

SI-6943/2023

I-6934/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 976214

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

Add. District Sub-Registrar,
Sikuri-II at Bardhaman

28 AUG 2023

DEED OF SALE OF LAND

Page 1 of 12



Prasad Chatterjee

RTICULARS OF THE VACANT LAND

LAND MEASURING	:	0.15 Ac or 9.5 Katha (Vacant)
PLOT NO.	:	R.S. 80 & 81, L.R. 122 & 123
KHATIAN NO.	:	R.S. 8/1 L.R. 1476
MOUZA	:	KALAM
J.L. No.	:	76
P.S.	:	MATIGARA
DISTRICT	:	DARJEELING
Consideration Value	:	Rs. 78,00,000/-

THIS INDENTURE MADE ON THIS

THE 28th DAY OF AUGUST 2023 A.D.

B E T W E E N

TIYAS CONSTRUCTION PRIVATE LIMITED. (PAN AAJCT6204D, Registration No. : U45309WB2022PTC256581), A private Limited Company having its registered office at Todi Chamber, 2 Lal Bazar, 3rd Floor, Room No. 316, Kolkata-700001, Representative its one Director **SRI PRANAB PRASAD DEB.** Son of Late Sushil Gobinda Deb, Hindu by faith, Business by occupation, Nationality Indian, residing at Bidhan Nagar, Raiganj, Post Office and Police Station Raiganj, District Utter Dinajpur, PIN 733134 (W.B). hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**



Prasunjit Bhattacharjee

A N D

SRI PRASUNJIT BHATTACHARJEE, son of Late Prafulla Chandra Bhattacharjee, Hindu by faith, Business by occupation, Nationality Indian, Residing at S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, Partners, administrators, and assigns) of the OTHER PART.

AND

Whereas Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), (i.e. the present Vendor) is the absolute owner of land measuring 9.5 Katha, appertaining to forming part of (R.S.) Plot No. 80 & 81, Recorded (R.S.) Khatian No. 8/1, Within Mouza Kalam, J.L. No. 76, Police Station Matigara, District Darjeeling, by virtue of 2 (two) separate registered "Deed of Sale" No. 1 being Deed No. 3129 dated 22-04-2013, Recorded in Book No. 1, Volume No. 6, Page No. 6229 to 6242 for the year 2013, registered the same in the office of the ADSR Siliguri-II at Bagdogra, District Darjeeling area measuring 4 Katha, executed by one Sri Amritlal Debnath, son of Late Upendra Kumar Debnath, of North Bengal Medical college Campus, Post Office Sushruta Nagar, Police Station Matigara, District Darjeeling and No. 2 Registered "Deed of Sale" being No. 798 dated 14-02-2013, Recorded in Book No. 1, Volume No. 2, Page No. 4981 to 4998 for the year 2013, Registered the same in the office of the ADSR



Rasul Bhattacharjee

Siliguri-II at Bagdogra, District Darjeeling area measuring 5.5 Katha, executed by Sri Gopal Mitra, son of Late Pramatha Nath Mitra and Smt. Jaba Mitra wife of Sri Gopal Mitra, both were resident of North Bengal Medical college Campus, Post Office Sushruta Nagar, Police Station Matigara, District Darjeeling through their legal Constituted attorney Sri Anupam Kumar Pradhan, son of Late Sudhir Chandra Pradhan of Thiknikata, Post Office Sushruta Nagar, Police Station Matigara, District Darjeeling, vide Registered "General Power of Attorney", Recorded in Book No. IV, C.D. Volume No. 1, Pages No. 3685 to 3696, being document No. 323, dated 23-03-2012, Registered the same in the office of ADSR Siliguri-II, at Bagdogra, District Darjeeling, and since the above mentioned purchased he has become absolute owner of total land measuring 9.5 Katha and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND

Whereas aforesaid Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), was transferred area measuring 2 Katha or 0.033 acre out of his total land measuring 9.5 Kath to one Sri Samir Khawas, son of Kishor Khawas, Resident of H-12, Nabadarsha Society, North Dum Dum, P.O. Nilachal, District North 24 Pargana, PIN 700134, (W.B) by virtue of a registered "Deed of Gift" recorded in Book No. I, Volume No. 2, Page No. 3075 to 3087, being Deed No. 717 for the year 2014, registered at the same in the office of the ADSR Siliguri-II at Bagdogra, District Darjeeling, and since the date of such Gift



Sri Samir Khawas

Sri Samir khawas, son of Sri Kishor Khawas, has become absolute owner of the total land measuring 2 Katha and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND

