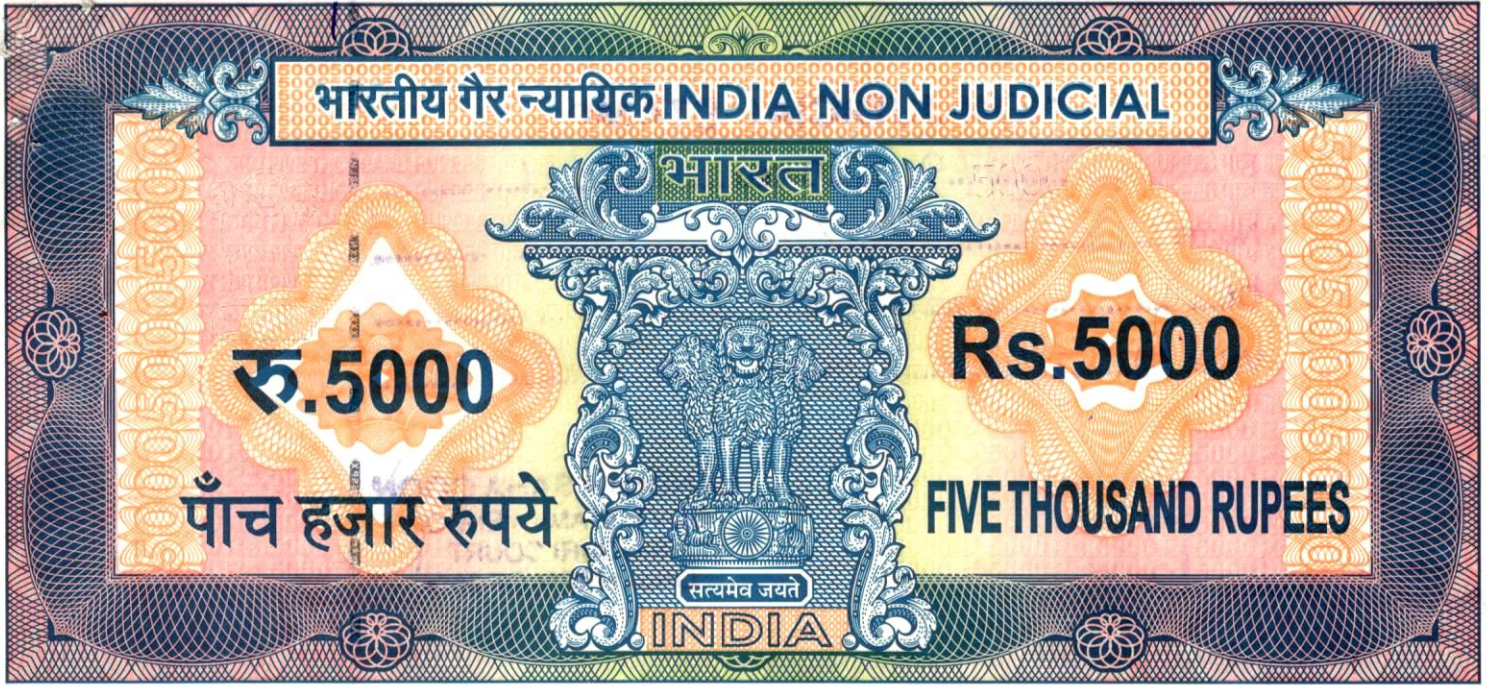


889/23

I. 913/2023



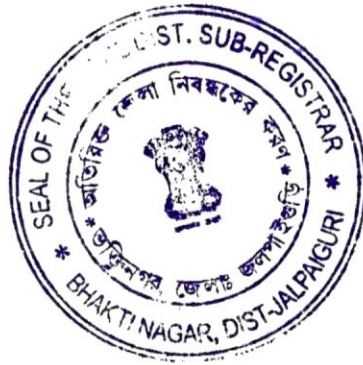
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H 979348

DM

4:35

03-02-23



Madhab Chakraborty

West Commission Case No. 115/23

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS 03<sup>rd</sup> DAY  
OF FEBRUARY, TWO THOUSAND TWENTY THREE

BETWEEN

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

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 FEB 2023

2000234068/23

Contd.....P/2

NON JUDICIAL STAMP

Sl. No. .... 3179 ..... Dated .... 25/01/23 .....

