

9609/21

I - 9699/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 975408

Handwritten notes:
24-11-21
29-11-21
29-11-21

Visit Commission Case No. 1186/21

Handwritten signature:
Bharanika Chakrabarti
Bharani Chandra



DEED OF CONVEYANCE (SALE)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 24th DAY OF NOVEMBER, 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

Adl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

25 NOV 2021

Handwritten signature:
[Signature]

Shanku Chandra



2244

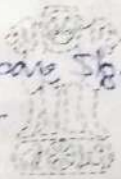
Sl. No. 18755 Date 28, 10, 2021

PURCHASER Jainra Devi Baidya

Full Address Vidya Sagar Pally, Khatpara 58-5

Total Value 1000 / One thousand only

Stamp Purchased from JPG Treasury-1



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

Shanku Chandra



2245

Rakhi Chandak



Jr

Krishna chandra Das.
Sp Gourgoal Das.
Babupore Sslogeri
ward no - 27
Danzibing

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

26 NOV 2021

Dolan Ghosh
kate = Himangsu Ghosh
Tal pari Gauri
Bhakti Nagar
NABA Gram

Shubho Chandra
Rabhi Chandra

DEED OF CONVEYANCE
(Siliguri Municipal Corporation Area)
VACANT LAND AREA - 2 KATHAS 9 CHHATAKS
PLOT No. (R.S.) 137/1111
KHATIAN No. (R.S.) 814
MOUZA. DABGRAM
SHEET No.15
J.L. No. 02
WARD No. 33 of Siliguri Municipal Corporation
- P.S. New Jalpaiguri
DIST. Jalpaiguri
SALE CONSIDERATION RS.26,50,000/-

BETWEEN

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.**

AND

1. **SRI DHARMENDRA CHANDAK** , (PAN :- AGAPC7405R) S/o Raj Kumar Chandak , resident of Soreng , P.O. & P.S Soreng , Dist. West Sikkim in the State of Sikkim , PIN - 737121 ;

[Handwritten signature]

Sumati Chandra
Rakhi Chandak

3

2. SMT. RAKHI CHANDAK , Wife of Sanjay Chandak , resident of Uma Apartment ,1st floor, Near Ram Thakur Mandir, New Milanpally , Siliguri , P.O. Siliguri Bazar , P.S. Siliguri , PIN-734005 , Dist. Darjeeling , in the State of West Bengal ;

Indian by Nationality , Hindu by Religion , No. 1 is Business and No. 2 is Teacher by occupation – hereinafter called the **“VENDORS”** (which expression shall mean and in clued unless excluded by or repugnant to the context his/her/their heirs ,successors, legal representatives, executors , administrators and assigns) of the **“OTHER PART”**

WHEREAS Vendors of this presents became owner of all that piece or parcel of land measuring 2 Kathas 9 Chhataks or 0.0423 Acres , comprised in part of **R.S. Plot No.137/1111** , recorded in **R.S. Khatian No.814**, (Lay out Plot No.11) situated under Sheet No. 15 of Mouza Dabgram, J.L. No.02 , Pargana. Baikunthapur , Ward No. 33 , P.S. Bhaktinagar (Now New Jalpaiguri) , Dist. Jalpaiguri by virtue of purchase from **1) SMT. MALATI MANDAL**, W/o Late Sunil Mandal, **2) SRI MINTU MANDAL** **3) SRI JHANTU MANDAL** , both are S/o Late Sunil Mandal (Said sellers had acquired the aforesaid land as the only legal heirs of LATE SUNIL MANDAL) , vide Sale Deed being No. I-1450, dated. 24/03/2009, registered before the office of Addl. District Sub-Registrar Rajganj , Dist. Jalpaiguri.

WHEREAS aforesaid SUNIL MANDAL , S/o Late Nania Kumar Mandal was the owner of the aforesaid land by virtue of Deed of Patta executed by the Government of West Bengal on 23/08/1983 in Book No. I , Volume No. 83 , from pages 217 to 219 vide Patta /Being Document No. 1993 for the year 1983 , registered at Jalpaiguri Sadar Joint Sub-Registry Office , Dist. Jalpaiguri.

