

भारतीय गैर न्यायिक INDIA NON JUDICIAL

सत्यमेव जयते

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 858635

08:00 pm

Subba

15/12/23

Shikha Datta

Shreema Datta

VINAYAK BUILDERS

Dr. Subhojit Partner

VINAYAK BUILDERS

Pratibha Ghosh Partner

VINAYAK BUILDERS

Sirajul Karim Partner

VINAYAK BUILDERS

Nayana Ghosh Partner

VINAYAK BUILDERS

Deepti Ghosh Partner

Query No:

3081676

lc #928

Noted that the document is submitted for registration. The signature sheet(s) & endorsement sheet(s) attached with the document are the part of the document.

Additional District Sub-Registrar  
Raiganj, Uttar Limalpur

# DEED OF CONVEYANCE

21 DEC 2023

Contd....P/2

RATA BASAK, Advocate  
Raiganj, U/D. Mob. 9434130879  
E-mail - subratbasak03@gmail.com  
Co. - WB-909/2001

1763

Sl. No. ....  
Name Dhruva Joshi  
VIII N.S. Road  
Stamp Vender Sa  
Raiganj A.C. 3. P. J. M.  
Uttar Dinajpur

14.12.23

*[Signature]*

*[Signature]*

Shikha Dutta 888888 X

AD 1911 NEW B...

ATT-1543

Shikha Dutta.



8

LTI-1544

Additional District Sub-Registrar  
Raiganj, Uttar Dinajpur

15-12-23

Arumana Dutta

LTI-1545

Dhruva Joshi

21.12.23

LTI-1546

Atul Mandal

Shikha Dutta.

Arunima Dutta

VINAYAK BUILDERS

Dhruba Joshi  
Partner

VINAYAK BUILDERS

Shatal Ghosh  
Partner

VINAYAK BUILDERS

Silpi D  
Partner

VINAYAK BUILDERS

Nayana  
Partner

VINAYAK BUILDERS

Deepa  
Partner

**THIS DEED OF SALE MADE THIS THE 15/12/2023**

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b><u>LAND MEASURING</u></b>      | : 24 DECIMAL.                       |
| <b><u>PLOT NO.</u></b>            | : R.S 474 corresponding to L.R 2016 |
| <b><u>KHATIAN NO.</u></b>         | : LR 83 & 1464.                     |
| <b><u>J.L. NO.</u></b>            | : 152                               |
| <b><u>MOUZA</u></b>               | : Barua                             |
| <b><u>POLICE STATION</u></b>      | : Raiganj                           |
| <b><u>DISTRICT</u></b>            | : Uttar Dinajpur                    |
| <b><u>CONSIDERATION VALUE</u></b> | : Rs 1,66,50,000/-                  |

**BETWEEN**

**"VINAYAK BUILDERS"**, a Partnership Firm having its principal place of business at N S Road, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN - 733134 and PAN - AAXFV7058A, Represented by its Partners namely: -

**(1) SRI. DHRUBA JOSHI**, S/o. Sri Keshab Joshi, aged about 39 years, by Religion - Hindu, by Profession - Business, having Aadhar no. 4403 6604 2684 & PAN AFSPJ9961L, Nationality - Indian, residing at N S Road, Mohanbati, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN - 733134

Contd....P/3

Shikha Dutta.

Aruna Dut

VINAYAK BUILDERS

Dhruva Joshi  
Partner

VINAYAK BUILDERS

Pratap Agarwal  
Partner

VINAYAK BUILDERS

Silpi Das  
Partner

VINAYAK BUILDERS

Nayan Das  
Partner

VINAYAK BUILDER

Deepak Kankaria  
Partner

- (2) **SRI. PRATAP AGARWAL**, S/o Late Naresh Chandra Agarwal aged about 59 years, by Religion – Hindu, by Profession – Business, having Aadhar no. 2779 7342 8116 & PAN AGRPA9052F, Nationality - Indian, residing at N S Road, Mohanbati, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN – 733134
- (3) **SMT. SILPI DAS**, W/o. Sri Nayan Das, aged about 45 years, by Religion – Hindu, by Profession – Business, having Aadhar no. 9119 5225 8445 & PAN AEHPD3479B, Nationality - Indian, residing at Sudarshanpur, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN - 733134,
- (4) **SRI. NAYAN DAS**, S/o. Sri Narayan Chandra Das, aged about 49 years, by Religion – Hindu, by Profession – Business, having Aadhar no. 5725 9307 7222 & PAN AGTPD6728R, Nationality - Indian, residing at Sudarshanpur, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN - 733134
- (5) **SRI. DEEPAK KANKARIA**, S/o. Late Dharam Chand Kankaria, aged about 47 years, by Religion – Hindu, by Profession – Business, having Aadhar no. 5363 8321 3821 & PAN AFYPK3677A, Nationality - Indian, residing at N S Road, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN – 733134 PAN – AFYPK3677A,
- hereinafter COLLECTIVELY called as the “**PURCHASERS**”, which expression shall mean and include unless excluded by or repugnant to the context or subject to his legal heirs, executors, administrators, representatives and assigns of the **OTHER PART – BUYERS**.