Name .... Sri. Gana Pati Baidya .....

Of .... Siliguri .....

Value Rs. .... 7000/- ..... (Rupees .... Five Thousand only)



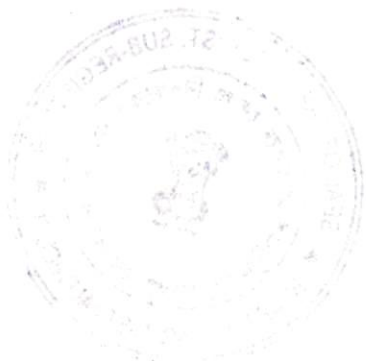
SANDHYA SAMA GOON  
GOVT. STAMP VENDOR  
SILIGURI COURT  
L/No.-174RM OF 2018

madhubi chukraborthy



319

madhubi chukraborthy



320



Subhadip Dutta  
S/o. Lt. N. Dutta  
Lake Town  
P.S. N.T.P.  
P.O. Bhaktinagar  
Dist. Jalpaiguri.  
Pin- 734007

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

03 FEB 2023 03780

Madhubi Chatterjee

|                 |                                    |
|-----------------|------------------------------------|
| LAND AREA       | : 3 KATHA 9 CHHATAK<br>38 SQ. FT.; |
| MOUZA           | : DABGRAM;                         |
| PLOT NUMBER     | : 310 (R.S.) & 494 (L.R.);         |
| KHATIAN NUMBER  | : 480 (R.S.) & 653 (L.R.);         |
| J.L. NUMBER     | : 02;                              |
| PARGANA         | : BAIKUNTHAPUR;                    |
| SHEET NUMBER    | : 12 (R.S.) & 71 (L.R.);           |
| WARD NUMBER     | : 38 OF S.M.C.;                    |
| POLICE STATION  | : BHAKTINAGAR;                     |
| A.D.S.R. OFFICE | : BHAKTINAGAR;                     |
| DISTRICT        | : JALPAIGURI;                      |
| SET FORTH VALUE | : Rs. 42,86,775/-                  |

**THIS DEED OF CONVEYANCE IS MADE ON THIS 03<sup>rd</sup> DAY  
OF FEBRUARY, TWO THOUSAND TWENTY THREE**

**B E T W E E N**

**"SRI GANAPATI BUILDERS"**, [PAN NO : AESFS4569J], a Partnership Firm, having its office at Rabindra Nagar Main Road, Siliguri, Post Office Rabindra Sarani, Police Station Siliguri, Pin No. 734006, District Darjeeling (W.B.) represented by five of its partners namely [1] **SRI LITON NANDI**, [PAN NO : ABHPN0049A] [AADHAR NO : 517092114783], Son of Late Sukumar Nandi @ Sukumar Nandy, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of 57, Ramkrishna Road, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling, [2] **SRI PANKAJ PODDAR**, [PAN NO : AKZPP9696A] [AADHAR NO : 200279715224], Son of Late Haripada Poddar, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of East Vivekananda Pally, C.R. Das Sarani, Siliguri, Post office Rabindra Sarani, Police Station Bhaktinagar, Pin No. 734006, District Jalpaiguri, [3] **SRI UDIT AGARWAL**, [PAN NO : ECHPA4852B] [AADHAR NO : 792163356192], Son of Sri Jaiprakash Agarwal,

Madhubi Chakraborty

Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, **[4] SRI ASHISH GUPTA, [PAN NO : BTDPG5916Q] [AADHAR NO : 841659438628]**, Son of Sri Suresh Kumar Gupta, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, **[5] SMT. DOLLY DUTTA @ DOLLY NANDI, [PAN NO : AGAPD5176G] [AADHAR NO : 736490953883]**, Wife of Sri Liton Nandi, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of 57, Ramkrishna Road, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.) – hereinafter called the **"PURCHASER"/"FIRST PARTY"** (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, partners, administrators and assigns) of the **FIRST PART.**