A N D

[Handwritten signature]

Shri. Chandak
Prachi Chandak⁴

WHEREAS the aforesaid land has further been mutated in the name of the VENDOR No. 1. **SRI DHARMENDRA CHANDAK** under L.R. Khatian No. 513 & VENDOR No. 2. **SMT. RAKHI CHANDAK** under L.R. Khatian No. 516 , comprised in part of L.R. Plot No. 90 , situated under LR Sheet No. 164 of Mouza. Dabgram , J.L., No.02, Pargana. Baikunthapur, P.S. New Jalpaiguri (Previously Bhaktinagar) , Dist. Jalpaiguri.

A N D

WHEREAS thus in the above manner the VENDORS of this presents have acquired the above land and since then have been owning & possessing the said land having permanent, heritable and transferable right, title and interest therein and whereas the Vendors now being in need of money for their purposes , have decided to sell all that aforesaid piece or parcel of land measuring **2 KATHAS 9 CHHATAKS**, as described above and morefully described in the Schedule below , which is free from all encumbrances & charges.



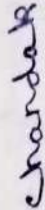
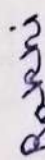
A N D

WHEREAS the VENDORS of this presents through this DEED OF CONVEYANCE have decided to sell all that piece or parcel of land measuring **2 KATHAS 9 CHHATAKS** as morefully described in the schedule below and offered to the PURCHASER of this presents for buying the same for a total consideration of Rs.26,50,000/- (Rupees Twenty Six Lakhs & Fifty Thousand)only.

A N D

WHEREAS the purchaser being in need of plot of a land in that area for its purposes & relying on all the above statements of the vendors , has accepted the offer of Vendors and agreed to purchase the said area of land of the VENDORS , measuring in total **2 KATHAS 9 CHHATAKS** more particularly described in the Schedule below and offered a sum of Rs.26,50,000/- (Rupees Twenty Six Lakhs & Fifty Thousand)only, to the VENDORS for their total below scheduled land which is free from all encumbrances and charges whatsoever.



A N D

WHEREAS the vendors considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate have agreed to sell their said land measuring **2 KATHAS 9 CHHATAKS** to the Purchaser at or for the total price of Rs.26,50,000/- (Rupees Twenty Six Lakhs & Fifty Thousand)only, which is fully described in the Schedule below and which is free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.26,50,000/- (Rupees Twenty Six Lakhs & Fifty Thousand)only, paid by the purchaser to the Vendors (the receipt whereof in full is hereby acknowledged by the Vendors and the Vendors grant full discharge to the Purchaser from the payment and every part thereof), the Vendors do hereby grant, sell , convey and transfer unto the Purchaser all that piece or parcel of land measuring **2 KATHAS 9 CHHATAKS**, described in the schedule below and delivers vacant possession of the same unto the purchaser together with all rights , liberties , easement , interest , possession , Profits , all water course , privileges , issues , advantages , right of way , right of drain and all other rights , claims , demands whatsoever both at equity and in law upon & attached with the land hereby sold or expressed or intended so to be , **TO HAVE AND TO HOLD** the same as an absolute estate peaceably quietly with permanent, heritable and interest and without any interference or interruption from the vendors or any persons claiming under them subject to the payment of rent to the Superior Land lord , the State of West Bengal.

AND the Vendors also do hereby covenant with the Purchaser that the interest which they profess to transfer hereby subsist as on the date of these presents and that they have full authority and good power to transfer the said land , expressed or intended so to be unto the purchaser in the manner aforesaid and the Vendors or any person/s claiming under them shall and will at all times hereafter at the request and cost of the purchaser do execute all such acts , deeds and things



Shri G. Chakraborty
Pabri Choudhary

6

whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall & may required.

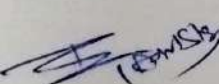
AND the Vendors further declare that if for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendors shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

AND it is hereby also declared by the vendors that they have not entered in to any binding contract with any other person/s whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendors shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE

(Description of the land hereby sold)

ALL THAT PIECE OR PARCEL OF VACANT LAND measuring **2 KATHAS 9 CHHATAKS** comprised in part of **R.S. Plot No. 137/1111** , corresponding to **L.R. Plot No. 90** , recorded in **R.S. Khatian No. 814** , corresponding to **L.R Khatian No. 513 & 516** , Mouza- Dabgram, J.L. No.02, Pargana- Baikunthapur, R.S. Sheet No.15 , L.R. Sheet No. 164 , Police Station- New Jalpaiguri (Previously Bhaktinagar) , Dist. Jalpaiguri , situated at Nabagram Banaful Sarani/Ashwani Kumar Dutta Sarani of Ward No. 33 under Siliguri Municipal Corporation.