Contd....P/4

Shikha Dutta.  
 Archana Dutta  
 VINAYAK BUILDERS  
 Dhruva Jyoti  
 Partner  
 VINAYAK BUILDERS  
 Pratul Jyoti  
 Partner  
 VINAYAK BUILDERS  
 Silpi Das  
 Partner  
 VINAYAK BUILDERS  
 Nayana Das  
 Partner  
 VINAYAK BUILDERS  
 Deepa Kulkarni  
 Partner

**A N D**

(1) **SMT. SHIKHA DUTTA**, W/o. Sri Shakti Shekhar Dutta, aged about 62 years, by Religion – Hindu, by Profession – Business, having Aadhar no. 2644 0904 6980 & PAN ADRPD6547P, Nationality - Indian, residing at Sudarshanpur, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN – 733134

(2) **SMT. ARCHANA DUTTA**, W/o. Late Prodyot Kumar Dutta, aged about 74 years, by Religion – Hindu, by Profession – Business, having Aadhar no. 5185 2545 1314 & PAN ADGPD1609R, Nationality - Indian, residing at Sudarshanpur, P.O. & P.S. Raiganj, Dist Uttar Dinajpur PIN – 733134,

Both hereinafter collectively called as the "**V E N D O R S**", which expression shall mean and include unless excluded by or repugnant to the context or subject to his legal heirs, executors, administrators, representatives and assigns of the **ONE PART – SELLERS**.

**A N D**

**WHEREAS**: This property originally belongs to Shakti Shekhar Dutta and Prodyot Kumar Dutta both of them have purchased schedule below property jointly by way of a Registered Purchase Deed Bearing No. 3099 for the year 1972, Volume No. 35, Page No. 84 to 87, office at Raiganj Sub-Registry Office. Thereafter Shakti Shekhar Dutta gifted his share of 12.375 Decimal land in Plot No. R.S. 474 Mouza. Barua, J.L. 152, to his wife

Contd....P/5

Shikha Dutta.

Archana Dutta

VINAYAK BUILDERS  
Druba Joshi  
Partner

VINAYAK BUILDERS  
Pratul Ghoshal  
Partner

VINAYAK BUILDERS  
Sipri D.  
Partner

VINAYAK BUILDERS  
Nayana D.  
Partner

VINAYAK BUILDERS  
Deepa Dutta  
Partner

namely Shikha Dutta by a Regd. Gift Deed Bearing No. 5158 for the year 1985, Volume No. 70, Page No. 69 to 72, office at Raiganj Sub-Registry Office. And handed-over the peaceful vacant possession. Then LRROR was duly recorded 12 Decimal out of 12.375 decimal land in her name Bearing No. 1464. It is also noted that balance land used for road expansion.

On the other hand, Prodyot Kumar Dutta gifted his share of 12.375 Decimal land in Plot No. R.S. 474 Mouza. Barua, J.L. 152, to his Wife namely Archana Dutta by a Regd. Gift Deed Bearing No. 5157 for the year 1985. Volume No. 70, Page No. 65 to 68, office at Raiganj Sub-Registry Office. And handed-over peaceful vacant possession. Then LRROR was duly recorded 12 Decimal out of 12.375 decimal land in her name Bearing No. 83. It is also noted that balance land used for road expansion.

And whereas the VENDORS are exclusive in peaceful possession of the land without any act of hindrance or obstruction from anybody and thereafter enjoying and exercising all rights, titles and interest thereon and every part thereof free from all encumbrances whatsoever from any corner and they have been in khas and physical possession of the said property having permanent, heritable and transferable right, title and interest thereon and every part thereof.

Contd....P/6

Shikha Dutta

Arumana Dutta

VINAYAK BUILDERS  
Dipak Jyoti  
Partner

VINAYAK BUILDERS  
Ratol Jyoti  
Partner

VINAYAK BUILDERS  
Sipri D  
Partner

VINAYAK BUILDER  
Nagendra An.  
Partner

VINAYAK BUILDERS  
Deepal  
Partner

**A N D**

**WHEREAS** : Being in need of money for personal purposes of the Vendors, the Vendors offered to sell the said piece of land measuring 24 decimal land, appertaining to and forming part of R.S. Plot No.474 corresponding to L.R. Plot no. 2016, in Khatian no. 83 & 1464 (L.R.), situated in Mouza Barua, J.L. No- 152, Dist Uttar Dinajpur for a consideration of Rs. 1,66,50,000/- only and whereas the Purchasers has accepted the said offer of the Vendors and the Vendors has agreed to sell said land measuring 24 decimal to the Purchaser, for said consideration and specific remarket that aforesaid land.

**A N D**

**WHEREAS** : in pursuance of said offer and acceptance, the vendors has agreed to sell said land measuring 24 decimal described fully in the schedule herein below and hereinafter referred as the said land, for said consideration, to the purchasers and the purchasers has agreed and accepted to purchase the said land for said consideration from the vendors.