**A N D**

**SMT. MADHABI CHAKRABORTY, [PAN NO. CDYPC9410P] [AADHAR NO. 650584492635]**, Daughter of Sharat Chakraborty, Hindu by Religion, Indian by Nationality, Housewife by Occupation, resident of Nagar Dalaiganj, Shibpur, P.O. & P.S. Mathabhanga, Pin No. 736172, District Cooch Behar (W.B.) – hereinafter called the **"VENDOR"/"SECOND PARTY"** (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 **SECOND PART.**

**WHEREAS** one Sri Diabor Das, Son of Sri Chandan Das, was the recorded owner of Land measuring 6.89 Acre, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, and the record was published on 1958 during the Revisional Settlement Survey held by the Government of West Bengal, and since then the said landed property in his khas actual physical possession having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

**A N D**

Madhubi Chakraborty

**WHEREAS** being owner in such possession said Sri Diabor Das, Son of Chandan Das, sold and transferred his Land measuring 10 Katha out of total land measuring 6.89 Acre, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Siliguri Municipal Corporation Area, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Smt. Alaka Biswas, Wife of Sri Amal Kr. Biswas, by virtue of a registered Deed of Sale being No. I-1783 for the year of 1966 recorded in Book No. I registered on 14.03.1966 at the office of the District Sub-Registrar Jalpaiguri.

**A N D**

**WHEREAS** being owner in such possession said Smt. Alaka Biswas, Wife of Sri Amal Kr. Biswas, sold and transfer her total Land measuring 10 Katha, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Siliguri Municipal Corporation Area, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Smt. Sipra Ghosh, Wife of Sri Samir Ghosh, by virtue of a registered Deed of Sale being No. I-5453 for the year of 1991 recorded in Book No. I registered on 30.10.1991 at the office of the then Additional District Sub-Registrar Jalpaiguri.

**A N D**

**WHEREAS** being owner in such possession said Smt. Sipra Ghosh, Wife of Sri Samir Ghosh, sold and transfer her Land measuring 8 Katha 14 Chhatak 4.5 Sq. Ft. out of total land measuring 10 Katha, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Siliguri Municipal Corporation Area, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, by virtue of a registered Deed of Sale being No. I-5739 for the year of 1991 recorded in Book No. I Volume No. 60 Pages from 375 to 378 registered on 20.11.1991 at the office of the then Additional District Sub-Registrar Jalpaiguri.

**A N D**

Madhabi Chakraborty-

**WHEREAS** being owner in such possession said Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, had mutated his name at the office of the B.L. & L.R.O. Rajganj in respect of his said landed property and therefore a new khatian had been issued in his favour vide L.R. Khatian No. 591, Bearing L.R. Plot No. 494, L.R. Sheet No. 71, area of land measuring 8 Katha 9 Chhatak 38 Sq. Ft., since then in his actual and physical possession having permanent, heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** being owner in such possession said Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, transferred his Land measuring 3 Katha 9 Chhatak 38 Sq. Ft. out of total Land measuring 8 Katha 9 Chhatak 38 Sq. Ft., appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 591, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of present vendor namely Smt. Madhabi Chakraborty, Daughter of Sri/Late Sharat Chakraborty, by virtue of two registered Deed of Gift being Nos. (i) I-8095 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 205690 to 205713 registered on 24.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar, and (ii) I-7681 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 198595 to 198618 registered on 12.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar.

**A N D**

**WHEREAS** being owner in such possession said Smt. Madhabi Chakraborty, Daughter of Sharat Chakraborty, had mutated her name at the office of the B.L. & L.R.O. Rajganj in respect of her said landed property and therefore a new khatian had been issued in her favour vide L.R. Khatian No. 653, since then in her actual and physical possession having permanent, heritable and transferable right, title and interest therein.

