

3527/2022

I

3314/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 246939



Notarized that the Document is admitted to
 the Signature Sheet and the
 endorsement is attached to this document
 as a part of this document.

[Signature]
 Additional Registrar
 Assurances III, Kolkata

Additional Registrar of
 Assurances III Kolkata
 - 9 MAR 2022

11.46 am
 9/3/22
 2/ 694935/22

DEED OF SALE

NON JUDICIAL STAMP

Sl. No. 2426 Dated 17/12/2021
Name Siddhi Vinayak Construction
Of Siliguri
Value Rs. 5000/- (Rupees Five thousand only)

SANDHYA SARKAR GOON
GOVT. STAMP ENDOR
SILIGURI JURT
L/No.-17/RM OF 2018



Additional Registrar of
Assurances at Kolkata
- 9 MAR 2022

THIS DEED OF SALE IS MADE ON THIS
THE 09th DAY OF MARCH,
TWO THOUSAND TWENTY-TWO.

Area	: 1/4 th undivided share of land measuring 0.03775 acres & 70 (seventy) years old Tin shaded house measuring 400 square feet;
Set forth value	: Rs.32,50,000.00
Assessed value	: Rs.41,18,181.00
Plot No.	: 6577 (R. S.), 1722 (L.R.);
Khatian No.	: 3877 (R. S.), 13183 (L.R.);
Ward No.	: 20 of Siliguri Municipal Corporation;
Mouza	: Siliguri (at present Siliguri Madhya);
Police Station	: Siliguri;
District	: Darjeeling;
State	: West Bengal.

B E T W E E N

M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm [PAN: AEMFS 7759 E], having its office at Holding No. 215/1/293, Ground floor, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, represented by one of its Partner, SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal, both are Hindu by faith, Business by occupation, Indian by Citizen, hereinafter called “the PURCHASER” (which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

MISS RANI MITRA, daughter of Late Amrita Lal Mitra (PAN: ATKPM 9813 A; Aadhaar No. 6303 6340 9462], Hindu by faith, House-hold by occupation, Indian by Citizen, residing at CF-165, Sector - 1, Salt Lake, Bidhan Nagar CC Block, Post Office and Police Station - Bidhan Nagar, Pin - 700 064, District - North 24 Parganas, in the State of West Bengal, 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, one SRI AMRITA LAL MITRA, son of Tilak Chandra Mitra was the recorded owner of a plot of land measuring 0.166 acres, in part of R. S. Plot No. 6577, recorded in R. S. Khatian No. 3877, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, having 16 (sixteen) annas share in his khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein. Thereafter, above named SRI AMRITA LAL MITRA, son of Tilak Chandra Mitra constructed a Tin shade house measuring 1600 square feet on the said land and started living thereon.

AND WHEREAS, above named AMRITA LAL MITRA died intestate on 15.08.1959 and his wife - SUKUMARI MITRA died intestate in the year 1976, leaving behind them 2 (two) sons, viz. SRI ANIL KUMAR MITRA & Dr. SUNIL KUMAR MITRA and 2 (two) daughters, viz. MISS RENUKA MITRA & MISS RANI MITRA as their only legal heirs and/ or successors to inherit their estates as per provisions of Hindu Succession Act, 1956. By virtue of such law of inheritance, above named SRI ANIL KUMAR MITRA, Dr. SUNIL KUMAR MITRA, MISS RENUKA MITRA & MISS RANI MITRA acquired the said land measuring 0.166 acres alongwith 1600 square feet Tin shaded house, in part of R. S. Plot No. 6577, recorded in R. S. Khatian No. 3877, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, having 1/4th undivided

share each in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, above named ANIL KUMAR MITRA also died on 01.09.1971 leaving behind him his wife – SMT. MANIKA MITRA and only son – SRI PRABIR KUMAR MITRA as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. Subsequently, above named PRABIR KUMAR MITRA also died on 23.06.2007 as Bachelor leaving behind him his mother – SMT. MANIKA MITRA as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. By virtue of law of inheritance, above named SMT. MANIKA MITRA acquired 1/4th undivided share of land and house out of total land measuring 0.166 acres alongwith 1600 square feet Tin shaded house, in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, above named Dr. SUNIL KUMAR MITRA died intestate on 15.04.2001 leaving behind him his wife – SMT. NILIMA MITRA as his only legal heirs and/ or successors to inherit his estates as per provisions of Hindu Succession Act, 1956. By virtue of law of inheritance, above named SMT. NILIMA MITRA acquired 1/4th undivided share of land out of total land measuring 0.166 acres alongwith 1600 square feet Tin shaded house, in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

