/2/2021
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 21/06/2021
Period To (dd/mm/yyyy): 21/06/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000945481/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	234505
2	2000945481/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	39251
			Total	273756

IN WORDS: TWO LAKH SEVENTY THREE THOUSAND SEVEN HUNDRED FIFTY SIX ONLY.

Major Information of the Deed

Deed No :	I-0711-04160/2021	Date of Registration	28/06/2021
Query No / Year	0711-2000945481/2021	Office where deed is registered	
Query Date	08/06/2021 12:57:58 PM	0711-2000945481/2021	
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9800588195, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 39,25,089/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,35,505/- (Article:23)	Rs. 39,251/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-137/1111	RS-814	Bastu	Bastu	5.14 Dec	36,00,000/-	39,25,089/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					5.14Dec	36,00,000 /-	39,25,089 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Kartik Majumder (Presentant) Son of Late Hari Prasad Majumder Banaphul Sarani , Ward No. 33, City:- Siliguri Mc, , P.O:- Bhaktinagar, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3D, Aadhaar No: 38xxxxxxxx4878, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence</p>
2	<p>Shri Parimalendu Ghosh Son of Late Kalipada Ghosh Sree Maa Sarani , Nabagram , Ward No. 33, City:- Siliguri Mc, , P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx8A, Aadhaar No: 64xxxxxxxx1005, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence</p>

Buyer Details :

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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Aayush Singhal Son of Sanjay Kumar Singhal Vidyasagar Pally , Khalpara , Siliguri, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, 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 Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Niraj Kumar Jha Son of Dayakanta Jha Milanpally , Road No. 1, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
Identifier Of Shri Kartik Majumder, Shri Parimalendu Ghosh, Shri Aayush Singhal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Kartik Majumder	JAIHRO DEVI BUILDERS-2.57 Dec
2	Shri Parimalendu Ghosh	JAIHRO DEVI BUILDERS-2.57 Dec

Endorsement For Deed Number : I - 071104160 / 2021

On 25-06-2021

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

Presented for registration at 19:00 hrs on 25-06-2021, at the Private residence by Shri Kartik Majumder , 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 39,25,089/-

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

Execution is admitted on 25/06/2021 by 1. Shri Kartik Majumder, Son of Late Hari Prasad Majumder, Banaphul Sarani , Ward No. 33, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Business, 2. Shri Parimalendu Ghosh, Son of Late Kalipada Ghosh, Sree Maa Sarani , Nabagram , Ward No. 33, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Business

Indetified by Mr Niraj Kumar Jha, , Son of Dayakanta Jha, Milanpally , Road No. 1, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Tulsi Lama
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ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 28-06-2021

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 39,251/- (A(1) = Rs 39,251/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,251/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2021 1:34PM with Govt. Ref. No: 192021220018129591 on 21-06-2021, Amount Rs: 39,251/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1475515263 on 21-06-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,35,505/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,34,505/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 154, Amount: Rs.1,000/-, Date of Purchase: 06/04/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2021 1:34PM with Govt. Ref. No: 192021220018129591 on 21-06-2021, Amount Rs: 2,34,505/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1475515263 on 21-06-2021, Head of Account 0030-02-103-003-02

Tulsi Lama
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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 114981 to 115013
being No 071104160 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.07.09 14:12:17 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama
(Tulsi Lama) 2021/07/09 02:12:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)