Sh

The said land is butted & bounded as follows :

North : 14 Feet Wide Road ;
 South : Land & Building of Sri Pujan Das ;
 West : Land of Purchaser Jairo Devi Builders ;
 East : 16 Feet Wide Road.

ROR of the above land is Bastu , Proposed land use is BASTU.

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

WITNESSES:

1. *Kishore chandra Das*
Shri Gouri Gopal Das
Babupara Sali Guri
 ward no - 27
Daritalig

Rabni Chandak
Shankar Chandra

2.

Deban Ghosh
Writin Himangesh Ghosh
 HBB Gauram
 Bhakti Nagar
 Jal Rai Guri

VENDORS

Drafted by me & typed in computer in my office

Bipul Kumar Sharma

 Bipul Kumar Sharma
 WB/1093/2000
 (Advocate/Siliguri)

MONEY RECEIPT/MEMO OF CONSIDERATION

We, the **VENDORS** above named do hereby acknowledge of receiving from the above named 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 for the sale of above scheduled property hereby sold by the Vendors to the Purchaser hereof.

<u>Payment made by</u>		<u>Amount</u>	<u>Received by</u>
BY RTGS HDFC Bank	dt. 01/11/2021	Rs.8,00,000/-	Smt. Rakhi Chandak
BY RTGS HDFC Bank	dt. 10/11/2021	Rs.8,00,000/-	Sri Dharmendra Chandak
By Cheque No. 000017	dt. 22/11/2021	Rs.5,25,000/-	Smt. Rakhi Chandak
By Cheque No. 000018	dt. 22/11/2021	Rs.5,25,000/-	Sri Dharmendra Chandak

Rs.26,50,000/-

(Rupees Twenty Six Lakhs & Fifty Thousand)only

Rakhi Chandak
Sri Dharmendra Chandak

(Signature of VENDORS)



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

GRN Details

GRN: 192021220119650991 Payment Mode: Online Payment
GRN Date: 24/11/2021 12:41:46 Bank/Gateway: HDFC Bank
BRN : 1630722303 BRN Date: 24/11/2021 12:11:00
Payment Status: Successful Payment Ref. No: 2002421735/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Jaihiro Devi Builders
Address: Siliguri
Mobile: 9800588195
Depositor Status: Buyer/Claimants
Query No: 2002421735
Applicant's Name: Mr Bipul Kumar Sharma
Identification No: 2002421735/2/2021
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 24/11/2021
Period To (dd/mm/yyyy): 24/11/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002421735/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	115235
2	2002421735/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	29059

Total 144294

IN WORDS: ONE LAKH FORTY FOUR THOUSAND TWO HUNDRED NINETY FOUR ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHARMENDRA CHANDAK

RAJ KUMAR CHANDAK

10/04/1980

Permanent Account Number

AGAPC7405R

Signature



Dharmendra Chandak



भारत सरकार

भारत सरकार
Government of India

Enrolment No.: 1001/10140/42852

To
Dharmendra Chandak
S/O Raj Kumar Chandak
Soreng Daragaon PW
Soreng GPU Soreng
Soreng West
Sikkim 737121

10391730



UG103917307M



आपका आधार क्रमांक / Your Aadhaar No. :

9660 0705 5747

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Dharmendra Chandak
Year of Birth : 1980
Male



9660 0705 5747



आधार — आम आदमी का अधिकार

Dharmendra Chandak

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAKHI CHANDAK

NAGARAJ MAHESHWARI

11/01/1980

Permanent Account Number

AGAPC7407P

Rakhi Chandak

Signature



Rakhi Chandak

Rakhi Chandak





भारत सरकार

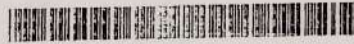
भारत सरकार

Government of India

नामांकन क्रम / Enrollment No. : 1215/91293/79837

06/07/2014

To
RAKHI CHANDAK
राखी चन्दक
UMA APARTMENT
RAM THAKUR MANDIR ROAD
MEW MILAN PALLY
Siliguri (M. Corp)
Siliguri Bazar, Darjeeling
West Bengal - 734005



KL950083594FT
95008359



आपका आधार क्रमांक / Your Aadhaar No. :

