

Sl no 202/2021

I-207/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 242069

Q.2-1142221/2021  
12.03 PM  
27/07/2021,

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO  
REGISTRATION THE SIGNATURE SHEET AND THE  
ENDORSEMENT SHEETS ATTACHED TO THIS  
DOCUMENT ARE THE PART OF THIS DOCUMENT.

APPL. DIST. SUB - REGISTRAR  
KURSEONG

27 JUL 2021

*Indranil Chatterjee*

**DEED OF CONVEYANCE**

*Sudhansu Chetani*

-Page 2-

DEED OF CONVEYANCE

EXTRACT

AREA	16.35 decimals
PLOT NO	R.S 53, 54,55,56,57 L.R 58, 59,60,62,61
KHATIAN NO.	L.R 507/6
CLASSIFICATION	Şukhakhhet, Ghareri, Ghareri, Sukhakhhet, Sukhakhhet
J.L. NO.	31
MAUZA	Cart Road Sheet 29
P.S	KURSEONG
GRAM PANCHAYAT	GAYABARI-I
DISTRICT	DARJEELING.
MARKET VALUE:	Rs. 84, 00,000/- (Rs eighty four lakhs only)
SET FORTH VALUE:	Rs. 84, 00,000/- (Rs eighty four lakhs only)

THIS DEED OF CONVEYANCE MADE ON THIS 27<sup>th</sup> DAY OF JULY 2021.

B E T W E E N

SRI INDRANIL CHAKRABORTY [PAN: AFRPC1335E], son of Sri Satya Ranjan Chakraborty, Hindu by faith, resident of H.No. 148 Sector-16-B Arjun Enclave P.O Gaziabad P.S. Gaziabad Kotwal and District Gaziabad in the state of Uttar Pradesh, hereinafter called and referred to as the VENDOR (*which expression shall, unless excluded by or repugnant to the context or meaning thereof, includes, his heirs, executors, administrators, legal representatives and assigns*) of the **FIRST PART**;

A N D

1. SRI JAGJIT SINGH BINDRA [PAN: AKWPS4590D], son of Late Surjeet Singh Bindra, Sikh by religion, Business by occupation resident of Krishna-Nagar P.O&P.S Mirik District Darjeeling, in the state of West Bengal,

Indranil Chakraborty

2. **SRI ANURAG GUPTA**, [PAN: ADPPG4628L] son of Lt. Ramautar Gupta, Hindu by religion Business by occupation resident of 59 hill Cart Road Kurseong P.O&P.S Kurseong District Darjeeling, in the state of West Bengal,
3. **SRI MANJEET SINGH**, [PAN: AUEPS8333E] son of Late Surjeet Singh Bindra, Sikh by religion Business by occupation resident of Krishna-Nagar P.O&P.S Mirik District: Darjeeling, in the state of West Bengal,
4. **SRI ANUPAM GUPTA**, [PAN: ADPPG6300F] son of Lt. Ramautar Gupta Hindu by religion Business by occupation resident of 59 Hill cart Road Kurseong P.O&P.S Kurseong District Darjeeling, in the state of West Bengal,

all above named hereinafter called the **PURSHASERS** (*which expression shall mean unless excluded be deemed to include their heirs, executors, successors, representatives, administrators and assigns*) of the **OTHER PART**;

Indraniel Chakraborty -



WHEREAS one Manmaya Chettrini wife of Bhim Bahadur Chettri resident of Sherubari P.O/P.S Kurseong and District Darjeeling was the recorded owner of all that piece and parcel of land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprised under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhaket, Ghareri, Ghareri, Sukhaket Sukhaket respectively, situated within Mauza Card road Sheet no. 29, J.L no 31, recorded in Khatian no. R.S 546 & L.R 340, P.O/P.S Kurseong in the district of Darjeeling, having inheritable transferable right and seize the physical possession on the said land without any encumbrances and disputes whatsoever.