**NOW THIS INDENTURE OF SALE WITNESSETH THAT**

In pursuance of the said offer and acceptance and in consideration of Rs. 1,66,50,000/- (Rupees One Crores Sixty Six Lack Fifty Thousand) only, being paid by the purchaser to the vendors through the bank account vide No. (1) Shikha Dutta, Central Bank of India, Raiganj Branch, Account No. 1302692752,

Contd....P/7

Shikha Dutta

Archana Dutta

VINAYAK BUILDERS  
Dhruva Joshi  
Partner

VINAYAK BUILDERS  
Ketan Ghosh  
Partner

VINAYAK BUILDERS  
Sipri D.  
Partner

VINAYAK BUILDERS  
Nagendra S.  
Partner

VINAYAK BUILDERS  
Sudip Kumar  
Partner

IFSC: CBIN0280123 for Rs. 83,25,000/- (Rupees Eighty Three Laks Twenty Five Thousand)only and (2) Archana Dutta, ICICI Bank, Kamajora Branch, Account No. 053601001102, IFSC: ICIC0000536, for Rs. 83,25,000/- (Rupees Eighty Three Laks Twenty Five Thousand)only only transaction to the Vendors respective bank account and through the receipt of which, the vendors do hereby acknowledge and admit the payment of the sum being received. The said vendors, as beneficial owners, both hereby grant, convey, transfer, assign and assure unto the said land measuring 24 decimal, free from all encumbrances, described fully in the schedule herein below together with the benefits of all rights, liberties, easements, appendages, appurtenances and other facilities thereof and therein and all estate, right, title, interest, claim whatsoever of the vendors in the said land whatsoever **TO HAVE AND TO HOLD** the said land hereby conveyed to the purchaser absolutely and forever. The vendors do hereby covenant with the purchaser that the interest, which the vendors profess to transfer, subsists and the vendors have full power and authority to transfer the said land, to the purchaser, in the manner aforesaid and the vendors or any person claiming under them shall and will, from time to time at all times hereafter, all the request and cost of the purchaser do, execute rectification deed/s or related deed whatsoever for further and more effectually assuring the title, enjoyment and possession of the purchaser thereof and therein as shall and may be required and permitted. It is further covenanted by the vendors that the said land forming part of

Contd....P/8

Shikha Dutta

Anehan Dutta

VINAYAK BUILDERS  
Dheba Joshi  
Partner

VINAYAK BUILDERS  
Ratna Ghosh  
Partner

VINAYAK BUILDERS  
Silpi D.  
Partner

VINAYAK BUILDERS  
Nitya D.  
Partner

VINAYAK BUILDERS  
Supa K.  
Partner

the subject matter of these presents is free from all encumbrances and the same has been in an absolute, uninterrupted, continuous possession and enjoyment of the vendors ever since the said land has been acquired by the vendors and that there exists no charges, mortgages, lien, attachments or any other encumbrances whatsoever on the said land or any part thereof and if it transpires otherwise then the vendors shall be liable to make good the same and refund the full consideration money, as the case may be, with interest thereon, prevailing at that time, to the purchaser.

The vendors further covenant that all rents and other public charges payable for the said land have been paid and all other conditions required to be observed and performed have been observed and performed and that the said land is not subject to acquisition or requisition by the Government and/or any authority and that recitals made herein are true and in case it transpires otherwise then the vendors shall indemnify the purchaser from the same and for any loss resulting thereof. The vendors hereby declare and agree that they have not entered into any binding contract with any other person in respect of the said land.

Contd....P/9

Shikha Dutta.

Aashana Dutta

VINAYAK BUILDERS  
Jobi  
Dey  
partner

VINAYAK BUILDERS  
Debi Prasad  
partner

VINAYAK BUILDERS  
Sili  
partner

VINAYAK BUILDERS  
Nitya  
partner

VINAYAK BUILDERS  
Dey  
partner

**SCHEDULE OF THE LAND ABOVE REFERRED TO**

All that piece or parcel of vacant land (Classified as BASTU in ROR and proposed to be used as Commercial, total measuring 24 decimal appertaining to and forming part of R.S. Plot No. 474 corresponding to L.R. Plot no. 2016, in Khatian no. 83 & 1464 (L.R.), situated in Sudarshanpur (Siliguri More to Sharada School), Raiganj Municipality Ward No.02, Mouza Barua, J.L. No- 152, Dist Uttar Dinajpur, within of the jurisdiction of ADSR Raiganj.

The total land is purchased by the Purchaser in the following manner:

| <b>Khatian No</b> | <b>Plot No.</b>                           | <b>Area</b>   | <b>Classification</b> |
|-------------------|-------------------------------------------|---------------|-----------------------|
| L.R. 83           | R.S. 474<br>corresponding<br>to L.R. 2016 | 12<br>Decimal | BASTU                 |
| L.R. 1464         | R.S. 474<br>corresponding<br>to L.R. 2016 | 12<br>Decimal | BASTU                 |

**TOTAL AREA OF THE LAND 24 Decimal**

Contd....P/10

Shikha Dutta.

Ashwamee Dutta.

