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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

व्यक्ति 15/02
पिन्को मिश्र
Dipak Singh

Pranab Singh
Pradip K. Singh
Shefali Roy

Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

24 JUN 2019

**DEED OF CONVEYANCE
(SALE)**



Sl. No. 716 Date 22/6/19

Sold to Masoom Raza & others
of Bagdogra

Rs. 5000/- (Rupees) Five Thousand

Ghosh:

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
L.No. 544 / R.M

THE REGISTRAR HAS RECEIVED THE ORIGINALS OF THE DOCUMENTS REFERRED TO IN THIS DOCUMENT AND THE PARTS OF THE DOCUMENTS REFERRED TO IN THIS DOCUMENT ARE THE PARTS OF THE DOCUMENTS REFERRED TO IN THIS DOCUMENT.

Originals are retained here
Reference to Bagdogra

S. A. M. S.



Adtl. Dist. Sub Registrar
Siddhanta Dasgupta, Dist. Doreyline

৩৫৭/১৫/০২

১৫/১৫/০২

Dipak Singh

১৫/১৫/০২

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Pradip K. Singh

Shefali Roy

THIS DEED OF SALE IS MADE ON
THIS THE 24th DAY OF
JUNE 2019

MARKET VALUE : Rs. 26,40,000/- only
SET FORTH VALUE : Rs. 20,00,000/- only
TOTAL AREA : 8 Kathas
KHATIAN NO : R.S. 2/21,
L.R. 6965, 6966, 6967, 6968,
6969 & 6970
PLOT NO : R.S. 206, L.R. 50
MOUZA : Bairatisal
J. L. NO : 70
PARGANA : Patharghata,
POLICE STATION : Matigara,
DISTRICT : Darjeeling,

The land is in Atharakhai Gram Panchayat area.

অসীম সিং

শ্রী অসীম সিং

Dipak Singh

শ্রী অসীম সিং

Pradip K. Singh

Shefali Roy

BETWEEN

1. **MASOOM RAZA**, S/O Ziyaur Rahaman, Muslim by faith, Business occupation, Indian by Citizen, resident of C/O Raza Master, Masjid Para, P.O. & P.S. Bagdogra, Dist. Darjeeling, in the State of West Bengal, Pin No. 734014. 2. **FARHIN AFZAL**, W/O Asif Iqbal, Muslim by faith, Housewife occupation, Indian by Citizen, resident of Rahika Tala, Ward No. 22, P.O. & P.S. Araria, Dist. Araria, Pin No. 854311, in the State of Bihar. 3. **SHAZIA AFZAL**, W/O Md. Arshad Hussain, Muslim by faith, Housewife occupation, Indian by Citizen, resident of Near Azad Academy School, Ward No. 20, P.O. & P.S. Araria, Dist. Araria, Pin No. 854311, in the State of Bihar. 4. **AMIR NIZAMI**, S/O Abdul Hasib, Muslim by faith, Business occupation, Indian by Citizen, resident of Islam Nagar, Ward No. 27, P.O. & P.S. Araria, Dist. Araria, Pin No. 854311, in the State of Bihar. 5. **SHREEN AFZAL**, S/O Md. Afzal Hussain Siddiqui, Muslim by faith, Business occupation, Indian by Citizen, resident of Azad Nagar, Ward No. 19, P.O. & P.S. Araria, Dist. Araria, Pin No. 854311, in the State of Bihar - hereinafter - called the "**PURCHASERS**" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

প্রতি স্বঃ

শ্রী হরেন্দ্র নাথ সিংহ

দীপক সিংহ

শ্রীমতী হরেন্দ্রা দেবী

প্রদীপ কুমার সিংহ

শেফালী রায়

AND

1. SMT. BHATARI SINGHA, W/O Late Harendra Nath Singha, 2. SMT. DIPTI SINGHA, 3. SRI DIPAK SINGHA, 4. SMT. DIPALI SINGHA, 5. SRI PRADIP KUMAR SINGHA, 6. SMT. SHEFALI SINGHA (ROY), all are sons and daughter of Late Harendra Nath Singha, Sl. No. 1, 2, 4 & 6 Housewife occupation, Sl. No. 3 & 5 business by occupation, Hindu by faith, Indian by Citizen resident of Nimtala, Salkabhita, P.O. N.B.U., P.S. Matigara, and Dist. Darjeeling, Pin No. 734013, in the State of West Bengal - hereinafter called the "VENDORS" (Which expression shall mean and include unless excluded by the repugnant to the context of their heirs, legal representative, executors, successors, administrators and assigns) of the **SECOND PART**.

AND

WHEREAS one **Late Harendranath Singha**, S/O Late Kalu Singha, was the absolute owner of the land measuring 1.66 acres, recorded in R.S. Khatian No. 2/21, Hal Khatian No. 58, in Plot No. 206 (area 1.19 acres), Plot No. 208 (area 0.42 acres) and Plot No. 151 (area 0.05 acres), situated within Mouza - Bairatala, J.L. No. 79 (old), 70 (new), Pargana - Patharghata, under Police Station Matigara, District Darjeeling, by virtue of a registered Deed of Conveyance registered before the A.D.S.R. Siliguri, on 02.05.1989, recorded in Book No. I, Volume No. 58, Page No. 55 to 57, Vide being No. 3401 for the year 1989, executed by **Sri Kalu Singha**, resident of Salkabhita, P.O. New Rangia, P.S. Matigara, Dist.