**A N D**

Mandubir Chakraborty

**WHEREAS** the Second Party/Vendor now being in need of money for her developmental plans and scheme have decided to sell her said total Land measuring 3 Katha 9 Chhatak 38 Sq. Ft., fully described in the Schedule below, free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the First Party/Purchaser being in need of a plot of land have accepted the said offer of the Second Party/Vendor and agreed to purchase the said Land measuring 3 Katha 9 Chhatak 38 Sq. Ft., as described in the Schedule below and offered the sum of Rs. 42,86,775/- (Rupees Forty Two Lakh Eighty Six Thousand Seven Hundred and Seventy Five) only, free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell the below scheduled land to the purchaser hereof at or for the price of 42,86,775/- (Rupees Forty Two Lakh Eighty Six Thousand Seven Hundred and Seventy Five), 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. 42,86,775/- (Rupees Forty Two Lakh Eighty Six Thousand Seven Hundred and Seventy Five) only paid by the Purchaser to the Vendor hereof (and the receipt whereof the vendor do hereby acknowledge and grant full discharge from the payment thereof) the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said 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 her, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

Madhubi Chakraborty

THE VENDOR do 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 are 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 there from.

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 their own landed property 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 her.

THE VENDOR do hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deed 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**

**ALL THAT PIECE OR PARCEL OF** Vacant Land measuring 3 Katha 9 Chhatak 38 Sq. Ft. (R.O.R. Bastu and Proposed Land use Industrial), appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 653, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Road Zone - Sree Maa Sarani, Registry office at Additional District Sub-Registrar Bhaktinagar, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, in the state of West Bengal.

The said land is butted and bounded as follows:-

North : 4 Ft. Wide Private Passage Road;  
South : Land of Sri Manabendra Chakraborty today sold to the Purchaser hereof;

East : Land of Smt. Kalyani Roy;  
West : Land of Sri Manabendra Chakraborty today sold to the Purchaser hereof.

The land sold herein within the aforesaid boundaries is particularly shown in the Sketch Map annexed hereto forming part of these presents.

A Separate Sheet Containing the Fingerprints of the Vendor and Purchaser are enclosed herewith forming part of these presents.

IN WITNESS WHEREOF the Vendor hereof, in her good health and conscious mind, have set and subscribed her hands on the day, month and year hereinbefore mentioned.

**WITNESSES:**

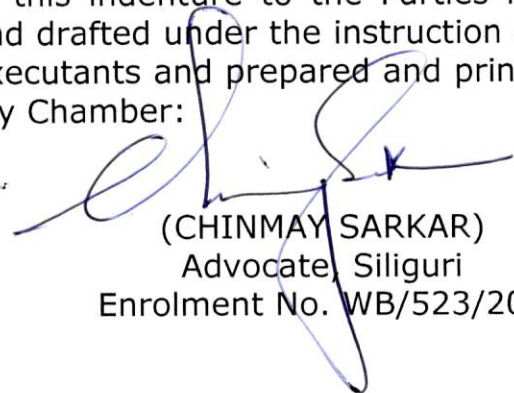
1. Subhadip Dutta  
s/o. Lt. N. Dutta  
Lake Town,  
P.S. N.J.P.,  
P.O. Bhaktinagar,  
Dist. Jalpaiguri,  
Pin - 734007.

Madhubi Chakraborty

**(SIGNATURE OF THE VENDOR)**

2. Anirudh Sarkar  
s/o Ananya Sarkar  
Rathkhalo, Siliguri  
Dist - Jalpaiguri

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



(CHINMAY SARKAR)