VINAYAK BUILDERS  
Dhruba Jyoti  
Partner

VINAYAK BUILDERS  
Dretel Jyoti  
Partner

VINAYAK BUILDERS  
Silpi D.  
Partner

VINAYAK BUILDERS  
Nagesh Chy.  
Partner

VINAYAK BUILDERS  
Deepa  
Partner

**The land sold herein is butted and bounded as follows:**

**On North:** Legal Heir of Late Charubala Dutta and others and Municipality Road.

**On South:** Unique Tower and S.D.P.U.Vidya Chakra School,

**On East:** Raiganj to Kaliyaganj state high way (wide 46 ft.)

**On West:** S.D.P.U.Vidya Chakra School and House of Sugrib Prajapati.

IN WITNESSES WHEREOF THE ABOVENAMED VENDORS HAVE SET AND SUBSCRIBED HIS RESPECTIVE HANDS ON THIS DEED OF SALE IN GOOD HEALTH AND CONSCIOUS MIND AND AFTER GOING THROUGH AND UNDERSTANDING THE CONTENTS, ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN AT RAIGANJ.

Contd... P/11

  
SUBRATA BASAK, Advocate  
Birnagar, Raiganj, U/D. Mob.-9434130979  
E-mail - subatabasak03@gmail.com  
En. No. - WB-909/2001

Shikha Dutta.

Aneerna Dutta

VINAYAK BUILDERS  
Dhruva Joshi  
Partner

VINAYAK BUILDERS  
Pratibha Ghosh  
Partner

VINAYAK BUILDER  
Silpi D  
Partner

VINAYAK BUILDER  
Nayana D  
Partner

VINAYAK BUILDERS  
Deepa K  
Partner

This deed conveyance contained 11 pages which written on one stamp paper of Rs. 5000/- & 10 bond papers and one page bearing finger print and photo of the parties.

Shikha Dutta.

Aneerna Dutta

**WITNESSES:**

01) Sirajul Hoque

(SIRAJUL HOQUE)

S/o. Ajarul Md

Vill & P.O. Karnajora,

P.S. Raiganj, Dist. Uttar Dinajpur.

2.) Bittu Santra  
S/o. Balai Santra  
Vill+P.O. - Kannajora  
P.S. Raiganj  
Dist. Uttar Dinajpur  
Pin - 783130

VINAYAK BUILDERS  
Dhruva Joshi  
Partner

VINAYAK BUILDERS  
Pratibha Ghosh  
Partner

VINAYAK BUILDERS  
Silpi D  
Partner

VINAYAK BUILDERS  
Nayana D  
Partner

VINAYAK BUILDERS  
Deepa K  
Partner

Drafted & Computer type:-

Subrata Basak  
Subrata Basak.

Advocate.

Birnagar, Raiganj, U/Dinajpur.

En. No. WB - 909 / 2001.

SUBRATA BASAK, Advocate  
Birnagar, Raiganj, U/D. Mob.-9434130979  
E-mail - subratibasak03@gmail.com  
En. No. - WB-909/2001