AND WHEREAS the said Manmaya Chettrini sold the said land to one Radika Raya D/O Late Nanda Singh Raya measuring more or less 0.1635 acres (16.35 Decimals) in total, comprised under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhaket, Ghareri, Ghareri, Sukhaket Sukhaket respectively, situated within Mauza Card road Sheet no. 29, J.L no 31, recorded in Khatian no. R.S 546 & L.R 340, P.O/P.S Kurseong in the district of Darjeeling by the way of DEED OF SALE being no. 91 for the year 1991 entered in book 1, Volume no. 03, pages from 1 to 6 dated 23/08/1991 registered at the office of Additional District Sub-register at Kurseong and seize the physical possession having inheritable transferable right on the said land without any encumbrances and disputes whatsoever.

Indrind Chettri

AND WHEREAS the said Radika Raya thereafter Gifted the said land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprises under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhakhhet Ghareri Ghareri Sukhekhet Sukhekhet, recorded in khatian no. 340 (new) & 546(old), Mauza: Cart Road Sheet no 29 under P.S Kurseong District Darjeeling to her nephew Sri Subash Kumar Chettri S/O Late Mathban Singh Chettri by virtue of DEED OF GIFT dated being Document No. 42 for the year 2002, entered in book 1 volume no. 2 Pages 48 to 51 registered at the office of the Addl. District Sub-Registrar Kurseong having permanent heritable and transferable right title and interest therein.

AND WHEREAS above named Sri Subash Kumar Chettri thereafter transferred for valuable consideration and made over physical possession of the land measuring 0.1635 Acres in total land, unto and in favour of the Sri Indranil Chakraborty and Suvanil Chakravorty both sons of Sri Satya Ranjan Chakraborty vide registered Sale Deed, Being document No. 00274 for the year 2012 of Dated. 05/11/2012 entered in book no. 1 CD volume no. 2 pages from 1780 to 1798 and the same was registered in the office of the Dist. Sub-Registrar, Kurseong recorded in khatian no. 507/6 comprised in L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhakhhet Ghareei Ghareri Sukhekhet Sukhekhet respectively thus the said having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Indranil Chakraborty



AND WHEREAS by virtue of the aforesaid Sale Deed Sri Indranil Chakraborty and Suvanil Chakravorty both sons of Sri Satya Ranjan Chakraborty became the absolute owner holding 50% share in the said land measuring total 0.1635 Acres having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and the said land was mutated in their respective names at the RECORD OF RIGHT MAINTAINED AT THE OFFICE OF BLOCK LAND AND LAND REFORMS KURSEONG District Darjeeling and two different Khatians were issued in their respective names being Khatian no. L.R 26 for land measuring more or less 0.0818 Acres in the name of Suvanil Chakravorty and L.R 507/6 for land measuring more or less 0.0817 in the name of Indranil Chakravorty.

AND WHEREAS the Sri Suvanil Chakravorty above named after becoming the absolute owner of land measuring more or less 0.0818 Acres and exercising all Acts of absolute ownership in or upon the said Land without any objection, claims, demand whatsoever from any person or persons whomsoever of all that land measuring more or less 0.0818 Acres recorded in khatian no. L.R 26 comprised under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhakhhet Ghareri Ghareri Sukhekhet Sukhekhet, GIFTED the said land to his brother Sri Indranil Chakravorty by way of DEED OF GIFT registered in book 1, volume number 0401-2021, pages from 5017 to 5037 being no. 040100219 for the year 2021, dated 16/03/2021, executed at the office District Sub-registrar Darjeeling.

*Indranil Chakravorty*



**AND WHEREAS** thereafter the DEED OF GIFT executed by Sri Suvanil Chakravorty in favour of his brother Indranil Chakraborty the above named VENDOR, became sole and absolute owner of all that land measuring more or less 16.35 decimals more fully detailed in the schedule hereunder, exercising all Acts of absolute ownership in or upon the said Land without any objection, claims, demand whatsoever from any person or persons whomsoever.

**AND WHEREAS** the VENDOR has been exercising absolute right, title and interest in or upon the said land property and he has been paying and rent to the Land and Land Reforms Office regularly.

**AND WHEREAS** the VENDOR is now desirous of disposing of that piece and parcel of land measuring more or less piece and parcel of land measuring more or less 0.01635 Acres (16.35 decimals) in total comprised under Khatian no. 507/6 and deed of gift no. 040100219 for the year 2021. comprises under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhakheth Ghaereri Ghareri Sukhekhet Sukhekhet respectively Mouza: Cart road sheet no. 29, Gram Panchayat- Ghatabari-1 J.L no 31, P.O./P.S Kurseong District Darjeeling in the State of West Bengal.