Advocate, Siliguri

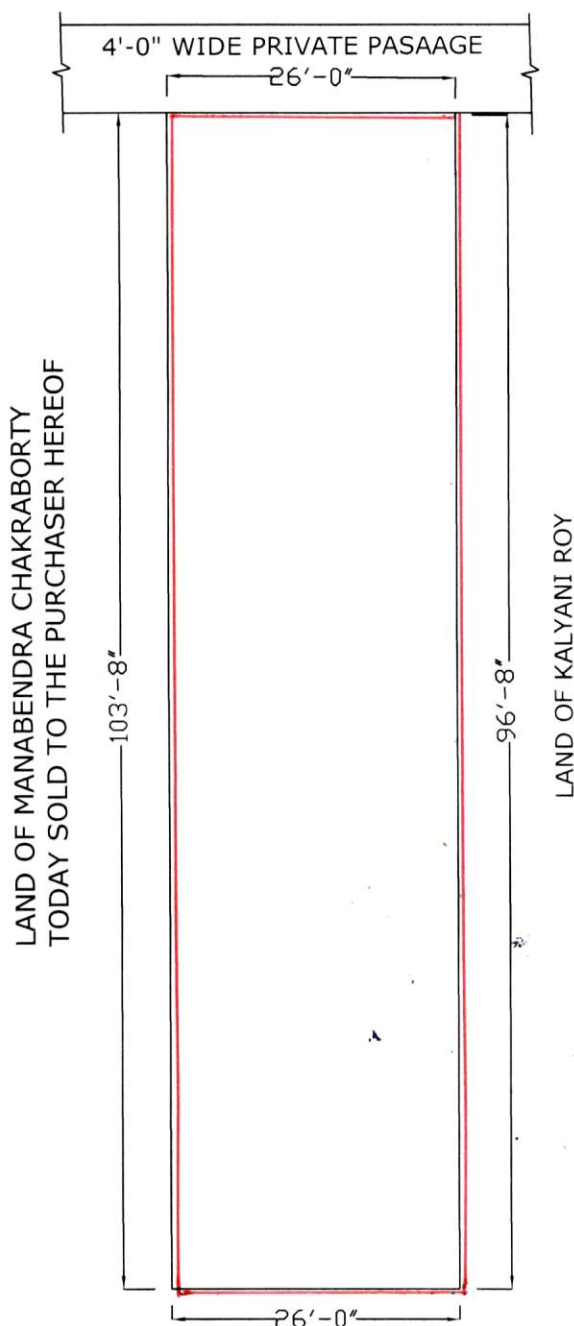
Enrolment No. WB/523/2003.



## SITE PLAN SHOWING THE LAND TO BE TRANSFERRED:-

### AREA STATEMENT

LAND AREA :- 2603 SQ FT. OR 3 KATHA 9 CHHATAK 38 SQ FT.



### NAME OF THE PURCHASER:-

**SRI GANAPATI BUILDERS,**  
OF RABINDRA NAGAR MAIN ROAD,  
SILIGURI, P.O RABINDRA SARANI,  
P.S:- SILIGURI, DIST- DARJEELING-734006  
PARTNERS:- 1) SRI LITON NANDI,  
2) SRI PANKAJ PODDAR,  
3) SRI UDIT AGARWAL,  
4) SRI ASHISH GUPTA,  
5) SMT DOLLY DUTTA @  
DOLLY NANDI,

### NAME & SIGNATURE OF THE SELLER:-

**SMT MADHABI CHAKRABORTY,**  
D/O. SHARAT CHAKRABORTY,  
OF NAGAR DALAIGANJ,  
SHIBPUR ,P.O & P.S:- MATHABHANGA,  
DIST:- COOCHBEHAR-736172,

*Madhabi Chakraborty*

### LAND SCHEDULE:-

**MOUZA:-DABGRAM,**  
J.L.NO:-02,  
SHEET NO:- 12 (R.S) , 71 (L.R),  
PARGANA:- BAIKUNTHAPUR,  
PLOT NO:- 310 (R.S) , 494 (L.R),  
KHATIAN NO:- 480 (R.S) , 653 (L.R),  
P.S:- BHAKTINAGAR,  
DIST:-JALPAIGURI,  
WARD NO. 38 OF S.M.C,

LAND OF MANABENDRA CHAKRABORTY  
TODAY SOLD TO THE PURCHASER HEREOF

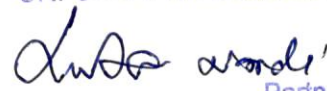


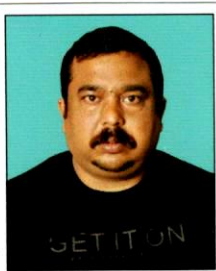
### PREPARED BY:-

*Dilip*  
**W.B.S.C.T.E. (AMIN)**  
**DILIP KUMAR SETH**  
Reg. No. STVT711123045

## (CLAIMANT SHEET)

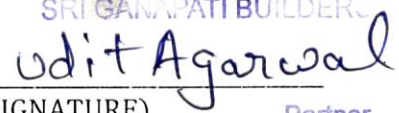
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SRI GANAPATI BUILDERS  
  
