

SL No. A157/2022

I-3823/2022



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

2/3571768/T 081453/2022

Pritya Sengupta
13.02

27.12.22

Mahua Sanyal @ Mahi Sanyal
Soma Chaudhuri @ Chameli
Nag

Pritya Sengupta

DEED OF CONVEYANCE

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE [] SET AND
THE ENDORSEMENT SHEET [] TO THIS
DOCUMENT ARE THE PART OF THE DOCUMENT

Pritya Sengupta
ADDL. DIST. SUB-REGISTRAR
KOLKATA
27/12/2022

Mahua Sarkar @ Mali Sarkar
Soma Chaudhuri @
Charneli Nag

Piyali Sengupta

PARTICULARS OF THE LAND

MEASUREMENT OF LAND & BUILDING	: Land measuring 229.09 sq. ft., alongwith building measuring 409.08 sq. ft. (being undivided 1/22 nd share of land total measuring 7 Kathas alongwith three storied building total measuring 9000 sq. ft.)
R. S. KHATIAN NO.	: 3551,
R. S. PLOT NO.	: 5866 (part),
MOUZA	: Siliguri,
POLICE STATION	: Siliguri
DISTRICT	: Darjeeling,
SET-FORTH VALUE	: Rs. 9,00,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 27th DAY
OF DECEMBER TWO THOUSAND TWENTY TWO.

BETWEEN

SMT. MUNMUN ROYCHOWDHURY (PAN-ARGPR8667R), Wife of Sri Ranadeep Bhattacharya, Nationality Indian, Hindu by religion, Business by occupation, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, PIN -734006 (W.B.) – hereinafter called the "**PURCHASER**" (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 **ONE PART**.

A N D

- 1) **SMT. MAHUA SARKAR @ MALI SARKAR**, (PAN-FWVPS6303A) Wife of Sri Swapan Sarkar and daughter of Late Amal Kanta Nag @ Amal Kanti Nag, Indian Nationality, Hindu by religion, housewife by occupation, residing at Ashutosh Mukherjee Road, Subhashpally, Siliguri, Post office & Police Station Siliguri, District Darjeeling, Pin -734001, in the State of West Bengal,

Mahua Sarkar @
Mali Sarkar.
Soma Chaudhuri @
Chameli Nag.
Piyali Sengupta.
3.

- 2) **SMT. SOMA CHAUDHURI @ CHAMELI NAG** (PAN-ABUPC1070F), Wife of Sri Ajay Chaudhuri and daughter of Late Amal Kanta Nag @ Amal Kanti Nag, Indian Nationality, Hindu by religion, housewife by occupation, residing at Station Feeder Road, Post office Siliguri Bazar, Police Station- Siliguri, District Darjeeling, Pin- 734005, in the State of West Bengal,
- 3) **SMT. PIYALI SENGUPTA.** (PAN- AYPPG5659N) Wife of Sri Rajat Sengupta and daughter of Late Amal Kanta Nag @ Amal Kanti Nag, Indian Nationality, Hindu by religion, housewife by occupation, residing at D.B.C Road, Deshbandhupara, Post office Siliguri Town, Police Station- Siliguri, District Darjeeling, Pin- 734004, in the State of West Bengal

- hereinafter called the "**VENDORS**" (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 **OTHER PART.**

WHEREAS, father of the vendors namely Amal Kanta Nag @ Amal Kanti Nag , S/o Sachi Kanta Nag, acquired ownership of all that piece or parcel of land measuring 2 Kathas, situated within the town of Siliguri, Jote Kali Prasanna Singh, Mouza Dabgram now Siliguri, Paragana Baikunthapur, Police Station, Sub-Division and Sub-Registry office Siliguri, District Darjeeling, by virtue of purchase by a registered deed of sale, executed by Sri Brahmadeb Prasad, Son of Sri Sibdayal Prasad, registered on 12.9.1956 at the office of the then Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32, at pages 19 to 21, being document no. 3077 for the year 1956 and the said Amal Kanta Nag @ Amal Kanti Nag further acquired ownership of another land measuring 5 Kathas in the aforesaid schedule by virtue of purchase by a registered deed of sale, executed by Sri Sibdayal Prasad, Son of Late Durga Ram Prasad, registered on 12.09.1956 at the office of the Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32,, at pages 22 to 23, being document no. 3078 for the year 1956. And thus the aforesaid Amal Kanta Nag @ Amal Kanti Nag had acquired ownership of land total measuring 7(Seven) kathas, having all permanent, heritable and transferable right, title and interest therein.