Pradip Singh
Pradip Singh
Dipak Singh
Dipti Singh
Dipali Barman
Pradip Singh
Shefali Roy

Darjeeling, and having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever, and his name was duly mutated in the record of right and a separate L.R. Khatian No. 1373 had opened in his name and thereafter being owner in such possession the abovenamed **Late Harendranath Singha**, S/O Late Kalu Singha expired on 23.08.2017 and he left behind the following only his legal heirs :-

- | | | | |
|----|---------------------------|---|-------------------|
| 1. | Smt. Bharti Singha | - | Wife |
| 2. | Sri Dipak Singha | - | Son |
| 3. | Sri Pradip Kumar Singha | - | Son |
| 4. | Smt. Dipti Singha | - | Married Daughter |
| 5. | Smt. Dipali Barman | - | Married Daughter |
| 6. | Smt. Shefali Singha (Roy) | - | Married Daughter. |

AND

WHEREAS the present vendors after death of wife/father they said **1.66 acres** of land got their name mutated in the present settlement record and relevant record of right was opened in the present settlement record being **Khatian Nos. – 6965, 6966, 6967, 6968, 6969 & 6970, Mouza – Bairatisal, J.L. No. - 70**, and since then there are having permanent heritable and transferable right, title and interest therein and the said land is free from all encumbrances and charges whatsoever.

AND

WHEREAS the vendors being in need of money for acquiring more profitable properties elsewhere have offered for sale **8 Kathas** out of total land fully described in the schedule below, free from all encumbrances, charges whatsoever.

6/5/19

T. C. S. S. S. S. S. S.

Dipak Singh

Harjeet Singh

Pradip K. Singh

Sheela Roy

AND

WHEREAS the purchasers being in need of a plot of land has accepted the said offer of the vendors and agreed to purchase the said land measuring **8 Kathas**, described in the schedule below and has offered a price of the sum of **Rs. 20,00,000/-** (Rupees Twenty Lakhs) only, free from all encumbrances, charges whatsoever.

AND

WHEREAS the vendors considering the said price so offered by the purchaser as fair, reasonable and highest in view of prevailing market rate of land has agreed to sell their said land measuring **8 Kathas**, of land described in the schedule below unto the purchaser at or for the said price of the sum of **Rs. 20,00,000/-** (Rupees Twenty Lakhs) only, free from all encumbrances, charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of **Rs. 20,00,000/-** (Rupees Twenty Lakhs) only paid by the purchasers this day to the vendors by a Cheque/Cash (the receipt whereof the vendors do acknowledge and grant full discharge to the purchaser from the payment thereof), the vendors do hereby grant, convey, sell, assign and transfer unto the purchasers the said land described in the schedule below and makes over possession thereof the purchasers together with all right, title interest liberties, easements, privileges, appendices and appurtenances which ever belonging to or in any way appertaining to the said land hereby transferred, expressed or intended so to be

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Dipak Roy

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১০/১১/১২

Pradip N. Singh

Shekhar Roy

to **HAVE AND TO HOLD** the same by the purchasers as absolute owner thereof, peaceably and quietly without any interference or interruption from the vendors or any person/s claiming under their subject to the payment of rent etc. payable to the Govt. of West Bengal.

AND THE VENDORS do hereby covenant with the purchasers that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the vendors the purchasers are deprived of ownership or of possession of the land hereby sold of any part thereof in future, the vendors shall be liable to return to the purchasers the full or proportionate part of the said price money as the case may be together with interest at the rate of 10% per annum from the date of such deprivation or of dispossession of the land hereby sold or any part thereof and shall also be liable to pay adequate compensation to the purchaser for any other loss or injury which the purchasers may suffer or sustain resulting there from.

IT IS FURTHER COVENANT by the vendors that they have not previously sold, mortgaged, transferred or contracted for sale or otherwise they said land hereby sold or any part thereof suffer from no defect of title and in the event of discovery of any contrary is proved, the vendors shall be liable to be deal with according to law both Civil & Criminal as the case may be and shall also be liable to pay adequate compensation to the purchasers.

The vendors do hereby further declare that the vendors at the request and costs of the purchasers do execute all such act, deed or things if the purchasers so requires in future for peaceful enjoyment.

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১৫/১১/১৯৯২

Dipak Singh

১৫/১১/১৯৯২

Rudipul Singh
Shefali Roy

SCHEDULE

All that piece or parcel of recorded **Rupni** land proposed **Bastu** measuring **8 Kathas**, recorded in R.S. Khatian No. 2/21 corresponding to **L.R. Khatian Nos. L.R. 6965, 6966, 6967, 6968, 6969 & 6970**, in R.S. Plot No. 206, **L.R. Plot No. 50**, situated within **Mouza - Bairatisal**, J.L. No. 70, Pargana – Patharghata, under Police Station Matigara, A.D.S.R. Office Siliguri – II at Bagdogra, District Darjeeling. The proportionate rent for the sold land is payable to the land lord the State of West Bengal represented by the B.L. & L.R.O. Matigara and the said demised land are delineated by red ink in the site plan.