MOUZA= BARUA, JL NO=152

P.S. =RAIGANJ

DIST=UTTAR DINAJPUR

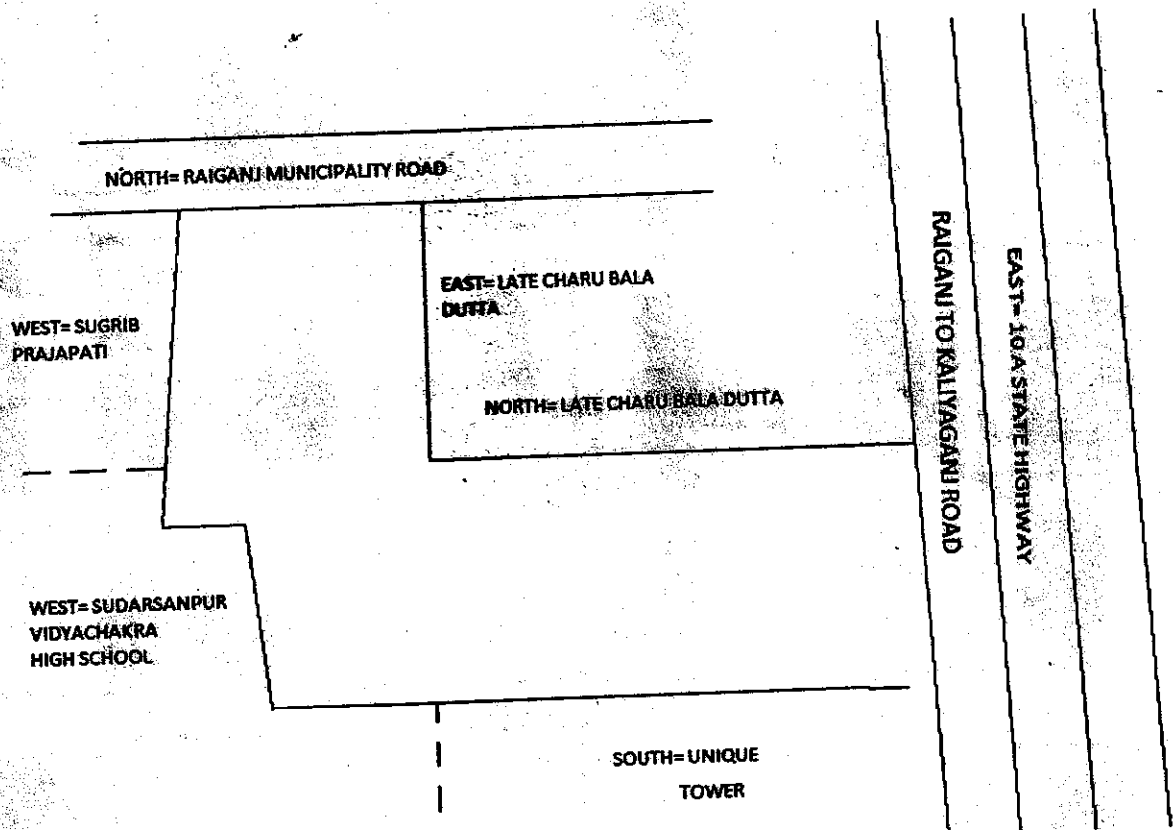
R.S. PLOT NO=174

L.R. PLOT NO= 2016

AREA= 10472.72 SQ .FEET

AREA= 24 SATAK

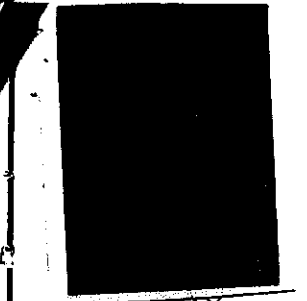
AREA= 14.5454 KATHA



Shikha Dutta  
Aashima Dutta

*Arabinda Sarkar*  
08/15-12-2023

ARABINDA SARKAR  
SURVEYOR  
W.B.C.T.&V.E. & S.D.  
Reg. No. 2852507003  
Chhatrapur, Raiganj, U/Dinaipur  
Mob. No. 993205167



Shikha Dutta

|            |   |   |   |   |   |
|------------|---|---|---|---|---|
| LEFT HAND  |   |   |   |   |   |
|            | T | F | M | R | L |
| RIGHT HAND |   |   |   |   |   |
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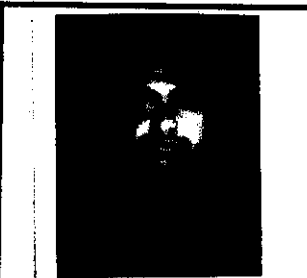
SPECIMEN FOR TEN FINGER PRINTS



Aradhana Dutta

|            |   |   |   |   |   |
|------------|---|---|---|---|---|
| LEFT HAND  |   |   |   |   |   |
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| RIGHT HAND |   |   |   |   |   |
|            | T | F | M | R | L |

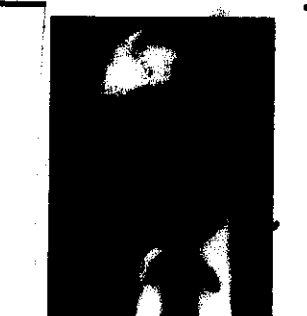
SPECIMEN FOR TEN FINGER PRINTS



VINAYAK BUILDERS  
Dhruva Joshi  
Partner

|            |   |   |   |   |   |
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| LEFT HAND  |   |   |   |   |   |
|            | T | F | M | R | L |
| RIGHT HAND |   |   |   |   |   |
|            | T | F | M | R | L |

SPECIMEN FOR TEN FINGER PRINTS



VINAYAK BUILDERS  
Subrata Basak  
Partner

|            |   |   |   |   |   |
|------------|---|---|---|---|---|
| LEFT HAND  |   |   |   |   |   |
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| RIGHT HAND |   |   |   |   |   |
|            | T | F | M | R | L |

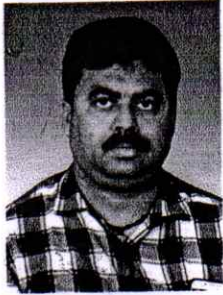
Subrata Basak  
Advocate  
Rimanan. Rainani



VINAYAK BUILDERS  
*Silpi Das*  
Partner

|            |   |   |   |   |   |
|------------|---|---|---|---|---|
| LEFT HAND  | L | R | M | F | T |
|            | T | F | M | R | L |
| RIGHT HAND |   |   |   |   |   |

SPECIMEN FOR TEN FINGER PRINTS



VINAYAK BUILDERS  
*Nayan Das*  
Partner

|            |   |   |   |   |   |
|------------|---|---|---|---|---|
| LEFT HAND  | L | R | M | F | T |
|            | T | F | M | R | L |
| RIGHT HAND |   |   |   |   |   |

SPECIMEN FOR TEN FINGER PRINTS



VINAYAK BUILDERS  
*Deep Kumar*  
Partner

|            |   |   |   |   |   |
|------------|---|---|---|---|---|
| LEFT HAND  | L | R | M | F | T |
|            | T | F | M | R | L |
| RIGHT HAND |   |   |   |   |   |

SPECIMEN FOR TEN FINGER PRINTS

|                             |            |   |   |   |   |   |
|-----------------------------|------------|---|---|---|---|---|
| Signature<br>Vendi / Vender | LEFT HAND  | L | R | M | F | T |
|                             |            | T | F | M | R | L |
| PHOTO                       | RIGHT HAND |   |   |   |   |   |