AND WHEREAS during the last settlement survey operation in respect of the land in the town of Siliguri under the provision of West Bengal Estate Acquisition, 1953, the aforesaid land total measuring 7 kathas or 0.113 Acre was recorded in the name of said Amal Kanta Nag @ Amal Kanti Nag, in R.S. Khatian no. 3551, under R.S. Plot

Mahua Sarkar @
Mali Sarkar,

Soma Chaudhuri
@ Chamei Nag

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no. 5866 in Mouza Siliguri, Pargana Baikunthapur, J.L. no. 110(88), Touzi No. 3(old) new- 3(Ja), Police Station Siliguri, District Darjeeling, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, while continuing in possession of the aforesaid land, in the year of 1980, the said Amal Kanta Nag @ Amal Kanti Nag constructed a three storied residential building total measuring 9000 Sq. ft. (i. e 3000 sq. ft. in each floor), more particularly mentioned and described in the Schedule – "A" below and had been residing thereon with his family members, with all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, while continuing in possession of the aforesaid land & building, said Amal Kanta Nag @ Amal Kanti Nag died on 29-03-2010, leaving behind him, his wife namely Smt. Arati Nag (since deceased), five sons & six daughters (i. e. the above named vendors no. 1 to 3 and three others), who inherited the said property each having $1/12^{\text{th}}$ of the said land & building, as mentioned in the schedule – "A" below.

AND WHEREAS, by virtue of a registered Deed of Gift, registered on 29-01-2015, being document no. 149 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 1, Pages 2482 to 2499 for the year 2015, the said five daughters of Amal Kanti Nag (i. e. the above named Vendors no. 1 to 3 and other two daughters namely Smt. Oli Das, W/O Dipak Kr. Das & Smt. Kakali Sarkar, W/O Sri Paresch Chandra Sarkar) jointly transferred their undivided $5/12^{\text{th}}$ share of the said land & building, more particularly mentioned and described in the Schedule – "A" below, to and in favour of their five brothers & mother (i. e. the said five sons & wife of deceased Amal Kanti Nag).

AND WHEREAS, by virtue of another registered Deed of Gift, registered on 16-02-2015, being document no. 338 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 2, Pages 517 to 533 for the year 2015, Smt. Poly Bakshi, W/o Sri Swapan Bakshi (another daughter of deceased Amal Kanti Nag) transferred her undivided $1/12^{\text{th}}$ share of the said land & building, more particularly mentioned and described in the Schedule – "A" below, to and in favour of their five brothers & mother (i. e. the five sons & wife of Amal Kanti Nag – brothers & mother of the Vendors no. 1 to 3 hereof).

Mahua Sarkar @
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@ Chameli Nag.
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AND WHEREAS, the aforesaid Poly Bakshi, W/o Sri Swapan Bakshi (daughter of Late Amal Kanti Nag and sister of the above named Vendors no. 1 to 3 hereof) died on 05.12.2015, leaving behind her only daughter namely, Smt. Sonali Bakshi, D/o Sri Swapan Kr. Bakshi (grand-daughter of Late Amal Kanti Nag and niece of the abovenamed Vendors no. 1 to 3 hereof), as her only legal heirs & successors according to the provision Hindu Succession Act.

