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भक्तिनगर पश्चिम बंगाल WEST BENGAL

D 952135

D 952135

24/08/2018
07:45 P.M.
S. 13 & 517/18
M.V. Rs 37,79,998/-

Visit Commission Case No. 1590/18

[Handwritten signature]

DEED OF CONVEYANCE



Certified that the Document is duly
Registration and the Signature Sheet &
the Endorsement Sheet attached to this
Document are part of this Document

Contd....P/2

Addl. District Sub-Registrar
Bhakti Nagar, Jhalpaiguri

24 AUG 2018

SL NO. 17910 Date 17.8.2018
PURCHASER Tapin Majumdar
Full Address Lekha Bazar, Siliguri
Total value 5000
Stamp Purchased from JPG Treasury on 17.8.2018

STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Addl DSR Office, Rajgani, Jalpaiguri

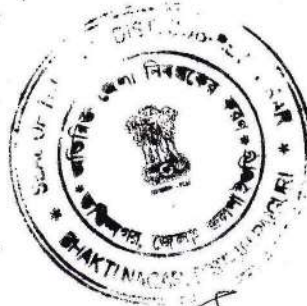
281589 C

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Debasis Das



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

20 AUG 2018

Warayan Roy
S/o Lt. Anish Ch. Roy
Bankim Sarani
Dishbandhupara
PO, Siliguri Town,
Dist Jalpaiguri
PS, Bhaktinagar
Pin: 734004

15/8/18

PARTICULARS OF THE LAND

VACANT LAND AREA : 3(Three) Kathas
MOUZA : DABGRAM
J.L. NO. : 2(TWO)
SHEET NO. : R.S. 15, L.R. 152
KHATIAN NO. : R.S. 399, L.R. 418
PLOT NO. : R.S. 174/1133
L.R. 1/365
POLICE STATION : BHAKTINAGAR
DISTRICT : JALPAIGURI
SET-FORTH VALUE : Rs. 20,00,000/-
MARKET VALUE : Rs. 37,79,998/-

UNDER WARD NO. 33 OF S.M.C.

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 20th DAY
OF AUGUST, TWO THOUSAND EIGHTEEN

BETWEEN

SRI TAPAN MAJUMDAR, (PAN-A11PM1243M) Son of Sri Shankar Majumdar, Indian by Nationality, Hindu by religion, Business by occupation, resident of Meghnath Sarani, Lake Town, Ward No. 33 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, PIN-734007, 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 heirs, successors, legal representatives, executors, administrators and assigns) of the "**ONE PART**".





Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

20 AUG 2018

A N D

SRI DEBASHIS ROY, (PAN-AHEPR3298L), Son of Late Naresh Chadnra Roy, Indian by Nationality, Hindu by religion, Business by occupation, resident of Desbandhupara, Ward No. 33 of S.M.C., Post Office Siliguri Town, Police Station Bhaktinagar, District Jalpaiguri, PIN -734004, in the state of West Bengal – hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators, and assigns) of the **OTHER PART**.

WHEREAS one Naresh Chadnra Roy (now deceased), Son of Late Hemchandra Roy acquired the ownership of land measuring 0.05 Acres or 3(Three) Kathas, situated in Mouza Dabgram, J.L. No. 2, R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale bearing Document No. 4473 for the year 1964, entered in Book No. I, Volume No. 40, pages from 267 to 269, registered at the office of the District Sub-Registrar Jalpaiguri, executed by Sri Gopal Chandra Basak, Son of Late Purna Chandra Basak of Deshbandhupara, Siliguri, District Darjeeling and thereby acquired absolute right, title and interest therein.

AND WHEREAS one Suresh Chandra Roy (now deceased), Son of Late Hemchandra Roy acquired the ownership of land measuring 0.1155 Acres or 7(Seven) Kathas, situated in Mouza Dabgram, J.L. No. 2, R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale bearing Document No. 5651 for the year 1964, entered in Book No. I, Volume No. 54, pages from 71 to 73, registered at the office of the Sadar Joint Sub-Registrar Jalpaiguri, executed by Sri Gopal Chandra Basak, Son of Late Purna Chandra Basak of Deshbandhupara, Siliguri, District Darjeeling and thereby acquired absolute right, title and interest therein.