- (1. Masoom Raza, owner of land measuring 1 Katha)
- (2. Farhin Afzal, owner of land measuring 2 Kathas)
- (3. Shazia Afzal, owner of land measuring 2 Kathas)
- (4. Amir Nizami, owner of land measuring 2 Kathas)
- (5. Shreen Afzal, owner of land measuring 1 Katha).

The said land is butted and bounded as follows:

BY THE NORTH : To-day purchaser Rafiul Islam & others.
BY THE SOUTH : Land of Uttara.
BY THE EAST : 20 feet wide non-metal road.
BY THE WEST : Lachka River.

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১৫/১১/১২

Dipak Biswas

১৫/১১/১২

Rudra K. Singh

Sheela Roy

The site plan and the finger print sheet annexed along with this deed is the part and parcel of this deed.


IN WITNESS WHEREOF the vendors do hereunto set and subscribe their hand on this deed on the day, month year first above written.

WITNESSES:

1. Nargis Parvin

(Nargis Parvin)
W/O Rafiul Islam
150 Panisala, Kamat
P.O. Changrabandha
P.S. Mekhliganj
Dist. Coochbehar - 735301

Drafted, read over and
Printed in my office.



Pramod Das
Advocate, Siliguri
Enroll. No. F- 218/06

2.

आयकर विभाग
INCOME TAX DEPARTMENT
BHARATI SINGHA
NALIN SINGHA
02/01/1963
Permanent Account Number
GBUPS2143M
Bharati Singha
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोले/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ2543106



নির্বাচকের নাম : দিপ্তী সিংহ

Elector's Name : Dipti Singha

স্বামীর নাম : বাসুদেব সিংহ

Husband's Name : Basudeb Singha

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 10/12/1979

GLQ2543106

ঠিকানা:
ইন্দিরা পল্লী, বরমোহনসিংহজোটে, মটিগারা, দার্জিলিং,
734011

Address:
INDIRA PALLI,
BARAMOHANSINGHJOTE, MATIGARA,
DARJEELING, 734011

Date: 01/03/2011

25-মটিগারা-নখালবারি (সস) নির্বাচন কেন্দ্রের
নির্বাচক নিবন্ধন অফিসারের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
Registration Officer for

25-Matigara-Naxalbari (SC) Constituency

বিভিন্ন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নতুন কার্ড ও এমসি
নম্বরে নতুন পত্র পরিবেশনা করতে হবে এবং নতুন কার্ড এই
পরিবেশনায় সংশ্লিষ্ট উল্লেখ করুন।

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roll at the changed address and to obtain the card
with same number.

03/11/07



ভারত সরকার
Government of India



দীপক সিংহ
DIPAK SINGHA
পিতা : হরেন্দ্র নাথ সিংহ
Father : Harendra Nath Singha
জন্মতারিখ / DOB : 01/01/1980
পুরুষ / Male



8960 3646 8483

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
সলকাভিটা, বৈরাতিসাল, রাঙ্গিয়া,
নর্থ বেঙ্গল ইউভারসিটি, দার্জিলিং,
পশ্চিম বঙ্গ, 734013

Address:
SALKABHITA, BAIRATISAL,
Rangia, North Bengal University,
Darjeeling, West Bengal, 734013

8960 3646 8483

1847
1800 300 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

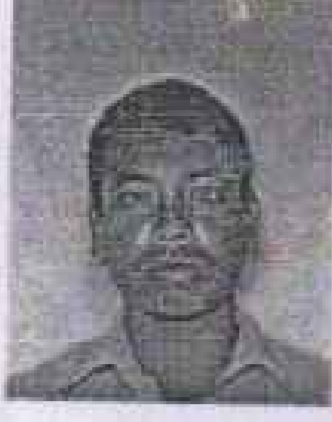
आयकर विभाग
INCOME TAX DEPARTMENT
DIPALI BARMAN
HARENDRA NATH SINGHA
17/10/1986
Permanent Account Number
CFZPB2047A
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, IITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड को खोने/प्राप्त होने पर कृपया सूचित करें/मौद्रिक
आयकर पैन सेवा इकाई, IITSI,
प्लॉट नं. 3, सेक्टर 11, एच.डी. बेलापुर,
नवी मुंबई - 400 614



ভারত সরকার
Government of India



প্রদীপ কুমার সিংহ
Pradip Kumar Singha
পিতা : হরেন্দ্র নাথ সিংহ
Father : HERANDRA NATH SINGHA
জন্মতারিখ / DOB : 21/09/1983
পুরুষ / Male



8585 9742 0057

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
সলকাভিটা, বৈরাতিসাল, রাঙিয়া,
নতুন রানগিয়া, দার্জিলিং, পশ্চিম
বঙ্গ, 734013

Address:
SALKAVITA, BAIRATISAL,
Rangia, New Rangia, Darjeeling,
West Bengal, 734013

8585 9742 0057

1947
1800 300 1947

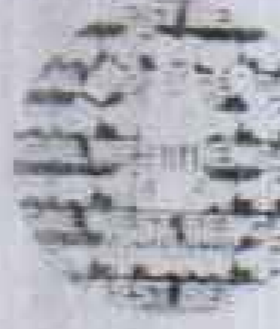
help@uidai.gov.in

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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZRS1657378



