

10870/21

I. 10857/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 976089

29.12.21  
2-2628974/21



Ajit Mallick

Ratna Mallick

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 29<sup>th</sup> DAY OF DECEMBER, TWO THOUSAND & TWENTY ONE

Certified that the Document is admitted to Registration and the Signatures Sheet and the Encroachment Sheet attached to this Document are part of this Document

Adil. District Sub-Regi. at  
Bhakti Nagar, Jalpaiguri

29 DEC 2021

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten mark]*

Sl. NO. 20647 Date 16, 11, 2021  
PURCHASER Miss Aditi Agarwal  
Full Address Dhulia, Sansarganj, Murshidabad  
Total Value 1000 /-  
Stamp Purchased from JPG Treasury-1

*Ms*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No.1 of 99-2000  
Add. DSR Office, Raigani, Jalpaiguri



*[Signature]*  
Add. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

29 DEC 2021

Ajit Mallick

Ratna Mallick<sup>2</sup>

**DEED OF CONVEYANCE**  
**(Siliguri Municipal Corporation Area)**

**Land Area : 4 Kathas**

**Plot No. (R.S.) 56**  
**Khatian No. (R.S.)757/30**  
**Sheet No. (R.S.)15**

**Plot No. (L.R.) 146**  
**Khatian No. (L.R.) 818 & 819** 859  
**Sheet No. (L.R.)168**

**Mouza : Dabgram**  
**J.L. No. 02**  
**P.S. New Jalpaiguri (earlier Bhaktinagar)**  
**Dist. Jalpaiguri**  
**Sale Consideration : Rs.43,00,000/-**

**B E T W E E N**

**Miss ADITI AGARWAL** , D/o Sri Manoj Agarwal , Indian by Nationality , Hindu by Religion , Student/Household by occupation , resident of Vill-Kanchantala , SHOPARA , P.O. Dhuliyon , P.S.Samserganj , Murshidabad , PIN-742202 , Dist. Murshidabad , in the State of West Bengal ----- hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context his/her/their heirs, successors , executors, legal representatives and assigns) of the "**ONE PART**". (PAN – BXUPA6134K)

*Aditi Agarwal*

*Aditi Agarwal*

Ajit Mallick

Ratna Mallick

**AND**

**1. SRI AJIT MALLICK alias AJIT MALLIK , S/o Tripura Charan Mallick alias Tirpuracharan Mallik (PAN- AERPM3450M)**

**2. SMT. RATNA MALLICK alias RATNA MALLIK , W/o Sri Ajit Mallick alias Ajit Mallik (PAN- ADJPM8881H)**

All are Indian by Nationality , Hindu by Religion , Business by Occupation residents of Tripura Lodge , M. R. Road , Siliguri , P.O. Siliguri Bazar , P.S. Siliguri , Dist. Darjeeling , PIN-734005 in the State of West Bengal --- hereinafter called the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context his/her/their heirs, successors , executors, legal representatives and assigns) of the "**OTHER PART**".

**WHEREAS** the Vendors hereof namely **(1) SRI AJIT MALLICK alias AJIT MALLIK** , S/o Tripura Charan Mallick alias Tirpuracharan Mallik and **(2) SMT. RATNA MALLICK alias RATNA MALLIK** , W/o Sri Ajit Mallick alias Ajit Mallik became owner of a piece and parcel of land measuring **4 KATHAS** comprised in part of **R.S. Plot No. 56** , recorded under **R.S. Khatian No. 757/30** situated within R.S. Sheet No. 15 of Mouza -DABGRAM , J.L. No. 02 , Pargana- Baikunthapur , within Municipal Corporation Area , Ashok Nagar Ward No. 31 , P.S. New Jalpaiguri (Earlier Bhaktinagar) , District. Jalpaiguri , by virtue of purchase from (1) **SRI PANNA BARUA** , S/o Late Pulin Barua & **(2) SRI SUSHIL KUMAR AGARWALA** , S/o Jagadish Prasad Agarwala , vide Sale Deed being No. I-6701 , dated. 14/08/2012 , registered before the office of Additional District Sub-Registrar Rajganj , Dist. Jalpaiguri and thereby acquired permanent , heritable and transferable right , title and interest therein free from all encumbrances.