It is to be mentioned here that subsequently record of right was prepared for the said land measuring 0.166 acres in the name of AMRITA LAL MITRA in the newly published L. R. Khatian, vide Khatian No. 1211, L. R. Plot No. 1722 of Mouza – Siliguri Madhya. Thereafter, record of right was prepared for the said land measuring 0.166 acres in the name of SMT. MANIKA MITRA, SMT. NILIMA MITRA, MISS RENUKA MITRA & MISS RANI MITRA in the newly published L. R. Khatian; vide Khatian No. 13183, 13184, 13185 & 13186, L. R. Plot No. 1722 of Mouza – Siliguri Madhya. It is also to be mentioned here that though above named SMT.

MANIKA MITRA, SMT. NILIMA MITRA, MISS RENUKA MITRA & MISS RANI MITRA acquired a plot of land measuring 0.166 acres, by virtue of law of inheritance, but at present they are enjoying, occupying and possessing a plot of land measuring 0.151 acres alongwith Tin shade house measuring 1600 square feet, having 1/4th undivided share each in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein, as specifically mentioned in the Schedule - 'A' herein below.

AND WHEREAS, above named SMT. MANIKA MITRA, SMT. NILIMA MITRA, MISS RENUKA MITRA & MISS RANI MITRA thereafter amicably partitioned the land measuring 0.151 acres alongwith Tin shade house measuring 1600 square feet amongst themselves orally and have been enjoying, occupying and possessing their respective plot of land peacefully without having any objection from any corner. By virtue of such oral partition above named MISS RANI MITRA acquired schedule - 'B' herein below in her khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, the Vendor herein above due to some personal reasons have decided to sale and transfer her above mentioned 1/4th undivided share of land measuring 0.03775 acres alongwith Tin shade house measuring 400 square feet, as fully mentioned in the schedule - 'B' herein below, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of a plot of land for its future project and being aware of the said fact have offered and agreed to purchase the said land at and for a total sum of Rs.32,50,000.00 (Rupees Thirty-two lakh fifty thousand) only and the Vendor have accepted the price so offered by the Purchaser as the same is fair, reasonable and highest prevailing in the present market and have agreed to sell and transfer the said land as fully mentioned in the Schedule herein below unto the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of a sum of Rs.32,50,000.00 (Rupees Thirty-two lakh fifty thousand) only paid by the Purchaser to the Vendors

IT IS FURTHER COVENANTED that if any defects in title or for any act done by the Vendor in any way with respect to the land hereby transferred and if the Purchaser is deprived of possession or enjoyment of the property hereby transferred, the Vendor shall be liable to return to the PURCHASER the full or proportionate part of the consideration money together with interest from the date of such deprivation and shall also be liable for adequate compensation for any loss or injury there to be sustained by the Purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and that there subsists no such contract upto the date of these presents and in the event of discovery of any contract of sale or transfer existing with respect to the aforesaid land or any part thereof or if any of the recitals made herein are proved to be false then the