নির্বাচকের নাম : শেফালী সিংহ (রায়)

Elector's Name : Shefali Singha
(Roy)

স্বামীর নাম : ধনঞ্জয় রায়

Husband's Name : Dhanjay Roy

লিঙ্গ/Scx : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 28/04/1986

ZRS1657378

ঠিকানা:
খড়গচান, জুগিবিটা, মটিগারা, দার্জিলিং- 734010

Address:
KHARGACHAN, JUGIBHITA, MATIGARA,
DARJEELING- 734010

Date: 22/02/2013

25-মটিগারা-নাক্সালবারি (সস) নির্বাচন কেন্দ্রের
নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
25-Matigara-Naxalbari (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম তোলার ও একই
নামের নতুন স্বাক্ষর পরিচয়পত্র পাওয়ার জন্য লিখিত ভাবে এই
পরিচয়পত্রের নথিটি উপস্থাপন করুন।

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22/02/13

आयुक्त विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MASOOM RAZA

ZIYAUR RAHMAN

10/12/1968

Permanent Account Number

AJLPR3071J

MASOOM

Signature



13083008

भारत सरकार
GOVERNMENT OF INDIA

फारहीन अफजल
Farhin Afzal
जन्म तिथि/DOB: 09/08/1987
भरिया / FEMALE



4672 7074 6430

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता: Address:
W/O: आशिफ इकबाल, W/O: Ashraf Iqbal, Tanaka Bazar
रहिका रोना (वार्ड नं - 22), (Road no - 22), Anand, Anand,
अरमिया, अरमिया, Sonar - 854311
बिहार - 854311

4672 7074 6430

MERA AADHAAR, MERI PEHACHAN

भारत सरकार
Government of India




अमिर निज़मी
Amir Nizami
जन्म तिथि / DOB: 27/04/1983
पुरुष / Male



3648 6331 2886

आधार - आम आदमी का अधिकार

अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India



पता:
आत्मज: अब्दुल हसीब, इस्लाम नगर,
वार्ड न 27, अररिया, अररिया, बिहार,
854311

Address:
S/O: Abdul Haseeb, islam nagar,
ward no 27, Araria, Araria, Bihar,
854311

3648 6331 2886

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREEN AFZAL
MOHD AFZAL HUSSAIN SIDDIQUI

05/02/1986
 Permanent Account Number
AZPPA8646Q

Shreen
 Signature

13/2/2011

Dr. Afzal Hussain Siddiqui
 Address: 8543/1

P.H. = 57926086



J. K. Khatia
 J. Khatia

अधिकार क्षेत्र
 अधिकार क्षेत्र

S A JUN 2011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAZIA AFZAL

AFZAL HUSSAIN SIDDIQUE

02/02/1980

Permanent Account Number

AFYPA4825L

Shazia Afzal



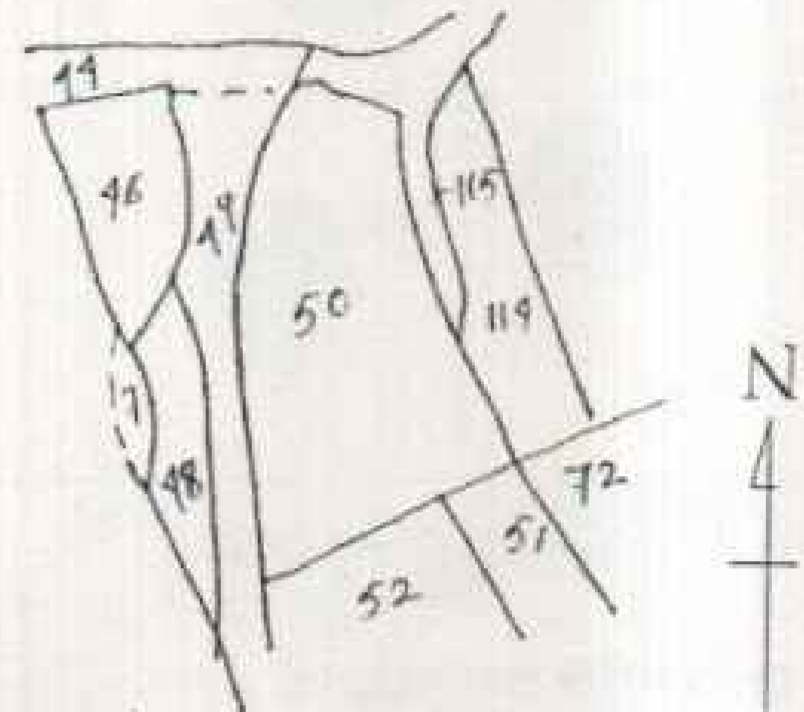
**SKETCH MAP / SITE PLAN SHOWING THE VACANT LAND TO BE SOLD OF MOUZA - BAIRATISAL ,
J.L. NO. - 70 , TOUZI NO. - 91, PARGANA - PATHARGHATA ,P.S.- MATIGARA .
DIST- DARJEELING .**

NAME OF SELLERS :-

1. SMT. BHARATI SINGHA .
W/O. - LATE HARENDRA NATH SINGHA .
2. SMT. DIPTI SINGHA . 3. SRI. DIPAK SINGHA .
4. SMT. DIPALI SINGHA . 5. SRI. PRADIP KUMAR SINGHA .
6. SMT. SHEFALI SINGHA (ROY) .
ALL ARE SON & DOUGHTER . - LATE HARENDRA NATH SINGHA .
RESIDENT OF - NIMTALA , SALKHA BHITA , P.O.- N.B.U .
P.S. - MATIGARA , DIST. - DARJEELING . PIN- 734013 .