**AND**

Ajit Mallick

Ratna Mallick

Ajit Mallick

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Ratna Mallick

**WHEREAS** at the time of L.R. Settlement , the above land area of said **SRI AJIT MALLICK** , being owner of 2 Kathas or 0.033 Acres recorded in favour of said **SRI AJIT MALLICK under L.R. Plot No. 146** , recorded under **L.R. Khatian No. 818** , situated within R.S. Sheet No. 15 (L.R. Sheet No.168) of Mouza - DABGRAM , J.L. No. 02 , Pargana- Baikunthapur , within Municipal Corporation Area , P.S. New Jalpaiguri (earlier Bhaktinagar) , District. Jalpaiguri.

**WHEREAS** at the time of L.R. Settlement , the above land area of said **SMT. RATNA MALLICK** , being owner of 2 Kathas or 0.033 Acres recorded in favour of said **SMT. RATNA MALLICK under L.R. Plot No. 146** , recorded under **L.R. Khatian No. 819** , situated within R.S. Sheet No. 15 (L.R. Sheet No.168) of Mouza -DABGRAM , J.L. No. 02 , Pargana- Baikunthapur , within Municipal Corporation Area , P.S. New Jalpaiguri (earlier Bhaktinagar) , District. Jalpaiguri.

**A N D**

**WHEREAS** THUS IN THE ABOVE MANNER the VENDORS hereof became joint owners of land MEASURING IN TOTAL **4 KATHAS** comprised in part of **R.S. Plot No. 56** (Corresponding to **L.R. Plot No. 146** ) , recorded under **R.S. Khatian No. 757/30** , (Corresponding to **L.R. Khatian No. 818 & 819** ) situated within R.S. Sheet No. 15 (L.R sheet No.168) of Mouza -DABGRAM , J.L. No. 02 , Pargana- Baikunthapur , within Municipal Corporation Area , Ashok Nagar Ward No. 31 , P.S. New Jalpaiguri (Earlier Bhaktinagar) , District. Jalpaiguri.

**A N D**

**WHEREAS** thus the VENDORS of this presents by virtue of their aforesaid purchase , having permanent, heritable and transferable right, title and interest therein free from all encumbrances and whereas the Vendors hereof being in need of money for their some other investment purposes have decided to sell all that their aforesaid piece or parcel of land measuring in total **4 KATHAS** as morefully described in the schedule below and offered to the PURCHASER of this presents for buying the same.

*[Handwritten signature]*

*[Handwritten signature]*

Ajit Mallick

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Ratna Mallick

A N D

**WHEREAS** the purchaser being in need of plot of a land in that area for her purposes & relying on all the above statements of the vendors , has accepted the offer of Vendors and agreed to purchase the said area of land of the VENDORS, measuring IN TOTAL 4 KATHAS more particularly described in the Schedule below and offered a sum of Rs.43,00,000/- (Rupees Forty Three Lakhs) only, to the VENDORS for their total below scheduled land which is free from all encumbrances and charges whatsoever.

A N D

**WHEREAS** the vendors considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate have agreed to sale their said land measuring 4 KATHAS to the Purchaser at or for the price of Rs.43,00,000/- (Rupees Forty Three Lakhs) only, which is fully described in the Schedule below and which is free from all encumbrances and charges whatsoever.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.43,00,000/- (Rupees Forty Three Lakhs) only , paid by the purchaser to the Vendors ( the receipt whereof in full is hereby acknowledged by the Vendors and the Vendors grant full discharge to the Purchaser from the payment and every part thereof ) , the Vendors do hereby grant, sell , convey and transfer unto the Purchaser all that piece or parcel of land measuring 4 KATHAS , described in the schedule below and forming part of these presents and transfer the possession of the same unto the purchaser together with all rights, liberties, privileges, easements appendices and appurtenances belonging to or any way appertaining to the said land hereby sold or expressed or intended so to be , **TO HAVE AND TO HOLD** the same as an absolute estate peaceably quietly with permanent, heritable and interest and without any interference or interruption from the vendors or any persons claiming under them subject to the payment of rent to the Superior Land lord , the State of West Bengal.





Ajit Mallick

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Ratna Mallick

AND the Vendors also do hereby covenant with the Purchaser that the interest which he/she/they profess to transfer hereby subsist as on the date of these presents and that the vendors have full authority and good power to transfer the said land , expressed or intended so to be unto the purchaser in the manner aforesaid and the vendors or any person/s claiming under them shall and will at all times hereafter at the request and cost of the purchaser do execute all such acts , deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall & may required.