(the receipt whereof the Vendor doth hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor doth hereby grant, convey, sell transfer, assure and confirm unto the Purchaser all that piece or parcel of land measuring 0.03775 acres alongwith Tin shade house measuring 400 square feet, appertaining to and forming part of R. S. Plot No. 6577, corresponding to L. R. Plot No. 1722, recorded in R. S. Khatian - No. 3877, corresponding to L. R. Khatian No. 18183, situated within Mouza - Silihuri (at present Silihuri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Azad Hind Sarani, Subhas Pally, Post Office and Police Station - Silihuri, Pin - 734 001, District - Darjeeling, in the State of West Bengal, more fully described in the schedule - 'B' herein below free from all encumbrances and charges whatsoever, together with all yards, courts, areas, sewer-ways, paths, passages, common fences, well and appurtenances whatsoever to the said land hereditaments thereto and TO HAVE AND TO HOLD the said land subject to payment of rents, taxes etc. payable to the State of West Bengal And the PURCHASER shall receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the Vendor or any person or entrust for them and that free and clear and freely and clearly and absolutely discharges, saves, harmless and kept indemnified against all estate and encumbrances created by the Vendor.

Vendor shall be liable for false recitals to compensate the Purchaser adequately for the loss or injury sustained by them in consequence thereof.

SCHEDULE – ‘A’

(Description of the entire property)

All that piece or parcel of a plot of land measuring 0.151 acres alongwith 70 (seventy) years old Tin shaded house measuring 1600 square feet, in part of R. S. Plot No. 6577, corresponding to L. R. Plot No. 1722, recorded in R. S. Khatian No. 3877, corresponding to L. R. Khatian No. 13183, 13184, 13185 & 13186, situated within Mouza – Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Azad Hind Sarani, Subhas Pally, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal. The classification of land is Bastu and use of the land is Bastu and the said land is butted and bounded as follows: -

NORTH : By the land and house of Gouri Shankar Chakraborty;
SOUTH : By the FCI Godown;
EAST : By the FCI Godown;
WEST : By the 21 ft. wide Siliguri Municipal Corporation Road;

SCHEDULE – ‘B’

(Description of the property hereby sold)

All that piece or parcel of 1/4th undivided share of land measuring 0.03775 acres out the total land measuring 0.151 acres and 70 (seventy) years old Tin shaded house measuring 400 square feet out of total area measuring 1600 square feet, in part of R. S. Plot No. 6577, corresponding to L. R. Plot No. 1722, recorded in R. S. Khatian No. 3877, corresponding to L. R. Khatian No. 13183, situated within Mouza – Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Azad Hind Sarani, Subhas Pally, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal. The classification of land is Bastu and use of the land is Bastu. The floor of the house is of cemented. The said land is butted and bounded as follows: -

NORTH : By the land and house of Nilima Mitra;
SOUTH : By the Renuka Mitra;
EAST : By the FCI Godown;
WEST : By the 22 ft. wide Siliguri Municipal Corporation Road;

It is to be mentioned here that left hand thumb is amputated and for this reason left hand thumb is missing in the present deed of sale.

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

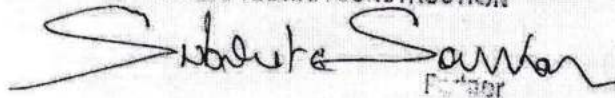
IN WITNESS WHEREOF, the Vendor and Purchaser have set and subscribed their hand and put their signatures on this Deed in good sense, conscious mind after going through and understanding the contents on the day, month and year first above written in presence of the: -

WITNESSES: -

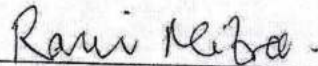
1. Bisdayit Sah
Rash Behari Saha
Robin Das Nagari
W.No. 21, P.O. Robin Das Nagari
P.S. Siliguri - 734001

2. Arindom Chatterjee
Advocate

SIDDHI VINAYAK CONSTRUCTION


Partner

Signature of the PURCHASER



Signature of the VENDOR.

Drafted, read over and explained to
the parties by me & Printed in my
chamber:

Arindom Chatterjee
Advocate
High Court, Calcutta

F/1277/962/2007

MEMO OF CONSIDERATION

I, MISS RANI MITRA, daughter of Late Amrita Lal Mitra (PAN: ATKPM 9813 A; Aadhaar No. 6303 6340 9462], Hindu by faith, House-hold by occupation, Indian by Citizen, residing at CF-165, Sector – 1, Salt Lake, Bidhan Nagar CC Block, Post Office and Police Station – Bidhan Nagar, Pin – 700 064, District – North 24 Parganas, in the State of West Bengal, do hereby acknowledge the receipt of a sum of Rs.32,50,000/- (Rupees Thirty-two lakh fifty thousand) only from M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm hereof as per detail given hereunder:-

Sl. No.	Date	Mode of payment	Bank & No.	Amount
1.	12.11.2021	cash	NIL	Rs. 50,000.00
3.	18.12.2021	Bank Draft	AXIS BANK LTD, D/D No. 000495	Rs.32,00,000.00
			Total:	Rs.32,50,000.00




Signature of Vendor/ MISS RANI MITRA.