 (SIGNATURE) Partner

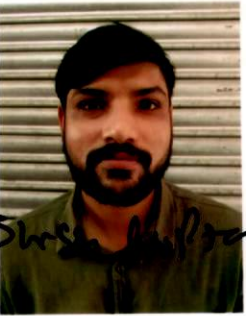
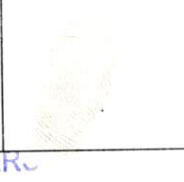
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SRI GANAPATI BUILDERS  
  
 (SIGNATURE) Partner

| PHOTO                                                                               |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
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SRI GANAPATI BUILDERS  
  
 (SIGNATURE) Partner

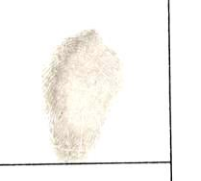
## (CLAIMANT SHEET)

| PHOTO                                                                                                   |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
|---------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Ashish Gupta</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                         | RIGHT HAND |  |  |  |  |  |

SRI GANAPATI BUILDERS

*Ashish Gupta*  
Partner

(SIGNATURE)

| PHOTO                                                                                                     |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|-----------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Dolly Nandi</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                           | RIGHT HAND |  |  |  |  |  |

SRI GANAPATI BUILDERS

*Dolly Nandi*  
Partner

(SIGNATURE)

## EXECUTANT SHEET

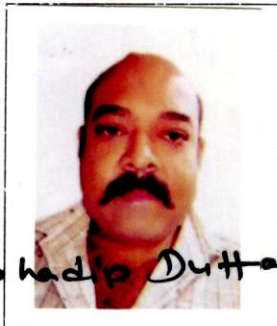
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|                                                                                    | RIGHT HAND |  |  |  |  |  |

*Madhaba Chakraborty*

SIGNATURE

# IDENTIFIER PHOTO SHEET

## PHOTO



Subhadip Dutta

## LEFT THUMB IMPRESSION



Subhadip Dutta  
Signature of Identifier



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 07112000234068/2023

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      | Smt MADHABI CHAKRABORTY<br>NAGAR DALAIGANJ,<br>SHIBPUR, City:- Not Specified, P.O:-<br>MATHABHANGA, P.S:-<br>Mathabhanga, District:-<br>Coochbehar, West Bengal, India, PIN:-<br>736172                    | Seller                  |    |    | <i>Madhabi Chakraborty</i><br>03/02/23 |
| SI No. | Name and Address of identifier                                                                                                                                                                             | Identifier of           | Photo                                                                                | Finger Print                                                                          | Signature with date                    |
| 1      | Shri SUBHADIP DUTTA<br>Son of Late N DUTTA<br>LAKE TOWN,<br>SILIGURI, City:-<br>Siliguri Mc, P.O:-<br>BHAKTINAGAR,<br>P.S:-New jalpaiguri,<br>District:-Jalpaiguri,<br>West Bengal, India,<br>PIN:- 734007 | Smt MADHABI CHAKRABORTY |  |  | <i>Subhadip Dutta</i><br>03/02/23      |

(Biswarup Goswami)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

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

Jalpaiguri, West Bengal

## Major Information of the Deed

|                                         |                                                                                                                                                      |                                                                                                                                                  |            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Deed No :                               | I-0711-00913/2023                                                                                                                                    | Date of Registration                                                                                                                             | 08/02/2023 |
| Query No / Year                         | 0711-2000234068/2023                                                                                                                                 | Office where deed is registered                                                                                                                  |            |
| Query Date                              | 30/01/2023 12:22:43 PM                                                                                                                               | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri                                                                                                       |            |
| Applicant Name, Address & Other Details | CHINMAY SARKAR<br>HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status :Advocate |                                                                                                                                                  |            |
| Transaction                             |                                                                                                                                                      | Additional Transaction                                                                                                                           |            |
| [0101] Sale, Sale Document              |                                                                                                                                                      | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] |            |
| Set Forth value                         |                                                                                                                                                      | Market Value                                                                                                                                     |            |
| Rs. 42,86,775/-                         |                                                                                                                                                      | Rs. 46,85,398/-                                                                                                                                  |            |
| Stampduty Paid(SD)-                     |                                                                                                                                                      | Registration Fee Paid                                                                                                                            |            |
| Rs. 1,87,436/- (Article:23)             |                                                                                                                                                      | Rs. 46,868/- (Article:A(1), E,)                                                                                                                  |            |
| 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: Sree Maa Sarani (Word no.38), Mouza: Dabgram Sheet No - 12, , Ward No: 38 JI No: 2, Pin Code : 734006

