

1163/2024

I-1087/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 019058

*Fareg Chakraborty*

*Supra Center.*

*Sandhya Roy.*

*Supriti Kar.*

*Subinit Kar.*

*Nobaron Kar*

*Kojosi Kar*

*Manika Kar.*

*Swetama Kar*

*Pramita Tasskar.*

*Reviyana Kar*

*Shiyanka Kar*

*Pinky Kar*

*Purnami Tarafder*

*Jayeta Dutta Saha*

*Sabali Chakraborty.*

*Somrat Das.*

*Manika Saha*

*Mithuna Kar Datta*

## DEED OF CONVEYANCE (SALE)

*17/5/24*  
*Sh 1208578*

REGISTERED AT  
17/5/24

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

*[Signature]*  
ADL. OFF. OF REGISTRAR  
KOLKATA  
*17/05/2024*

SL NO. 4876 Date 15.5.2024

PURCHASER Samriddhi Ventures

Full Address Sevoke Road Dist - Jalpaiguri

Total Value 5000

Stamp Purchased from JPG Treasury-1



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

K 010028



Addl. Dist. Sub-Registrar  
Jalpaiguri-1, Dt. Darjeeling

17 MAY 2024

RECEIVED BY THE PURCHASER AT THE ADDRESS MENTIONED ABOVE ON THE DATE AND AT THE PLACE MENTIONED ABOVE.

RECEIVED BY THE PURCHASER AT THE ADDRESS MENTIONED ABOVE ON THE DATE AND AT THE PLACE MENTIONED ABOVE.

Parag Chakrabarti  
 Nityanarayan Goutam  
 Sandhya Roy  
 Supriya Kar  
 Nabanit Kar  
 Nabarun Kar  
 Kojouli Kar  
 Mani Ka Kar  
 Anurama Kar  
 Pramita Dasgupta  
 Ranjana Kar  
 Sriyanka Kar  
 Pooja Kar  
 Pranvi Tarafder  
 Gayatri Dutta Saha  
 Saheli Chakraborty  
 Saonot Datta  
 Makali Sinha  
 Mithun Kar Datta

**VACANT LAND**

AREA	:	0.42 ACRE
R.S. MOUZA	:	SILIGURI
R.S. PLOT No.	:	10575
R.S. KHATIAN No.	:	5030
R.S. J.L. No.	:	110(88)
L.R. MOUZA	:	SILIGURI PURBA
L.R. PLOT Nos.	:	3148 and 3149
L.R. KHATIAN No.	:	2803
L.R. J.L. No.	:	92
S.M.C. WARD No.	:	16
PARGANA	:	BAIKUNTHAPUR
POLICE STATION	:	SILIGURI
DISTRICT	:	DARJEELING
CONSIDERATION	:	Rs. 8,59,28,400/-


THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 13<sup>TH</sup> DAY OF THE MONTH OF MAY, 2024.

**:: BETWEEN ::**

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**SAMRIDDI VENTURES**, a Partnership Firm, having I.Tax PAN-AFDFS2686G, having its Office at Unit No. 5, Third Floor, Goyal Plaza, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, PIN-734001, District Jalpaiguri, West Bengal, herein Represented by one of its **PARTNER:- SMT. ANKITA GOYAL**, wife of Sri Bishal Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Space Town, Sevoke Road, Ward No. 42, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, West Bengal – **HEREINAFTER** referred to and called as 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**.



  
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Siliguri-I, Dt. Darjeeling

17 MAY 2024

Parag Chakraborty

Nupur Guha..

Sandhya Roy.

Supriti Kar.

Nabanit Kar.

Nabarun Kar

Kajori Kar

Monika Kar.

Sreetama Kar

Prasanta Jaisankar.

Ranjana Kar

Biyanika Kar

Parag Kar

Pranavi Tarafder

Jayata Dutta Saha

Saheli Chakraborty

Saonak Das

Nakoli Saha

Mithun Kar Dutta.

**AND**

**1. SMT. PARAG CHAKRABORTY**, having I.Tax PAN-AJEPC0293L, wife of Sri Subhasish Chakraborty and daughter of Dinesh Chandra Dutta and Late Arati Dutta and granddaughter of Late Nibaran Chandra Kar,

**2. SMT. NUPUR GUHA**, having I.Tax PAN-AUQPG7745Q, wife of Sri Sudipta Guha and daughter of Dinesh Chandra Dutta and Late Arati Dutta and granddaughter of Late Nibaran Chandra Kar,

**3. SMT. SANDHYA ROY**, having I.Tax PAN-AVUPR8840A, wife of Late Purab Roy and daughter of Late Nibaran Chandra Kar,

**4. SMT. SUPRITI KAR**, having I.Tax PAN-MMXPK1969H, wife of Late Narayan Chandra Kar and daughter in-law of Late Nibaran Chandra Kar,

**5. SRI NABANIT KAR**, having I.Tax PAN-AEPPK4452H, son of Late Narayan Chandra Kar and grandson of Late Nibaran Chandra Kar,

**6. SRI NABARUN KAR**, having I.Tax PAN-BJCPK5039H, son of Late Narayan Chandra Kar and grandson of Late Nibaran Chandra Kar,

**7. SMT. KAJORI KAR**, having I.Tax PAN-BGIPK7228P, wife of Sri Bikas Kumar Sarkar and daughter of Late Alak Kar alias Alok Kar alias Alope Kar and granddaughter of Late Nibaran Chandra Kar,

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**8. SMT. MONIKA KAR**, having I.Tax PAN-AIDPK5356L, wife of Late Tapas Chandra Kar and daughter in-law of Late Nibaran Chandra Kar,

**9. SMT. SREETAMA KAR**, having I.Tax PAN-BIEPK1621C, wife of Sri Dipankar Mazumder and daughter of Late Tapas Chandra Kar and granddaughter of Late Nibaran Chandra Kar,



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Siliguri-I, Dt. Darjeeling**

**17 MAY 2024**

Parag Chak

Nirupz Gauthar.

Sandhya Roy.

Supriya Kar.

Nabamit Kar.

Nabaran Kar

Kojouli Kar

Monika Kar.

Shreeta Kar

Pramita Sarkar.

Ranjana Kar

Priyanka Kar

Pinky Kar

Banani Tarafder

Jayeta Dutta Saha

Saheli Chakraborty

Saonak Deb.

Kakoli Sinha

Mithun Kar Datta.

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**10. SMT. PRAMITA SARKAR**, having I.Tax PAN-CCFPS7300J, wife of Debi Prasad Sarkar and daughter of Late Nibaran Chandra Kar,

**11. SMT. RANJANA KAR**, having I.Tax PAN-BVAPK6141G, wife of Late Pradeep Kar alias Pradip Kar and daughter in-law of Late Nibaran Chandra Kar,

**12. SMT. PRIYANKA KAR**, having I.Tax PAN-BMEPK3006M, daughter of Late Pradeep Kar alias Pradip Kar and granddaughter of Late Nibaran Chandra Kar,

**13. MISS PINKY KAR**, having I.Tax PAN-BVAPK6140H, daughter of Late Pradeep Kar alias Pradip Kar and granddaughter of Late Nibaran Chandra Kar,

**14. SMT. BANANI TARAFDER (TARAFDAR)**, having I.Tax PAN-AGUPT1561B, wife of Salil Kanti Tarafdar and daughter of Late Nibaran Chandra Kar,

**15. SMT. JAYEETA DUTTA SAHA ALIAS JAYEETA PRODYUMNA SAHA**, having I.Tax PAN-AKDPD9177A, wife of Sri Prodyumna Saha and daughter of Jayanta Dutta and Late Sonali Dutta and granddaughter of Late Nibaran Chandra Kar,

**16. SMT. SAHELI CHAKRABORTY**, having I.Tax PAN-AONPC3099Q, wife of Sri Shibaji Chakraborty and daughter of Surajit Kumar Deb and Late Koyeli Deb alias Koyali Deb and granddaughter of Late Nibaran Chandra Kar,

**17. SRI SAONAK DEB**, having I.Tax PAN-BHKPD8820M, son of Surajit Kumar Deb and Late Koyeli Deb alias Koyali Deb and grandson of Late Nibaran Chandra Kar,

**18. SMT. KAKOLI SHEKHAR SINHA ALIAS KAKULI SHEKHARKUMAR SINHA ALIAS KAKOLI SINHA**, having I.Tax PAN-BZTPS6964C, wife of Sri Shekhar Suresh Sinha alias Sekhar Sinha and daughter of Late Nibaran Chandra Kar,



Addl. Dist. Sub-Registrar  
Siliguri, Dt. Darjeeling  
17 MAY 2024

Parag Chakr.

Nituz Guha.

Sandhya Roy.

Supriya Kar.

Nabanit Kar.

Nabarun Kar

Kajasi Moh.

Monika Kar.

Lakshana Kar

Pramita Datta.

Banjana Kar

Bhijanka Kar

Pooja Kar

Banani Tarafder

Jayanta Datta Saha

Saheli Chakraborty

Saonak Datta.