AND WHEREAS said Suresh Chandra Roy was unmarried and after the death of said Suresh Chandra Roy, his full blooded brother Naresh Chandra Roy inherited the above referred land measuring 0.1155 Acres or

7(Seven) Kathas as per Hindu Succession Act, 1956. Accordingly, said Naresh Chandra Roy became the owner of land measuring 0.1655 Acres or 10(Ten) Kathas of Mouza Dabgram, J.L. No. 2, Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, having absolute right, title and interest therein.

AND WHEREAS being the absolute owner of the aforesaid land, said Naresh Chandra Roy died intestate leaving behind his wife Smt. Gouri Rani Roy, two sons Sri Narayan Roy and Sri Debashis Roy and one daughter Smt. Arati Roy as his only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of law of inheritance, the abovenamed legal heirs became the joint owners of the aforesaid land measuring 0.1655 Acres or 10(Ten) Kathas, each having equal share therein.

AND WHEREAS one Smt. Gouri Rani Roy, Wife of Late Naresh Chandra Roy acquired the ownership of land measuring 7(Seven) Kathas, situated in Mouza Dabgram, J.L. No. 2, R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale bearing Document No. 3633 for the year 1971, entered in Book No. I, Volume No. 40, pages from 188 to 190, registered at the office of the District Sub-Registrar Jalpaiguri, executed by Sri Gopal Chandra Basak, Son of Late Purna Chandra Basak of Deshbandhupara, Siliguri, District Darjeeling and thereby acquired absolute right, title and interest therein. Thereafter in order to avoid any future disputes regarding a the mistake of Plot Number in the aforesaid Deed, two Deed of Declaration has also been registered at the office of the District Sub-Registrar Jalpaiguri, one executed by Hapijan Khatun, Wife of Late Mohammad Mohar Ali of Panchkolguri, P.S. Bhaktinagar, District Jalpaiguri and entered in Book No. I, CD volume No. 2, pages from 5806 to 5815, vide Document No. 1311 for the year 2008 and another executed by Sri Supriyo Basak, Son of late Gopal Chandra Basak of Deshbandhupara, P.O. & P.S. Siliguri, District Darjeeling and entered in Book No. I, CD volume No. 8, pages from 4167 to 4177, vide Document No. 3749 for the year 2008.

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AND WHEREAS thereafter said Smt. Gouri Rani Roy transferred an area of land measuring 0.0729 Acres out of her aforesaid land, out of which an area of land measuring 0.036465 Acres or 2.21 Kathas to and in favour of her son Sri Debashis Roy (the Vendor hereof) by a registered Deed of Gift bearing Document No. 2407 for the year 2014, registered in Book No. I, CD Volume No. 8, pages from 3104 to 3113, registered at the office of the District Sub-Registrar Jalpaiguri and area measuring 0.036465 Acres or 2.2 Kathas to and in favour of her son Sri Narayan Roy by a registered Deed of Gift bearing Document No. 2406 for the year 2014, registered in Book No. I, CD Volume No. 8, pages from 3094 to 3103, registered at the office of the District Sub-Registrar Jalpaiguri.

AND WHEREAS thereafter said Sri Narayan Roy transferred her 0.036465 Acres or 2.2 Kathas (gifted by his mother) to and in favour of his brother Sri Debashis Roy (the Vendor hereof) by a registered Deed of Gift bearing Document No. 6838 for the year 2015, registered in Book No. I, Volume No. 705, pages from 69514 to 69527, registered at the office of the Addl. District Sub-Registrar Rajganj followed by a Deed of Declaration executed by Sri Narayan Roy bearing Document No. 65 for the year 2016, registered in Book No. IV, Volume No. 711, pages from 964 to 974, registered at the office of the Addl. District Sub-Registrar Bhaktinagar, District Jalpaiguri and thereby transferred all his right, title and interest in the said land to and in favour of the Vendor hereof.

AND WHEREAS in the aforesaid manner, the Vendor Sri Debashis Roy, his brother Sri Narayan Roy and sister Smt. Arati Roy became the owner of the aforesaid total land and during enjoyment of the said land, they have transferred certain area of land to different persons and lastly they were in possession of remaining land measuring 0.04365 Acres, each having equal share therein. Subsequently said Sri Narayan Roy and Smt. Arati Roy transferred their undivided 2/3rd share in the aforesaid land to and in favour of his brother SRI DEBASHIS ROY (the Vendor hereof) by a registered Deed of Gift bearing Document No. 6893 for the year 2015, registered in Book No. I, Volume No. 705, pages from 70878 to 70894, registered at the office of the Addl. District Sub-Registrar Rajganj and handed over the physical possession of the land in favour of the Vendor hereof. Thereafter in order to avoid any future disputes regarding a the

Deed
No. 1

mistake of L.R. Khatian Numbers in the aforesaid Deed, a Deed of Declaration has also been executed by Sri Narayan Roy and Smt. Arati Roy and registered at the office of the Addl. District Sub-Registrar Bhaktinagar and entered in Book No. IV, Volume No. 711, pages from 975 to 990, vide Document No. 63 for the year 2016.