| 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-310      | RS-480         | Proposed Industrial Use | Bastu   | 3 Katha 9 Chatak 38 Sq Ft | 42,86,775/-             | 46,85,398/-           | Width of Approach Road: 4 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |                         |         | 5.9652Dec                 | 42,86,775 /-            | 46,85,398 /-          |                                                        |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Smt MADHABI CHAKRABORTY (Presentant )</b><br>Daughter of SHARAT CHAKRABORTY NAGAR DALAIGANJ, SHIBPUR, City:- Not Specified, P.O:- MATHABHANGA, P.S:-Mathabhanga, District:-Coochbehar, West Bengal, India, PIN:-736172 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CDxxxxxx0P, Aadhaar No:65xxxxxxxx2635, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023<br>, Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2023<br>, Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                              |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SRI GANAPATI BUILDERS</b><br>RABINDRA NAGAR MAIN ROAD, SILIGURI, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 , PAN No.:: AExxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

**Identifier Details :**

| Name                                                                                                                                                                                                  | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Shri SUBHADIP DUTTA</b><br>Son of Late N DUTTA<br>LAKE TOWN, SILIGURI, City:- Siliguri Mc,<br>P.O:- BHAKTINAGAR, P.S:-New<br>jalpaiguri, District:-Jalpaiguri, West<br>Bengal, India, PIN:- 734007 |       |              |           |
| Identifier Of Smt MADHABI CHAKRABORTY                                                                                                                                                                 |       |              |           |

**Transfer of property for L1**

| Sl.No | From                       | To. with area (Name-Area)         |
|-------|----------------------------|-----------------------------------|
| 1     | Smt MADHABI<br>CHAKRABORTY | SRI GANAPATI BUILDERS-5.96521 Dec |

On 03-02-2023

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

Presented for registration at 16:35 hrs on 03-02-2023, at the Private residence by Smt MADHABI CHAKRABORTY ,Executant.

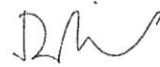
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 46,85,398/-

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

Execution is admitted on 03/02/2023 by Smt MADHABI CHAKRABORTY, Daughter of SHARAT CHAKRABORTY, NAGAR DALAIGANJ, SHIBPUR, P.O: MATHABHANGA, Thana: Mathabhanga, , Coochbehar, WEST BENGAL, India, PIN - 736172, by caste Hindu, by Profession House wife

Indetified by Shri SUBHADIP DUTTA, , , Son of Late N DUTTA, LAKE TOWN, SILIGURI, P.O: BHAKTINAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business



**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

On 08-02-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46,868.00/- ( A(1) = Rs 46,854.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 46,868/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 10:47PM with Govt. Ref. No: 192022230275026501 on 31-01-2023, Amount Rs: 46,868/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 94522273 on 31-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

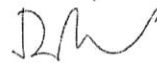
Certified that required Stamp Duty payable for this document is Rs. 1,87,436/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,82,436/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3479, Amount: Rs.5,000.00/-, Date of Purchase: 25/01/2023, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 10:47PM with Govt. Ref. No: 192022230275026501 on 31-01-2023, Amount Rs: 1,82,436/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 94522273 on 31-01-2023, Head of Account 0030-02-103-003-02



**Biswarup Goswami**  
**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 0711-2023, Page from 24922 to 24940

being No 071100913 for the year 2023.



*Biswarup Goswami*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2023.02.15 14:20:38 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/02/15 02:20:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)



A handwritten signature in blue ink, consisting of a stylized 'S' shape with a horizontal line extending to the right.

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

3 FEB 2023