SPECIMEN FORM FOR TEN FINGERPRINTS



SRI VIK CONSTRUCTIO

Subash Sankar

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

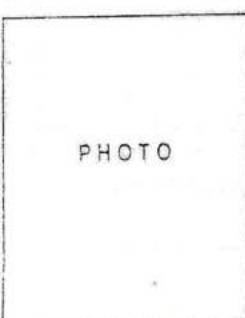


Ravi Meher

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



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



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

SITE PLAN SHOWING THE LAND HERE BY SOLD BY THE VENDOR IN FAVOUR OF THE PURCHASERS

NAME OF THE PURCHASERS	NAME OF THE VENDOR
SIDDHI VINAYAK CONSTRUCTION 1)SRI SUBRATA SARKAR S/O SRI ASHOK KUMAR SARKAR, 2)SRI KOUSTAV DEY S/O SRI ASHOK KUMAR DEY, R/O - RASH BIHARI SARANI HAKIMPARA P.O & P.S -SILIGURI, DIST -DARJEELING.	SMT RANI MITRA D/O LATE AMRITA LAL MITRA R/O SALLAKE SECTOR -1 BIDHANNAGAR DIST- NORTH 24 PARGANAS. 700064

SCHEDULE OF LAND

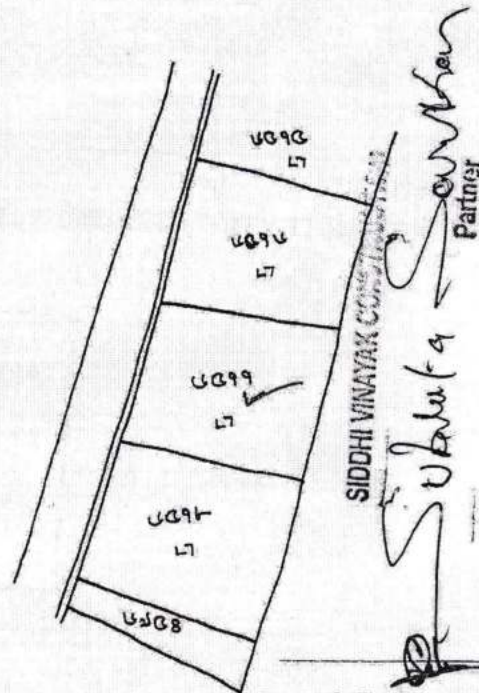
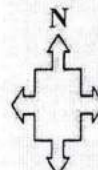
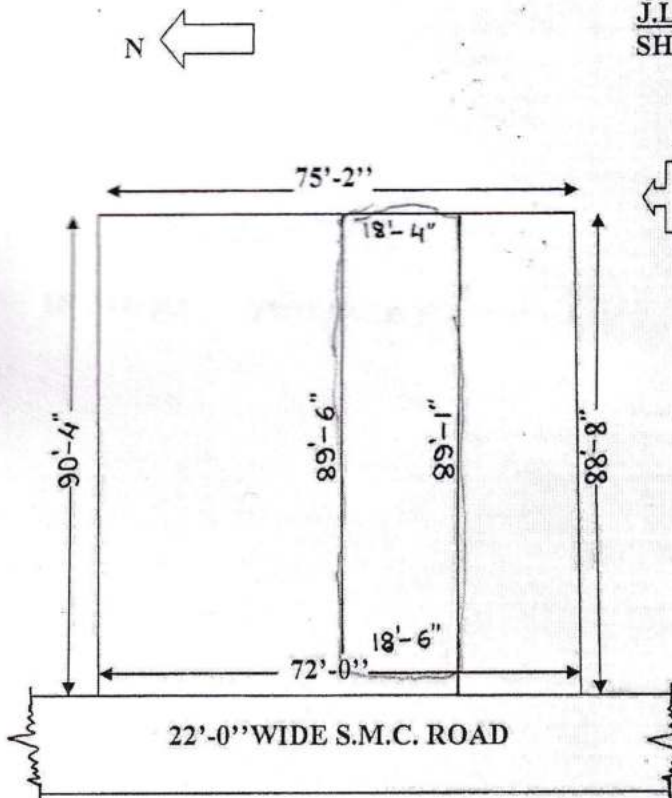
MOUZA, JL	KHATIAN NO.	PLOT NO.	AREA	P. S.	DIST
SILIGURI J.L-110(88)	R.S -3877 L.R 13183	R.S -6577 L.R -1722	0.03775 Acre	SILIGURI	DARJEELING