NAME OF PURCHASER :-

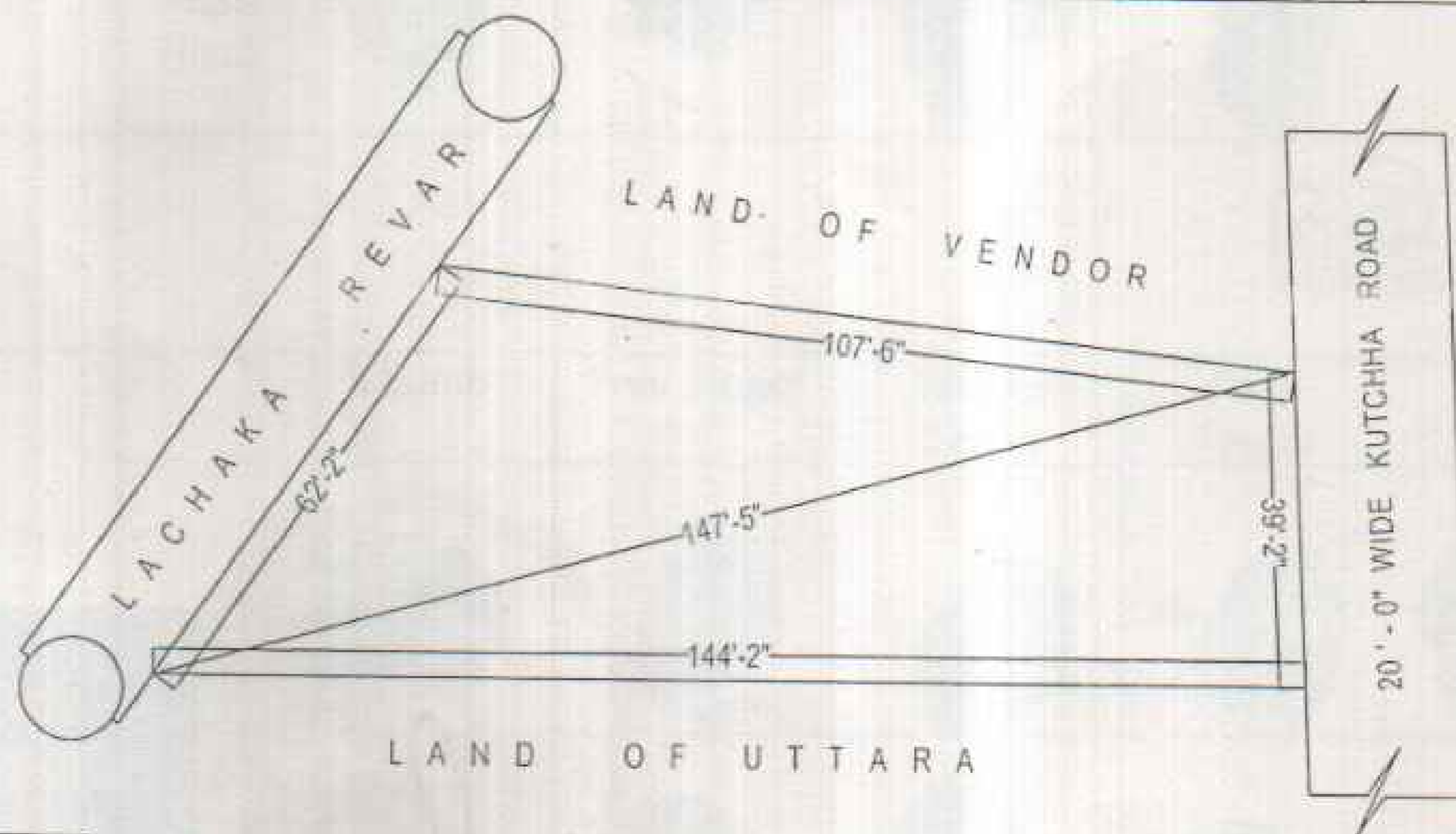
(1 KATHA) 1. MASOOM RAZA . S/O- ZIYAU RAHAMAN .
RESIDENT OF- C/O- RAZD MASTER , MASJID PARA ,
POST & P.S.- BAGDOGRA , DIST- DARJEELING , MOB. - 8987033812 .
(2 KATHA) 2. FARHIN AFZAL . W/O.- ASIF IQUBAL .
RESIDENT OF- RAHIKA TALA , WARD NO.-22 ,
ARARIA , BIHAR , PIN- 854311 . MOB.- 9128944401 .
(2 KATHA) 3. SHAZIA AFZAL , W/O- MD. ARSHAD HUSSAIN .
RESIDENT OF- NEAR AZAD ACADEMY SCHOOL , WARD NO.-20 ,
ARARIA , BIHAR , PIN- 854311 . MOB.- 9431259859 .
(2 KATHA) 4. AMIR NIZAMI , S/O- ABDUL HASIB ,
RESIDENT OF- ISLAM NAGAR , WARD NO.-27 ,
ARARIA , BIHAR , PIN- 854311 . MOB.- 7979032281 .
(1 KATHA) 5. SHREEN AFZAL , S/O- MD. AFZAL HUSSAIN SIDDIQUI .
RESIDENT OF- AZAD NAGAR , WARD NO.-19 ,
ARARIA , BIHAR , PIN- 854311 . MOB.- 8757926086 .