Whereas aforesaid Sri Samir Khawas, son of Kishor Khawas, resident of H-12, Nabadarsha Society, North Dum Dum, Post Office Nilachal, District North 24 Pargana, PIN 700134, (W.B) after the aforesaid "Gift" has mutated the said land in his name as per record of right and finally (L.R.) Khatian has been issued in his name, being (L.R.) Khatian No. 1798, (L.R.) Plot No. 122, Within Mouza Kalam, J.L. No. 76, Police Station Matigara, District Darjeeling, area measuring 2 Katha or 0.03 acre and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS Said Sri Samir Khawas, son of Sri Kishor Khawas, resident of H-12, Nabadarsha Society, North Dum Dum, Post Office Nilachal, District North 24 Pargana, PIN 700134, (W.B), died on 16-05-2019 and regarding this a death certificate has been issued by Sub Registrar Death and Birth, Lingia Marybong G.P., Jorebnglow SKP Dev Blook, Darjeeling being no. : 116/DC/LMGP/19 dated 08-06-2020 and intestate leaving behind his only legal heirs, Successors, his two Brothers namely 1) Sri Amit Khawas, and 2) Sri Junit Khawas both are sons of Late Kishor Khawas, of Linga



Prasenjit Bhattacharjee

Tea Estate, Bhatti Dhura, Post Office Linga. Police Station Jorebunglow, District Darjeeling, (W.B), and such inherited as per Succession Act. 1925 they have become the absolute and exclusive joint owners of the land measuring 2 Katha or 0.033 Acre, and they jointly enjoying their said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND

Whereas Sri Amit Khawas, and Sri Junit Khawas, both are sons of Late Kishor Khawas, of Linga Tea Estate, Bhatti Dhura, Post Office Linga. Police Station Jorebunglow, District Darjeeling, (W.B), was transferred said land measuring 2 Katha or 0.033 Acre to Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), by virtue of a registered "Deed of Gift" recorded in Book No. I, Volume No. 403, Page No. 243188 to 243212, being Deed No. 9474 for the year 2021, registered the same in the office of the ADSR Siliguri-II at Bagdogra, District Darjeeling, and since the date of such Gift, Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), has become absolute owner of the total land measuring 2 Katha and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.



AND

Prasunjit Bhattacharjee

Whereas Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), after the aforesaid "Gift" he has mutated the said land in his name as per record of right and finally existing (L.R.) Khatian has been issued in his name being existing (L.R.) Khatian No. 1476, L.R. Plot No. 122 & 123, Mouza Kalam, J.L. No. 76, P.S. Matigara, District Darjeeling, area measuring 9.5 Katha or 0.15 Acre and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the present Vendor hereof being in need of money for development his other properties elsewhere have offered for sale his afore said land measuring 9.5 Katha or 0.015 Acre fully described in the schedule appended below, and free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser being need of a plot of land for their homestead purpose, and accepted the said offered so offered by the Vendor and agreed to purchase the said land measuring 9.5 Katha or 0.015 Acre fully described in the schedule appended below and offered total consideration Value of Rs. 78,00,000/- (Rupees Seventy Eight Lacks) only, free from all encumbrances and charges whatsoever.



Prasenjit Chatterjee

A N D

WHEREAS the Vendor considering the said total Consideration value so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate of the said land and agreed to sell his land measuring 9.5 Katha or 0.015 Acre, fully described in the schedule appended below unto the purchaser at or for the said total consideration value of Rs. 78,00,000/- (Rupees Seventy Eight Lacks) only, free from all encumbrances and charges whatsoever and the said land hereby transferred in the manner as hereinafter appearing.

A N D

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offered acceptance and also in total consideration value of Rs. 78,00,000/- (Rupees Seventy Eight Lacks) only, Paid by the purchaser (the receipt whereof the Vendor does hereby acknowledged and grant full discharge to the Purchaser from the payment thereof), the vendor does hereby grant , convey, sell, assign and transfer unto the Purchaser the said land fully described in the Schedule appended below and make over possession thereof to the Purchaser together with all right , title, interest, liberties, easements, privileges, appendices, appurtenances whichever belonging to or in any way appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the Purchase for ever peaceable and quietly without any interference or interruption from the Vendor or any person or persons claiming under their subject to the payment of rent etc. payable to the State of West Bengal.



Prasanna Chatterjee

THE Vendor does hereby covenant with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendor, the purchaser deprive of ownership or of possession of the land hereby sold by the Vendor by these presents any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said consideration price money as the case may be together with interest from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to the Purchaser.