9577 2442 0354

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

राखी चन्दक
RAKHI CHANDAK
पति : संजय चन्दक
Husband : Sanjay Chandak



जन्म तिथि / DOB: 11/01/1980
महिला / Female

9577 2442 0354



आधार - आम आदमी का अधिकार

Rakhi chandak

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

JAIHRO DEVI BUILDERS
ARJUN SINGH

Partner

30102020



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



সিদ্ধান্ত - সাধারণ মানুষের অধিকার


ভারত সরকার
Government of India



কৃষ্ণ চন্দ্র দাস
 Krishna Chandra Das
 পিতা : গৌর গোপাল দাস
 Father : Gour Gopal Das
 জন্মতারিখ / DOB : 19/05/1975
 পুরুষ / Male



8934 6435 3937

আধার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
 19/8 জয়ী এ্যাপার্টমেন্ট, সত্যেন
 বোস রোড, বাবুশাড়া, ওয়ার্ড নং
 27, সিলিগুড়ি (মৌরসভা),
 দার্জিলিং, সিলিগুড়ি টাউন, পশ্চিম
 বঙ্গ, 734004

Address:
 19/8 JOYEE APARTMENT,
 SATYEN BOSE ROAD,
 BABUPARA, WARD NO 27,
 Siliguri (M. Corp), Darjeeling,
 siliguri Town, West Bengal,
 734004

8934 6435 3937

 1947
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Krishna ch Das



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ2042711



নির্বাচকের নাম : কৃষ্ণ দাস

Elector's Name : Krishna Das

পিতার নাম : গৌর গোপাল দাস

Father's Name : Gour Gopal Das

লিঙ্গ/Sex : পুং/M

জন্ম তারিখ
Date of Birth : 19/05/1975

XEQ2042711

ঠিকানা:
শ্রীমা সরণী, হরিমন্দির রোড, শিলিগুড়ি মিউনিসিপ্যালিটি,
শিলিগুড়ি, দার্জিলিং- 734004

Address:
SREEMA SARANI, HARIMANDIR ROAD,
SILIGURI (M CORP.), SILIGURI,
DARJEELING- 734004

Date: 29/01/2016

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ত্রিভঙ্গ পরিবর্তন হলে নতুন ত্রিভঙ্গ ভোটার লিষ্টে নাম তোলার ও একটি
নতুন নতুন ত্রিভঙ্গ পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

16/05/14

Krishna Das

NO.2



ভারত সরকার
Government of India



দোলন ঘোষ
Dolan Ghosh
পিতা : হিমাংশু ঘোষ
Father : Himangsu Ghosh
জন্মতারিখ / DOB : 01/01/1966
পুরুষ / Male



3611 1598 2033

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এম/ও: হিমাংশু ঘোষ, সুকান্ত
সারানী, নবগ্রাম, ভক্তি নগর,
ওয়ার্ড নং 33, শিলিগুড়ি
(পৌরসভা), জলপাইগুড়ি,
ভক্তিনগর, পশ্চিম বঙ্গ, 734007

Address.
S/O: Himangsu Ghosh, SUKANTA
SARANI, NABAGRAM,
BHAKTINAGAR, WARD NO 33,
Siliguri (M.Corp.), Jalpaiguri,
Bhaktinagar, West Bengal,
734007

3611 1598 2033



1947



help@uidai.gov.in












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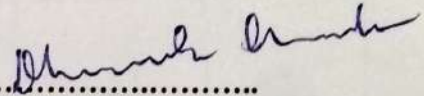
www.uidai.gov.in












Dolan Ghosh


EXECUTANT SHEET

(FINGER PRINTS OF VENDORS)