AND WHEREAS, Smt. Arati Nag, W/o Late Amal Kanti Nag (the mother of the Vendors no. 1 to 3 and the grand-mother of above named Sonali Bakshi), died on 10.03.2019, leaving behind her, five sons, five daughters (including the Vendors no. 1 to 3) and the aforesaid grand-daughter namely Smt. Sonali Bakshi, as her only legal heirs & successors, who inherited her entire shares of said land & building owned by said deceased Arati Nag, according to their respective shares, each having $1/66^{\text{th}}$ share of the land & building, as mentioned in the schedule "A" below.



AND WHEREAS, in the aforesaid circumstances, by virtue of aforesaid inheritance as well as by virtue of the aforesaid two transfers by two separate registered Deeds of Gift, being Gift Deeds no. 149 & 338 for the year 2015, the above named Vendors no. 1 to 3 became the joint owners of the said land & building, more particularly mentioned and described in the Schedule - "A" below, according to their respective undivided shares, each having $1/66^{\text{th}}$ share, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, in the aforesaid circumstances, by virtue of law of inheritance, from their mother deceased Arati Nag, the above named Vendors no. 1 to 3 acquired ownership of undivided total $3/66^{\text{th}}$ share or $1/22^{\text{nd}}$ share (i. .e each having $1/66^{\text{th}}$ share) of the land & building i.e. land measuring 229.09 square feet alongwith said three storied building total measuring 409.08 sq. ft. standing thereon, as fully mentioned and described in the Schedule - "B" below, out the said total land measuring 7(seven) Kathas or 5040 square feet alongwith three storied building total measuring 9000 sq. ft. (3000 sq. ft. in each floor) standing thereon, more particularly mentioned in the Schedule - "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, in the aforesaid circumstance, the above named Vendors became the joint owner-in-possession of the land measuring 229.09 square feet alongwith three storied building total measuring 409.08 sq. ft., more particularly mentioned & described in the Schedule "B" herein below (being undivided $1/22^{\text{nd}}$ share of the said

Mahua Sarkar @
Mali Sarkar

Soma Chaudhuri

@ Chameeli Nag

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land & building, as mentioned & described in the schedule "A" below), recorded in R.S. Khatian no. 3551, R.S Plot no. 5866, within Mouza Siliguri, J.L no. 3 (ja), Pargana Baikunthapur, Police Station Siliguri, Dist- Darjeeling, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof now being in urgent need of money for the purpose of their own developmental plans and schemes have decided to sell and have also offered for sell of the said undivided piece or parcel of land measuring 229.09 square feet alongwith building total measuring 409.08 sq. ft., more particularly mentioned & described in the Schedule "B" herein below, (being undivided 1/22nd share of the total land measuring 7 Kathas or 5040 square feet alongwith three storied building total measuring 9000 sq. ft. i.e. 3000 sq. ft. in each floor), recorded in R.S. Khatian no. 3551, in R.S Plot no. 5866, within Mouza Siliguri, J.L no. 3 (ja), Pargana Baikunthapur, Police Station Siliguri, Dist- Darjeeling, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser hereof being in need of a landed property, has agreed to purchase the said undivided share of the land & building, more particularly mentioned & described in the Schedule "B" herein below, and offered a total sum of Rs. 9,00,000 /- (Rupees Nine Lac) only, for the said land & building, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors 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 their aforesaid undivided share of land measuring 229.09 square feet, alongwith undivided share of the building measuring 409.08 square feet, more particularly mentioned & described in the Schedule "B" herein below, to and in favour of the Purchaser hereof at or for the price of Rs. 9,00,000/- (Rupees Nine Lac) only, free from all encumbrances and charges whatsoever and the said land & building 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. 9,00,000 /- (Rupees Nine Lac) only, paid by the Purchaser to the Vendors hereof, as per memo of consideration annexed herewith (the receipt whereof the Vendors doth hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendors doth hereby grant, convey, sell, assign and transfer unto the Purchaser

Mahua Sarkar @
Mali Sarkar

Soma Chaudhuri

@ Channeli Nag

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the said land & building hereby sold, as described in the Schedule "B" 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 & building 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 Vendors or any person or persons claiming under them, subject to the payment of rent payable to the Superior Landlord the Govt. of W.B.