THE Vendor does hereby declare that the Vendor have not previously sold, mortgaged, transferred or any contracted for sale for the said land sold/transferred by the Vendor by these Present or any part thereof suffers from no defect of title and in the event of discovery of any contrary is proved the Vendor shall be liable to be dealt with according to law and shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the purchaser may suffer or sustain resulting there from.

THE Vendor does hereby further declare that the vendor at the request and costs of the Purchaser do execute all such act, deed or thing whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the Vendor by these present.



Present Chatterjee

THE SCHEDULE OF LAND HERE BY SOLD BY THE VENDOR

All that piece or parcel of (Vacant) land measuring 0.15 Acre or 9.5 Katha ,Situateld within Pargana Patharghata, Mouza KALAM, J.L No. 76, Under Matigara-I Grampanchayat, Police Station Matigara, District Sub-Registry office SILIGURI-II at Bagdogra, Pin-734012, District Darjeeling (W.B).

KHATIAN NO		PLOT NO		AREA OF LAND
R.S	L.R	R.S.	L.R.	
8/1	1476	81	122	0.14 Acre
		80	123	0.01 Acre
		TOTAL		0.15 Acre

The land measuring 0.15 Acre or 9.5 Katha hereby sold by the Vendor is butted and bounded and follow:

By the North : House of Subhash Ghosh

& 16 Feet wide Kutcha Road

By the South : Land of Mili Bose and others

By the East : 12 Feet wide non metal Road

By the West : 22 Feet Wide Metal Road



Handwritten signature

Further does hereby declare by the Vendor that the purchaser shall use and occupy the said land for their Bastu purpose and Recorded As per R.O.R. as Bastu.

That the land measuring 0.15 Acre or 9.5 Katha sold by the vendor by those present a delineated sketch map annexed herewith.

IN WITNESS WHEREOF the Vendor does hereunto sets and subscribes his hand on this Deed on the day, month and year first above written

W I T N E S S E S

1) *Biswasit Kundu*
S/o Lt. Manik Kundu
Thiknikata
Po - Sushrut Nagan
Ps - Matigana
Dist - Darjeeling
Pin - 734012

2) *Rajamahal*
S/o Sri Arbind Mahato
Kawakhali
Po - Sushrut Nagan
Ps - Matigana
Dist - Darjeeling
Pin - 734012

Drafted read over and explained
the contents of this Deed by me
to Vendor and Purchaser and
printed in my Chamber.

Akul Kumar Tikadar
(AKUL KUMAR TIKADAR)

(Advocate, Siliguri)

(Enrolment No. 405/2008)

MONEY RECEIPT

TIYAS' CONSTRUCTION PRIVATE LIMITED. (PAN AAJCT6204D, Registration No. : U45309WB2022PTC256581), A private Limited Company having its registered office at Todi Chamber, 2 Lal Bazar, 3rd Floor, Room No. 316, Kolkata-700001, Representative its one Director SRI PRANAB PRASAD DEB. Son of Late Sushil Gobinda Deb, Hindu by faith, Business by occupation, Nationality Indian, residing at Bidhan Nagar, Raiganj, Post Office and Police Station Raiganj, District Utter Dinajpur, PIN 733134 (W.B). hereinafter called the PURCHASER

A N D

SRI PRASUNJIT BHATTACHARJEE, son of Late Prafulla Chandra Bhattacharjee, Hindu by faith, Business by occupation, Nationality Indian, Residing at S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), hereinafter called the VENDOR That the Purchaser paid to the Vendor the total consideration value of Rs. 78,00,000/- (Rupees Seventy Eight thousand) only, through RTGS as below Details for described in schedule land of the Deed :

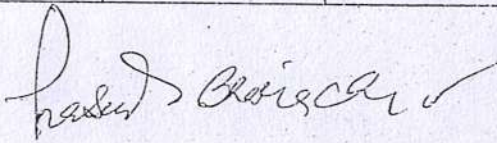
<u>Date</u>	<u>Amount</u>
26-06-2023	1,11,000/-
14-08-2023	5,00,000/-
16-08-2023	15,00,000/-
16-08-2023 (TDS)	78,000/-
17-08-2023	9,22,000/-
18-08-2023	40,00,000/-
19-08-2023	6,89,000/-

Total Rs. 78,00,000/-



(EXECUTANT SHEET)

 <i>Asad Sheikh</i>	Left Hand					
	Right Hand					



 (Signature)

(CLAIMENT SHEET)