Neeloli Sinha

Mithua Kar Datta.

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**19. SMT. MITHUA KAR DATTA (DUTTA),** having I.Tax PAN-AQSPK6498G, wife of Late Ashis Datta and daughter of Late Nibaran Chandra Kar,

All are Hindu by Religion, Indian by Nationality, No. 1, 2, 3, 4, 8, 10, 11, 14, 18 and 19 are Housewife by Occupation, No. 7 is Advocate by Profession and No. 5, 6, 9, 12, 13, 15, 16 and 17 are Service by Occupation, No. 1 is Residing at 107/2, Ramlal Agarwal Lane, Baranagar, P.O. Sinthee, P.S. Baranagar, Pin Code-700050, District North 24 Parganas, West Bengal,

No. 2 is Residing at 273, B.T. Road, Ashabori Apartment, Baranagar, P.O. Netaji Colony, P.S. Baranagar, Pin Code-700036, District North 24 Parganas, West Bengal,

No. 3 is Residing at 28 No. Netaji Colony, Baranagar, P.O. Netaji Colony, P.S. Baranagar, Pin Code-700090, District North 24 Parganas, West Bengal,

No. 4, 7, 8, 9, 11, 12, 13 are Residing at Rash Behari Sarani, Ward No. 16, Hakimpara, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, West Bengal,

No. 5 is Residing at Flat No. B, 1005 Ira Mantra Corporation, Sr No. 25, Katraj Saswad Road, Undri Chowk, Undri, P.O. Mohammad Wadi, P.S. Undri, Pin Code-411060, District Pune, Maharashtra,

No. 6 is Residing at Flat No. 107, 3<sup>rd</sup> Floor, Near Canara Bank, Laxmi Market Munirka, P.O. Munirka, P.S. Vasant Vihar, Pin Code-110067, District South West Delhi, Delhi,


No. 10 is Residing at Nanibala Debi Sarani, South Bharat Nagar, Ward No. 24, Siliguri, P.O. and P.S. Siliguri, Pin Code-734004, District Darjeeling, West Bengal,

No. 14 is Resident of B.T. Road, Dunlop, Phase-II, Saket Nagar, Bon Hoogly Govt Colony, Baranagar, P.O. ISI, P.S. Baranagar, Pin Code-700108, District North 24 Parganas, West Bengal, Presently Residing at Bharatpur Circle, P.O., P.S. Bharatpur, District Murshidabad, West Bengal

No. 15 is Residing at Kaspate Vasti Road, Wakad, Pune, P.O. and P.S. Wakad, Pin Code-411057, District Pune, Maharashtra,

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17 MAY 2024

Parag Chakraborty  
 Nityananda Chakraborty  
 Sandhya Roy  
 Supriya Kar  
 Nabawit Kar  
 Nabanun Kar  
 Kojosi Kar  
 Moni Ka Kar  
 Swabana Kar  
 Pramita Chakraborty  
 Ranjana Kar  
 Bhayanka Kar  
 Indira Kar  
 Pramuni Tarafder  
 Gayatri Dutta Saha  
 Saheli Chakraborty  
 Soumen Chakraborty  
 Nakoli Sinha  
 Mithun Kar Dasgupta

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No. 16 is Residing at Flat -2F, Block-12, White Meadows, 1529 Dwarir Road, Rajpur, Sonarpur, P.O. Dakshin Jagatdal, P.S. Sonarpur, Pin Code-700151, District South 24 Parganas, West Bengal,

No. 17 is Residing at Jalpaiguri, Collage Para, Kharia, P.O. Kharia, P.S. Kotwali, Pin Code-735101, District Jalpaiguri, West Bengal,

No. 18 is Residing at 4/23, Vrundavan Society, Thane West, P.O. Thane West, P.S. Rabodi, Pin Code-400601, District Thane, Maharashtra and,

No. 19 is Resident of Sree Maa Sarani bylane, Babupara, Ward No. 27, Siliguri, P.O. and P.S. Siliguri, Pin Code-734004, District Darjeeling, West Bengal -

HEREINAFTER JOINTLY and SEVERALLY referred to and called as the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.


**WHEREAS** one Nibaran Chandra Kar, son of Late Gopal Chandra Kar, was the sole and absolute **Recorded Owner** of Land situated in R.S. Mouza Siliguri, Recorded in R.S. Khatian No. 5030, R.S. JL. No. 110(88), under Police Station Siliguri, District Darjeeling.

**AND WHEREAS** the name of the abovenamed Nibaran Chandra Kar in respect of his aforesaid land was duly mutated and recorded in the new Record of Rights (R.O.R.) in the concerned B.L.&L.R.O. Siliguri and new L.R. Khatian No. 2803 (L.R. Mouza Siliguri Purba, L.R. JL. No. 92) and L.R. Khatian No. 4408 (L.R. Mouza Siliguri Madhya, L.R. JL. No. 88) were framed in his name under the provisions of the West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the abovenamed Nibaran Chandra Kar died intestate leaving behind the following legal heirs namely;

- |                                       |             |
|---------------------------------------|-------------|
| 1. Prabbabati Kar (now deceased)      | - Wife;     |
| 2. Arati Dutta (now deceased)         | - Daughter, |
| 3. Smt. Sandhya Roy                   | - Daughter  |
| 4. Narayan Chandra Kar (now deceased) | - Son,      |



  
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17 MAY 2024

Parag Chakrabarti  
 Nibhar Chandra Kar.  
 Sandhya Roy.  
 Supriya Kar.  
 Nibharit Kar.  
 Nibarun Kar  
 Kajabi Kar  
 Moni. Kar Kar.  
 Sruetama Kar  
 Pramita Sarkar.  
 Ranjana Kar  
 Bhyanka Kar  
 Pinky Kar  
 Banani Tarafdar  
 Jayeta Dutta Saha  
 Saheli Chakrabarty  
 Sonam Deb.  
 Kakoli Sinha  
 Mithua Kar Datta.

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5. Alak Kar alias Alok Kar alias Alope Kar (now deceased) - Son,
  6. Tapas Chandra Kar (now deceased) - Son,
  7. Smt. Pramita Sarkar - Daughter,
  8. Pradeep Kar alias Pradip Kar (now deceased) - Son
  9. Smt. Banani Tarafdar (Tarafdar) - Daughter,
  10. Sonali Dutta (now deceased) - Daughter,
  11. Koyeli Deb alias Koyali Deb (now deceased) - Daughter,
  12. Smt. Kakoli Shekhar Sinha alias Kakuli Shekharkumar  
Sinha alias Kakoli Sinha - Daughter and,
  13. Smt. Mithua Kar Datta (Dutta) - Daughter and they
- all jointly inherited the aforesaid landed property of the deceased Late Nibaran Chandra Kar, as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Prabhavati Kar also died intestate leaving behind the following legal heirs namely;

1. Arati Dutta (now deceased) - Daughter,
  2. Smt. Sandhya Roy - Daughter
  3. Narayan Chandra Kar (now deceased) - Son,
  4. Alak Kar alias Alok Kar alias Alope Kar (now deceased) - Son,
  5. Tapas Chandra Kar (now deceased) - Son,
  6. Smt. Pramita Sarkar - Daughter,
  7. Pradeep Kar alias Pradip Kar (now deceased) - Son
  8. Smt. Banani Tarafdar (Tarafdar) - Daughter,
  9. Sonali Dutta (now deceased) - Daughter,
  10. Koyeli Deb alias Koyali Deb (now deceased) - Daughter,
  11. Smt. Kakoli Shekhar Sinha alias Kakuli Shekharkumar  
Sinha alias Kakoli Sinha - Daughter and,
  12. Smt. Mithua Kar Datta (Dutta) - Daughter and
- they all jointly inherited the aforesaid landed property of the deceased Late Nibaran Chandra Kar and Late Prabhavati Kar, each of them having 1/12<sup>th</sup> undivided share, as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Arati Dutta also died intestate leaving behind the following legal heirs namely:-



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**17 MAY 2024**

Parag Chaki

Nupur Guha

Sandhya Roy

Supriti Kar

Nabanit Kar

Nabarun Kar

Kajori Kar

Moni Ra Kar

Sreetama Kar

Pramita Jakkar

Ranjana Kar

Bhyanika Kar

Pinky Kar

Pamoni Toppo

Jayeta Dutta Saha

Saheli Chakraborty

Somak Deb

Kakoli Sinha

Mithun Kar Datta

1. Smt. Parag Chakraborty - Daughter and  
2. Smt. Nupur Guha - Daughter and they both jointly inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Arati Dutta as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Narayan Chandra Kar also died intestate leaving behind the following legal heirs namely:-

1. Smt. Supriti Kar - Wife,  
2. Sri Nabanit Kar - Son and,  
3. Sri Nabarun Kar - Son and they all jointly inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Narayan Chandra Kar as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Alak Kar alias Alok Kar alias Alope Kar also died intestate leaving behind the following legal heirs namely:-

1. Smt. Shipra Kar (now deceased) - Wife and,  
2. Smt. Kajori Kar - Daughter and they both jointly inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Alak Kar alias Alok Kar alias Alope Kar as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Shipra Kar also died intestate leaving behind the following legal heir namely:-

1. Smt. Kajori Kar - Daughter and she inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Alak Kar alias Alok Kar alias Alope Kar (and Late Shipra Kar) as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Tapas Chandra Kar also died intestate leaving behind the following legal heirs namely:-

1. Smt. Monika Kar - Wife and,  
2. Smt. Sreetama Kar - Daughter and they both jointly inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Tapas Chandra Kar as per the Hindu Succession Act, 1956.



