

1199/17

I-1180/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 946760



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

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

1873

Handwritten signature: Shande Poo...

DEED OF CONVEYANCE

Visit Commission Case No. 299
 For 2017
 Fees Paid J(1) Rs. 250
 J(2) Rs. 200
 P.T.A. Rs. 0
 Total Rs. 450

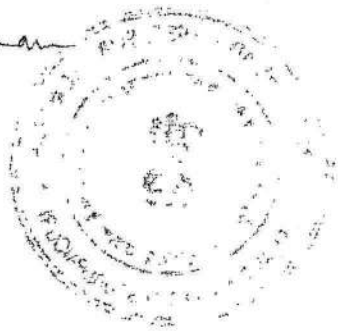
Page 1 of 11

Addl District Sub-Registrar
 Bhakti Nagar, Dist. Jalpaiguri

NO. 885 DATE 6/2/17
SOLD TO Smt. Indu Saha
OF Siliguri
VALUE 1000

S. K. Sarkar
(S. K. SARKAR)
STAMP VENDOR
A.D.S.R. Office, Siliguri
Licence No.-8/1975

Sharda Pradhan



506

Sharda Pradhan



Subrata Majumder

Addl. Dist. Sub-Registrar
Chakrabarti
Siliguri

08 MAR 2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 946759

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Mande Pradhan

DEED OF CONVEYANCE

NO. 897 DATE 6/3/77
SOLD TO Smt. Talm Saha
OF Saha
VALUE 1600

(S. K. SARKAR)
STAMP VENDOR
A.L.L. R. Office, Siliguri
Licence No.-8/1975



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

08 MAR 2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 946758

Shamda Pradhan

DEED OF CONVEYANCE

NO. 897 DATE 6/3/17
SOLD TO Smt. Tulsi Saha
OF Saha
VALUE 10.007

(S. K. SARKAR)
STAMP VENDOR
A.D.S.R. Office, Siliguri
Licence No.-8/1975



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

08 MAR 2017



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 946757

[Handwritten signature]

Shayida Pandhan

DEED OF CONVEYANCE

No. 898 DAY 8/3/17
SENT TO Smt. Thlu Saha
OF Saha
VALUE 1000

S. K. Sarkar
(S. K. SARKAR)
STAMP VENDOR
A.D.S.R. Office, Siliguri
Licence No.-8/1975



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

08 MAR 2017



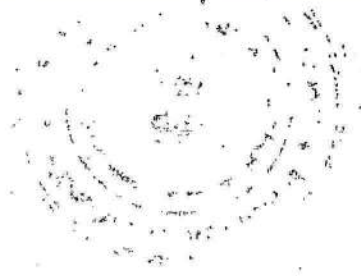
पश्चिमबंग पश्चिम बंगाल WEST BENGAL

K 946756

[Handwritten signature]

Manu Pradhan

DEED OF CONVEYANCE



No. 899 DATE 8/3/17
SOLD TO Smt. Inlu Senha
OF Siliguri
VALUE 1200/-

1000/- x 5/2 5000/-

(Signature)
(S. K. SARKAR)
STAMP VENDOR
A.E. Office, Siliguri
Licence No.-8/1975



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


08 MAR 2017

Sharda Poddhan

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
8th DAY OF MARCH, TWO THOUSAND SEVENTEEN.

Vacant Land measuring	: 2.5 (Two Point Five) Kathas or 2 (Two) Kathas 8 (Eight) Chhataks
Set forth Value	: Rs.21,50,000/-
Market Value	: Rs.21,50,000/-
Classification of land	: Bastu
Proposed land use	: Bastu
Mouza	: Dabgram
J.L. No.	: 2
Sheet No.	: R.S. – 8
Ward No.	: 41 of S.M.C.
Khatian No.	: Sabek – 193/1 & 194, Hal – 622
Plot No.	: R.S. – 472 (Part)
Police Station	: Bhaktinagar
District	: Jalpaiguri
State	: West Bengal

