

4159/21

I. 4159/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

S 836742

Visit Commission Case No. 607/2021



Karim Maymudu  
Paramabendu Ghosh

# DEED OF CONVEYANCE (SALE)

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

Certified that the Document is admitted to  
Registration and the Signature Sheet and  
the Endorsement Sheet attached to this  
Document are part of this Document

Contd. P/2

Addl. District Sub-Registrar  
Bhakti Nagar, Jaipauri

28 JUN 2021

25-6-21  
2-945476/21  
19-05 hrs.

Handwritten signature/initials



S. No. 155

Date 6.4.2021

PURCHASER Jaiho Devi Builders

Full Address Vidyasagarpally Uhalpara, Sijit

Total Value 1000/- one thousand only

Stamp Purchased from JPG Treasury-1

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

*Kastin Majinda*



1076



*Kastin Majinda*



1077

*Jr*  
Addl. Dist. Sub-Registra.  
Bhaktinagar, Dist. Jalpaiguri

*Parmanendra Ghosh*

25 JUN 2021

*Neeraj Kumar Jha*  
S/O. Sri Doya Khat Jha  
1- mile Pally Road No I  
P.O. + P.O. = S/O. Sri Boran  
Dist. Jalpaiguri

Kastin Maymdu  
Paimakendu Babah

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

**Land Area : 3.42 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.24,00,000/-**

**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.**

*[Handwritten signature]*



Kasvin 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 "**VENDORS**" (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 :-

*[Handwritten signature]*

Kastin Mapudhu  
Pamolenan St.

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 1/7<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 legal heirs (as described above) are the joint owners of the aforesaid land by way of inheritance after death of their mother Sumati Chakraborty.

*[Handwritten signature]*  
12-10-12



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 3/7<sup>th</sup> 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 1/7<sup>th</sup> 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 1/7<sup>th</sup> 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.

Karshin Naymelt  
Rameshwar Ghosh

**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<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 FURTHER said SRI SUDIP CHAKRABORTY and SRI PRADIP CHAKRABORTY sold for value consideration all of 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 to the PURCHASER hereof namely **JAIHRO DEVI BUILDERS** vide DEED OF CONVEYNACE being No. I-223 & I-229 dated.13/01/2021 , duly registered before the Office of Addl. Dist. Sub-Registrar , Bhaktingar , 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 **3.42 Decimals** (2/7<sup>th</sup> 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.24,00,000/- (Rupees Twenty Four 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 **3.42 Decimals** together with full right , title and interest which is free from all Encumbrances, charges of the said price of Rs.24,00,000/- (Rupees Twenty Four 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.24,00,000/- (Rupees Twenty Four Lakhs) only accepting the same as





Kasim Nayind  
Purindan Ghos

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.24,00,000/- (Rupees Twenty Four 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.

*Frank*



K. S. Khatia  
P. S. Khatia

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"



Kartik Majumder  
Parimalendu Ghosh

**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 **3.42 Decimals** ( Three point Four Two Decimals) out of above Schedule-A land (2/7<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 Vendors hereof to the Purchaser.

(Out of the above land measuring 1.71 Decimals is jointly sold by Vendor No. 1 & 2 namely Sri Kartik Majumder & Sri Parimalendu Ghosh AND the balance 1.71 Decimals is sold by Vendor No. 2 namely Sri Parimalendu Ghosh as per their respective purchases)





Kartini Majumdar  
Parimalendu Ghosh

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

**WITNESSES:**

1.

Nand Kuma Jha  
S/o Sri Rajakant Jha  
Mitra Pally Road No 1  
P.O + P.S. Siliguri Bazar  
Dist. Darjeeling

Kartini Majumdar

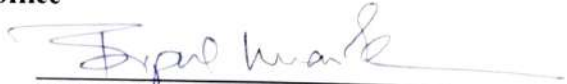
Parimalendu Ghosh

**VENDORS**

2. Sambhu Mandal

S/o - Sri Khokan Mandal  
Bhaktinagar 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 :-

<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
-------------------	-------------	---------------

By Cheques/RTGS.

Different Dates

Rs. 24,00,000/-

-----  
Rs.24,00,000/-  
-----

(Rupees Twenty Four Lakhs) only












Kartik Majumdar  
Parimalendu Ghosh.

.....  
Signature of the Recipients














# EXECUTANT SHEET

(FINGER PRINTS OF VENDORS)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 <i>Kashi Majumdar</i> Photo with full signature of the Person	Left Hand					
	Right Hand					












*Kashi Majumdar*  
Signature .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 <i>Paimalendu Ghosh</i> Photo with full signature of the Person	Left Hand					
	Right Hand					

*Paimalendu Ghosh*  
Signature .....

# CLAIMANT SHEET

## FINGER PRINTS OF PURCHASER

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

AYUSH SINGHAL

AYUSH SINGHAL

Signature .....



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

आयकर विभाग

आयकर विभाग

INCOME TAX DEPARTMENT

AAYUSH SINGHAL

SANJAY KUMAR SINGHAL

12/09/1997

Permanent Account Number

GJJPS4000L

*Sanjay Singhal*

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Signature



भारत सरकार

GOVT. OF INDIA



14042010





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 : পু/ M

জন্ম তারিখ  
Date of Birth : 12/09/1997

Scanned with CamScanner

AAYUSH SINGHAL



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 পরিমলেন্দু

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

পিতা/মাতা/স্বামীর নাম : কালিপদ

Sex : Male

লিংগ : পুরুষ

Age as on 1-1-95 : 27

১-১-৯৫ তার বয়স : ২৭

Parimalendu Ghosh.