  
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17 MAY 2024

Parag Chakrabarty

Nupur Guha.

Sandhya Roy.

Supriti Kar.

Nabanit Kar

Nabarun Kar

Kajori Kar

Monika Kar.

Sreetama Kar

Pramita Sarkar.

Ranjana Kar

Priyanka Kar

Pinky Kar

Sonali Tarafder

Jayeeta Dutta Saha

Saheli Chakraborty.

Saonak Deb.

Nakoli Sinha

Mithun Kar Datta

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**AND WHEREAS** the abovenamed Pradeep Kar alias Pradip Kar also died intestate leaving behind the following legal heirs namely:-

1. Smt. Ranjana Kar - Wife,
2. Smt. Priyanka Kar - Daughter and,
3. Miss Pinky Kar - Daughter and they all jointly inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Pradeep Kar alias Pradip Kar as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Sonali Dutta also died intestate leaving behind her daughter namely:-

1. Smt. Jayeeta Dutta Saha alias Jayeeta Prodyumna Saha - Daughter, to inherit the aforesaid 1/12<sup>th</sup> undivided share of the deceased Sonali Dutta as per the Hindu Succession Act, 1956.

**AND WHEREAS** the abovenamed Koyali Deb alias Koyali Deb also died intestate leaving behind her daughter and son namely:-

1. Smt. Saheli Chakraborty - Daughter and
2. Sri Saonak Deb - Son to inherit the aforesaid 1/12<sup>th</sup> undivided share of the aforesaid property of the deceased Koyali Deb alias Koyali Deb as per the Hindu Succession Act, 1956.

**AND WHEREAS**, in the manner aforesaid, the abovenamed namely;

1. SMT. PARAG CHAKRABORTY,
2. SMT. NUPUR GUHA,
3. SMT. SANDHYA ROY,
4. SMT. SUPRITI KAR,
5. SRI NABANIT KAR,
6. SRI NABARUN KAR,
7. SMT. KAJORI KAR,
8. SMT. MONIKA KAR,
9. SMT. SREETAMA KAR,
10. SMT. PRAMITA SARKAR,
11. SMT. RANJANA KAR,

11



  
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17 MAY 2024

Parag Chakravarti

Nirupuz Guha.

Sandhya Roy.

Supriya Kar.

Nabamit Kar.

Nabarun Kar

Kajosi Kosa

Monika Kar.

Susmita Kar

Pramita Dasgupta.

Banjanee Kar

Priyanka Kar

Pinky Kar

Banani Tarafder

Jayeeta Dutta Saha

Saheli Chakravarty

Saonak Deb.

Kakoli Sinha

Mithua Kar Datta.

- 12. SMT. PRIYANKA KAR,
- 13. MISS PINKY KAR,
- 14. SMT. BANANI TARAFDER (TARAFDAR),
- 15. SMT. JAYEETA DUTTA SAHA ALIAS JAYEETA PRODYUMNA SAHA,
- 16. SMT. SAHELI CHAKRABORTY,
- 17. SRI SAONAK DEB,
- 18. SMT. KAKOLI SHEKHAR SINHA ALIAS KAKULI SHEKHAR KUMAR SINHA ALIAS KAKOLI SINHA and,
- 19. SMT. MITHUA KAR DATTA (DUTTA),

(hereinafter referred to as the VENDORS) became the co-owners of the aforesaid landed property and ever since the Vendors are in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein free from all charges and encumbrances.

AND WHEREAS the abovenamed Vendors being in need of fund have jointly offered for sale, out of their aforesaid land, all that piece or parcel of land measuring 0.42 Acre for a full and final consideration of Rs. 8,59,28,400/- (Rupees Eight Crore Fifty Nine Lakh Twenty Eight Thousand and Four Hundred Only) free from all charges and encumbrances whatsoever and the said land is more particularly described in the Schedule below.

to be

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below, approached the Vendors and offered to purchase the said land measuring 0.42 Acre for a total consideration of Rs. 8,59,28,400/- (Rupees Eight Crore Fifty Nine Lakh Twenty Eight Thousand and Four Hundred Only) from all charges and encumbrances whatsoever.



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Siiguri-1, Dt. Darjeeling

**17 MAY 2024**

Parag Chatterjee

Nupur Guha.

Sandhya Roy.

Supriya Kar.

Nabamit Das.

Nabarun Kar

Kajouli Kar

Mani Kar

Srestama Kar

Pranita Dasgupta

Ranjana Kar

Prityanka Das

Pinky Kar

Pranami Dasgupta

Jayeta Debita Saha

Saheli Chakraborty

Smrati Das.

Nakoli Saha

Mithun Kar Dasgupta

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**NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**


**THAT IN PURSUANCE** of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 8,59,28,400/- (**Rupees Eight Crore Fifty Nine Lakh Twenty Eight Thousand and Four Hundred Only**) paid by the Purchaser to the Vendors by Cheques/NEFT/RTGS respectively, the RECEIPT whereof all the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS do hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.

**THAT THE VENDORS** do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors do hereby transfer subsists and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

PE  
**THAT THE VENDORS** do hereby declare that the below Schedule land is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955.

**THAT THE VENDORS** further covenant that all rents, taxes and other charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed or performed have been so observed and performed and if it transpires otherwise the Vendors shall be



  
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17 MAY 2024

Parag Chakravarti  
 Nishu Guler  
 Sandhya Roy  
 Supriya Kar  
 Nabnil Kar  
 Nabarun Kar  
 Kojisu Kar  
 Mani Kar  
 Anshu Kar  
 Pranita Jaiswal  
 Ranjana Kar  
 Bhyanika Kar  
 Parshu Kar  
 Sonam Tarafdar  
 Jayanta Datta Saha  
 Saheli Chakraborty  
 Samrat Deb  
 Nakoli Sinha  
 Mithun Kar Datta

liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.


**THAT IT IS FURTHER DECLARED** that there exist no charge, mortgage, litigation, lispendence, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage litigation, lispendence, attachment or any encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

DE  
 DE

**THAT THE VENDORS FURTHER DECLARE** that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendors have not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendors shall be liable to compensate the Purchaser adequately for the loss or injury and damages sustained by the Purchaser in consequence thereof.

**THAT THE VENDORS** further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.



  
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Parag Chakrabarty  
 Nrupur Gaudar.  
 Sandhya Raj.  
 Supriya Kar.  
 Nabait Kar.  
 Nabarun Kar  
 Kojosi Kar  
 Monika Kar.  
 Sreerama Kar  
 Pramita Dasgupta.  
 Ranjana Kar  
 Bhayanka Kar  
 Pankaj Kar  
 Jannani Tarafdar  
 Jayeta Dutta Saha  
 Sakshi Chakrabarty  
 Saanok Datta  
 Kavali Sinha  
 Mithun Kar Datta

**THAT THE VENDORS FURTHER DECLARE** that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendors on the date of these presents.

**SCHEDULE**  
**(DESCRIPTION OF THE LAND HEREBY SOLD)**

All that piece or parcel of **VACANT LAND** in total **MEASURING 0.42 ACRE** comprised in Plot Nos. as mentioned below;

R.S. MOUZA R.S. JL. No.	L.R. MOUZA L.R. JL. No.	R.S. KHATIAN No.	L.R. KHATIAN No.	R.S. PLOT No.	L.R. PLOT Nos.	LAND AREA SOLD (ACRE)
SILIGURI, 110(88)	SILIGURI PURBA, 92	5030	2803	10575	3148	0.22
SILIGURI, 110(88)	SILIGURI PURBA, 92	5030	2803	10575	3149	0.20
<b>Total Land Area Hereby Sold:- 0.42 Acre</b>						

13

Under R.S. Sheet No. 19, L.R. Sheet No. 8, **WARD No. 16** of Siliguri Municipal Corporation bearing Holding No. 76/209/287, Pargana Baikunthapur, **Rash Behari Sarani, Hakimpara**, Police Station **Siliguri**, District Darjeeling, West Bengal. The classification of the said land as per R.O.R. is Bastu and proposed land use is also Bastu.



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Parag Chakravarty

Nrupur Gurha.

Sandhya Roy.

Supriya Kar.

Nabendu Kar

Nabarun Kar

Kojasi Kar

Monika Kar,

Sreelata Kar

Pramita Kar.