B E T W E E N

 SMT. TULU SAHA [PAN – BABPS2258A], Wife of Sri Benu Saha, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Hakimpara, Shanti More, Swamiji Sarani, Ward No.15 of Siliguri Municipal Corporation, Post Office & Police Station – Siliguri, District – Darjeeling, PIN – 734001, in the State of West Bengal – hereinafter called the “PURCHASER” (which expression shall mean and include, unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

Sharada Pradhan

A N D

SMT. SHARADA PRADHAN @ SARADA PRADHAN [PAN - BBZPP2645D], Wife of Dinesh Pradhan, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Sumbun Suntoley, Post Office & Police Station - Jorhang, District - South Skkkim, PIN - 737128, in the State of Sikkim, India - hereinafter called the "VENDOR" (which expression shall mean and include, unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the abovenamed Vendor is the absolute owner of total land measuring 5 (Five) Kathas, recorded in Sabek Khatian Nos.193/1 & 194, corresponding to Hal Khatian No.622, in R.S. Plot No.472, situated in Mouza - Dabgram, J.L. No.2, R.S. Sheet No.8, Pargana - Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of a registered Deed of Sale being No.1-1945, dated 25-04-1984, recorded in Book No.1, Volume No.1, at Pages - 211 to 214, registered in the Office of the Sadar Joint Sub-Registrar Jalpaiguri, executed by one Sri Ramendra Chandra Sarkar, Son of Late Ramesh Chandra Sarkar, resident of Purba Bairagipara, Dabgram, P.S. Rajganj now Bhaktinagar, Dist. Jalpaiguri and thereafter the above mentioned land has been mutated in the name of the Vendor in the R.O.R. in the Office of the B.L. & L.R.O. Rajganj, Dist. Jalpaiguri, vide Mutation Case No.IX-289(II) 86-87 and the Vendor now possessing and enjoying the above mentioned land having permanent, heritable and transferable right, title and interest therein free from all encumbrance and charges whatsoever.

A N D

Sharda Pradhan

WHEREAS the abovenamed Vendor being in need of money for the purpose of develop her other properties has decided to sell and has also offered for sale the vacant land measuring 2.5 (Two Point Five) Kathas or 2 (Two) Kathas 8 (Eight) Chhataks, as fully described in the schedule below, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof being in need of her land, has agreed to purchase the said land measuring 2.5 (Two Point Five) Kathas or 2 (Two) Kathas 8 (Eight) Chhataks as fully described in the schedule appended below and offered a sum of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell the below scheduled landed property to the Purchaser hereof at or for the price of the sum of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that pursuance to the aforesaid offer and acceptance and also in consideration of the said sum of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof); the Vendor does hereby grant, convey, assign, transfer unto the Purchaser the said land

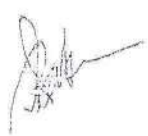
Manish Pathan

hereby sole described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest liberties, easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said land or any part thereof TO HAVE AND TO HOLD the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person claiming under her, subject to the payment of rent etc. payable to the superior landlord the Govt. of West Bengal.

THE VENDOR does hereby declares that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from any defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDOR does hereby covenants with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as her own land having permanent, heritable and transferable right, title and interest



Sharda Pradhan

therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other person or persons whomsoever claiming through or under her.

THE VENDOR does hereby further declares that the Vendor at the request and costs of the Purchaser does execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

SCHEDULE OF THE VACANT LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 2.5 (Two Point Five) Kathas or 2 (Two) Kathas 8 (Eight) Chhataks, recorded in Sabek Khatian Nos.193/1 & 194, corresponding to Hal Khatian No.622, in R.S. Plot No.472 (Part), situated within Mouza - Dabgram, J.L. No.2, R.S. Sheet No.8, Pargana - Balkunthapur, Police Station - Bhaktinagar, Sub-Division & District - Jalpaiguri, Additional District Sub-Registry Office - Bhaktinagar, B.L. & L.R.O. - Rajganj, under Ward No.41 of Siliguri Municipal Corporation, in the State of West Bengal. Classification of land as per R.O.R. Bastu, proposed land use - Bastu.