Address :  
Lektowa  
Dabgram  
Bhaktinagar

ঠিকানা :  
লেকটাউন  
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

Parimalendu Ghosh.

आयकर विभाग  
INCOME TAX DEPARTMENT

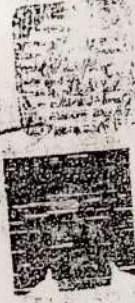


भारत सरकार  
GOVT. OF INDIA

KARTIK MAJUMDER  
HARI PRASAD MAJUMDER

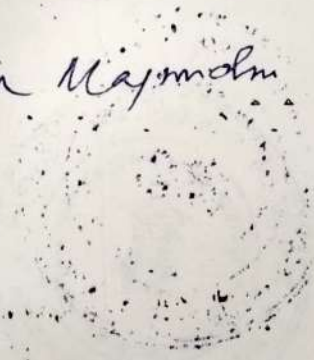
01/04/1962  
Permanent Account Number  
ADVPM8063D

*Kartik Majumder*  
Signature



*Kartik Majumder*

*Kartik Majumder*





Address  
Nabagram  
Dabgram  
Bhaktinagar

ঠিকানা  
নবগ্রাম  
ডাবগ্রাম  
ভক্তি নগর



Facsimile Signature of  
Electoral Registration Officer  
নির্বাহক-নিবন্ধন অধিকারী

For Rajganj Assembly Constituency  
রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

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

111  
112  
113  
ELECTION COMMISSION OF INDIA  
নির্বাচন কমিশন  
ভারত



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

Father's/Mother's  
Husband's Name : Hariprasad  
পিতার/মাতার  
স্বামীর নাম : হরিপ্রসাদ  
Sex : Male  
লিঙ্গ : পুরুষ  
Age as on 1.1.95 : 51  
১.১.৯৫ তারিখের বয়স : ৫১

Kartik Majumdar

Kartik Majumdar

 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 पहचान प्राधिकरण  
Unique Identification Authority of India

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

3815 8790 4878  
VID: 9159 5817 3799 4240



QR Code with Photograph



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*







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



সাধারণ

সাধারণ মানুষের অধিকার





ভারতীয় বিশিষ্ট পরিচয় আধিকারন

**Unique Identification Authority of India**

ঠিকানা: শিলিগুড়ি

বিদ্যাসাগর পল্লী, খালপাড়া

ওয়ার্ড নং, শিলিগুড়ি (শৌরসভা)

শিলিগুড়ি বাজার, দার্জিলিং

পশ্চিম বঙ্গ,

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



**3936 0589 5763**



1947

1306 306 1947



(mailto:email@uidai.gov.in)

WWW

www.uidai.gov.in









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 07112000945476/2021

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 Aa Singhal			<i>Niraj Kumar Jha</i> 25/06/2021

(Tulsi Lama)





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

**GRN Details**

**GRN:** 192021220018123571      **Payment Mode:** Online Payment  
**GRN Date:** 21/06/2021 13:27:11      **Bank/Gateway:** HDFC Bank  
**BRN :** 1475508382      **BRN Date:** 21/06/2021 13:06:48  
**Payment Status:** Successful      **Payment Ref. No:** 2000945476/2/2021  
[Query No.\* Query Year]

**Depositor Details**

**Depositor's Name:** Jaihr Devi Builders  
**Address:** Siliguri  
**Mobile:** 9800588195  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2000945476  
**Applicant's Name:** Mr Bipul Kumar Sharma  
**Identification No:** 2000945476/2/2021  
**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	2000945476/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	155698
2	2000945476/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	26116
<b>Total</b>				<b>181814</b>

**IN WORDS: ONE LAKH EIGHTY ONE THOUSAND EIGHT HUNDRED FOURTEEN ONLY.**

## Major Information of the Deed

Deed No :	I-0711-04159/2021	Date of Registration	28/06/2021
Query No / Year	0711-2000945476/2021	Office where deed is registered	
Query Date	08/06/2021 12:50:56 PM	0711-2000945476/2021	
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. 24,00,000/-	Rs. 26,11,635/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,56,698/- (Article:23)	Rs. 26,116/- (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	3.42 Dec	24,00,000/-	26,11,635/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3.42Dec</b>	<b>24,00,000 /-</b>	<b>26,11,635 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Kartik Majumder (Presentant )</b> 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.:: ADxxxxx3D, 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
2	<b>Shri Parimalendu Ghosh</b> 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.:: AHxxxxx8A, 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

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAIHRO DEVI BUILDERS</b> 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	<b>Shri Aayush Singhal</b> 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
<b>Mr Niraj Kumar Jha</b> 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-0.855 Dec
2	Shri Parimalendu Ghosh	JAIHRO DEVI BUILDERS-2.565 Dec



On 25-06-2021

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

Presented for registration at 19:05 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 26,11,635/-

**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  
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 26,116/- ( A(1) = Rs 26,116/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,116/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2021 1:27PM with Govt. Ref. No: 192021220018123571 on 21-06-2021, Amount Rs: 26,116/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1475508382 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. 1,56,698/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,55,698/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 155, 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 1:27PM with Govt. Ref. No: 192021220018123571 on 21-06-2021, Amount Rs: 1,55,698/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1475508382 on 21-06-2021, Head of Account 0030-02-103-003-02

Tulsi Lama  
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 114874 to 114906  
being No 071104159 for the year 2021.



Digitally signed by TULSI LAMA  
Date: 2021.07.09 14:03:35 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2021/07/09 02:03:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

**(This document is digitally signed.)**