Ranjana Kar

Bhiganka Kar

Pinky Kar

Pranavi Tarafdar

Jayanta Datta Saha

Saheli Chakravarty

Saamant Das.

Nakoli Sinha

Mithuna Kar Datta

Page No. 14

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

- By the North ... Land of R.S. Plot Nos. 10577, 10578, L.R. Plot Nos. 3147, 3146, 3150 and Passage,  
By the South ... About 30 feet wide SMC Road,  
By the East ... Passage,  
By the West ... Land of R.S. Plot No. 10574, L.R. Plot No. 3146.

**NOTE :-** Separate Sheets are being used for the purpose of affixing Impressions of all the fingers of both the hands of the Authorised Signatory of the Purchaser and the Vendors and one **SITE PLAN** is attached herein forming PART of these presents.

L  
dw

Continued to next page



Addl. Dist. Sub-Registrar  
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IN WITNESSES WHEREOF the VENDORS in good health and sound conscious mind have set and subscribed their signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. Suchismita Kar  
wife of Nabanit Kar  
Katraj Saswad Road  
Undri Chowk  
P. O - Mohanwadwadi  
Nahasabha  
Pin - 44060

The contents of this document have been gone through and understood personally by the Purchaser and the Vendors.

Parag Chakraborty

Nripul Gupta

Sandhya Roy

Supriya Kar

Nabanit Kar

Nabarun Kar

Kajasi Kar

Manika Kar

Sweetama Kar

Pramita Jankar

---

VENDORS

Continued to next page



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17 MAY 2024

WITNESSES:-

2. *Namoh Agam*  
S/O LT Ram Singh Ag  
Senior and  
Siliguri

3. *Suryajit Kumar Deb.*  
S/O. Late. *Ratish Ch. Deb.*  
College Para. *Kharla.*  
Dt. *Jalpai guri.*

*Renjana Kar*

*Bhrianka Kar*

*Pinky Kar*

*Barani Tarafder*  
*Jayeta Dutta Saha*

*Saheli Chakraborty*

*Saonak Deb.*

*Kakoli Sinha*

*Mithua Kar Datta*

---

**VENDORS**

Drafted as per instructions of the parties, readover and explained to all the parties and printed in my office.

*Nikunj Saraf*

**NIKUNJ SARAF**  
Advocate :: Siliguri  
Regn. No. WB/1287/2008



**Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling**

**17 MAY 2024**

**SHEET NO. 19**

MOUZA SILIGURI R.S. MAP. MOUZA SILIGURI. J.L.NO. 110(88) SHEET NO. 19, P.S. SILIGURI. DISTRICT. DARJEELING. SCALE - 16"=1 MILE

PROPOSED PLOT SHOWN



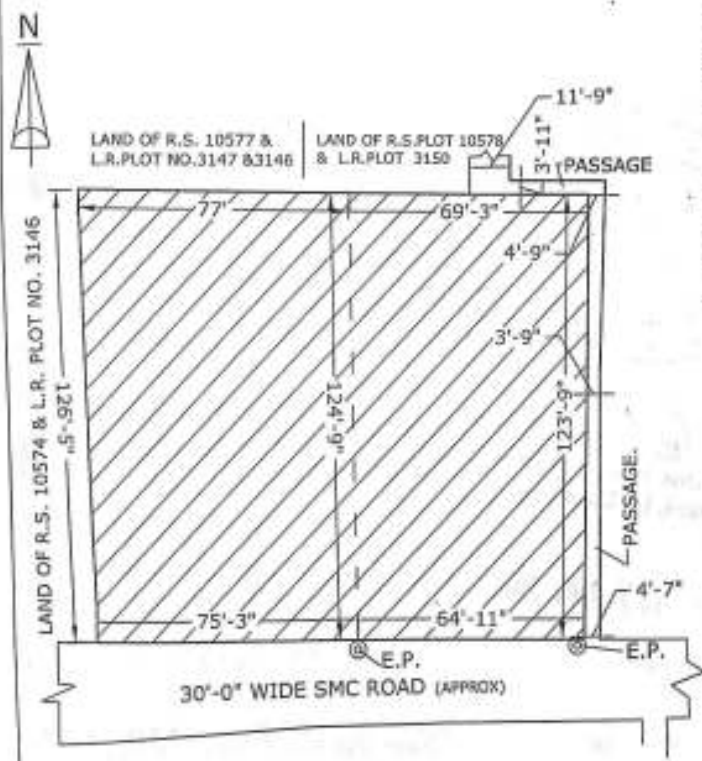
**AREA STATEMENT :-**

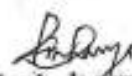
KHATIAN NO.		PLOT NO.		AREA AS	SHEET NO	
R.S.	L.R.	R.S.	L.R.	PER. L.R. KH	R.S.	L.R.
5030	2803	10575	3148	0.22	19	8
5030	2803	10575	3149	0.20	19	8
TOTAL AREA :-				0.42		

**LAND SCHEDULE :-**

MOUZA :- R.S. SILIGURI.  
 J.L.NO. :- R.S. 110(88)  
 SHEET NO. :- R.S. 19  
 MOUZA :- L.R. SILIGURI PURBA  
 J.L.NO. :- L.R. 92  
 SHEET NO. :- L.R. 8  
 KHATIAN NO. :- R.S. 5030 & L.R. 2803  
 PLOT NO. :- R.S. 10575 & L.R. 3148 & 3149  
 WARD NO. :- 16  
 POLICE STN. :- SILIGURI.  
 DISTRICT. :- DARJEELING.

**LAND AREA :- 0.42 ACRES**



  
**M. Acharya**  
 (SURVEYOR)  
 Regd. No. 3895/75  
 Subhaspally, Siliguri  
CONTD. PAGE 2



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**PURCHASER:-**  
**VI VENTURES,**  
 PARTNERSHIP FIRM, HAVING ITS OFFICE AT UNIT NO. 5,  
 1ST FLOOR, GOYAL PLAZA, SEVOKE ROAD, P.O. SEVOKE ROAD,  
 BHAKTINAGAR, PIN-734001, DISTRICT JALPAIGURI,  
 WEST BENGAL, HEREIN REPRESENTED BY ONE OF ITS  
 PARTNER:- **SMT. ANKITA GOYAL**, WIFE OF SRI BISHAL GOYAL,  
 RESIDENT OF SPACE TOWN, SEVOKE ROAD, WARD NO. 42,  
 JALPAIGURI, P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,  
 PIN CODE-734001, DISTRICT JALPAIGURI, WEST BENGAL -

SIGNATURE OF VENDORS.

**NAME OF VENDORS:-**

1. **SMT. PARAG CHAKRABORTY**,  
WIFE OF SRI SUBHASISH CHAKRABORTY AND DAUGHTER OF  
DINESH CHANDRA DUTTA AND LATE ARATI DUTTA AND  
GRANDDAUGHTER OF LATE NIBARAN CHANDRA KAR,
2. **SMT. NUPUR GUHA**, WIFE OF SRI SUDIPTA GUHA AND  
DAUGHTER OF DINESH CHANDRA DUTTA AND LATE ARATI DUTTA  
AND GRANDDAUGHTER OF LATE NIBARAN CHANDRA KAR,
3. **SMT. SANDHYA ROY**, WIFE OF LATE PURAB ROY AND  
DAUGHTER OF LATE NIBARAN CHANDRA KAR,
4. **SMT. SUPRITI KAR**, WIFE OF LATE NARAYAN CHANDRA KAR  
AND DAUGHTER IN-LAW OF LATE NIBARAN CHANDRA KAR,
5. **SRI NABANIT KAR**, SON OF LATE NARAYAN CHANDRA KAR  
AND GRANDSON OF LATE NIBARAN CHANDRA KAR,
6. **SRI NABARUN KAR**, SON OF LATE NARAYAN CHANDRA KAR  
AND GRANDSON OF LATE NIBARAN CHANDRA KAR,
7. **SMT. KAJORI KAR**, WIFE OF SRI BIKAS KUMAR SARKAR AND  
DAUGHTER OF LATE ALAK KAR ALIAS ALOK KAR ALIAS ALOKE KAR  
AND GRANDDAUGHTER OF LATE NIBARAN CHANDRA KAR,
8. **SMT. MONIKA KAR**, WIFE OF LATE TAPAS CHANDRA KAR AND  
DAUGHTER IN-LAW OF LATE NIBARAN CHANDRA KAR,
9. **SMT. SREETAMA KAR**, WIFE OF SRI DIPANKAR MAZUMDER AND  
DAUGHTER OF LATE TAPAS CHANDRA KAR AND GRANDDAUGHTER  
OF LATE NIBARAN CHANDRA KAR,
10. **SMT. PRAMITA SARKAR**, WIFE OF DEBI PRASAD SARKAR AND  
DAUGHTER OF LATE NIBARAN CHANDRA KAR,
11. **SMT. RANJANA KAR**, WIFE OF LATE PRADEEP KAR ALIAS  
PRADIP KAR AND DAUGHTER IN-LAW OF LATE NIBARAN CHANDRA KAR,
12. **SMT. PRIYANKA KAR**, DAUGHTER OF LATE PRADEEP KAR ALIAS  
PRADIP KAR AND GRANDDAUGHTER OF LATE NIBARAN CHANDRA KAR,
13. **MISS PINKY KAR**, DAUGHTER OF LATE PRADEEP KAR ALIAS  
PRADIP KAR AND GRANDDAUGHTER OF LATE NIBARAN CHANDRA KAR,
14. **SMT. BANANI TARAFDAR (TARAFDAR)**, WIFE OF  
SALIL KANTI TARAFDAR AND DAUGHTER OF LATE NIBARAN CHANDRA KAR,
15. **SMT. JAYEETA DUTTA SAHA ALIAS**  
**JAYEETA PRODYUMNA SAHA**,  
WIFE OF SRI PRODYUMNA SAHA AND DAUGHTER OF JAYANTA DUTTA  
AND LATE SONALI DUTTA AND GRANDDAUGHTER OF  
LATE NIBARAN CHANDRA KAR,

Parag Chakraborty

Nupur Guha.