LAND BOUNDARY

SITE PLAN OF LAND AS PER POSSESSION

NORTH -LAND OF NILIMA MITRA
SOUTH -LAND OF RENUKA MITRA
EAST - LAND OF F.C.P. GODOWN
WEST -22'-0" WIDE S.M.C. ROAD

J.L.NO: -110(88) SCALE - 64' = 1 MILE
SHEET NO: -8



Rani Mitra

SIGNATURE OF THE VENDOR

Land Surveyor
Sajal Deb
Reg. No. 29757003



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

GRN Details

GRN: 192021220200093891 Payment Mode: Online Payment
GRN Date: 07/03/2022 13:20:42 Bank/Gateway: Union Bank of India
BRN : 508843500 BRN Date: 07/03/2022 01:03:26
Payment Status: Successful Payment Ref. No: 2000694935/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: suprio ghosh
Address: SILIGURI
Mobile: 8250809457
Depositor Status: Others
Query No: 2000694935
Applicant's Name: Mr Uttam Singh
Identification No: 2000694935/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000694935/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	169067
2	2000694935/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	42276
			Total	211343

IN WORDS: TWO LAKH ELEVEN THOUSAND THREE HUNDRED FORTY THREE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEMFS7759E

नाम / Name
SIDDHI VINAYAK CONSTRUCTION

निगमन / गठन की तारीख
Date of incorporation / Formation
12/05/2021

24062021



SIDDHI VINAYAK CONSTRUCTION

Siddhi Vinayak
Partner

व्यक्ति सेवा सफा / PERMANENT ACCOUNT NUMBER
APWPS9907D

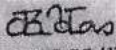


नाम / NAME
SUBRATA SARKAR

पिता का नाम / FATHER'S NAME
BIBHASH SARKAR


जन्म तिथि / DATE OF BIRTH
22-01-1978

हस्ताक्षर / SIGNATURE
Subrata Sarkar

आयकर अधिनियम, प.सं. 111,
COMMISSIONER OF INCOME-TAX, W.B. - III




Subrata Sarkar


আধার
 1947
 ভাষা: বাংলা, হিন্দি, মালী
 সঠিকভাবে, সঠিকভাবে (সঠিকভাবে)
 সঠিকভাবে, সঠিকভাবে, সঠিকভাবে

Address: 39, RASH BEHARI
 SARDANI, HAKUMPARA,
 Singuri (M. Corp),
 Darjeeling, Singuri, West
 Bengal, 734001

4997 1320 9169


 4997 1320 9169

SUBRATA SARKAR
 Father: Bibhash Sarkar

22/07/1970
 Male

4997 1320 9169



আধার - সাধারণ মানুষের অধিকার



Signature
 4997 1320 9169




বিস্বজিত সaha
 Biswajit Saha
 জন্মতারিখ / DOB : 05/05/1977
 পুরুষ / MALE


4663 1946 1004


স্বাধার - সাধারণ মানুষের অধিকার






ঠিকানা:
 S/O বঙ্গী বন্দন সaha, কিরন
 স্মৃতি, রাস বিহারি সরনী, রবীন্দ্র
 সম্মেলন ভবন বিকট, রবীন্দ্র নগর,
 ওয়ার্ড নং-21, দিল্লি
 পৌরসভা, দার্জিলিং, পশ্চিম বঙ্গ,
 734006