AND it is further covenanted that there exist no charge , mortgage , attachment or any other encumbrances whatsoever on the land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge , mortgage , attachment or any other encumbrances whatsoever the vendors shall be liable to be dealt with according to law as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

AND it is hereby further declared by the vendors that the vendors have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents.

### SCHEDULE

All that piece or parcel of vacant land measuring 4 KATHAS comprised in part of R.S. Plot No. 56 (Corresponding to L.R. Plot No. 146 ) , recorded under R.S. Khatian No. 757/30 , (Corresponding to L.R. Khatian No. 818 & 819 ) situated within R.S. Sheet No. 15 (L.R sheet No.168) of Mouza -DABGRAM , J.L. No. 02 , Pargana- Baikunthapur , within Municipal Corporation Area , Ashok Nagar Ward No. 31 , P.S. New Jalpaiguri (Earlier Bhaktinagar) , District. Jalpaiguri

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Ajit Mallik

Ratna Mallik

The said land as morefully shown in the site plan annexed herewith is butted and bounded as follows :-

North : Land & House of Tapas Nandi & Others ;  
South : Land & House of Rekha Mandal ;  
East : Land & House of Suman Dutta & Subash Roy ;  
West : 16 Feet Wide Pucca SMC Road.

(Classification of the land is Bastu & the proposed land use is Bastu)

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

**WITNESSES:**


1. Meera Kumar Das  
S/o 'Sri' Doya Kant Das  
14/1/01, Pally Road No. I  
Patt. - Siliguri Bazar  
Dist. Jalpaiguri  
734005

Ajit Mallik  
Ratna Mallik

.....  
**VENDORS**

2. Ananda Das -  
S/o Ananda Das -  
Saktigash Road No. 6  
Patt. - Siliguri Bazar.  
Dist - Jalpaiguri pin - 734005.

Drafted by me & typed in computer  
in my office

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





**“ MEMO OF CONSIDERATION / RECEIPT ”**

We , the VENDORS , below named do hereby acknowledge of receiving with thanks from the Purchaser Miss **ADITI AGARWAL** , D/o Sri Manoj Agarwal , resident of Vill-Kanchantala , SHOPARA , P.O. Dhuliyana , P.S.Samsanganj , Murshidabad , PIN-742202 , Dist. Murshidabad , in the State of West Bengal, the below sum as full & final consideration in respect of all that above Scheduled land being sold by the Vendors to the Purchaser hereof.

Payment received by	Payment by	Date	Amount in Rs.
SRI AJIT MALLICK	By Bank		Rs. 43,00,000/-
SMT. RATNA MALLICK			/
		<b>TOTAL</b>	<b>Rs.43,00,000/-</b>

(Rupees Forty Three Lakhs) only

Ajit Mallik

Ratna Mallik

VENDORS

*Aditi Agarwal*

SITE PLAN SHOWING THE LAND OF MOUZA -DABGRAM, SHEET  
NO -R.S-15 L.R-168, J.L. NO -2, PARGANA - BAIKUNTAPUR, P.S. -BHAKTINAGAR,  
WARD NO -31, DIST -JALPAIGURI



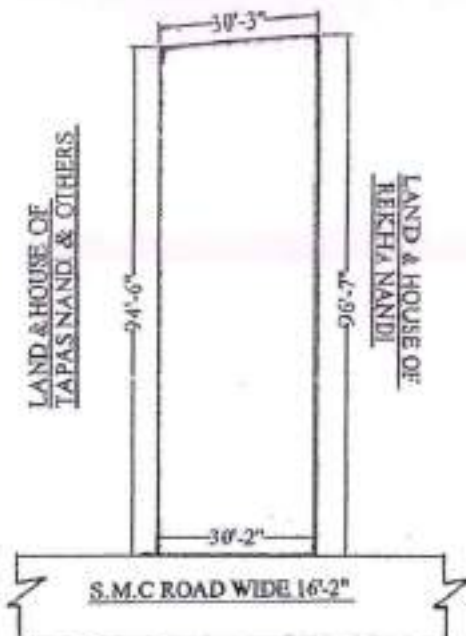
SCHEDULE OF THE LAND

PART TRACE MAP OF MOUZA  
scale -16" =1 mile

<u>KHATIAN NO. -</u>		<u>PLOT NO. -</u>		<u>AREA LAND</u>
<u>R.S.</u>	<u>L.R.</u>	<u>R.S.</u>	<u>L.R.</u>	<u>LAND AREA</u> <u>2880 SQFT</u> <u>OR 4 KATHA</u>
757/30	818 &819	56	146	