Indranil Chakraborty

AND WHEREAS the PURCHASERS above named approached the VENDOR to purchase the land as mentioned in the schedule hereunder below and the VENDOR agreed to sale all that piece and parcel of land measuring more or less 0.01635 Acres (16.35 decimals) in total comprised under Khatian no. 507/6 and deed no. 040100219 for the year 2021, comprises under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhaket Ghareri Ghareri Sukhekhet Sukhekhet respectively Mouza: Cart road sheet no. 29, Gram Panchayat- Ghatabari-I J.L no 31, P.O./P.S Kurseong District Darjeeling in the State of West Bengal more fully and particularly described in the Schedule given here under from the VENDOR at a sale consideration of Rs. 84,00,000 /-(Rupees eighty, four lakhs only) free from all encumbrances, charges and demand whatsoever.

AND WHEREAS the VENDOR considering the price so offered by the purchaser fair and reasonable and highest in the prevailing market have finally agreed to sell the said land, fully describes in the schedule below for consideration of Rs 84,00,000( Rupees eight four lakhs only) free from encumbrances and charges whatsoever, unto the purchaser and the said land is transferred in the manner as appearing herein.

*Sudhansu Chatterjee*

**NOW THIS INDENTURE OF SALE WITNESSES THAT**

*Sudrmit Chakraborty*

That in pursuance of the aforesaid offer, acceptance and in consideration of the said sum of Rs. 84,00,000/- (Rupees eighty four lakhs only) which the said sum the **VENDOR** does hereby acknowledged as having received from the **PURCHASER**, the **VENDOR** does hereby convey, Transfer, Sell and Assign unto the **PURCHASER** all that measuring more or less land measuring more or less 0.01635 Acres (16.35 decimals) in total comprised under Khatian no. 507/6 corresponding to comprises under L.R Plot no. 58,59,60,61,62 and R.S 53,54,55,57,56 classified as Sukhaket Ghareri Ghareri, Sukhaket Sukhaket respectively Mouza: Cart road sheet no. 29, Gram Panchayat- Ghatabari-I J.L no 31, P.O./P.S Kurseong District Darjeeling in the State of West Bengal more fully and particularly detailed and described in the Schedule of Property given hereunder together with all the right, title, interest, property claim and demand in or upon the said land measuring more or less **16.35 decimals** , absolutely and forever as ordinarily pass on such Sale.

**AND** the **VENDOR** does hereby covenant and declare by **THESE PRESENTS** that he has absolute right to convey the said land more fully and particularly described and detailed in the Schedule given hereunder in the manner aforesaid.

AND the **PURCHASERS** shall hereafter peaceably **HOLD, USE** and **ENJOY** the same as their own land without any interruption, claim or demand whatsoever from the **VENDOR** and any person or persons claiming under himself and the **PURCHASERS** shall have undivided share in or upon the land and the **VENDOR** does hereby further covenant and declare that the **PURCHASERS** shall have absolute easementary rights, and further shall have absolute right to mortgage the said land to any financial institution and shall also have right to sale and lease the said land with absolute right to mutate their names in the Records of Land and Land Reforms office.

AND the **VENDOR** further covenant and declare by THESE PRESENTS that he shall or will from time to time, upon the request and at the cost of the **PURCHASERS** do or execute, cause to be done or executed all such acts, deeds or things for further and more perfectly assuring the said landed property more fully and particularly described in the Schedule hereunder and placing the **PURCHASERS** in possession of the same according to true intent and meaning of These Presents as shall or may be reasonably required.

AND the **VENDOR** declares that the interest which the professes to transfer hereby subsists as on the date of these present and that there exist no previous transfer mortgage, lease, contract for sale or otherwise by the **VENDOR** in favour of any other person or party respecting the said schedule below land and that the property hereby transferred, expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove are all true and in the event of any contrary provide the vendor shall be liable for false recitals and shall also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

Indrjeet Chahal



**AND** the **VENDOR** do hereby covenant and declare by These Presents that the said land property more fully and particularly describe in the schedule given hereunder is free from all encumbrances, charges and demand whatsoever and that if it transpires hereafter that his right, title claim in or upon the said vacant land measuring more or less **16.35 decimals** is defective or the **VENDOR** has done any thing whereby the said land may be subject to lien, attachment of any Court or Courts and thereby if the **PURCHASERS** sustains any loss or damages or expenses, the **VENDOR** in such event shall be bound to refund unto the **PURCHASERS** the full purchase price of Rupees 84,00,000/- (Rupees eighty four Lakhs only) together with all costs of additional or improvements done if any, by the **PURCHASERS** in or upon the said land more fully and particularly described in the schedule given hereunder.