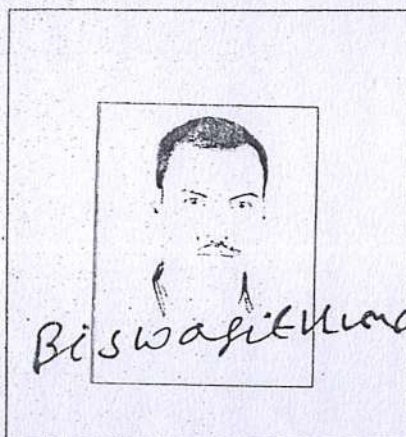
 TIYAS CONSTRUCTION PVT. LTD. <i>Pranab Prasad</i> Director	Left Hand					
	Right Hand					

TIYAS CONSTRUCTION PVT. LTD.
Pranab Prasad

 (Signature) Director

IDENTIFIER PHOTO SHEET

PHOTO LEFT THUMB IMPRESSION



Biswasjit Kumar

SIGNATURE OF IDENTIFIER

SITE PLAN SHOWING THE LAND TO BE SOLD .
MOUZA-KALAM, JL.NO-76, TOUZI NO-91, PARGANA-PATHARGHATA,
P.S-MATIGARA, A.D.S.R.O-II AT BAGDOGRA, DIST-DARJEELING, W.B.

NAME OF THE PURCHASER

TIYAS CONSTRUCTION PVT. LTD
 REPRESENTATIVE ONE OF ITS DIRECTOR
 SRI PRANAB PRASAD DEB
 S/O-LATE SUSHIL GOBINDA DEB
 R/O-BIDHAN NAGAR, RAIGANJ,
 P.Q & P.S-RAIGANJ
 DIST-NORTH 24 PARGANA
 PIN-733134, (W.B).

NAME OF THE VENDOR

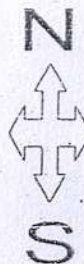
SHRI PRASUNJIT BHATTACHARJEE
 S/O-LATE PRAFULLA CHANDRA BHATTACHARJEE
 R/O-2 ND FLOOR, AUROSIKA APARTMENT,
 LENIN SARANI, DESHBANDHU PARA
 P.O-SILIGURI TOWN, P.S-SILIGURI
 DIST-DARJEELING
 PIN-734004
 STATE-WEST BENGAL

SCHEDULE OF THE LAND

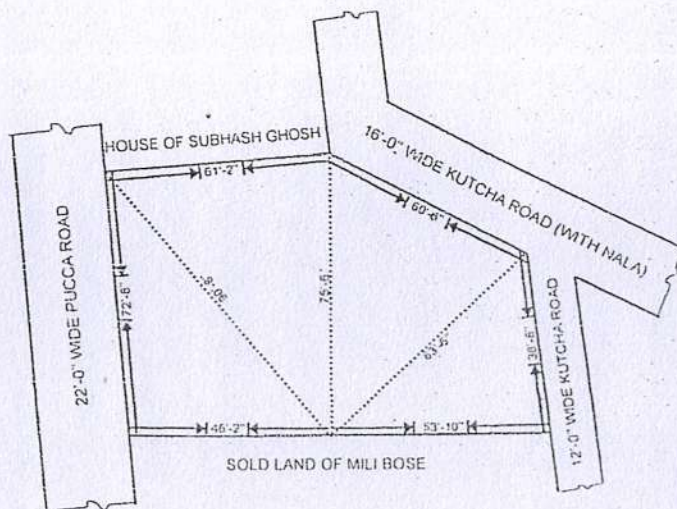
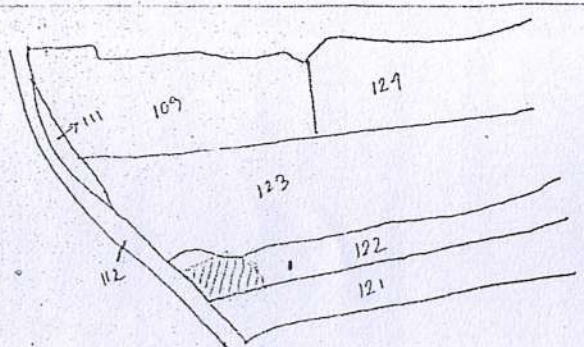
MOUZA:KALAM
 JL.NO:76
 G.P:MATIGARA-I
 P.S-MATIGARA
 DIST-DARJEELING
 KHATIAN NO:(R.S)-8/1, (L.R)-1476
 PLOT NO:(R.S)-81, 80, (L.R)-122, 123
 SOLD AREA:9.50 KATHA

AREA STATEMENT

KH. NO		PLOT NO		AREA IN KATHA
R.S	L.R	R.S	L.R	
8/1	1476	81	122	9.00
8/1	1476	80	123	0.50
TOTAL SOLD AREA:9.50 KATHA				



MOUZA MAP SCALE:16"=1 MILE,
 PART TRACE OF L.R MOUZA MAP



MAP DRAWN BY

Amole
 26/08/23
MONOJIT MODAK (AMIN)
 Bhatanjote, Ranidanga
 Darjeeling (W.B.)
 Reg. No. - 2977607023