PART TRACE MAP OF
MOUZA : BAIRATISAL , J.L. NO - 70 .
SCALE: 16"=1 MILE

SCHEDULE OF LAND :-

| MOUZA | J.L. NO. | KHATIAN NO. | PLOT NO. | AREA OF LAND |
|------------|----------|---|----------------------------|------------------------------|
| BAIRATISAL | 70 | L.R. - 6965 6966 , 6967 6968 , 6969 6970 | R.S. - 206. L.R. - 50 . | 13.21 Decmil . Or 8 Katha |



DRAWN BY












[Handwritten Signature]
29/12/17

SURAJIT CHAKRABORTY
Land Surveyor (Amin)
Regd No. 150819158475

Proposed Land To Be Sold As Per Possession.
Scale: 1" = 45'











SIGNATURE OF SELLERS

EXECUTANT SHEET

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|--|---|---|---|
| PHOTO  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |




Devi Singh

Devi Singh
Signature with date

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

Dipika Singh

Dipika Singh
Signature with date

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|--|---|---|---|
| PHOTO  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Dipak Singh











Dipak Singh
Signature with date

EXECUTANT SHEET

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|--|---|---|---|
|  Shefali Roy | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |












Shefali Roy

Signature with date

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|--|---|---|---|
|  Pradip K. Singh | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Pradip K. Singh








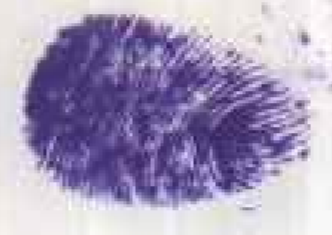



Signature with date

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|--|---|---|---|
|  Shefali Roy | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |







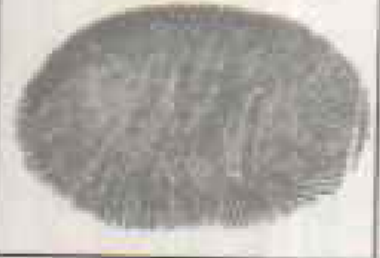




Shefali Roy

Signature with date












EXECUTANT SHEET

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|----------|---|--|---|---|---|
|  Masoom Raza | ft nd |  |  |  |  |  |
| | ht nd |  |  |  |  |  |

Masoom Raza
Signature with date




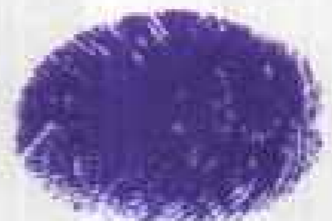


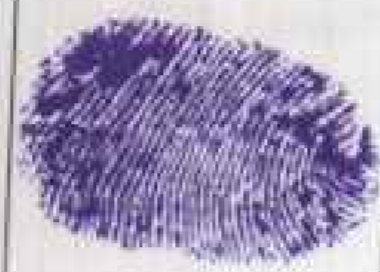




| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|--|---|--|---|---|---|
|  Farheen Afzal | |  |  |  |  |  |
| | |  |  |  |  |  |

Farheen Afzal
Signature with date

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|--|---|--|---|---|---|
|  Shazia Afzal | |  |  |  |  |  |
| | |  |  |  |  |  |


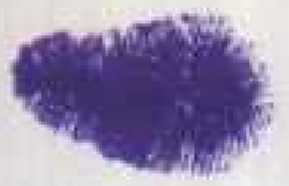









Shazia Afzal
Signature with date

EXECUTANT SHEET

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|----------|---|--|---|---|--|
|  | ft id |  |  |  |  |  |
| | ht id |  |  |  |  |  |

Amir Nizami

Amir Nizami
Signature with date

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|----------|---|--|---|---|---|
|  | ft id |  |  |  |  |  |
| | ht id |  |  |  |  |  |

Smeeta Afzal

Smeeta Afzal
Signature with date

| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|-------|-------------|---------------|-------------|---------------|
| PHOTO Full signature of the person | Left Hand | | | | | |
| | Right Hand | | | | | |