**AND** the **VENDOR** do hereby agree to save unless and keep indemnified the purchaser against all losses damages costs or expenses which the **PURCHASERS** may sustain or incur by reason of any claim being made by anybody whomsoever to the said Property.

Indravid Chaturvedi

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

All that piece and parcel of land measuring more or less 0.01635 Acres (16.35 decimals) in total comprised under Khatian no. 507/6, Mouza: Cart road sheet no. 29, Gram Panchayat-Ghayabari-I J.L no 31, P.O./P.S Kurseong District Darjeeling in the State of West Bengal,

The above land recorded as follows :

Land	Plot no.		Khatian no.	Land purpose	ROR	Area of Land in Acre
	L.R	R.S				
Land 1	58	53	507/6	Bastu	Sukhaket	0.0466
Land 2	59	54		Bastu	Ghareri	0.0385
Land 3	60	55		Bastu	Ghareri	0.0156
Land 4	61	57		Bastu	Sukhaket	0.0005
Land 3	62	56		Bastu	Sukhaket	0.0623
Total Area of land						0.1635

*Endrinal Chatterjee*

Bounded and butted as under:

North: By the Cart Road N.H.55,

South: By the house of Belu Pradhan,

East: By the Jhora & Rajen Tamang,

West: By the Jhora and House of Lt. Bhim Paudyal (Chettri).

IN WITNESS WHEREOF the VENDOR and the PURCHASERS has set and subscribed their respective hand on this the day date, month and year first above written n presence of:

WITNESSES:

1. Dasorath Prasad  
Sodalit D.S. Prasad  
P.O. Road, K 7.

Indrind Chakraborty

SIGNATURE OF VENDOR

2. Deepthi Bhandari  
1/6 H. L. N. Bhandari  
Deosay Dasa  
Mirik.

1. [Signature]

2. [Signature]

3. [Signature]











4. [Signature]

SIGNATURE PURCHASERS

Drafted, Prepared and explained by me in English language :

Deepthi Bhandari  
**Deepthi Bhandari**  
Advocate, Mirik  
WB/332/2007

FINGERPRINTS OF EXECUTANT

Hand	Thumb	Index	Middle	Ring	Little
Right hand					
Left hand					



*Indrind Chakraborty*











VENDOR



*End*













FINGERPRINTS OF EXECUTANT

Hand	Thumb	Index	Middle	Ring	Little
Right hand					
Left hand					













*[Signature]*  
PURCHASER

Hand	Thumb	Index	Middle	Ring	Little
Right hand					
Left hand					



*[Signature]*  
PURCHASER











FINGERPRINTS OF EXECUTANT

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Right hand					
Left hand					



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\_\_\_\_\_  
PURCHASER

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Right hand					
Left hand					



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\_\_\_\_\_  
PURCHASER



भारत सरकार  
GOVERNMENT OF INDIA



इन्द्रानिल चक्रवर्ती  
Indrani Chakraborty  
जन्म तिथि B 22/11/1975  
पुरुष / MALE



9875 1906 0135

मेरा आधार, मेरी पहचान



भारतवासी बायोमेट्रिक पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O सत्य ज्योति चक्रवर्ती,  
खण्ड 14B, सेक्टर-16-बी,  
वसुंधरा एन्क्लेव, ग्हाज़ियाबाद,  
उत्तर प्रदेश - 201012

Address:  
S/O S.R. Chakraborty, H.No. 14B,  
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Vasundhara, Ghazabad,  
Uttar Pradesh - 201012



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P.O. Box No. 1047,  
Gurgaon-122 001