Sandhya Roy.

Supriti Kar.

Nabanit Kar.

Nabarun Kar

Kajori Kar

Monika Kar.

Sreetama Kar

Pramita Sarkar.

Ranjana Kar

Priyanka Kar

Pinky Kar

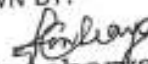
Banani Tarafdar

Jayeeta Dutta Saha



<p><b>WIVES:-</b>  <b>SAHELI CHAKRABORTY</b>, WIFE OF SRI SHIBAJI CHAKRABORTY AND DAUGHTER OF SURAJIT KUMAR DEB AND SAHELI DEB ALIAS KOYALI DEB AND GRANDDAUGHTER OF NIBARAN CHANDRA KAR,</p>	<p style="text-align: right;">PAGE 3</p> <p>Saheli Chakraborty</p>
<p><b>SAONAK DEB</b>, SON OF SURAJIT KUMAR DEB AND SAHELI DEB ALIAS KOYALI DEB AND GRANDSON OF NIBARAN CHANDRA KAR,</p>	<p>Saonak Deb.</p>
<p><b>18. SMT. KAKOLI SHEKHAR SINHA</b>  <b>ALIAS KAKULI SHEKHARKUMAR SINHA ALIAS KAKOLI SINHA</b>, WIFE OF SRI SHEKHAR SURESH SINHA ALIAS SEKHAR SINHA AND DAUGHTER OF LATE NIBARAN CHANDRA KAR,</p>	<p>Kakoli Sinha</p>
<p><b>19. SMT. MITHUA KAR DATTA (DUTTA)</b>, WIFE OF LATE ASHIS DATTA AND DAUGHTER OF LATE NIBARAN CHANDRA KAR,</p>	<p>Mithua Kar Datta.</p>












NO. 1 IS RESIDING AT 107/2, RAMLAL AGARWAL LANE, BARANAGAR, P.O. SINTHEE, P.S. BARANAGAR, PIN CODE-700050, DISTRICT NORTH 24 PARGANAS, WEST BENGAL,  
 NO. 2 IS RESIDING AT 273, B.T. ROAD, ASHABORI APARTMENT, BARANAGAR, P.O. NETAJI COLONY, P.S. BARANAGAR, PIN CODE-700036, DISTRICT NORTH 24 PARGANAS, WEST BENGAL,  
 NO. 3 IS RESIDING AT 28 NO. NETAJI COLONY, BARANAGAR, P.O. NETAJI COLONY, P.S. BARANAGAR, PIN CODE-700090, DISTRICT NORTH 24 PARGANAS, WEST BENGAL,  
 NO. 4, 7, 8, 9, 11, 12, 13 ARE RESIDING AT RASH BEHARI SARANI, WARD NO. 16, HAKIMPURA, P.O. AND P.S. SILIGURI, PIN CODE-734001, DISTRICT DARJEELING, WEST BENGAL,  
 NO. 5 IS RESIDING AT FLAT NO. B, 1005 IRA MANTRA CORPORATION, SR NO. 25, KATRAJ SASWAD ROAD, UNDRI CHOWK, UNDRI, P.O. MOHAMMAD WADI, P.S. UNDRI, PIN CODE-411060, DISTRICT PUNE, MAHARASHTRA,  
 NO. 6 IS RESIDING AT FLAT NO. 107, 3RD FLOOR, NEAR CANARA BANK, LAXMI MARKET MUNIRKA, P.O. MUNIRKA, P.S. VASANT VIHAR, PIN CODE-110067, DISTRICT SOUTH WEST DELHI, DELHI,  
 NO. 10 IS RESIDING AT NANIBALA DEBI SARANI, SOUTH BHARAT NAGAR, WARD NO. 24, SILIGURI, P.O. AND P.S. SILIGURI, PIN CODE-734004, DISTRICT DARJEELING, WEST BENGAL,  
 NO. 14 IS RESIDENT OF B.T. ROAD, DUNLOP, PHASE-II, SAKET NAGAR, BON HOOGLY GOVT COLONY, BARANAGAR, P.O. ISI, P.S. BARANAGAR, PIN CODE-700108, DISTRICT NORTH 24 PARGANAS, WEST BENGAL, PRESENTLY RESIDING AT BHARATPUR CIRCLE, P.O., P.S. BHARATPUR, DISTRICT MURSHIDABAD, WEST BENGAL  
 NO. 15 IS RESIDING AT KASPATE VASTI ROAD, WAKAD, PUNE, P.O. AND P.S. WAKAD, PIN CODE-411057, DISTRICT PUNE, MAHARASHTRA,  
 NO. 16 IS RESIDING AT FLAT -2F, BLOCK-12, WHITE MEADOWS, 1529 DWARIR ROAD, RAJPUR, SONARPUR, P.O. DAKSHIN JAGATDAL, P.S. SONARPUR, PIN CODE-700151, DISTRICT SOUTH 24 PARGANAS, WEST BENGAL,  
 NO. 17 IS RESIDING AT JALPAIGURI, COLLAGE PARA, KHARIA, P.O. KHARIA, P.S. KOTWALI, PIN CODE-735101, DISTRICT JALPAIGURI, WEST BENGAL,  
 NO. 18 IS RESIDING AT 4/23, VRUNDAVAN SOCIETY, THANE WEST, P.O. THANE WEST, P.S. RABODI, PIN CODE-400601, DISTRICT THANE, MAHARASHTRA AND,  
 NO. 19 IS RESIDENT OF SREE MAA SARANI BYLANE, BABUPARA, WARD NO. 27, SILIGURI, P.O. AND P.S. SILIGURI, PIN CODE-734004, DISTRICT DARJEELING, WEST BENGAL -

DRAWN BY:-  
  
**M. Acharya**  
 (SURVEYOR)  
 Regd. No. 3895/75  
 Subhaspally, Siliguri



Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling

17 MAY 2024

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Anu Goyal</i>	LEFT HAND					
	RIGHT HAND					

SAMRIDHI VENTURES  
*Anu Goyal*

SIGNATURE  
 Partner

10/10/2024 11:11:11 AM












10/10/2024



**Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling**

**17 MAY 2024**

Parag Chakraborty

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Parag Chakraborty  
SIGNATURE

Nirupam Ghosh


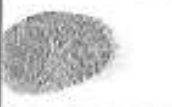








		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Nirupam Ghosh  
SIGNATURE














Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

17 MAY 2024

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sandhya Roy.</i>	LEFT HAND					
	RIGHT HAND					

*Sandhya Roy.*

SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Supriya Kar.</i>	LEFT HAND					
	RIGHT HAND					

*Supriya Kar.*

SIGNATURE



  
Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

17 MAY 2024



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND						
RIGHT HAND						


Nabarun Kar  
SIGNATURE














		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND						
RIGHT HAND						

Nabarun Kar  
SIGNATURE














  
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Siliguri-1, Dt. Darjeeling

17 MAY 2024

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Kajasi Kas	LEFT HAND					
	RIGHT HAND					

Kajasi Kas  
SIGNATURE




		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Manika Kas  
SIGNATURE













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Siliguri-1, Dt. Darjeeling

17 MAY 2024

		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					

Sreelaxmi Kar  
SIGNATURE

		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					

Pramita Sarkar.  
SIGNATURE














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Siliguri-I, Dt. Darjeeling

17 MAY 2024

17/5/24

17

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Ranjana Kar	LEFT HAND					
	RIGHT HAND					

Ranjana Kar

SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Brijanka Kar	LEFT HAND					
	RIGHT HAND					












Brijanka Kar

SIGNATURE














**Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling**

**17 MAY 2024**

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Pinky Kar</i>	LEFT HAND					
	RIGHT HAND					












*Pinky Kar*  
 \_\_\_\_\_  
 SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Banani Tamdar</i>	LEFT HAND					
	RIGHT HAND					