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

THE VENDORS doth hereby covenant with the Purchaser that if for any defect in the title of the said land & building hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession thereof, the land & building hereby sold or any part thereof in future, the Vendors 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 Vendors 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 said land & building, fully mentioned in the schedule "B" below, as her own property, having all permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other persons or person whomsoever claiming through or under them.

THE VENDORS doth hereby further declare that the Vendors 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 & building hereby sold by the Vendors by these presents.

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SCHEDULE "A"

(Description of the total land & building above referred to)

All that piece or parcel of land measuring **7(seven) Kathas or 5040 sq. ft. (five thousand forty square feet)**, alongwith old three storied residential building measuring about 9000 Square Feet, (i. e. 3000 sq. ft. in each floor) standing thereon, recorded in R.S Khatian No. 3551, situated and lying in R.S. Plot No. 5866 (part), within Mouza- **SILIGURI**, J.L. No. 110(88), Touzi no. 3(Ja), Pargana Baikunthapur, Police Station Siliguri, District-Darjeeling, within the jurisdiction of Ward no. XXVIII of Siliguri Municipal Corporation, bearing holding no. 118/51/39/37, at D.B.C Road, Deshbandhu Para, Post office Siliguri Town, Pin- 734004, 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'. The aforesaid land is butted and bounded as follows: -

By the North : Land & building known as "RHITAM" Apartment.
By the South : 27' feet wide Municipal Road known as D.B.C Road,
By the East : Land & house of Sri P.C. Biswas;
By the West : 15' feet wide S.M.C Road.

SCHEDULE "B"

(Description of the undivided 1/22nd share of land & building sold by these present)

Undivided share of land measuring **229.09 sq. ft. (two hundred twenty-nine point zero nine square feet)**, alongwith undivided share of three storied residential building total measuring **409.08 sq. ft. (four hundred nine point zero eight square feet)**, being undivided **1/22nd (one by twenty-second) share of the total land & building**, as mentioned in the schedule "A" above , recorded in R.S Khatian No. 3551, situated and lying in R.S. Plot No. 5866 (part), within Mouza - **SILIGURI**, J.L. No. 110(88), Touzi No. 3(ja), Pargana Baikunthapur, Police Station Siliguri, District-Darjeeling, within the jurisdiction of Ward no. XXVIII of Siliguri Municipal Corporation, bearing holding no. 118/51/39/37, at D.B.C Road, Deshbandhu Para, Post office Siliguri Town, Pin- 734004, in the State of West Bengal. The said building is about 40 years old and cemented floor.

Separate sheets affixing the photographs and the fingerprints of the Parties are annexed herewith & forming part of this presents.

IN WITNESSES WHEREOF, the Vendors hereto have set and subscribe their hands in their sound health and in conscious mind, on the day, month and year hereinbefore mentioned.

Mahesh Sankar @ Mali Sankar
Soma Chaudhuri @
Chameli Nag.
Priyali Sengupta.

WITNESSES:

1. *Dipankar Paul*

(**SRI. DIPANKAR PAUL**),
S/O Late Dulal Paul
Hindu by religion,
Business by occupation,
Resident of Ashrampara,
P.O & P.S Siliguri, District Darjeeling,
Dist. Darjeeling, Pin- 734001

(Signature of Vendors)

Drafted, readover and explained
by me to the parties and printed
in my chamber :

A. Bhattacharjee

(**ARUN BHATTACHARJEE**)
Advocate/Siliguri
Enrollment No. WB-139/1994

2. *Ruma Nag*
W/O Sri Aloke Nag
Deshbandhu Para
Siliguri - 734004

MEMO OF CONSIDERATION
(MONEY RECEIPT)

I, **SMT. MAHUA SARKAR @ MALI SARKAR**, Wife of Sri Swapan Sarkar (the Vendor no. 1 hereof) do hereby received a sum of **Rs. 3,00,000/- (Rupees Three Lac)** only, as total consideration money, from **SMT. MUNMUN ROYCHOWDHURY**, Wife of Sri Ranadeep Bhattacharya (the Purchaser hereof) for sell of my undivided share of land & building as mentioned in the schedule "B" of this Deed of Conveyance, by Demand Draft no. 520491 dated 19/12/2022 of I C I C I Bank, Sevoke Road, Siliguri.