HOUSE OF SUMAN DUTTA  
& SUBASH ROY



SITE PLAN  
SCALE 1" =20'0"

NAME OF SELLER

1. SRI AJIT MALLIK  
S/O TIRPURACHARAN MALLIK  
2. SMT RATNA MALLIK  
W/O SRI AJIT MALLIK  
TRIPURA LODGE  
M.R. ROAD SILIGURI  
P.O -SILIGURI BAZAR  
P.S -SILIGURI  
DIST -DARJEELING

NAME OF PURCHASER

ADITI AGARWAL  
D/O MANOJ AGARWAL  
DHULIAN KANCHAN TALA  
P.S -SAMSERGANJ  
DIST -MURSHIDABAD  
PIN -742202

Ajit Mallik *[Signature]*  
Ratna Mallick *[Signature]*



भारत सरकार

Government of India



अजित मल्लिक  
Ajit Mallick  
पिता : त्रिपुरा चरण मल्लिक  
Father : Tripura Charan Mallick

आम आदर्श आईडी नंबर : 11/66/1855  
लिंग : पुरुष / Male



4689 9413 9889

आधार - आम आदमी का अधिकार

*Ajit Mallick*



भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India

एन. एम.आर.रोड, शिलिगुरी  
शिलिगुरी बजार, शिलिगुरी बजार  
दार्जिलिंग, पश्चिम बंगाल, 734005

Address: M.R.ROAD,  
SILIGURI, Siliguri Bazar,  
Darjeeling, Siliguri Bazar,  
West Bengal, 734005

4689 9413 9889

1847  
1800 300 1847

help@uidai.gov.in

uidai  
www.uidai.gov.in

*Ajit Mallick*  
*Ajit Mallick*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AERPM3450M



नाम /NAME  
AJIT MALLICK

पिता का नाम /FATHER'S NAME  
TRIPURA CHARAN MALLICK

जन्म तिथि /DATE OF BIRTH  
11-05-1955

हस्ताक्षर /SIGNATURE

*Ajit Mallick*

*B. Das*

असम असम, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Ajit Mallick*

*Ajit Mallick*



ELECTION COMMISSION OF INDIA

भारत के निर्वाचन आयोग

IDENTITY CARD

पहचान कार्ड

WP/03/021/369192



Elector's Name : Mallik Ajit  
निर्वाचक नाम : मल्लिक अजित

Father/Mother/  
Husband's Name : Tirpuracharan

पिता/माता/पत्नी का नाम : तिरपुराचरन  
Sex : Male

लिंग : पुरुष  
Age as on 1-1-95 : 39

१-१-९५ का उमर : ३९

Address :  
Sukanta Pali West  
Dabgram  
Bhaktinagar

पता :  
सुकान्त पाली पश्चिम  
दाबग्राम  
भक्तिनगर

Facsimile Signature of  
Electoral Registration Officer  
निर्वाचन आयोग अधिकारी

For Rajgarh Assembly Constituency  
राजगढ़ विधानसभा निर्वाचन क्षेत्र

Place : Sadar, Jalpalguri  
स्थान : सदर, जलपालगुरी

Date : 27.3.95  
तारीख : २७.३.९५

Ajit Mallik

*Handwritten signature*



ভারত সরকার  
Government of India



নাম: রত্না মল্লিক  
RATNA MALICK  
পতি: অজিত মল্লিক  
Husband: Ajit Mallick

জন্মতারিখ/DOB: 15/05/1961  
লিঙ্গ / Female

5088 6021 8547



আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য পরিচয়-প্রমাণকরণ  
Unique Identification Authority of India

১৯৪৭  
1947  
1986 300 1947

Address: M R ROAD,  
SILIGURI, Siliguri (M. Corp),  
Siliguri Bazar, Darjeeling,  
West Bengal, 734005

5088 6021 8547

1947  
1986 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ratna Mallick

*Ratna Mallick*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RATNA MALLICK  
RAKHAL MALLICK