Address:
 S/O Bangshi Bandan Saha, Kiran
 Smriti, Rash Behari Sarani, Near
 Rabindra Sangha Club,
 Rabindra Nagar, Ward No-21,
 Siliguri (M. Corp), Darjeeling,
 West Bengal, 734006



 1947
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
 Bangalore-560 091

Biswajit Saha.



ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD GLQ2113173
 পরিচয় পত্র




Elector's Name	Biswajit Saha
নির্বাচকের নাম	বিশ্বজিৎ সাহা
Father's Name	Bangshibadan
পিতার নাম	বংশীবদন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	21
১.১.২০০০-এ বয়স	২১

Address
 Rabindra Nagar Siliguri Darjeeling
 734406

ঠিকানা
 রবীন্দ্র নগর ২১ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৬


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

For 25-Siliguri
 ২৫-শিলিগুড়ি
 Assembly Constituency
 বিধানসভা নির্বাচন কেন্দ্র

Place Darjeeling
 স্থান দার্জিলিং

Date 24.10.2000
 তারিখ ২৪.১০.২০০০

374/061

Biswajit Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANI MITRA
AMRITA LAL MITRA

28/02/1949

Permanent Account Number
ATKPM9813A

Ms Rani Mitra
Signature



Miss Rani Mitra.

Rani Mitra

আধার - মাদার্ন মার্বেল আধার



6303 6340 9462

তারিখ/DOB: 26/02/1949
সঙ্গ / Female



RANI MITRA
রানি মিত্র

Government of India

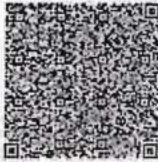


ভারত সরকার

আধার - মাদার্ন মার্বেল আধার

6303 6340 9462

আধার নং/Your Aadhaar No. :



84459016

KL844590166FT



To
RANI MITRA
রানি মিত্র
D/O: Amrita Lal Mitra
CF 165
SALLAKE, SECTOR 1
Bidhanagar (M)
West Bengal - 700054

24/03/2014

এনক্রিপ্টেশন নং/Encryption No. : 1111/11144/02393

Unique Identification Authority of India
Government of India

ভারত সরকার

ভারত সরকার

315116



315116





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 735318

পরিচয় পত্র



Elector's Name	Mitra Rani
নির্বাচকের নাম	মিত্র রানী
Father/Mother/ Husband's Name	Amritalal
পিতা/মাতা/স্বামীর নাম	অমৃতলাল
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.1995	31
১.১.১৯৯৫-এ বয়স	৩১

Rani Mitra

Address

165 Saltlake, Block-CF, Bidhannagar,
North 24 Parganas

ঠিকানা

১৬৫ সল্টলেক, ব্লক-সি.এফ, বিধাননগর,
উত্তর ২৪ পরগণা

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 139 -BELGACHIA EAST

Assembly Constituency

১৩৯ -বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা

Date

19.07.95

তারিখ

১৯.০৭.৯৫

Major Information of the Deed

Deed No :	I-1903-03314/2022	Date of Registration	09/03/2022
Query No / Year	1903-2000694935/2022	Office where deed is registered	
Query Date	04/03/2022 8:43:11 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uttam Singh Indrapuri, Thana : Noapara, District : North 24-Parganas, WEST BENGAL, PIN - 74314 Mobile No. : 6289910406, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 32,50,000/-	Rs. 42,26,181/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,74,067/- (Article:23)	Rs. 42,360/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SUBHAS PALLY, Road Zone : (Ward No.20 -- Ward No.20) , Mouza: Siliguri , Ward No: 020 JI No: 88, Pin Code : 734001

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-6577	RS-3877	Bastu	Bastu	0.03775 Acre	32,25,000/-	41,18,181/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.
Grand Total :					3.775Dec	32,25,000 /-	41,18,181 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	25,000/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	25,000 /-	1,08,000 /-	