Signature with date

Major Information of the Deed



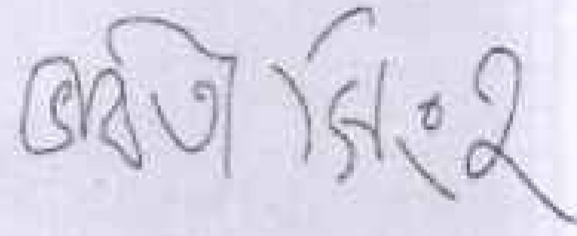
| | | | |
|---|---|---|------------|
| Deed No : | I-0403-03682/2019 | Date of Registration | 28/06/2019 |
| Query No / Year | 0403-0000975550/2019 | Office where deed is registered | |
| Query Date | 23/06/2019 12:25:43 PM | A.D.S.R. BAGDOGRA, District: Darjeeling | |
| Applicant Name, Address & Other Details | MASOOM RAZA Masjid Para, P.S. Bagdogra, Thana : Naxalbari, District : Darjeeling, WEST BENGAL, Mobile No. : 8987033812, Status : Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | Market Value | | |
| Rs. 20,00,000/- | Rs. 26,40,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,32,000/- (Article:23) | Rs. 26,400/- (Article:A(1)) | | |
| Remarks | | | |






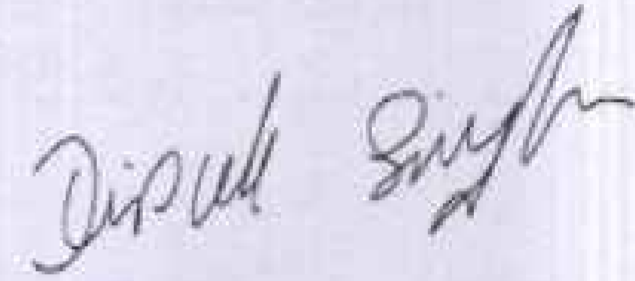


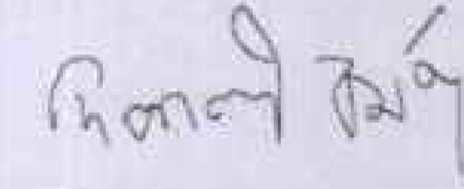


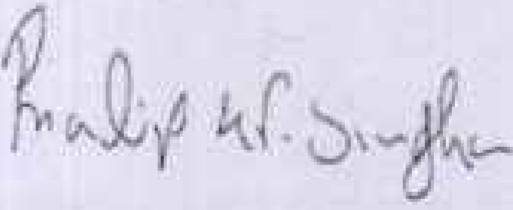
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal JI No: 70, Pin Code : 734013

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|---------------|----------------|---------------|---------|----------------|-------------------------|-----------------------|---------------------------------|
| L1 | LR-50 (RS :-) | LR-6965 | Bastu | Rupni | 8 Katha | 20,00,000/- | 26,40,000/- | Width of Approach Road: 20 Ft., |
| Grand Total : | | | | | 13.2Dec | 20,00,000 /- | 26,40,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt Bharati Singha Wife of Late Harendra Nath Singha Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office |  |  |  |
| | | 24/06/2019 | LTI 24/06/2019 | 24/06/2019 |
| Nimtala, Salkabhita,, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GBUPS2143M, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office | | | | |

| 2 | Name | Photo | Finger Print | Signature |
|---|---|--|---|---|
| | Smt Dipti Singha Daugther of Late Harendra Nath Singha Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office |  |  |  |
| | 24/06/2019 | LTI 24/06/2019 | 24/06/2019 | |
| Nimtala, Salkabhita,, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Shri Dipak Singha (Presentant) Son of Late Harendra Nath Singha Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office |  |  |  |
| | 24/06/2019 | LTI 24/06/2019 | 24/06/2019 | |
| Nimtala, Salkabhita,, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EKQPS2958F, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Smt Dipali Singha Daugther of Late Harendra Nath Singha Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office |  |  |  |
| | 24/06/2019 | LTI 24/06/2019 | 24/06/2019 | |
| NIMTALA, Salkabhita,, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CEZPB2047A, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | Shri Pradip Kumar Singha Son of Late Harendra Nath Singha Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office |  |  |  |
| | 24/06/2019 | LTI 24/06/2019 | 24/06/2019 | |

Nimtala, Salkabhita,, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FSUPS9447G, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office

| 6 | Name | Photo | Finger Print | Signature |
|--|---|--|---|---|
| | Shri Shefali Singha Roy Daughter of Late Harendra Nath Singha Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office |  |  |  |
| | | 24/06/2019 | LTI 24/06/2019 | 24/06/2019 |
| Nimtala, Salkabhita,, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office | | | | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Masoom Raza Son of Mr Ziyaur Rahaman Masjid Para, P.S. Bagdogra, P.O:- Bagdogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AJLPR3071J, Status :Individual, Status : Not Executed |
| 2 | Mrs Farhin Afzal Wife of Mr Asif Iqubal Rahika Tala, Ward No. 22,, P.O:- Araria, P.S:- ARARIA, District:-Araria, Bihar, India, PIN - 854311 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BLSPA8783N, Status :Individual, Status : Not Executed |
| 3 | Mrs Shazia Afzal Wife of Md Arshad Hussain Near Azad Academy School, P.O:- Araria, P.S:- ARARIA, District:-Araria, Bihar, India, PIN - 854311 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AFYPA4825L, Status :Individual, Status : Not Executed |
| 4 | Mr Amir NIZAMI Son of Mr ABDUL HASIB Islam Nagar, Ward No. 27,, P.O:- Araria, P.S:- ARARIA, District:-Araria, Bihar, India, PIN - 854311 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AGUPN8670K, Status :Individual, Status : Not Executed |
| 5 | Mrs Shreen Afzal Wife of Md Afzal Hussain Siddiqui Azad Nagar, Ward No. 19,, P.O:- Arariya, P.S:- ARARIA, District:-Araria, Bihar, India, PIN - 854311 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AZPPA8646Q, Status :Individual, Status : Not Executed |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|------|-------|--------------|-----------|
|------|-------|--------------|-----------|