*Banani Tamdar*  
 \_\_\_\_\_  
 SIGNATURE



  
Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling  
17 MAY 2024

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Jayeta Dutta Saha	LEFT HAND					
	RIGHT HAND					

Jayeta Dutta Saha  
SIGNATURE




		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Saheli Chakrabarty	LEFT HAND					
	RIGHT HAND					

Saheli Chakrabarty  
SIGNATURE











  
Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling  
17 MAY 2024

*faint handwritten text*

 <i>Sasmita Deb.</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					


*Sasmita Deb.*  
 \_\_\_\_\_  
 SIGNATURE

 <i>Nakoli Sinha</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Nakoli Sinha*  
 \_\_\_\_\_  
 SIGNATURE



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Siliguri-I, Dt. Darjeeling  
17 MAY 2024

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Mithuna Kaur Datta</i>	LEFT HAND					
	RIGHT HAND					

Mithuna Kaur Datta -  
SIGNATURE



*[Handwritten signature]*

Ardd. Dist. Sub-Registrar  
Sillguri-1, Dt. Darjeeling


17 MAY 2024

IDENTIFIER/ WITNESS

 <p><i>Suchismita kar</i></p>	<p>LEFT THUMB IMPRESSION</p> 
--	--

*Suchismita kar*  
SIGNATURE



  
Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling  
17 MAY 2024



मि. चिम बंगाल WEST BENGAL

93AB 062572

7128  
26/11/24

*Samat Puro*

IN THE COURT OF THE LD. EXECUTIVE MAGISTRATE AT JALPAIGURI

AFFIDAVIT

STATEMENT OF THE AFFIDAVIT  
IN THE COURT OF THE LD. EXECUTIVE MAGISTRATE

2024 Year 51



Sl. NO. 1979 Date 22.7.2024

PURCHASER, Saanak Deb

Full Address, Jalpaiguri

Total Value, 10/-

Stamp Purchased from JPG Treasury-1

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



Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

17 MAY 2024

297



Saonak Deb

1. **SRI SAONAK DEB**, son of **Sursjit Kumar Deb** and **Late Koyeli Deb** alias **Koyali Deb** and grandson of **Late Nibaran Chandra Kar**, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at **Jalpaiguri, Collage Pam, Kharin, P.O. Kharin, P.S. Kotwali, Pin Code-735101, District Jalpaiguri, West Bengal** - do hereby solemnly **AFFIRM** and **DECLARE** as follows:-

1. That my grandfather **Nibaran Chandra Kar**, son of **Late Gopal Chandra Kar**, was the sole and absolute Recorded Owner of Land situated in **R.S. Mouza Siliguri, Recorded in R.S. Khatian No. 5030, R.S. JL. No. 110(88), under Police Station Siliguri, District Darjeeling.**

2. That my grandfather **Nibaran Chandra Kar** died intestate leaving behind the following legal heirs namely;

(1) Prabbhati Kar (now deceased)	- Wife;
(2) Arati Dutta (now deceased)	- Daughter,
(3) Smt. Sandhya Roy	- Daughter
(4) Narayan Chandra Kar (now deceased)	- Son,
(5) Alak Kar alias Alok Kar alias Alope Kar (now deceased)	- Son,
(6) Tapas Chandra Kar (now deceased)	- Son,
(7) Smt. Pramita Sarkar	- Daughter,
(8) Pradeep Kar alias Pradip Kar (now deceased)	- Son
(9) Smt. Banani Tarafdar (Tarafdar)	- Daughter,
(10) Sonali Dutta (now deceased)	- Daughter,
(11) Koyeli Deb alias Koyali Deb (now deceased)	- Daughter,
(12) Smt. Kakoli Shekhar Sinha alias Kakuli Shekharkumar Sinha alias Kakoli Sinha	- Daughter and,
(13) Smt. Mithua Kar Dutta (Dutta)	- Daughter and they

all jointly inherited the aforesaid landed property of the deceased **Late Nibaran Chandra Kar**, as per the **Hindu Succession Act, 1956.**

3. That my grandmother mother **Prabbhati Kar** also died intestate leaving behind the following legal heirs namely;

(1) Arati Dutta (now deceased)	- Daughter,
(2) Smt. Sandhya Roy	- Daughter
(3) Narayan Chandra Kar (now deceased)	- Son,
(4) Alak Kar alias Alok Kar alias Alope Kar (now deceased)	- Son,
(5) Tapas Chandra Kar (now deceased)	- Son,
(6) Smt. Pramita Sarkar	- Daughter,
(7) Pradeep Kar alias Pradip Kar (now deceased)	- Son
(8) Smt. Banani Tarafdar (Tarafdar)	- Daughter,
(9) Sonali Dutta (now deceased)	- Daughter,
(10) Koyeli Deb alias Koyali Deb (now deceased)	- Daughter,
(11) Smt. Kakoli Shekhar Sinha alias Kakuli Shekharkumar Sinha alias Kakoli Sinha	- Daughter and,
(12) Smt. Mithua Kar Dutta (Dutta)	- Daughter and they all jointly inherited

the aforesaid landed property of the deceased **Late Nibaran Chandra Kar** and **Late Prabbhati Kar**, each of them having **1/12<sup>th</sup>** undivided share, as per the **Hindu Succession Act, 1956.**

4. That the abovenamed **Arati Dutta** also died intestate leaving behind the following legal heirs namely:-

(1) Smt. Parag Chakraborty	- Daughter and
(2) Smt. Nupur Guha	- Daughter and they both jointly

inherited the aforesaid **1/12<sup>th</sup>** undivided share of the deceased **Late Arati Dutta** as per the **Hindu Succession Act, 1956.**

5. That the abovenamed **Narayan Chandra Kar** also died intestate leaving behind the following legal heirs namely:-

(1) Smt. Supriti Kar	- Wife,
(2) Sri Nabasmit Kar	- Son and,
(3) Sri Nibaran Kar	- Son and they all jointly inherited





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Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

17 MAY 2024



Saonak Deb

the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Narayan Chandra Kar as per the Hindu Succession Act, 1956.

6. That the abovenamed Alak Kar alias Alok Kar alias Alope Kar also died intestate leaving behind the following legal heirs namely:-

- (1) Smt. Shipra Kar (now deceased) - Wife and,
  - (2) Smt. Kajori Kar - Daughter and they both jointly
- inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Alak Kar alias Alok Kar alias Alope Kar as per the Hindu Succession Act, 1956.

7. That the abovenamed Shipra Kar also died intestate leaving behind the following legal heir namely:-

- (1) Smt. Kajori Kar - Daughter and she inherited the
- aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Alak Kar alias Alok Kar alias Alope Kar (and Late Shipra Kar) as per the Hindu Succession Act, 1956.

8. That the abovenamed Tapas Chandra Kar also died intestate leaving behind the following legal heirs namely:-

- (1) Smt. Monika Kar - Wife and,
  - (2) Smt. Sreetama Kar - Daughter and they both jointly
- inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Tapas Chandra Kar as per the Hindu Succession Act, 1956.

9. That the abovenamed Pradeep Kar alias Pradip Kar also died intestate leaving behind the following legal heirs namely:-

- (1) Smt. Ranjana Kar - Wife,
  - (2) Smt. Priyanka Kar - Daughter and,
  - (3) Miss Pinky Kar - Daughter and they all jointly inherited
- the aforesaid 1/12<sup>th</sup> undivided share of the deceased Late Pradeep Kar alias Pradip Kar as per the Hindu Succession Act, 1956.

10. That the abovenamed Sonali Dutta also died intestate leaving behind her daughter namely:-

- (1) Smt. Jayeeta Dutta Saha alias Jayeeta Prodyumna Saha - Daughter to inherited the aforesaid 1/12<sup>th</sup> undivided share of the deceased Sonali Dutta as per the Hindu Succession Act, 1956.

11. That the abovenamed Koyeli Deb alias Koyali Deb also died intestate leaving behind her daughter and son namely:-

- (1) Smt. Saheli Chakraborty - Daughter and
  - (2) Sri Saonak Deb (myself) - Son to inherit the aforesaid 1/12<sup>th</sup>
- undivided share of the aforesaid property of the deceased Koyeli Deb alias Koyali Deb as per the Hindu Succession Act, 1956.

12. That there are no other legal heirs or successors save and except as mentioned herein above.

That the statements made above are true to the best of my knowledge and belief and nothing is concealed herein. If the statement is found to be false then I shall be liable to be punished u/s. 193 of I.P.C. and I sign this Affidavit on this the 26<sup>th</sup> day of April, 2024 at Jalpaiguri.