Subrata Basak  
Advocate  
Rinmanar, Rainani



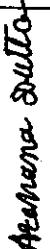
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

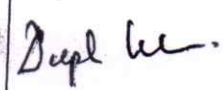
OFFICE OF THE A.D.S.R. RAIGANJ, District Name :Uttar Dinajpur

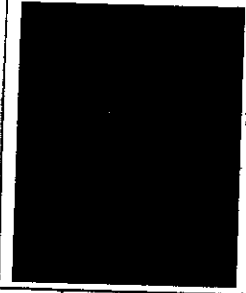
Signature / LTI Sheet of Query No/Year 18042003081676/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant                                                                                                                                   | Category                                                     |                                                                                     | Finger Print                                                                          | Signature with date                                                                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Mrs Shikha Dutta<br>Village:- Sudarshanpur,<br>P.O:- Raiganj, P.S:-<br>Raiganj, District:-Uttar<br>Dinajpur, West Bengal,<br>India, PIN:- 733134        | Seller                                                       |    |    |    |
| SI No. | Name of the Executant                                                                                                                                   | Category                                                     |                                                                                     | Finger Print                                                                          | Signature with date                                                                   |
| 2      | Mrs Archana Dutta<br>Village:- Sudarshanpur,<br>P.O:- Raiganj, P.S:-<br>Raiganj, District:-Uttar<br>Dinajpur, West Bengal,<br>India, PIN:- 733134       | Seller                                                       |   |   |   |
| SI No. | Name of the Executant                                                                                                                                   | Category                                                     | Photo                                                                               | Finger Print                                                                          | Signature with date                                                                   |
| 3      | Mr DHRUBA JOSHI<br>Village:- N S Road<br>Mohanbati, P.O:-<br>RAIGANJ, P.S:-Raiganj,<br>District:-Uttar Dinajpur,<br>West Bengal, India,<br>PIN:- 733134 | Represent<br>ative of<br>Buyer<br>[VINAYAK<br>BUILDER<br>S ] |  |  |  |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant                                                                                                                                     | Category                                                    | Photo                                                                               | Finger Print                                                                          | Signature with date                                                                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 4      | Mr PRATAP AGARWAL<br>Village:- N S Road<br>Mohanbati, P.O:-<br>RAIGANJ, P.S:-Raiganj,<br>District:-Uttar Dinajpur,<br>West Bengal, India,<br>PIN:- 733134 | Represent<br>ative of<br>Buyer<br>[VINAYAK<br>BUILDER<br>S] |    |    |    |
| 5      | Mrs SILPI DAS Village:-<br>Sudarshanpur, P.O:-<br>RAIGANJ, P.S:-Raiganj,<br>District:-Uttar Dinajpur,<br>West Bengal, India,<br>PIN:- 733134              | Represent<br>ative of<br>Buyer<br>[VINAYAK<br>BUILDER<br>S] |    |    |    |
| 6      | Mr NAYAN DAS<br>Village:- Sudarshanpur,<br>P.O:- RAIGANJ, P.S:-<br>Raiganj, District:-Uttar<br>Dinajpur, West Bengal,<br>India, PIN:- 733134              | Represent<br>ative of<br>Buyer<br>[VINAYAK<br>BUILDER<br>S] |   |   |  |
| 7      | Mr DEEPAK KANKARIA<br>Village:- N S ROAD,<br>P.O:- RAIGANJ, P.S:-<br>Raiganj, District:-Uttar<br>Dinajpur, West Bengal,<br>India, PIN:- 733134            | Represent<br>ative of<br>Buyer<br>[VINAYAK<br>BUILDER<br>S] |  |  |  |

| Sl No. | Name and Address of Identifier                                                                                                                                                           | Identifier of                                                                                                             | Photo                                                                              | Finger Print                                                                        | Signature with date                |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------|
| 1      | Mr SIRAJUL HOQUE<br>Son of Mr AJARUL MD<br>KARNAJORA,<br>Village:-<br>KARNAJORA, P.O:-<br>KARNAJORA, P.S:-<br>Raiganj, District:-<br>Uttar Dinajpur, West Bengal, India, PIN:-<br>733130 | Mrs Shikha Dutta, Mrs Archana Dutta, Mr DHRUBA JOSHI, Mr PRATAP AGARWAL, Mrs SII PI DAS, Mr NAYAN DAS, Mr DEEPAK KANKARIA |  |  | <i>Sirajul Hoque</i><br>15.12.2023 |

(Asish Subba)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
RAIGANJ  
Uttar Dinajpur, West  
Bengal