15/06/1961  
Permanent Account Number  
ADJPM8881H

रत्ना मल्लिक  
Signature



10000007

Ratna Mallick

*Ratna Mallick*



ELECTION COMMISSION OF INDIA

आयुक्त निर्वाचन आयोग

IDENTITY CARD

परिचय पत्र

WB/03/021/369245



Elector's Name : Mallik Ratna

निर्वाचक नाम : मल्लिक रत्ना

Father/Mother/  
Husband's Name : Ajit

पिता/माता/पति नाम : अजित

Sex : Female

लिंग : स्त्री

Age as on 1-1-95 : 34

3-1-90 - 4 वर्ष : 08

Address :  
Sukanta Pali West  
Dabgram  
Bhaktinagar

पता :  
सुकान्त पाली पश्चिम  
दाबग्राम  
भक्तिनगर

Facsimile Signature of  
Electoral Registration Officer  
निर्वाचन आयोग

For Rajganj Assembly Constituency  
राजगंज विधानसभा निर्वाचन क्षेत्र

Place : Sadar, Jalpaiguri

थान : सदर, जलपाइगुरी

Date : 27.3.95

दिनांक : २७.०.९५

Ratna Mallick

*Handwritten signature in blue ink*



आयकर विभाग  
INCOME TAX DEPARTMENT  
ADITI AGARWAL

MANOJ AGARWAL

06/06/1998  
Permanent Account Number  
BXUPA6134K

*Aditi Agarwal*  
Signature

भारत सरकार  
GOVT. OF INDIA



04/11/2015

इस कार्ड के लोभ/प्राप्ति का कृपया सूचित करें/संकेत दें :  
आयकर विभाग इकाई, एन एस डी एल  
5 वीं मंजिल, मास्टर स्टार्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कॉलोनी, नजदीक डीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Master Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721-8098; Fax: 91-20-2721 8081  
e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)

*Aditi Agarwal*  
*Aditi Agarwal*



भारतीय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ROE1687515



निर्वाचक संख्या : ४३१६१४३४३४३४  
Elector's Name : Manoj Agrewal  
पिता का नाम : मदनलाल अग्रवाल  
Father's Name : Manoj Agrewal  
लिंग/Sex : पुरुष / M  
जन्म तिथि : 06/05/1998  
Date of Birth

ROE1687515  
पिन कोड :  
१०१, १०१-१०१०१०१, १०१०१  
मुंबई, महाराष्ट्र - ४००००१

Address:  
PADMAHALLA-KANCHANPALLE,  
VENKATODDHI SANSERGI,  
MURSHIDABAD-742202

Date: 11/01/2022  
१६. निर्वाचक संख्या को सही रूप में दर्ज करने के लिए  
निर्वाचक संख्या को सही  
Facsimile Signature of the Electoral  
Registration Officer for

६६ - Samsarganj Constituency  
यदि निर्वाचक संख्या में कोई परिवर्तन होना चाहिए तो  
यह निर्वाचक संख्या में परिवर्तन करने के लिए  
आपको निर्वाचक संख्या में परिवर्तन करने के लिए  
In case of change in address, please fill up  
the relevant Form for including your name in  
roll at the changed address and attach the same  
with your number 17-834

*Manoj Agrewal*  
*Manoj Agrewal*  
*Manoj Agrewal*

14  
12

भारत सरकार  
GOVERNMENT OF INDIA



अभिषेक कुमार  
Aashu Apurva  
जन्म तिथि DOB 26/08/1993  
लिंग GENDER FEMALE



7699 2660 4733

आधार - आधार मानव अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

दुर्गा, काकड टोला,  
मिर्जापुर, दुर्ग, कोटा,  
राजस्थान - 342202

Address:

DURGIA KANCHAN TALA  
Mirzapur, Dist. Kota,  
Rajasthan - 342202

7699 2660 4733

आधार - Aam Admi ka Adhikar

*Aashu Apurva*  
*Aashu Apurva*



*Neeraj Kumar Jha*

*Hitesh Agrawal*



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

GRN Details

GRN: 192021220137449131  
GRN Date: 15/12/2021 23:26:47  
BRN : 1652392421  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: HDFC Bank  
BRN Date: 15/12/2021 23:12:45  
Payment Ref. No: 2002628974/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Miss Aditi Agarwal  
Address: Dhuliyan  
Mobile: 9800588195  
Depositor Status: Buyer/Claimants  
Query No: 2002628974  
Applicant's Name: Mr Bipul Kumar Sharma  
Identification No: 2002628974/2/2021  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 15/12/2021  
Period To (dd/mm/yyyy): 15/12/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002628974/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	186200
2	2002628974/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	46800
			Total	233000












IN WORDS: TWO LAKH THIRTY THREE THOUSAND ONLY.