Executive Magistrate  
Jalpaiguri



Saonak Deb

DEPONENT

IDENTIFIED BY Mr

Advocate



Handwritten signature

**Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling  
17 MAY 2024**

### Major Information of the Deed







Deed No.:	I-0402-01087/2024	Date of Registration	17/05/2024
Query No / Year	0402-2001208578/2024	Office where deed is registered	
Query Date	14/05/2024 8:50:01 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Samridhi Ventures Sevoke Road, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9832343887, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 8,59,28,400/-	Rs. 8,59,28,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 42,96,440/- (Article:23)	Rs. 8,59,286/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		









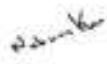
### Land Details :













District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: HAKIMPARA, Road Zone : (Ward No. 16 and 17 – Ward No. 16 and 17) , Mouza: Siliguri, Ji No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-10575	RS-5030	Bastu	Bastu	0.22 Acre	4,50,10,000/-	4,50,10,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-10575	RS-5030	Bastu	Bastu	0.2 Acre	4,09,18,400/-	4,09,18,400/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					42Dec	859,28,400 /-	859,28,400 /-	
Grand Total :					42Dec	859,28,400 /-	859,28,400 /-	






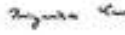


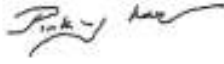
**Seller Details :**






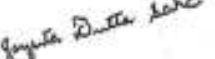



Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt Parag Chakraborty (Presentant)</b>                      Wife of Shri Subhasish Chakraborty                      Executed by: Self, Date of Execution: 17/05/2024                      , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office</p>	 <p>17052024</p>	 <p>LTI 17052024</p>	<p><i>Parag Chakraborty</i></p> <p>17052024</p>
<p>107/2, Ramlal Agarwal Lane, Baranagar, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ajxxxxxx3l, Aadhaar No: 32xxxxxxxx8333, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Smt Nupur Guha</b>                      Wife of Shri Sudipta Guha                      Executed by: Self, Date of Execution: 17/05/2024                      , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office</p>	 <p>17052024</p>	 <p>LTI 17052024</p>	<p><i>Nupur Guha</i></p> <p>17052024</p>
<p>273, B.T. Road, Ashabori Apartment, Baranagar, City:- , P.O:- Netaji Colony, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: auxxxxxx5q, Aadhaar No: 87xxxxxxxx9121, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Smt Sandhya Roy</b>                      Wife of Late Purab Roy                      Executed by: Self, Date of Execution: 17/05/2024                      , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office</p>	 <p>17052024</p>	 <p>LTI 17052024</p>	<p><i>Sandhya Roy</i></p> <p>17052024</p>
<p>28 No, Netaji Colony, Baranagar, Noapara, City:- , P.O:- Netaji Colony, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: avxxxxxx0a, Aadhaar No: 61xxxxxxxx7750, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office</p>				






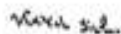



Name	Photo	Finger Print	Signature
<b>4</b> <b>Smt Suprili Kar</b> Wife of Late Narayan Chandra Kar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
Rash Bhari Sarani, Ward No. 16, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: mnxxxxxx9h, Aadhaar No: 34xxxxxxxx8872, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>5</b> <b>Shri Nabanit Kar</b> Son of Late Narayan Chandra Kar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
Flat No. B, 1005 Ira Mantra Corporation, Sr No 25 Katraj Saswad Road, Undri Chowk, City:- , P.O:- Mahammad Wadi, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 411060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: aexxxxxx2h, Aadhaar No: 6Sxxxxxxxx0166, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>6</b> <b>Shri Nabanit Kar</b> Son of Late Narayan Chandra Kar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
Flat No. 107, 3rd Floor, Laxmi Market, Munirka, South West Delhi, Vasant Vihar, Delhi, City:- , P.O:- Munirka, P.S:-VASANT VIHAR, District:-South West, Delhi, India, PIN:- 110067 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: lbjxxxxxx9h, Aadhaar No: 53xxxxxxxx2337, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office			

	Name	Photo	Finger Print	Signature
7	<b>Smt Kajori Kar</b> Wife of Shri Bikas Kumar Sarkar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
		17/05/2024	LTI 17/05/2024	17/05/2024
	Rash Behari Sarani, Hakimpara, Ward No. 16, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: bgxxxxxx8p, Aadhaar No: 86xxxxxxxx9160, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office			
8	<b>Smt Monika Kar</b> Wife of Late Tapas Chandra Kar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
		17/05/2024	LTI 17/05/2024	17/05/2024
	Rash Behari Sarani, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: alxxxxxx6l, Aadhaar No: 74xxxxxxxx8914, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office			
9	<b>Smt Sreetama Kar</b> Wife of Shri Dipankar Mazumder Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
		17/05/2024	LTI 17/05/2024	17/05/2024
	Rash Behari Sarani, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: blxxxxxx1c, Aadhaar No: 21xxxxxxxx9377, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office			
10	<b>Smt Pramita Sarkar</b> Wife of Debi Prasad Sarkar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
		17/05/2024	LTI 17/05/2024	17/05/2024

Wanibala Debi Sarani, South Bharat Nagar, Ward No. 24, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX3, PAN No.: ccxxxxxx0j, Aadhaar No: 53xxxxxxxx7480, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024, Admitted by: Self, Date of Admission: 17/05/2024, Place : Office

	Name	Photo	Finger Print	Signature
11	<b>Smt Ranjana Kar</b> Wife of Late Pradeep Kar Alias Pradip Kar Executed by: Self, Date of Execution: 17/05/2024 Admitted by: Self, Date of Admission: 17/05/2024, Place : Office		 Captured	  17052024
	Rash Behari Sarani, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX6, PAN No.: bxxxxxxx1g, Aadhaar No: 65xxxxxxxx1111, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024, Admitted by: Self, Date of Admission: 17/05/2024, Place : Office			
12	<b>Smt Priyanka Kar</b> Daughter of Late Pradeep Kar Alias Pradip Kar Executed by: Self, Date of Execution: 17/05/2024 Admitted by: Self, Date of Admission: 17/05/2024, Place : Office		 Captured	  17052024
	Rash Behari Sarani, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth: XX-XX-1XX2, PAN No.: bmxxxxxx6m, Aadhaar No: 34xxxxxxxx0932, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024, Admitted by: Self, Date of Admission: 17/05/2024, Place : Office			
13	<b>Miss Pinky Kar</b> Daughter of Late Pradeep Kar Alias Pradip Kar Executed by: Self, Date of Execution: 17/05/2024 Admitted by: Self, Date of Admission: 17/05/2024, Place : Office		 Captured	  17052024
	Rash Behari Sarani, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth: XX-XX-1XX1, PAN No.: bxxxxxxx0h, Aadhaar No: 77xxxxxxxx0437, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024, Admitted by: Self, Date of Admission: 17/05/2024, Place : Office			

Name	Photo	Finger Print	Signature	
<b>Smt Banani Tarafdar,</b> <b>(Alias: Banani Tarafdar)</b> Wife of Salil Kanti Tarafdar Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured		
B.T Road, Dunlop, Phase-II, Saket Nagar, Bon Hoogly Govt. Colony, Baranagar, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: agxxxxx1b, Aadhaar No: 77xxxxxxxx0361, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
15	<b>Smt Jayeeta Dutta Saha,</b> <b>(Alias: Jayeeta Prodyumna Saha)</b> Wife of Shri Prodyumna Saha Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
Kaspate Vasti Road, Wakad, Pune, City:- , P.O:- Wakad, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 411057 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: a0000007a, Aadhaar No: 42xxxxxxxx9340, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
16	<b>Smt Saheli Chakraborty</b> Wife of Shri Shibaji Chakraborty Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
Flat-2F, Block-12, White Meadows, 1529 Dwarir Road, Rajpur, Sonarpur, City:- , P.O:- Dakshin Jagaddal, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: a0000009g, Aadhaar No: 90xxxxxxxx5537, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				