AND WHEREAS thereafter the Donor above named recorded his name in the Record of Right in respect of his aforesaid land and a separate Khatian has been opened in his name vide L.R. Khatian No. 418, in L.R. Plot No. 1/365, L.R. Sheet No. 152 of Mouza Dabgram, J.L. No. 2, under P.S. Bhaktinagar, District Jalpaiguri, having absolute right, title and interest therein.

AND WHEREAS the Vendor hereof being in urgent need of money for his own developmental plans and schemes has decided to sell and has also offered for sale the land measuring 3(Three) Kathas out of his aforesaid land, fully and particularly described in the schedule below, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser was in search of a plot of land for his residential purpose, has agreed to purchase the said land measuring 3(Three) Kathas, fully described in the schedule below and offered a price of the sum of Rs. 20,00,000/- (Rupees Twenty Lacs) only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell the below scheduled land to the Purchaser hereof at or for the price of Rs. 20,00,000/- (Rupees Twenty Lacs) only, free from all encumbrances and 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 Lacs) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge

and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDOR does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer therefrom.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as his own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other persons or person whomsoever claiming through or under him.

Handwritten signature or mark, possibly "D. K. S. D."

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

SCHEDULE OF THE LAND HEREBY SOLD

ALL THAT PIECE OR PARCEL of vacant land measuring 3(Three) Kathas, appertaining to R.S. Plot No. 174/1133, corresponding to L.R. Plot No. 1/365, recorded in R.S. Khatian No. 399, corresponding to L.R. Khatian No. 418, situated at South Desbnandhupara, Ward No. 33 of Siliguri Municipal Corporation, within Pargana Baikunthapur, Mouza **DABGRAM**, J.L. No. 2(Two), R.S. Sheet No. 15, corresponding to L.R. Sheet No. 152, under Police Station & Addl. District Sub-Registry Office Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The said land is classified as Bastu in the R.O.R. and proposed to be used as Bastu purpose.

The said land is butted and bounded as follows: -

By the North : 16 ft. wide Pucca Road;
By the South : 18 ft. wide Pucca Road;
By the East : Land & House of Vendor;
By the West : Land of Purchaser.

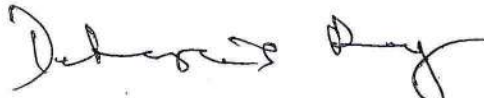
The land sold herein within the aforesaid boundaries is more particularly shown in the sketch map annexed herewith forming part of these presents.

A separate sheet containing the Fingerprints of the Vendor and Purchaser is enclosed herewith forming part of these presents.

IN WITNESS WHEREOF the Vendor hereof, in his good health and conscious mind, has set and subscribed his hand on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Narayan Roy
S/o Lt. Varish Ch. Roy
Bankim Sarani
Beshbandhupara
P.O. Siliguri
Dist Jalpaiguri
P.S. Bhaktinagar
Pin. 734004

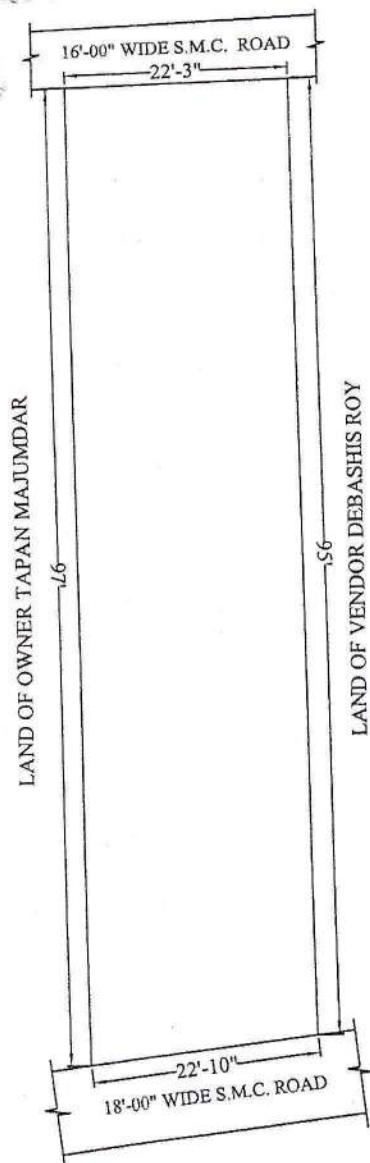

(SIGNATURE OF THE VENDOR)