| | | | |
|---|--|---|---|
| Nargis Parvin Daughter of Mr Rafiul Islam 50 Panisala, Kamat, P.O:- Changrabandha, P.S:- Mekhliganj, District:- Coochbehar, West Bengal, India, PIN - 735301 |  |  |  |
| | 24/06/2019 | 24/06/2019 | 24/06/2019 |

Identifier Of Smt Bharati Singha, Smt Dipti Singha, Shri Dipak Singha, Smt Dipali Singha, Shri Pradip Kumar Singha, Shri Shefali Singha Roy

| Transfer of property for L1 | | |
|-----------------------------|--------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Bharati Singha | Mr Masoom Raza-0.44 Dec, Mrs Farhin Afzal-0.44 Dec, Mrs Shazia Afzal-0.44 Dec, Mr Amir NIZAMI-0.44 Dec, Mrs Shreen Afzal-0.44 Dec |
| 2 | Smt Dipti Singha | Mr Masoom Raza-0.44 Dec, Mrs Farhin Afzal-0.44 Dec, Mrs Shazia Afzal-0.44 Dec, Mr Amir NIZAMI-0.44 Dec, Mrs Shreen Afzal-0.44 Dec |
| 3 | Shri Dipak Singha | Mr Masoom Raza-0.44 Dec, Mrs Farhin Afzal-0.44 Dec, Mrs Shazia Afzal-0.44 Dec, Mr Amir NIZAMI-0.44 Dec, Mrs Shreen Afzal-0.44 Dec |
| 4 | Smt Dipali Singha | Mr Masoom Raza-0.44 Dec, Mrs Farhin Afzal-0.44 Dec, Mrs Shazia Afzal-0.44 Dec, Mr Amir NIZAMI-0.44 Dec, Mrs Shreen Afzal-0.44 Dec |
| 5 | Shri Pradip Kumar Singha | Mr Masoom Raza-0.44 Dec, Mrs Farhin Afzal-0.44 Dec, Mrs Shazia Afzal-0.44 Dec, Mr Amir NIZAMI-0.44 Dec, Mrs Shreen Afzal-0.44 Dec |
| 6 | Shri Shefali Singha Roy | Mr Masoom Raza-0.44 Dec, Mrs Farhin Afzal-0.44 Dec, Mrs Shazia Afzal-0.44 Dec, Mr Amir NIZAMI-0.44 Dec, Mrs Shreen Afzal-0.44 Dec |

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal JI No: 70, Pin Code : 734013

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 50, LR Khatian No:- 6965 | Owner: ভারতী সিংহ, Gurdian: হরেন্দ না, Address: নিজ , Classification: রূপনী, Area: 0.11660000 Acre, | Smt Bharati Singha |

Endorsement For Deed Number : I - 040303682 / 2019

On 24-06-2019

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

Presented for registration at 11:40 hrs on 24-06-2019, at the Office of the A.D.S.R. BAGDOGRA by Shri Dipak Singha, 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 26,40,000/-

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

Execution is admitted on 24/06/2019 by 1. Smt Bharati Singha, Wife of Late Harendra Nath Singha, Nimtala, Salkabhita,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession House wife, 2. Smt Dipti Singha, Daughter of Late Harendra Nath Singha, Nimtala, Salkabhita,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession House wife, 3. Shri Dipak Singha, Son of Late Harendra Nath Singha, Nimtala, Salkabhita,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 4. Smt Dipali Singha, Daughter of Late Harendra Nath Singha, NIMTALA, Salkabhita,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession House wife, 5. Shri Pradip Kumar Singha, Son of Late Harendra Nath Singha, Nimtala, Salkabhita,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 6. Shri Shefali Singha Roy, Daughter of Late Harendra Nath Singha, Nimtala, Salkabhita,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession House wife

Indetified by Mrs Nargis Parvin, , Wife of Mr Rafiul Islam, 150 Panisala, Kamat, P.O: Changrabandha, Thana: Mekhliganj, , Coochbehar, WEST BENGAL, India, PIN - 735301, by caste Muslim, by profession House wife



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 28-06-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,400/- (A(1) = Rs 26,400/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2019 12:00AM with Govt. Ref. No: 192019200030797732 on 25-06-2019, Amount Rs: 26,400/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90022586 on 25-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,27,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 716, Amount: Rs.5,000/-, Date of Purchase: 22/06/2019, Vendor name: D Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2019 12:00AM with Govt. Ref. No: 192019200030797732 on 25-06-2019, Amount Rs: 1,27,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90022586 on 25-06-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 81731 to 81762

being No 040303682 for the year 2019.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2019.06.28 16:11:49 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 28/06/2019 16:11:43
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)