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

By the North	:	Land of Bhakta Bahadur Chhetri;
By the South	:	Today's purchased land of Benu Saha;
By the East	:	Land of Baneswari Debi;
By the West	:	20'-0" Wide Pucca Road.

One separate sheet is enclosed herewith containing the fingerprints of the Vendor and Purchaser forming part of these presents.

Shamda Pradhan

The land hereby sold is shown and delineated in the map / site plan annexed herewith forming part of these presents.

5 Nos. of Stamp Papers, Bond Paper 6 Nos., Site Plan 1 No., Finger Print 1 No. = Total Nos. of Pages - 13.

IN WITNESSES WHEREOF the Vendor hereof with her sound health and in conscious mind does hereunto set and subscribed her hand on the day, month and year mentioned hereinbefore.

WITNESSES: -

Subrata Majumder

SRI SUBRATA MAJUMDER
Son of Sri Jiban Majumder, Indian by Nationality, Hindu by religion, Business by occupation, residing at Sukanta Nagar, Post Office - Rabindra Sarani, Police Station - Bhaktinagar, District - Jalpaiguri, PIN - 734006, in the State of West Bengal.

Shamda Pradhan

Signature of The Vendor

Drafted by me

Rumpa Saha

Advocate, Siliguri
Enrol. No. WB-20/54/2013

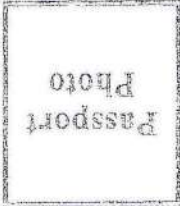
Prepared with type and explained by me and printed in my office