2. Debroto Sen.
S/o - Lt. Dilip Kumar Sen
63/273 - Sadhak Ramprasad
Sarani.
Nr. Beshbandhupara
Siliguri - 734004.
P.O. & P.S. - Siliguri.
Dist - Darjeeling.

Readover and translated the contents of this indenture to the Parties hereof and drafted under the instruction of the Executant and prepared and printed in my Chamber:


(KALYAN PAUL)
Advocate, Siliguri
Enrolment No. WB/366/221/2015

IN THE SITE PLAN SHOWING THE POSSESSION OF LAND TO BE SOLD OF MOUZA - DABGRAM.
J.L. NO.- 02, SHEET NO.- 15 (R.S.), 152(L.R.), PARGANA - BAIKUNTHAPUR, P.S.- BHAKTINAGAR.
DIST.- JALPAIGURI, WARD NO. - 33 (S.M.C.)



SITE PLAN
SCALE : 200

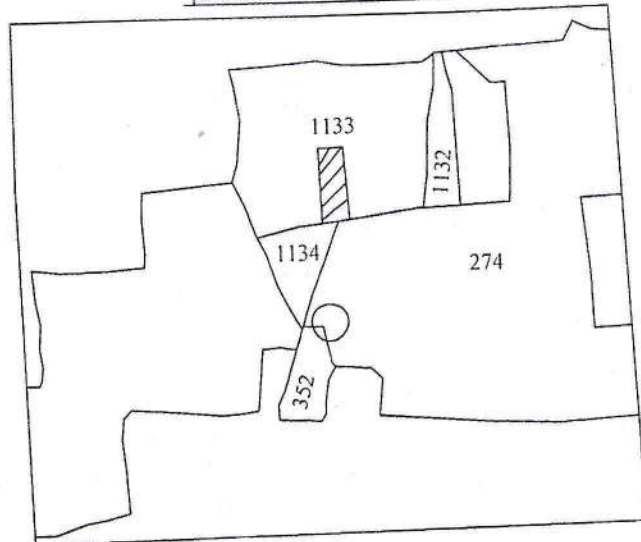


Debashis Roy

SIGNATURE OF VENDOR

Tapan Majumdar

MOUZA MAP
PART TRACE MAP OF SHEET NO 15(R.S.)
[SCALE- 16" = 1 MILE]



NAME OF VENDOR'S :-

SRI DEBASHIS ROY S/O - LATE NARESH CH. ROY
ADD:- DESHBANDHU PARA, P.O. SILIGURI TOWN,
P.S. BHAKTI NAGAR, DIST. JALPAIGURI
PIN NO. - 734004

NAME OF PURCHASER :-

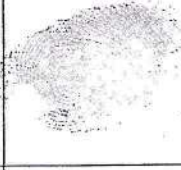
SRI TAPAN MAJUMDAR
S/O - SRI SHANKAR MAJUMDAR
ADD:- MEGHNATH SARANI, LAKE TOWN,
P.O.- BHAKTINAGAR, P.S.- BHAKTINAGAR,
DIST.- JALPAIGURI, WARD NO.- 33 (S.M.C.),
PIN NO. - 734007

SCHEDULE OF LAND :-

LAND AREA	:- 0.0495 Acre or 3 KATTHA
MOUZA	:- DABGRAM
J.L.	:- 02
SHEET NO.	:- 15 (R.S.), 152(L.R.)
PARGANA	:- BAIKUNTHAPUR
KHATIAN NO.	:- 399 (R.S.), 418(L.R.)
PLOT NO.	:- 174/1133 (R.S.), 1/365 (L.R.)
WARD NO.	:- 33 (S.M.C.)
P.S.	:- BHAKTINAGAR
DIST.	:- JALPAIGURI