Ajit Mallick












Ratna Mallick

Aditi Agarwal

**EXECUTANT SHEET**  
**(FINGER PRINTS OF VENDORS)**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ajit Mallik</i>	Left Hand					
	Right Hand					

*Ajit Mallik*  
 Signature .....












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ratna Mallick</i>	Left Hand					
	Right Hand					

*Ratna Mallick*  
 Signature .....

*Shikhand*

# CLAIMANT SHEET

## FINGERPRINTS OF PURCHASER

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

*Shikha Agarwal*

Signature *Shikha Agarwal* .....

*Shikha Agarwal*

### Major Information of the Deed




Deed No :	I-0711-10857/2021	Date of Registration	29/12/2021
Query No / Year	0711-2002628974/2021	Office where deed is registered	
Query Date	15/12/2021 12:21:47 PM	0711-2002628974/2021	
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9800588195, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 43,00,000/-	Rs. 46,80,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,87,200/- (Article:23)	Rs. 46,800/- (Article:A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward no 31, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-56	RS-757/30	Bastu	Bastu	4 Katha	43,00,000/-	46,80,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					6.6Dec	43,00,000 /-	46,80,001 /-	




#### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Ajit Mallick, (Alias: Shri Ajit Mallik) (Presentant)</b> Son of Tripura Charan Mallick Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 , Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021

Ajit Charan Mallick



Tripura Lodge , M. R. Road , Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0M, Aadhaar No: 46xxxxxxxx9889, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Smt Ratna Mallick, (Alias: Smt Ratna Mallick)</b> Wife of Shri Ajit Mallick Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office			
		29/12/2021	LTI 29/12/2021	29/12/2021
Tripura Lodge , M. R. Road , Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx1H, Aadhaar No: 50xxxxxxxx8547, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Miss Aditi Agarwal</b> Daughter of Shri Manoj Agarwal Vill-Kanchantala , SHOPARA, City:- , P.O:- Dhullyan, P.S:-Samsorganj, District:- Murshidabad, West Bengal, India, PIN:- 742202 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BXxxxxxx4K, Aadhaar No: 76xxxxxxxx4733, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Neeraj Kumar Jha</b> Son of Dayakanta Jha Milanpally , Road No. 1, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005			
	29/12/2021	29/12/2021	29/12/2021

Identifier Of Shri Ajit Mallick, Smt Ratna Mallick

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Ajit Mallick	Miss Aditi Agarwal-3.3 Dec
2	Smt Ratna Mallick	Miss Aditi Agarwal-3.3 Dec

*Ajit Agarwal*

## Land Details as per Land Record

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward no 31, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734005

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 56, RS Khatian No:- 757/30		

*Shri. Agnes*

On 29-12-2021

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

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

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

Presented for registration at 13:04 hrs on 29-12-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Ajit Mallick Alias Shri Ajit Mallik, 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 46,80,001/-

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

Execution is admitted on 29/12/2021 by 1. Shri Ajit Mallick, Alias Shri Ajit Mallik, Son of Tripura Charan Mallick, Tripura Lodge , M. R. Road , Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Smt Ratna Mallick, Alias Smt Ratna Mallik, Wife of Shri Ajit Mallick, Tripura Lodge , M. R. Road , Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife

Identified by Shri Neeraj Kumar Jha, , Son of Dayakanta Jha, Milanpally , Road No. 1, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46,800/- ( A(1) = Rs 46,800/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 11:27PM with Govt. Ref. No: 192021220137449131 on 15-12-2021, Amount Rs: 46,800/-, Bank HDFC Bank ( HDFC0000014), Ref. No. 1652392421 on 15-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

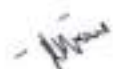
Certified that required Stamp Duty payable for this document is Rs. 1,87,200/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,86,200/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 20647, Amount: Rs.1,000/-, Date of Purchase: 16/11/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 11:27PM with Govt. Ref. No: 192021220137449131 on 15-12-2021, Amount Rs: 1,86,200/-, Bank: HD FC Bank ( HDFC0000014), Ref. No. 1652392421 on 15-12-2021, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 7357 to 7384

being No 071110857 for the year 2021.



Digitally signed by Tshering Doma Bhutia  
Date: 2022.01.10 12:35:38 +05:30  
Reason: Digital Signing of Deed.

(Tsering Doma Bhutia) 2022/01/10 12:35:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)