Name	Photo	Finger Print	Signature	
<b>Shri Saonak Deb</b> Son of Surajit Kumar Deb Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured		
Jalpaiguri, Collage Para, Kharla, City:- , P.O:- Kharla, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: bhxxxxxx0m, Aadhaar No: 74xxxxxxx5009, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
18	<b>Smt Kakoli Shekhar Sinha, (Alias: Kakuli Shekharkumar Sinha)</b> Wife of Shri Shekhar Suresh Sinha Alias Shekhar Sinha Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
4/23, Vrundavan Society, Thane West, City:- , P.O:- Thane, P.S:-Rabodi, District:-Thane, Maharashtra, India, PIN:- 400601 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: bzxxxxxx4c, Aadhaar No: 67xxxxxxx2240, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
19	<b>Smt Mithua Kar Datta</b> Wife of Late Ashis Datta Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
Sree Maa Sarani Bylane, Babupara, Ward No.27, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: aqxxxxxx8g, Aadhaar No: 86xxxxxxx2439, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Samridhi Ventures</b> Unit No. 5, Third Floor, Goyal Plaza, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: afxxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Ankita Goyal</b>                      Wife of Shri Bishal Goyal Space Town, Sevoke Road, Ward No. 42, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: abxxxxx8l, Aadhaar No: 78xxxxxxx7513 Status : Representative, Representative of : Samridhi Ventures (as Partner)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Smt Suchismita Kar</b>                      Wife of Shri Nabant Kar                      Katraj Saswad Road, Undri Chowk, Undri, City:- , P.O:- Mahammed Wad, Maharashtra, India, PIN:- 411080</p>		 <p>Captured</p>	
	17/05/2024	17/05/2024	17/05/2024
<p>Identifier Of Smt Parag Chakraborty, Smt Nupur Guha, Smt Sandhya Roy, Smt Supri Kar, Shri Nabant Kar, Shri Nabarun Kar, Smt Kajori Kar, Smt Monika Kar, Smt Breetama Kar, Smt Pramita Sarkar, Smt Ranjena Kar, Smt Priyanka Kar, Miss Pinky Kar, Smt Banani Toralder, Smt Jayeeta Dutta Saha, Smt Saheli Chakraborty, Shri Saonak Deb, Smt Kakoli Shekhar Sinha, Smt Mithua Kar Datta, Smt Ankita Goyal</p>			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Parag Chakraborty	Samridhi Ventures-0.9174 Dec
2	Smt Nupur Guha	Samridhi Ventures-0.9174 Dec
3	Smt Sandhya Roy	Samridhi Ventures-1.8328 Dec
4	Smt Suprii Kar	Samridhi Ventures-0.6116 Dec
5	Shri Nabanit Kar	Samridhi Ventures-0.6116 Dec
6	Shri Nabarun Kar	Samridhi Ventures-0.6116 Dec
7	Smt Kajori Kar	Samridhi Ventures-1.8328 Dec
8	Smt Monika Kar	Samridhi Ventures-0.9174 Dec
9	Smt Sreetama Kar	Samridhi Ventures-0.9174 Dec
10	Smt Pramita Sarkar	Samridhi Ventures-1.8328 Dec
11	Smt Ranjana Kar	Samridhi Ventures-0.6116 Dec
12	Smt Priyanka Kar	Samridhi Ventures-0.6116 Dec
13	Miss Pinky Kar	Samridhi Ventures-0.6116 Dec
14	Smt Banani Tarafder	Samridhi Ventures-1.8328 Dec
15	Smt Jayeeta Dutta Saha	Samridhi Ventures-1.8328 Dec
16	Smt Saheli Chakraborty	Samridhi Ventures-0.9174 Dec
17	Shri Saonak Deb	Samridhi Ventures-0.9174 Dec
18	Smt Kakoli Shekhar Sinha	Samridhi Ventures-1.8328 Dec
19	Smt Mithua Kar Datta	Samridhi Ventures-1.8304 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Parag Chakraborty	Samridhi Ventures-0.834 Dec
2	Smt Nupur Guha	Samridhi Ventures-0.834 Dec
3	Smt Sandhya Roy	Samridhi Ventures-1.666 Dec
4	Smt Suprii Kar	Samridhi Ventures-0.556 Dec
5	Shri Nabanit Kar	Samridhi Ventures-0.556 Dec
6	Shri Nabarun Kar	Samridhi Ventures-0.556 Dec
7	Smt Kajori Kar	Samridhi Ventures-1.666 Dec
8	Smt Monika Kar	Samridhi Ventures-0.834 Dec
9	Smt Sreetama Kar	Samridhi Ventures-0.834 Dec
10	Smt Pramita Sarkar	Samridhi Ventures-1.666 Dec
11	Smt Ranjana Kar	Samridhi Ventures-0.556 Dec
12	Smt Priyanka Kar	Samridhi Ventures-0.556 Dec
13	Miss Pinky Kar	Samridhi Ventures-0.556 Dec
14	Smt Banani Tarafder	Samridhi Ventures-1.666 Dec
15	Smt Jayeeta Dutta Saha	Samridhi Ventures-1.666 Dec
16	Smt Saheli Chakraborty	Samridhi Ventures-0.834 Dec
17	Shri Saonak Deb	Samridhi Ventures-0.834 Dec
18	Smt Kakoli Shekhar Sinha	Samridhi Ventures-1.666 Dec
19	Smt Mithua Kar Datta	Samridhi Ventures-1.664 Dec

**Endorsement For Deed Number : 1 - 040201087 / 2024**

**On 17-05-2024**

**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 12:16 hrs on 17-05-2024, at the Office of the A.D.S.R. SILIGURI by Smt Parag Chakraborty, 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 8,59,28,400/-

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

Execution is admitted on 17/05/2024 by 1. Smt Parag Chakraborty, Wife of Shri Subhasish Chakraborty, 107/2, Ramlal Agarwal Lane, Baranagar, P.O: Sintoas, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 2. Smt Nupur Guha, Wife of Shri Sudipta Guha, 273, B.T. Road, Ashabari Apartment, Baranagar, P.O: Netaji Colony, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 3. Smt Sandhya Roy, Wife of Late Purab Roy, 28 No, Netaji Colony, Baranagar, Noapara, P.O: Netaji Colony, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by Profession House wife, 4. Smt Suprii Kar, Wife of Late Narayan Chandra Kar, Rash Behari Sarani, Ward No. 16, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 5. Shri Nabanit Kar, Son of Late Narayan Chandra Kar, Flat No. B, 1005 Ira Mantra Corporation, Sr No 25 Katraj Saswad Road, Undri Chowk, P.O: Mahammad Wadi, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 411060, by caste Hindu, by Profession Service, 6. Shri Nabarun Kar, Son of Late Narayan Chandra Kar, Flat No. 107, 3rd Floor, Laxmi Market, Munirka, South West Delhi, Vasant Vihar, Delhi, P.O: Munirka, Thana: VASANT VIHAR, , South West, DELHI, India, PIN - 110067, by caste Hindu, by Profession Service, 7. Smt Kajori Kar, Wife of Shri Bikas Kumar Sarkar, Rash Behari Sarani, Hakimpura, Ward No. 16, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Advocate, 8. Smt Monika Kar, Wife of Late Tapas Chandra Kar, Rash Behari Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 9. Smt Sreetama Kar, Wife of Shri Dipankar Mazumder, Rash Behari Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service, 10. Smt Pramita Sarkar, Wife of Debi Prasad Sarkar, Nanibala Dabi Sarani, South Bharat Nagar, Ward No. 24, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 11. Smt Ranjana Kar, Wife of Late Pradeep Kar Alias Pradip Kar, Rash Behari Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 12. Smt Priyanka Kar, Daughter of Late Pradeep Kar Alias Pradip Kar, Rash Behari Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service, 13. Miss Pinky Kar, Daughter of Late Pradeep Kar Alias Pradip Kar, Rash Behari Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service, 14. Smt Banani Tarafdar, Alias Banani Tarafdar, Wife of Sali Kanti Tarafdar, B.T Road, Dunlop, Phase-II, Saket Nagar, Bon Hoogly Govt. Colony, Baranagar, P.O: ISI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession House wife, 15. Smt Jayeeta Dutta Saha, Alias Jayeeta Prodyumna Saha, Wife of Shri Prodyumna Saha, Kaspate Vasti Road, Wakad, Pune, P.O: Wakad, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 411057, by caste Hindu, by Profession Service, 16. Smt Saheli Chakraborty, Wife of Shri Shibaji Chakraborty, Flat-2F, Block-12, White Meadows, 1529 Dwarir Road, Rajpur, Sonarpur, P.O: Dakshin Jagaddal, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 17. Shri Saonak Deb, Son of Surajit Kumar Deb, Jalpaiguri, Collage Para, Kharis, P.O: Kharis, Thana: Jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Service, 18. Smt Kakoli Shekhar Sinha, Alias Kakuli Shekharkumar Sinha, Wife of Shri Shekhar Suresh Sinha Alias Shekhar Sinha, 4/23, Vrundavan Society, Thane West, P.O: Thane, Thana: Rabodi, , Thane, MAHARASHTRA, India, PIN - 400601, by caste Hindu, by Profession House wife, 19. Smt Mithua Kar Datta, Wife of Late Ashis Datta, Sree Maa Sarani Bylane, Babupara, Ward No.27, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Identified by Smt Suchismita Kar, , Wife of Shri Nabanit Kar, Katraj Saswad Road, Undri Chowk, Undri, P.O: Mahammad Wadi, MAHARASHTRA, India, PIN - 411060, by caste Hindu, by profession House wife

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,59,298.00/- ( A(1) = Rs 8,59,284.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,59,298/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/05/2024 3:35PM with Govt. Ref. No: 192024250049629571 on 16-05-2024, Amount Rs: 8,59,298/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CTJUGQ4 on 16-05-2024, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,96,440/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 42,91,440/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
2. Stamp: Type: Impressed, Serial no 4846, Amount: Rs.5,000.00/-, Date of Purchase: 15/05/2024, Vendor name: J R Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/05/2024 3:35PM with Govt. Ref. No: 192024250049629571 on 16-05-2024, Amount Rs: 42,91,440/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CTJUGQ4 on 16-05-2024, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0402-2024, Page from 25285 to 25332  
being No 040201087 for the year 2024.



*Syangden*

Digitally signed by SANGHA RATNA SYANGDEN  
Date: 2024.05.20 17:37:43 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 20/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.