*Indrani Chakraborty*

**आयकर विभाग**      भारत सरकार  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

**INDRANIL CHAKRABORTY**  
**SATYA RANJAN CHAKRABORTY**  
 22/11/1976

Permanent Account Number  
**AFRPC1335E**





Signature: *Indranil Chakraborty*  
 Digitized

*Indranil Chakraborty*

Address: 40/2, Sector 11, Chandigarh  
 Includes Tax PAN Service (Can. I.T. HS) ...  
 Plot No. 1, Sector 11, CHD Bypass  
 New Mumbai - 400 614  
 For more details visit our website: www.irs.gov  
 Contact: Mr. Satya Ranjan Chakraborty  
 Phone: 91-98900-XXXXXX  
 Fax: 91-98900-XXXXXX





भारत सरकार  
Government of India  
सुजैत सिंह बिन्दा  
Jaget Singh Binda  
जन्म तिथि : DOB : 25/03/1970  
पुरुष / Male



7970 8435 1016

आधार - आम आदमी का अधिकार



एकमात्र विश्वव्यापी पहचान प्रणाली  
Unique Identification Authority of India

पता:  
सुजैत सिंह बिन्दा, वार्ड नं 5,  
कृष्णनगर मिरक, जिला मेरक,  
दार्जिलिंग, पश्चिम बंगाल,  
734214

Address:  
SO: Sujet Singh Binda, WARD  
NO 5, KRISHNANAGAR MIRK,  
Meik, Darjeeling, Mirk, West  
Bengal, 734214

7970 8435 1016



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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**JAGJIT SINGH BINDRA**  
**SURJEET SINGH**

23/03/1970

PAN: **AKWPS4590D**



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 फ्री कॉल: 14200



भारत सरकार  
Government of India



अनुराग गुप्ता  
Anurag Gupta  
जन्म तिथि / DOB : 21/05/1977  
पुरुष / Male



4324 7151 0568

आधार - आम आदमी का अधिकार

Anurag Gupta



भारतीय अद्वितीय पहचान प्राधिकरण  
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पता: S.O. रामजयदर गुप्त, 58,  
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15, कुर्सोंग, दार्जिलिंग, बंगाल,  
पिनकोड 734303

Address: S.O. Rameswar Gupta, 58, H.C.  
ROAD, H.C. road ward number 15,  
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भारत सरकार

Government of India



नाम / Name  
Mangut Singh  
No. / पता / Address  
Father: Surjit Singh

जन्म तिथि / Date of Birth  
म / Male

6576 5414 3993



आधार - आम आदमी का अधिकार

Handwritten signature



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1952 202 1947

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भारत सरकार  
Government of India



नाम: Manoj Singh  
पिता: Supreet Singh

लिंग: Male



6576 5414 3993

आधार - आम आदमी का अधिकार

*Handwritten scribbles*



भारतीय एकल चिह्न प्रणाली  
Unique Identification Authority of India

पता: एन ३३६, कृष्णनगर, मिरा  
दिस, दार्जिलिंग, पश्चिम बंगाल  
734214

Address: WARD NO.01  
KRISHNANAGAR, Mirra,  
Darjeeling, West Bengal, 734214

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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

MANJEET SINGH  
 SURJEET SINGH  
 03/06/1972  
 AUEPS8333E



*Handwritten initials: JH*

*Handwritten marks: JH*

All this card is for...  
 Please send to PAN Section 100, F. B. H. S. I.  
 Plot No. 1, Sector 31, Gurgaon, Haryana.  
 New Delhi - 110 014.

All this card is for...  
 Please send to PAN Section 100, F. B. H. S. I.  
 Plot No. 1, Sector 31, Gurgaon, Haryana.  
 New Delhi - 110 014.

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MANJEET SINGH  
 SURJEET SINGH  
 03/06/1972  
 AUEP58333E  
 भारत सरकार  
 GOVT. OF INDIA  


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All the data found in this document is confidential and should be treated as such.  
 Income Tax PAN Secretariat Delhi (CHITSI)  
 Plot No. 1, Sector 22, Gurgaon, Haryana  
 New Number - 400 014  
 Tel: 0129-425 1111  
 Fax: 0129-425 1112  
 E-mail: [pan@chitsi.gov.in](mailto:pan@chitsi.gov.in)  
 Website: [www.chitsi.gov.in](http://www.chitsi.gov.in)  
 PAN Card - 100 014