### Major Information of the Deed

|                                         |                                                                                                                                              |                                            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
|                                         | I-1804-17493/2023                                                                                                                            |                                            |
|                                         | 1804-2003081676/2023                                                                                                                         |                                            |
|                                         | 14/12/2023 3:32:17 PM                                                                                                                        | A.D.S.R. RAIGANJ, District: Uttar Dinajpur |
| Applicant Name, Address & Other Details | Subrata Basak<br>Birnagar, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, PIN - 733134, Mobile No. : 7001153838, Status : Advocate |                                            |
|                                         |                                                                                                                                              |                                            |
| (0101) Sale, Sale Document              |                                                                                                                                              |                                            |
|                                         |                                                                                                                                              |                                            |
| Rs. 1,66,50,000/-                       | Rs. 1,66,50,000/-                                                                                                                            |                                            |
|                                         |                                                                                                                                              |                                            |
| Rs. 8,32,500/- (Article:23)             | Rs. 1,66,500/- (Article:A(1))                                                                                                                |                                            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                               |                                            |

### Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Sudarshanpur, Road Zone : (Siliguri More – Sharada School) , Mouza: Barua, JI No: 152, Pin Code : 733134

| Sl. No.       | LR No.            | LR No.  | RESIDEN TIAL | Bastu | 12 Dec | 83,25,000/-   | 83,25,000/-   | Width of Approach Road: 46 Ft., Adjacent to Metal Road, |
|---------------|-------------------|---------|--------------|-------|--------|---------------|---------------|---------------------------------------------------------|
| L1            | LR-2016 (RS:-474) | LR-1464 | RESIDEN TIAL | Bastu | 12 Dec | 83,25,000/-   | 83,25,000/-   | Width of Approach Road: 46 Ft., Adjacent to Metal Road, |
| L2            | LR-2016 (RS:-474) | LR-83   | RESIDEN TIAL | Bastu | 12 Dec | 83,25,000/-   | 83,25,000/-   | Width of Approach Road: 46 Ft., Adjacent to Metal Road, |
| TOTAL :       |                   |         |              |       | 24Dec  | 166,50,000 /- | 166,50,000 /- |                                                         |
| Grand Total : |                   |         |              |       | 24Dec  | 166,50,000 /- | 166,50,000 /- |                                                         |

### Seller Details :

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1 | <b>Mrs Shikha Dutta</b><br>Wife of Mr Shakti Shekhar Dutta Village:- Sudarshanpur, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx7p, Aadhaar No: 26xxxxxxx6980, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023<br>, Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023<br>, Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence |  |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | <b>Mrs Archana Dutta</b><br>Wife of Late Prodyot Kumar Dutta Village:- Sudarshanpur, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx9r, Aadhaar No: 51xxxxxxx1314, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023<br>, Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023<br>, Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>VINAYAK BUILDERS</b><br>Village:- N S Road, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 , PAN No.:: AAxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                               |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr DHRUBA JOSHI</b><br>Son of Mr KESHAB JOSHI Village:- N S Road Mohanbati, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1L, Aadhaar No: 44xxxxxxx2684 Status : Representative, Representative of : VINAYAK BUILDERS (as PARTNER)                   |
| 2     | <b>Mr PRATAP AGARWAL</b><br>Son of Late NARESH CHANDRA AGARWAL Village:- N S Road Mohanbati, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2F, Aadhaar No: 27xxxxxxx8116 Status : Representative, Representative of : VINAYAK BUILDERS (as PARTNER)     |
| 3     | <b>Mrs SILPI DAS</b><br>Wife of Mr NAYAN DAS Village:- Sudarshanpur, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9B, Aadhaar No: 91xxxxxxx8445 Status : Representative, Representative of : VINAYAK BUILDERS (as PARTNER)                           |
| 4     | <b>Mr NAYAN DAS</b><br>Son of Mr NARAYAN CHANNDRAS DAS Village:- Sudarshanpur, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx8R, Aadhaar No: 57xxxxxxx7222 Status : Representative, Representative of : VINAYAK BUILDERS (as PARTNER)                   |
| 5     | <b>Mr DEEPAK KANKARIA (Presentant )</b><br>Son of Late DHARAM CHAND KANKARIA Village:- N S ROAD, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7A, Aadhaar No: 53xxxxxxx3821 Status : Representative, Representative of : VINAYAK BUILDERS (as PARTNER) |

**Identifier Details :**

| Name                                                                                                                                                                                 | Photo | Finger Print | Signature |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Mr SIRAJUL HOQUE</b><br>Son of Mr AJARUL MD<br>KARNAJORA, Village:- KARNAJORA,<br>P.O:- KARNAJORA, P.S:-Raiganj,<br>District:-Uttar Dinajpur, West Bengal,<br>India, PIN:- 733130 |       |              |           |

Identifier Of Mrs Shikha Dutta, Mrs Archana Dutta, Mr DHRUBA JOSHI, Mr PRATAP AGARWAL, Mrs SILPI DAS, Mr NAYAN DAS, Mr DEEPAK KANKARIA

| Sl.No | From              | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1     | Mrs Shikha Dutta  | VINAYAK BUILDERS-12 Dec   |
| Sl.No | From              | To. with area (Name-Area) |
| 1     | Mrs Archana Dutta | VINAYAK BUILDERS-12 Dec   |

### Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Sudarshanpur, Road Zone : (Siliguri More – Sharada School) , Mouza: Barua, JI No: 152, Pin Code : 733134

| L1 | LR Plot No:- 2016, LR Khatian No:- 1464 | Owner:শিখা দত্ত, Gurdian:শক্তিদাস দত্ত, Address:সিঙ্গা, Classification:বন্য, Area:0.12000000 Acre,       | Mrs Shikha Dutta  |
|----|-----------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------|
| L2 | LR Plot No:- 2016, LR Khatian No:- 83   | Owner:অর্চনা দত্ত, Gurdian:প্রদেব কুমার দত্ত, Address:সিঙ্গা, Classification:বন্য, Area:0.12000000 Acre, | Mrs Archana Dutta |

**Endorsement For Deed Number : I - 180417493 / 2023**

**On 15-12-2023**

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

Presented for registration at 20:00 hrs on 15-12-2023, at the Private residence by Mr DEEPAK KANKARIA ,.