② Jivita Ghosh
Shubra Ghosh
Kaini Ghosh
Tanya Ghosh

Jiban Majumder
(Jiban Majumder)
Siliguri

Signature

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

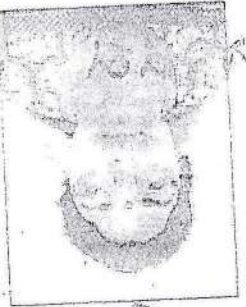


Finger Prints of

Signature

For 5/1/21

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

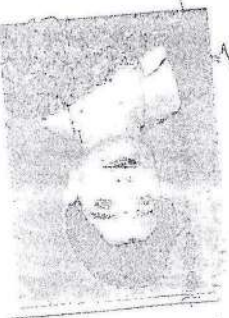


Finger Prints of

Signature

Shanta Poudyal

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



Finger Prints of

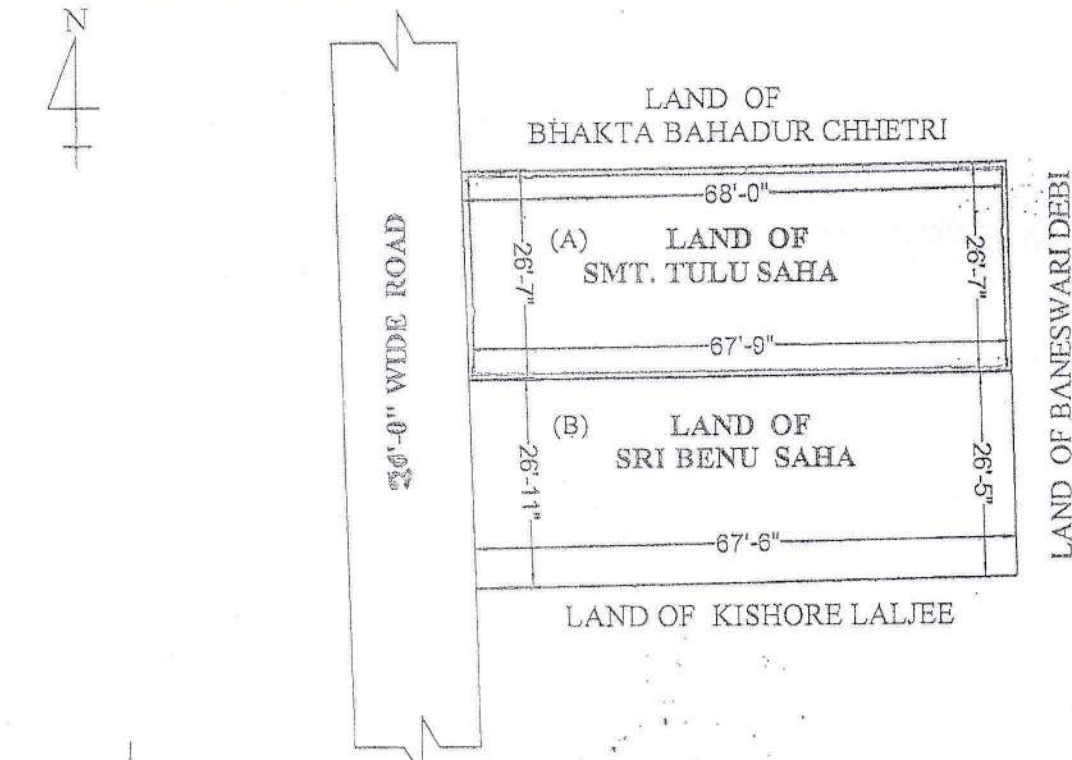
For 5/1/21

Shanta Poudyal

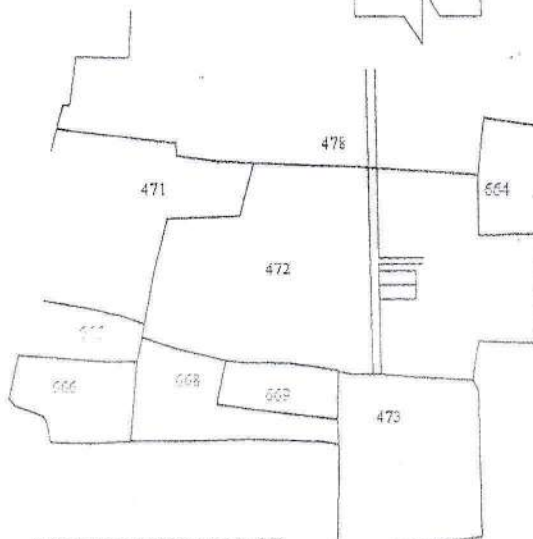
NAME OF PURCHASER:-	NAME OF SELLER:-
(A) SMT. TULU SAHA W/O SRI BENU SAHA OF SANTI MORE, HAKIM PARA, SWAMIJEE SARANI, WARD NO.15 OF S.M.C., P.O. & P.S. SILIGURI, DIST. DARJEELING, PIN-734001. (W.B)	SMT. SARADA PRADHAN W/O SRI DINESH PRADHAN OF TADONG HOIJING COLONY, P.S TADONG, DIST. GANGTOK (SIKKIM)

SCHEDULE OF LAND:-

MOUZA WITH J.L. NO.	SHEET NO.	PARAGANA, P.S. & DIST.	KHATIAN NO.	PLOT NO.	DEED NO.	LAND OF AREA
DABGRAM J.L. NO. 02	08	BAIKUNTHA PUR, P.S. BHAKTI NAGAR, DIST. JALPAIGURI WITHIN WARD NO.41 (SMC)	SABEK-193/1 & 194 HALL 622.	472(P)	I-1945 DATE 25.04.84 S.J.S.R JALPAI.	1800 SQ.FT. OR 2.5 KATHAS OR 0.04125 ACRE SHOWN BY RED BORDER INSIDES



SITE PLAN
SCALE- 1" = 24'



Sarada Pradhan
SIGNATURE OF SELLER



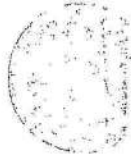
S.P. TO S.P.
DRAWN BY
Neheru Roy
6/3/17
DRAWN BY
NEHERU ROY

B+



ELECTION COMMISSION OF INDIA

IDENTITY CARD BFM0132852



Elector's Name : SHARADA PRADHAN
 Husband's Name : DINESH FSD. PRADHAN
 Sex : Female
 Age as on 1.1.2007 : 56