 भारत सरकार  
 Government of India


 अनूपम गुप्ता  
 Anupam Gupta  
 जन्म तिथि / DOB : 04/09/1974  
 पुरुष / Male



2005 2867 5417

मेरा आधार, मेरी पहचान

*(Handwritten Signature)*




 भारत सरकार  
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UIDAI  
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पता:  
 अनूपम गुप्ता, एम अवतार गुप्ता, 59,  
 कार्ट रोड, सेंट्रल बैंक  
 कुरुआंग, कुरुआंग, दार्जिलिंग,  
 कुर्सांग, वेस्ट बंगाल, 734203

Address:  
 S/O: Ram Avtar Gupta, 59, H8  
 Cart Road, Opposit Central Bank,  
 Kurseong, Kurseong, Darjeeling,  
 Kurseong, West Bengal, 734203

2005 2867 5417

 1800  
 help@uidai.gov.in  
 www.uidai.gov.in



स्थायी खाते नम्बर / PERMANENT ACCOUNT NUMBER  
**ADPPG6300F**



 नाम / NAME  
**ANUPAM GUPTA**

पिता के नाम / FATHER'S NAME  
**RAMAUTAR GUPTA**

जन्म तिथि / DATE OF BIRTH  
**04-09-1974**

करदाता की हस्ताक्षर  


  
 आयकर अधीक्षक, ए.ए.डी.  
 COMMISSIONER OF INCOME-TAX, Secy - XI

*Handwritten signature*

इस कार्ड के लिये / लिए जारी कर कृपया ध्यान रखने  
 कायम रखने की आवश्यकता है।  
 (यदि आपका आयकर (भारत) एवं राजस्थान)।  
 1-7,  
 कोचिंग स्क्वायर,  
 जयपुर - 700 089.  
 In case this card is lost/ found, kindly inform/ return to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 1-7,  
 Coaching Square,  
 Jaipur, 700 089.

  
 भारत निर्वाचन आयोग  
 परिषद पर  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

LZS0715342



मतदाता को नाम : दशरथ प्रधान  
 Voter's Name : Dharan Pradhan  
 पिता को नाम : बंशधर सिंह नेवार  
 Father's Name : Banshar Singh Newar  
 लिंग : पुरुष  
 Date of Birth : 02/07/1949

Dharan Pradhan

LZS0715342

ठेका  
 दशरथ प्रधान, वार्ड नं. 20, बरनाह,  
 दार्जिलिंग- 734203

Address:  
 DOKAN DARA, WARD NO. 20,  
 KURSEONG, DARJEELING- 734203

Date: 06/02/2013 

जसोपाध्यक्ष निर्वाचन क्षेत्र के प्रमुख  
 परिषद/कार्यपालिका के अध्यक्ष के पद पर

Facsimile Signature of the Electoral  
 Registration Officer for  
 24 Kurseong Constituency

इस मतदाता की पहचान करने के लिए  
 मतदाता को निर्वाचन क्षेत्र के प्रमुख  
 परिषद/कार्यपालिका के अध्यक्ष के पद पर  
 निर्वाचन क्षेत्र के प्रमुख परिषद/कार्यपालिका के अध्यक्ष के पद पर  
 निर्वाचन क्षेत्र के प्रमुख परिषद/कार्यपालिका के अध्यक्ष के पद पर

In case of change of address mention this Card No.  
 in the relevant form for obtaining your name in the  
 list of the changed address and to attach the Card  
 with same number.

1. 7/1/19

विभाग	व्यक्तिगत	दस्तावेज नं०	507/6	[ 0400031 ]	
पेशा	कार्टीरीड	द्वि-दस्तावेज नं०	031	भाग खसरी	
(1) मूल मूल्य	16.00	(2) मूल मूल्य	0.00	(3) मूल मूल्य	0.00
(4) मूल्यको मूल परिवर्तन	0.0017	(5) मूल मूल्य	0		
(6) मूल्यको दरदो परिवर्तन		(7) मूल्य		(8) मूल्य	

मूल मूल्य	इन्टरमिडियट कार्यालयी	राज्य	Self Klegible N.S. 2012-13
मूल मूल्य	कार्यालयी कार्यालयी		
मूल मूल्य	मिना		