Mahua Sarkar @ Mali Sarkar


Date: 27/12/2022

Mahua Sarkar @ Mali Sarkar

Signature of Vendor no. 1

Witness : -

1. Dipankar Paul

MEMO OF CONSIDERATION
(MONEY RECEIPT)

I, **SMT. SOMA CHAUDHURI @ CHAMELI NAG**, Wife of Sri Ajay Chaudhuri (the **Vendor no. 2** hereof) do hereby received a sum of **Rs. 3,00,000/- (Rupees Three Lac)** only, as total consideration money, from **SMT. MUNMUN ROYCHOWDHURY**, Wife of Sri Ranadeep Bhattacharya (the **Purchaser** hereof) for sell of my undivided share of land & building as mentioned in the schedule "B" of this Deed of Conveyance, by Banker Cheque no. 520494 dated 19/12/2022 of I C I C I Bank, Sevoke Road, Siliguri.


Soma Chaudhuri @ Chameli Nag
Soma Chaudhuri @ Chameli Nag
Signature of Vendor no. 2

Date : 27/12/22

I, **SMT. PIYALI SENGUPTA**, Wife of Sri Rajat Sengupta (the **Vendor no. 3** hereof) do hereby received a sum of **Rs. 3,00,000/- (Rupees Three Lac)** only, as total consideration money, from **SMT. MUNMUN ROYCHOWDHURY**, Wife of Sri Ranadeep Bhattacharya (the **Purchaser** hereof) for sell of my undivided share of land & building as mentioned in the schedule "B" of this Deed of Conveyance, by Banker Cheque no. 520492 dated 19/12/2022 of I C I C I Bank, Sevoke Road, Siliguri.


Piyali Sengupta

Piyali Sengupta

Signature of Vendor no. 3

Date : 27/12/22

Witness : -

1. Dipankar Paul

FINGER IMPRESSION SHEET

(PURCHASER)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Maha Sarkar
SIGNATURE

(VENDORS)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Maha Sarkar @ Malisarkar

SIGNATURE

FINGER IMPRESSION SHEET

(VENDORS)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Soma Chaudhary @ Chameeli Nag
 SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Piyali Sengupta
 SIGNATURE

PHOTO & THUMB IMPRESSION SHEET OF IDENTIFIER



Dipankar Paul



L.T.G of
Dipankar Paul

Dipankar Paul

Major Information of the Deed

Deed No :	I-0402-03823/2022	Date of Registration	27/12/2022
Query No / Year	0402-2003571768/2022	Office where deed is registered	
Query Date	19/12/2022 4:29:19 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Arun Bhattacharjee Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7479088416, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 9,00,000/-		Rs. 9,86,615/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 39,465/- (Article:23)		Rs. 9,866/- (Article:A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip:(Urban area)		

Land Details :

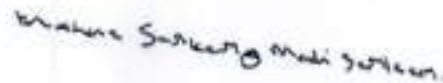
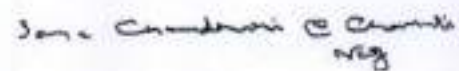
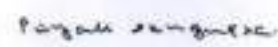
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: D.B.C.ROAD, Road Zone : (NTS More -- Fuleswari) , Mouza: Siliguri, , Ward No: 28 JI No: 88, Pin Code : 734004