Prasunjit Bhattacharjee

SIGNATURE OF THE VENDOR

Major Information of the Deed

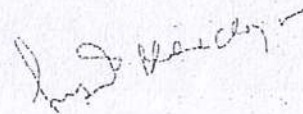
Deed No :	I-0403-06934/2023	Date of Registration	28/08/2023
Query No / Year	0403-2002083043/2023	Office where deed is registered	
Query Date	14/08/2023 8:51:11 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	AKUL KUMAR TIKADAR SHITALAPARA SILIGURI,Thana : New jalpaiguri, District : Jalpaiguri, WEST BENGAL, PIN - 734005, Mobile No. : 7001508813, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set-Forth value		Market Value	
Rs. 78,00,000/-		Rs. 78,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 2,34,000/- (Article:23)		Rs. 78,000/- (Article:A(1))	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam, JI No: 76, Pin Code : 734012

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-122 (RS :-)	LR-1476	Bastu	Bastu	0.14 Acre	72,80,000/-	72,80,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-123 (RS :-)	LR-1476	Bastu	Bastu	0.01 Acre	5,20,000/-	5,20,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			15Dec	78,00,000 /-	78,00,000 /-	
	Grand Total :				15Dec	78,00,000 /-	78,00,000 /-	

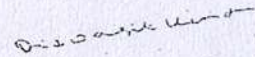
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PRASUNJIT BHATTACHARJEE (Presentant) Son of Late PRAFULLA CHANDRA BHATTACHARJEE Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office	Photo  28/08/2023	Finger Print  LTI 28/08/2023	Signature  28/08/2023
S F ROAD, Block/Sector: WARD NO 09, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0F, Aadhaar No: 31xxxxxxxx8479, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TIYAS CONSTRUCTION PRIVATE LIMITED 2, TODI CHAMBER, 2 LALBAZAR, Block/Sector: 3 RD FLOOR,, Flat No: ROOM NO 316, City:- Kolkata, P.O:- KOLKATA, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAxxxxxx4D, Aadhaar No: 00xxxxxxxx0000, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWAJIT KUNDU Son of Late MANIK KUNDU THIKNIKATA, Village:- THIKNIKATA, P.O:- SUSHRUTNAGAR, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734012	 28/08/2023	 28/08/2023	 28/08/2023

Identifier Of Shri PRASUNJIT BHATTACHARJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri PRASUNJIT BHATTACHARJEE	TIYAS CONSTRUCTION PRIVATE LIMITED-14 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri PRASUNJIT BHATTACHARJEE	TIYAS CONSTRUCTION PRIVATE LIMITED-1 Dec

Land Details as per Land Record

District: Darjeeling, P.S.- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam, JI No: 76, Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1476	Owner:প্রসুনজীত ভট্টাচার্য, Gurdian:প্রফুল্ল চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.14000000 Acre,	Shri PRASUNJIT BHATTACHARJEE
L2	LR Plot No:- 123, LR Khatian No:- 1476	Owner:প্রসুনজীত ভট্টাচার্য, Gurdian:প্রফুল্ল চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Shri PRASUNJIT BHATTACHARJEE

On 28-08-2023

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.

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

Presented for registration at 11:06 hrs on 28-08-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri PRASUNJIT BHATTACHARJEE ,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 78,00,000/-

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

Execution is admitted on 28/08/2023 by Shri PRASUNJIT BHATTACHARJEE, Son of Late PRAFULLA CHANDRA BHATTACHARJEE, S F ROAD, Sector: WARD NO 09, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri BISWAJIT KUNDU, , Son of Late MANIK KUNDU, THIKNIKATA, P.O: SUSHRUTNAGAR, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 78,000.00/- (A(1) = Rs 78,000.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 78,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2023 5:46PM with Govt. Ref. No: 192023240190463838 on 27-08-2023, Amount Rs: 78,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 7573438215919 on 27-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,34,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,29,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2854, Amount: Rs.5,000.00/-, Date of Purchase: 23/08/2023, Vendor name: S S Goon.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2023 5:46PM with Govt. Ref. No: 192023240190463838 on 27-08-2023, Amount Rs: 2,29,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 7573438215919 on 27-08-2023, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia
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 0403-2023, Page from 136512 to 136532
being No 040306934 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2023.08.29 16:39:45 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/08/29 04:39:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)