रिफ-20

आरम्भ शर्तको विवरण

दस्तावेज नं०	व्यक्तिगत श्रेणी	विवरण	दस्तावेजको मूल्य		दस्तावेजको मूल्यको परिवर्तन	
			मूल्य	दस्तावेजको मूल्य	मूल्य	दस्तावेजको मूल्य
50	सुकाको/1	vide case no.141(X-11) of 2012-13.	0 0456	0 5000	0 0233	0 0094
59	उपनिवेश		0 0265	0 5000	0 0192	0 0077
60	खसरी		0 2056	0 0300	0 0070	0 0031
61	सुकाको/1		0 0005	0 5000	0 0002	0 0000
62	सुकाको/1		0 0623	0 5000	0 0312	0 0126

1. 8/1/19

1. 8/1/19

1. 8/1/19



L. & L. 11778

L. & L. 11782

L. & L. 11783

L. & L. 11784

L. & L. 11785

विभाग व्यक्तिगत	प्रतिपादक सं. 26	8486031
संख्या अपार्टमेंट	सेवा प्रमाण सं. 831	पता: अनार
(1) कर/का 0.00	0.00	(1) सेवा मूल्य 0.00
(2) अतिरिक्त सेवा प्रदान 0.0816		(*) सेवा मूल्य 5



आवेदक का नाम श्री. राजेश कुमार	पता अनार	ATTEST श्री- <i>[Signature]</i> REVENUE OFFICER
आवेदक का पता अनार	आवेदक का पता अनार	

अपने इमींग को विवरण

इमींग सं.	इमींग का विवरण	विवरण	इमींग का मूल्य		इमींग का मूल्य	
			एकक	दशमक	एकक	दशमक
58	सुकायेत/1	vide case no.141(IX-11) of 2012-13. आम्र अ.म-587/6	0 0466	0.5000	0 0233	0 0094
59	उमींग		0 0385	0.5000	0 0193	0 0078
60	अपार्टमेंट		0 2056	0.0300	0 0078	0 0031
61	सुकायेत/1		0 0005	0.5000	0 0003	0 0001
62	सुकायेत/1		0 0623	0.5000	0 0311	0 0125



पूरी राशि

0 0818 0 0329

L. & L. 11786

L. & L. 11787



### Major Information of the Deed

Deed No :	I-0405-00207/2021	Date of Registration	27/07/2021
Query No/ Year	0405-2001142221/2021	Office where deed is registered	
Query Date	09/07/2021 10:56:01 AM	0405-2001142221/2021	
Applicant Name, Address & Other Details	Deepti Bhandari Mirik, Thana : Mirik, District : Darjeeling, WEST BENGAL, PIN - 734214, Mobile No. : 9609803341, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set-Forth value	Market Value		
Rs. 84,00,000/-	Rs. 84,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,52,000/- (Article:23)	Rs. 84,000/- (Article:A(1))		
Remarks			

### Land Details :



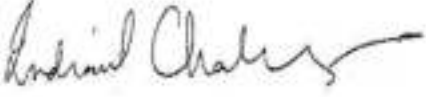
District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, JI No: 31, Pin Code : 734203

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	LR-58 (RS :-)	LR-507/6	Bastu	Sukhaket	0.0466 Acre	23,00,000/-	23,00,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-60 (RS :-)	LR-507/6	Bastu	Ghareni	0.0156 Acre	8,00,000/-	8,00,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-61 (RS :-)	LR-507/6	Bastu	Sukhaket	0.0005 Acre	1,00,000/-	1,00,000/-	Property is on Road Adjacent to Metal Road,
L5	LR-62 (RS :-)	LR-507/6	Bastu	Sukhaket	0.0623 Acre	32,00,000/-	32,00,000/-	Property is on Road Adjacent to Metal Road,
<b>TOTAL :</b>					<b>12.5Dec</b>	<b>64,00,000 /-</b>	<b>64,00,000 /-</b>	

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, JI No: 31, Pin Code : 73203