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












Signature 

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

Signature 

CLAIMANT SHEET

FINGERPRINTS OF PURCHASER

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

JAIHRO DEVI BUILDERS
AAYUSH SINGH

Signature

Partner





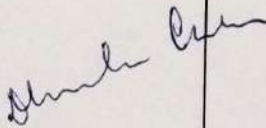


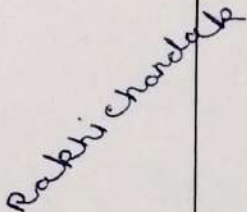


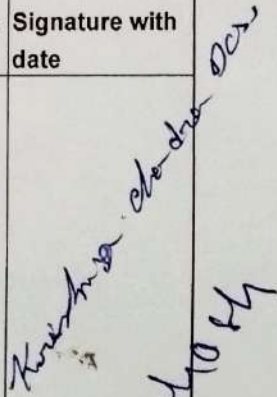


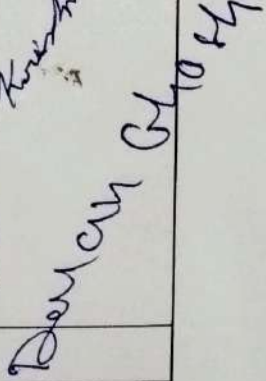
Government of West Bengal

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 07112002421735/2021

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 Dharmendra Chandak Soreng, City:- , P.O:- Soreng, P.S:- SORENG, District:-West, Sikkim, India, PIN:- 737121	Seller			
2	Smt Rakhi Chandak Uma Apartment , 1st Floor , Near Ram Thakur Mandir, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Krishna Chandra Das Son of Gour Gopal Das Joyee Apartment, Satyen Bose Road, Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Shri Dharmendra Chandak, Smt Rakhi Chandak, Shri Aayush Singhal			
2	Shri Dolan Ghosh	Shri Dharmendra Chandak, Smt			

Tulsi Lama

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



Major Information of the Deed

Deed No :	I-0711-09639/2021	Date of Registration	25/11/2021
Query No / Year	0711-2002421735/2021	Office where deed is registered	
Query Date	23/11/2021 11:51:58 AM	0711-2002421735/2021	
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. 26,50,000/-	Rs. 29,05,873/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,16,235/- (Article:23)	Rs. 29,059/- (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:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Banaphul Sarani Ward No.33, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734005

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	2 Katha 9 Chatak	26,50,000/-	29,05,873/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0705-I -01450-2009
Grand Total :					4.2281Dec	26,50,000 /-	29,05,873 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Dharmendra Chandak (Presentant) Son of Raj Kumar Chandak Soreng, City:- , P.O:- Soreng, P.S:-SORENG, District:-West, Sikkim, India, PIN:- 737121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx5R, Aadhaar No: 96xxxxxxxx5747, Status :Individual, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence
2	Smt Rakhi Chandak Wife of Sanjay Chandak Uma Apartment , 1st Floor , Near Ram Thakur Mandir, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Applied for Form 60, Aadhaar No: 95xxxxxxxx0354, Status :Individual, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Pvt. Residence

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 Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Krishna Chandra Das Son of Gour Gopal Das Joyee Apartment,Satyen Bose Road,Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004			
Identifier Of Shri Dharmendra Chandak, Smt Rakhi Chandak, Shri Aayush Singhal			
Shri Dolan Ghosh Son of Himangsu Ghosh Sukanta Sarani , Nabagram, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007			
Identifier Of Shri Dharmendra Chandak, Smt Rakhi Chandak, Shri Aayush Singhal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Dharmendra Chandak	JAIHRO DEVI BUILDERS-2.11406 Dec
2	Smt Rakhi Chandak	JAIHRO DEVI BUILDERS-2.11406 Dec

On 24-11-2021

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

Presented for registration at 19:00 hrs on 24-11-2021, at the Private residence by Shri Dharmendra Chandak , 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 29,05,873/-

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

Execution is admitted on 24/11/2021 by 1. Shri Dharmendra Chandak, Son of Raj Kumar Chandak, Soreng, P.O: Soreng, Thana: SORENG, , West, SIKKIM, India, PIN - 737121, by caste Hindu, by Profession Business, 2. Smt Rakhi Chandak, Wife of Sanjay Chandak, Uma Apartment , 1st Floor , Near Ram Thakur Mandir, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Professionals

Indetified by Shri Krishna Chandra Das, , Son of Gour Gopal Das, Joyee Apartment, Satyen Bose Road, Babupara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Tulsi Lama

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

On 25-11-2021

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 29,059/- (A(1) = Rs 29,059/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,059/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/11/2021 12:43PM with Govt. Ref. No: 192021220119650991 on 24-11-2021, Amount Rs: 29,059/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1630722303 on 24-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,16,235/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,15,235/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 18755, Amount: Rs.1,000/-, Date of Purchase: 28/10/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/11/2021 12:43PM with Govt. Ref. No: 192021220119650991 on 24-11-2021, Amount Rs: 1,15,235/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1630722303 on 24-11-2021, Head of Account 0030-02-103-003-02

Tulsi Lama

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 267588 to 267614
being No 071109639 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.12.07 19:52:22 +05:30
Reason: Digital Signing of Deed.

-
Tulsi Lama

(Tulsi Lama) 2021/12/07 07:52:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)