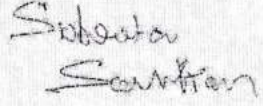
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss Rani Mitra Wife of Late Amrita Lal Mitra Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office			
		09/03/2022	RTI 09/03/2022	09/03/2022
Cf-165,salt Lake, Block/Sector: 1, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24 Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxx3a, Aadhaar No: 63xxxxxxxx9462, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Siddhi Vinayak Construction Hakimpara,rashbihari Sarani, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: aexxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subrata Sarkar (Presentant) Son of Mr Bibhash Sarkar Date of Execution - 09/03/2022, , Admitted by: Self, Date of Admission: 09/03/2022, Place of Admission of Execution: Office			
		Mar 9 2022 12:00PM	RTI 09/03/2022	09/03/2022
Rashbihari Sarani,hakimpara, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxx7D, Aadhaar No: 49xxxxxxxx9169 Status : Representative, Representative of : Siddhi Vinayak Construction (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Saha Son of Mr Bangshibadan Saha Rabindras Nagar, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006			
	09/03/2022	09/03/2022	09/03/2022

Identifier Of Miss Rani Mitra, Mr Subrata Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss Rani Mitra	Siddhi Vinayak Construction-3.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Miss Rani Mitra	Siddhi Vinayak Construction-400.00000000 Sq Ft

Endorsement For Deed Number : I - 190303314 / 2022

On 09-03-2022

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 11:46 hrs on 09-03-2022, at the Office of the A.R.A. - III KOLKATA by Mr Subrata Sarkar

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 42,26,181/-

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

Execution is admitted on 09/03/2022 by Miss Rani Mitra, Wife of Late Amrita Lal Mitra, Cf-165,salt Lake, Sector: 1, P.O. Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Indetified by Mr Biswajit Saha, , , Son of Mr Bangshibadan Saha, Rabindras Nagar, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

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

Execution is admitted on 09-03-2022 by Mr Subrata Sarkar, partner, Siddhi Vinayak Construction (Partnership Firm) Hakimpara,rashbihari Sarani, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr Biswajit Saha, , , Son of Mr Bangshibadan Saha, Rabindras Nagar, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,360/- (A(1) = Rs 42,262/- ,E = Rs 14/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 42,276/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2022 1:22AM with Govt. Ref. No: 192021220200093891 on 07-03-2022, Amount Rs: 42,276/- Bank: Union Bank of India (UBIN0530166), Ref. No. 508843500 on 07-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,69,067/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,69,067/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3426, Amount: Rs.5,000/-, Date of Purchase: 17/12/2021, Vendor name: Sanoj Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2022 1:22AM with Govt. Ref. No: 192021220200093891 on 07-03-2022, Amount Rs: 1,69,067/-

Bank: Union Bank of India (UBIN0530166), Ref. No. 508843500 on 07-03-2022, Head of Account 0030-02-103-003-16



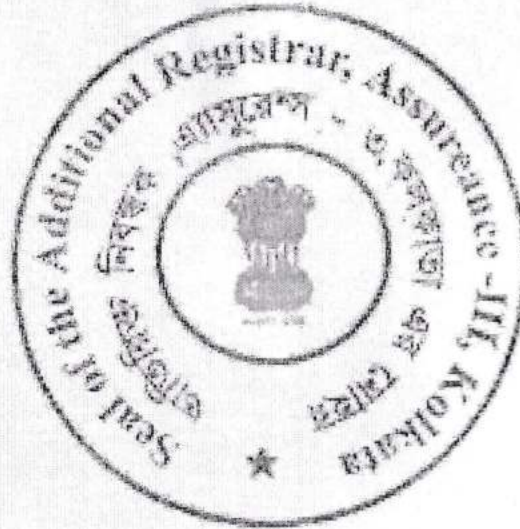
Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 248537 to 248563

being No 190303314 for the year 2022.



[Handwritten signature]

Digitally signed by Samar kumar
pramanick
Date: 2022.04.06 12:10:29 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/04/06 12:10:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)