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-59 (RS :-)	LR-507/6	Bastu	Ghareni	0.0385 Acre	20,00,000/-	20,00,000/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>16.35Dec</b>	<b>84,00,000 /-</b>	<b>84,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Indranil Chakraborty</b> <b>(Presentant )</b> Son of Mr Satya Ranjan Chakraborty Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	<b>Photo</b>  27/07/2021	<b>Finger Print</b>  LTI 27/07/2021	<b>Signature</b>  27/07/2021
HNO. 148 Sector 16-B Arjun Enclave Vasundhra Ghazi, City:- , P.O:- Ghaziabad, P.S:-GHAZIABAD KOTWALI, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201012 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx5E, Aadhaar No: 98xxxxxxxx0135, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr Jagjit Singh Bindra</b> Son of Late Surjeet Singh Krishna Nagar Ward No. 04, City:- Mirik , P.O:- Mirik, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			
2	<b>Mr Anupam Gupta</b> Son of Mr Ramautar Gupta Kurseong, City:- Kurseong, , P.O:- Kurseong, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			
3	<b>Mr Manjeet Singh</b> Son of Late Surjeet Singh KRISHNA NAGAR WARD NO. 04, City:- Mirik , P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			
4	<b>Mr Anurag Gupta</b> Son of Mr Ramautar Gupta KURSEONG, City:- Kurseong, , P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Dasarath Pradhan</b> Son of Late D S Pradhan P B Road, City:- Kurseong, , P.O:- Kurseong, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203	 27/07/2021	 27/07/2021	 27/07/2021
Identifier Of Mr Indranil Chakraborty			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Chakraborty	Mr Jagjit Singh Bindra-1.165 Dec,Mr Anupam Gupta-1.165 Dec,Mr Manjeet Singh-1.165 Dec,Mr Anurag Gupta-1.165 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Chakraborty	Mr Jagjit Singh Bindra-0.9625 Dec,Mr Anupam Gupta-0.9625 Dec,Mr Manjeet Singh-0.9625 Dec,Mr Anurag Gupta-0.9625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Chakraborty	Mr Jagjit Singh Bindra-0.39 Dec,Mr Anupam Gupta-0.39 Dec,Mr Manjeet Singh-0.39 Dec,Mr Anurag Gupta-0.39 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Chakraborty	Mr Jagjit Singh Bindra-0.0125 Dec,Mr Anupam Gupta-0.0125 Dec,Mr Manjeet Singh-0.0125 Dec,Mr Anurag Gupta-0.0125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Chakraborty	Mr Jagjit Singh Bindra-1.5575 Dec,Mr Anupam Gupta-1.5575 Dec,Mr Manjeet Singh-1.5575 Dec,Mr Anurag Gupta-1.5575 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, JI No: 31, Pin Code : 734203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 58, LR Khatian No:- 507/6		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 60, LR Khatian No:- 507/6		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 61, LR Khatian No:- 507/6		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 62, LR Khatian No:- 507/6		Seller is not the recorded Owner as per Applicant.

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, JI No: 31, Pin Code : 73203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 59, LR Khatian No:- 507/6		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 040500207 / 2021

On 26-07-2021

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 84,00,000/-

*Bhutta*

Dawa Lamu Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KURSEONG

Darjeeling, West Bengal

On 27-07-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:02 hrs on 27-07-2021, at the Office of the A.D.S.R. KURSEONG by Mr Indranil Chakraborty ,Executant.

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

Execution is admitted on 27/07/2021 by Mr Indranil Chakraborty, Son of Mr Satya Ranjan Chakraborty, HNO. 148 Sector 16-B Arjun Enclave Vasundhara Ghazi, P.O: Ghaziabad, Thana: GHAZIABAD KOTWALI, Ghaziabad, UTTAR PRADESH, India, PIN - 201012, by caste Hindu, by Profession Professionals

Identified by Mr Dasarath Pradhan, . . Son of Late D S Pradhan, P B Road, P.O: Kurseong, Thana: Kurseong, . City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,000/- ( A(1) = Rs 84,000/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 84,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2021 4:27PM with Govt. Ref. No: 192021220037503238 on 26-07-2021, Amount Rs: 84,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 5343323103634 on 26-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,47,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1566, Amount: Rs.5,000/-, Date of Purchase: 14/07/2021, Vendor name: Sandhya Saha Goon

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2021 4:27PM with Govt. Ref. No: 192021220037503238 on 26-07-2021, Amount Rs: 2,47,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 5343323103634 on 26-07-2021, Head of Account 0030-02-103-003-02

*Bhutta*

Dawa Lamu Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KURSEONG

Darjeeling, West Bengal