**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 1,66,50,000/-

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

Execution is admitted on 15/12/2023 by 1. Mrs Shikha Dutta, Wife of Mr Shakti Shekhar Dutta, P.O: Raiganj, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 2. Mrs Archana Dutta, Wife of Late Prodyot Kumar Dutta, P.O: Raiganj, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business

Indetified by Mr SIRAJUL HOQUE, , Son of Mr AJARUL MD, KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

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

Execution is admitted on 15-12-2023 by Mr DHRUBA JOSHI, PARTNER, VINAYAK BUILDERS, Village:- N S Road, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr SIRAJUL HOQUE, , Son of Mr AJARUL MD, KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

Execution is admitted on 15-12-2023 by Mr PRATAP AGARWAL, PARTNER, VINAYAK BUILDERS, Village:- N S Road, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr SIRAJUL HOQUE, , Son of Mr AJARUL MD, KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

Execution is admitted on 15-12-2023 by Mrs SILPI DAS, PARTNER, VINAYAK BUILDERS, Village:- N S Road, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

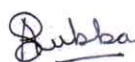
Indetified by Mr SIRAJUL HOQUE, , Son of Mr AJARUL MD, KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

Execution is admitted on 15-12-2023 by Mr NAYAN DAS, PARTNER, VINAYAK BUILDERS, Village:- N S Road, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr SIRAJUL HOQUE, , Son of Mr AJARUL MD, KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

Execution is admitted on 15-12-2023 by Mr DEEPAK KANKARIA, PARTNER, VINAYAK BUILDERS, Village:- N S Road, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr SIRAJUL HOQUE, , Son of Mr AJARUL MD, KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business



**Asish Subba**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAIGANJ**

**Uttar Dinajpur, West Bengal**

**On 21-12-2023**

**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.

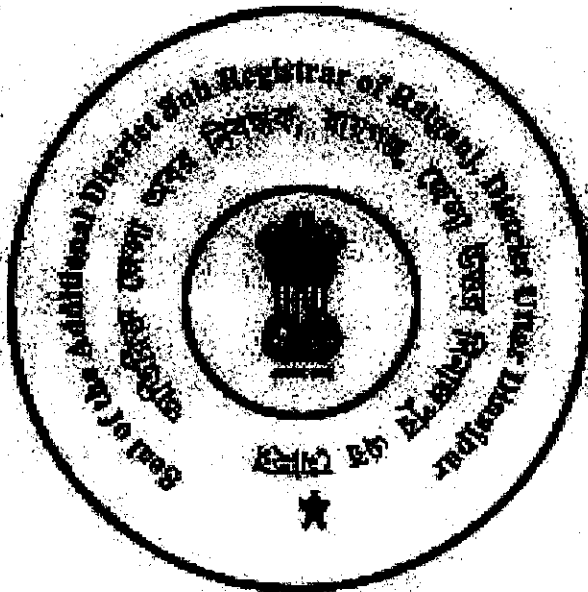
**Registration Fees**  
Certified that required Registration Fees payable for this document is Rs 1,66,500.00/- ( A(1) = Rs 1,66,500.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,66,500/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/12/2023 4:23PM with Govt. Ref. No: 192023240322720718 on 21-12-2023, Amount Rs: 1,66,500/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 4611663289113 on 21-12-2023, Head of Account 0030-03-104-001-16

**Stamp Duty**  
Certified that required Stamp Duty payable for this document is Rs. 8,32,500/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 8,27,500/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
2. Stamp: Type: Impressed, Serial no 1763, Amount: Rs.5,000.00/-, Date of Purchase: 14/12/2023, Vendor name: Samir Kr Talukdar  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/12/2023 4:23PM with Govt. Ref. No: 192023240322720718 on 21-12-2023, Amount Rs: 8,27,500/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 4611663289113 on 21-12-2023, Head of Account 0030-02-103-003-02

*Subba*

Asish Subba  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAIGANJ  
Uttar Dinajpur, West Bengal

Certificate of Registration under sub-section and Rule 69.  
Registered in Book No. 18042003081676 / 2023  
Volume number 18042003081676, Page from 350669 to 350693  
being No 180417493 for the year 2023.



*Subba*

Digitally signed by ASISH SUBBA  
Date: 2023.12.22 13:45:36 +05:30  
Reason: Digital Signing of Deed.

(Asish Subba) 22/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAIGANJ  
West Bengal.