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-5866	RS-3551	Bastu	Bastu	229.09 Sq Ft	7,50,000/-	7,73,180/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					.525Dec	7,50,000 /-	7,73,180 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	409.08 Sq Ft.	1,50,000/-	2,13,435/-	Structure Type: Structure
Gr. Floor, Area of floor : 136.36 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 136.36 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 136.36 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		409.08 sq ft	1,50,000 /-	2,13,435 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Mahua Sarkar, (Alias: Mrs Mali Sarkar) (Presentant) Wife of Mr Swapan Sarkar Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office	 27/12/2022	 LTI 27/12/2022	 27/12/2022
Ashutosh Mukherjee Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FWxxxxxx3A, Aadhaar No: 60xxxxxxx9479, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office				
2	Mrs Soma Chaudhuri, (Alias: Mrs Chameli Nag) Wife of Mr Ajay Chaudhuri Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office	 27/12/2022	 LTI 27/12/2022	 27/12/2022
Station Feeder Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx0F, Aadhaar No: 47xxxxxxx5180, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office				
3	Mrs Piyali Sengupta Wife of Mr Rajat Sengupta Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office	 27/12/2022	 LTI 27/12/2022	 27/12/2022
D.b.c Road, Deshbandhupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx9n, Aadhaar No: 20xxxxxxx4216, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Munmun Roychowdhury Wife of Mr Ranadeep Bhattacharya Sreema Sarani, Haiderpara, City:- Siliguri Mc, P.O:- Rabindra Sarani Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occup Business, Citizen of: India, PAN No.:: ARxxxxxx7R, Aadhaar No: 23xxxxxxxx5361, Status :Individual, Sta Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Paul Son of Late Dulal Paul Ashrampara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
	27/12/2022	27/12/2022	27/12/2022

Identifier Of Mrs Mahua Sarkar, Mrs Soma Chaudhuri, Mrs Piyali Sengupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mahua Sarkar	Mrs Munmun Roychowdhury-0.175 Dec
2	Mrs Soma Chaudhuri	Mrs Munmun Roychowdhury-0.175 Dec
3	Mrs Piyali Sengupta	Mrs Munmun Roychowdhury-0.175 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mahua Sarkar	Mrs Munmun Roychowdhury-136.36000000 Sq Ft
2	Mrs Soma Chaudhuri	Mrs Munmun Roychowdhury-136.36000000 Sq Ft
3	Mrs Piyali Sengupta	Mrs Munmun Roychowdhury-136.36000000 Sq Ft

On 27-12-2022

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 13:02 hrs on 27-12-2022, at the Office of the A.D.S.R. SILIGURI by Mrs Mahua Sarkar Alias Mrs Mali Sarkar, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,86,615/-

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

Execution is admitted on 27/12/2022 by 1. Mrs Mahua Sarkar, Alias Mrs Mali Sarkar, Wife of Mr Swapan Sarkar, Ashutosh Mukherjee Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Mrs Soma Chaudhuri, Alias Mrs Chameli Nag, Wife of Mr Ajay Chaudhuri, Station Feeder Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 3. Mrs Piyali Sengupta, Wife of Mr Rajat Sengupta, D.b.c Road, Deshbandhupara, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by Mr Dipankar Paul, , Son of Late Dulal Paul, Ashrampara, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,866.00/- (A(1) = Rs 9,866.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,866/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2022 11:19AM with Govt. Ref. No: 192022230230107918 on 27-12-2022, Amount Rs: 9,866/-, Bank: SBI EPay (SBIEPay), Ref. No. 9164440769215 on 27-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,465/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 38,465/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3240, Amount: Rs.1,000.00/-, Date of Purchase: 19/12/2022, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2022 11:19AM with Govt. Ref. No: 192022230230107918 on 27-12-2022, Amount Rs: 38,465/-, Bank: SBI EPay (SBIEPay), Ref. No. 9164440769215 on 27-12-2022, Head of Account 0030-02-103-003-02

Sangha Ratna Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 640 to 659

being No 040203823 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.01.02 17:04:01 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/01/02 05:04:01 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)