Date: 02/05/2007

Place: SUMBUR

For: A-MELLI

Presiding Officer of
 Polling Station (Judge)

Address
 H No.
 SHARADA
 VILLAGE
 DISTRICT
 STATE
 PIN CODE
 GOVT. PRINTING PRESS
 SO. BANGALORE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

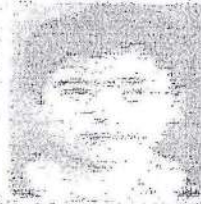
SHARADA PRADHAN
LALITMAN SINGHA MALLA

18/04/1951

Permanent Account Number

BBZPP2645D

Signature



Major Information of the Deed

Deed No :	I-0711-01180/2017	Date of Registration	10/03/2017
Query No / Year	0711-0000273529/2017	Office where deed is registered	
Query Date	01/03/2017 5:12:04 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	J Majumder Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832061318, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 21,50,000/-	Rs. 21,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,29,000/- (Article:23)	Rs. 23,639/- (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, Mouza: Dabgram Sheet No - 8

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-472	RS-622	Bastu	Bastu	2.5 Katha	21,50,000/-	21,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	21,50,000 /-	21,50,000 /-	

Seller Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Smt Sarada Pradhan (Presentant) Wife of Dinesh Pradhan Sumbun Suntoley, P.O:- Jorthang, P.S:- JORETHANG, District:-South, Sikkim, India, PIN - 737128 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:BBZPP2645D Status : Individual, Executed by: Self, Date of Execution: 08/03/2017 , Admitted by: Self, Date of Admision: 08/03/2017 ,Place : Pvt. Residence

Buyer Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Shri Benu Saha Son of Suren Saha Hakimpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BABPS2259B Status : Individual

Identifier Details :

Name & address
Shri Subrata Majumder Son of Shri Jiban Majumder Sukanta Nagar, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt Sarada Pradhan

Endorsement For Deed Number : I - 071101180 / 2017

On 06-03-2017

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 21,50,000/-



Jiban Krishna Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 08-03-2017

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

Presented for registration at 19:41 hrs on 08-03-2017, at the Private residence by Smt Sarada Pradhan ,Executant.

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

Execution is admitted on 08/03/2017 by Smt Sarada Pradhan, Wife of Dinesh Pradhan, Sumbun Suntoley, P.O: Jorthang, Thana: JORETHANG, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession House wife
Indetified by Shri Subrata Majumder, , Son of Shri Jiban Majumder, Sukanta Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business



Jiban Krishna Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 10-03-2017

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 21,500/- (A(1) = Rs 21,500/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,639/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2017 12:00AM with Govt. Ref. No: 192016170049061332 on 06-03-2017, Amount Rs: 23,639/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90012074 on 08-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,29,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,24,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 895, Amount: Rs.1,000/-, Date of Purchase: 06/03/2017, Vendor name: S K Sarkar


2. Stamp: Type: Impressed, Serial no 896, Amount: Rs.1,000/-, Date of Purchase: 06/03/2017, Vendor name: S K Sarkar

3. Stamp: Type: Impressed, Serial no 897, Amount: Rs.1,000/-, Date of Purchase: 06/03/2017, Vendor name: S K Sarkar

4. Stamp: Type: Impressed, Serial no 898, Amount: Rs.1,000/-, Date of Purchase: 06/03/2017, Vendor name: S K Sarkar

5. Stamp: Type: Impressed, Serial no 899, Amount: Rs.1,000/-, Date of Purchase: 06/03/2017, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2017 12:00AM with Govt. Ref. No: 192016170049061332 on 06-03-2017, Amount Rs: 1,24,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90012074 on 08-03-2017, Head of Account 0030-02-103-003-02



Jiban Krishna Das
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 0711-2017, Page from 27979 to 28002

being No 071101180 for the year 2017.



Digitally signed by JIBAN KRISHNA DAS
Date: 2017.03.31 11:35:21 +05:30
Reason: Digital Signing of Deed.

(Jiban Krishna Das) 31-03-2017 11:35:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)