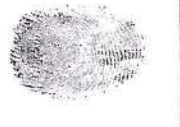
Alok Guha Roy
Er. Alok Guha Roy
Consultant Civil Engineer
S.M.C. Regd. No.-L.B.S/1-75
Niranjan Nagar, Siliguri-6
Cell : 94340-50223

EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Debashis Ray</i>	LEFT HAND					
	RIGHT HAND					

Debashis Ray
SIGNATURE

CLAIMANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Jagan Mejjindas</i>	LEFT HAND					
	RIGHT HAND					

Jagan Mejjindas

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBASHIS ROY
NARESH CHANDRA ROY
19/09/1969
Permanent Account Number
AHEPR3298L

Debashis Roy
Signature



Debashis Roy



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

চলিকাভুক্তির আইডি / Enrollment No. : 1215/91158/91954

To
Debashis Roy
দেবশীষ রায়
BANKIM SARANI
SILIGURI TOWN
Siliguri (M. Corp.)
Desbandhupara, Jalpaiguri
West Bengal - 734004



KL941837019FT

94183701



আপনার আধার সংখ্যা / Your Aadhaar No. :

9448 0688 2582

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দেবশীষ রায়
Debashis Roy
পিতা : নরেশ চন্দ্র রায়
Father : NARESH CH ROY
জন্মতারিখ / DOB: 19/09/1959
পুরুষ / Male

9448 0688 2582



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT
TAPAN MAJUMDAR
SHANKAR MAJUMDAR

भारत सरकार
GOVT. OF INDIA

30/12/1976
Permanent Account Number
AJJPM 1243M

Tapan Majumdar

Signature



Tapan Majumdar

8/1/77 05



ভারত সরকার
Government of India

তপন মজুমদার
TAPAN MAJUMDAR



জন্মতারিখ / DOB: 30/12/1978
পুরুষ / Male



7824 1625 9765

আধার - সাধারণ মানুষের অধিকার

Tapan Majumdar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: এস/ও: শঙ্কর মজুমদার
লেকটোউন, মেঘনাথ সরানী, ওয়ার্ড নো
খিলিওড়ি পৌরসভা, ভক্তিনগর
দার্জিলিং, পশ্চিম বঙ্গ,
734007

Address: S/O: Sankar
Majumdar, LAKETOWN,
MEGHNATH SARANI,
WARD NO 33, Siliguri M.
corp, Darjeeling,
Bhaktinagar, West Bengal,
734007

7824 1625 9765

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार

Unique Identification Authority of India
Government of India

आधार

ভারত সরকার Enrolment No.: 1215/91212/91440

NARAYAN ROY (নারায়ণ রায়)

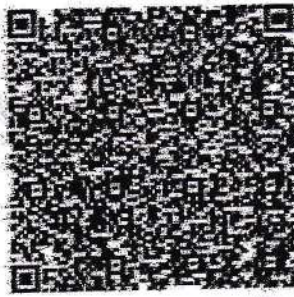
2268, BANKIM SARANI, DESHBANDHU PARA,
BEHIND DESHBANDHU VIDYAPITH SCHOOL,
Siliguri (M.Corp.), Jalpaiguri,
West Bengal - 734004

- आधार पहचान प्रमाण, नागरिकता प्रमाण नहीं
- पहचान प्रमाण अलग-अलग व्यक्तिगत पहचान द्वारा नहीं करत
- जो एक इलेक्ट्रॉनिक प्रक्रिया है

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

5696 4319 5968



আমার আধার, আমার পরিচয়

Digitally signed by Unique Identification Authority of India
Date: 2016.04.29 22:08:51 IST



WWW

help@uidai.gov.in

www.uidai.gov.in

- आधार सार्वजनिक नहीं है
- आधार बांटेने के लिए आपका एक बार ही अनिवार्य रूप से पहचान करना आवश्यक है
- अपने आपका आधार नंबर और ई-मेल ठेकाना अपडेट करना। इससे आपको भविष्य में अनेक सेवाएं मिलेंगी

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भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



নারায়ণ রায়
NARAYAN ROY
জন্ম তারিখ / DOB: 06/06/1958
পুরুষ / MALE

ঠিকানা:

2268, বঙ্কিম সারানী, দেশবন্ধু
বাজার, বিহারী চন্দ্র স্কুলের
পশ্চিম, সিলিগুরি (ম.কর্প.),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 734004

Address:

2268, BANKIM SARANI,
DESHBANDHU PARA, BEHIND
DESHBANDHU VIDYAPITH
SCHOOL, Siliguri (M.Corp.),
Jalpaiguri,
West Bengal - 734004

5696 4319 5968

5696 4319 5968

আমার আধার, আমার পরিচয়

MERA AADHAAR, MERI PEHACHAN



सत्यमेव जयते
সত্যং যজ্ঞো



आधार
আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

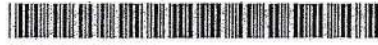
ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1215/91419/14003

07/07/2014

To
Deb Protim Sen
দেব প্রতিম সেন
SADHANALAYA
63/273 SADHAK RAMPRASAD SARANI
DESHBANDHU PARA
Siliguri (M. Corp)
Siliguri Town, Darjeeling
West Bengal - 734004



KL941793600FT

94179360



আপনার আধার সংখ্যা / Your Aadhaar No. :

4643 8336 1368

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



দেব প্রতিম সেন
Deb Protim Sen
পিতা : দিলীপ কুমার সেন
Father : DILIP KUMAR SEN

জন্মতারিখ / DOB: 04/01/1980
পুরুষ / Male

4643 8336 1368



আধার - সাধারণ মানুষের অধিকার

Handwritten signature



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001329517/2018

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
1	Shri Debashis Roy Deshbandhupara, Ward No-33, Siliguri, P.O:- Siliguri Town, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734004	Seller			
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Narayan Roy Son of Late Naresh Chandra Roy Deshbandhu Para, Ward No- 33, Siliguri, P.O:- Siliguri Town, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734004	Shri Debashis Roy			

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BHAKTINAGAR

Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-05748/2018	Date of Registration	24/08/2018
Query No / Year	0711-0001329517/2018	Office where deed is registered	
Query Date	18/08/2018 2:03:17 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Debashis Roy Deshbandhu Para, Ward No-33, Siliguri, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 8535996933, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 37,79,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,26,800/- (Article:23)	Rs. 37,800/- (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:- Bhaktinagar, Municipality: SILIGURI MC, Road: South Deshabandhu Para, Road Zone : (Ward No.33 -- Ward No.33) , Mouza: Dabgram Sheet No - 15

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-174/1133	RS-399	Bastu	Bastu	3 Katha	20,00,000/-	37,79,998/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	20,00,000 /-	37,79,998 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Debashis Roy (Presentant) Son of Late Naresh Chandra Roy Deshbandhupara, Ward No-33, Siliguri, P.O:- Siliguri Town, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHEPR3298L, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Tapan Majumdar Son of Shri Shankar Majumdar Meghnath Sarani, Laketown, Ward No-33, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJJPM1243M, Status :Individual, Status : Not Executed

Identifier Details :**Name & address**

Shri Narayan Roy
Son of Late Naresh Chandra Roy
Deshbandhu Para, Ward No-33, Siliguri, P.O:- Siliguri Town, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri Debashis Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Debashis Roy	Shri Tapan Majumdar-4.95 Dec

Endorsement For Deed Number : I - 071105748 / 2018

On 20-08-2018

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

Presented for registration at 19:45 hrs on 20-08-2018, at the Private residence by Shri Debashis Roy, Executant.

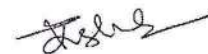
Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 37,79,998/-

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

Execution is admitted on 20/08/2018 by Shri Debashis Roy, Son of Late Naresh Chandra Roy, Deshbandhupara, Ward No-33, Siliguri, P.O: Siliguri Town, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Shri Narayan Roy, , , Son of Late Naresh Chandra Roy, Deshbandhu Para, Ward No-33, Siliguri, P.O: Siliguri Town, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 23-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,800/- (A(1) = Rs 37,800/-) and Registration Fees paid by by online = Rs 37,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2018 12:00AM with Govt. Ref. No: 192018190276419422 on 18-08-2018, Amount Rs: 37,800/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90048550 on 20-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,26,800/- and Stamp Duty paid by by online = Rs 2,21,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2018 12:00AM with Govt. Ref. No: 192018190276419422 on 18-08-2018, Amount Rs: 2,21,800/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90048550 on 20-08-2018, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 24-08-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,26,800/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 17910, Amount: Rs.5,000/-, Date of Purchase: 14/08/2018, Vendor name: Jaya Rani Das



Tapash Kanti Ghosh
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 0711-2018, Page from 134912 to 134934
being No 071105748 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.08.27 14:27:11 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 27-08-2018 14:26:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.