

4333/21

I. 4305/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 250949



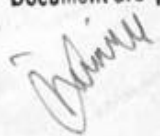
Madam & Generalty @
Bap. Chakraborty

Sankar Chakraborty

Page No. 1

DEED OF SALE

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

05 JUL 2021

N. J. Stamp

SL. No. 107 Date 21.06.2021

Sold to Santosh Agarwal

of Siliguri

Value 5000/- Rupees Five Thousand only



Jayabrata Banik

Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



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

05 JUL 2021



Madan Chakraborty
Bipin Chakraborty
Sankar Chakraborty

Page No.2

DEED OF SALE (CONVEYANCE)

Land measuring : 6 Katha 9 Chhataks or
0.10828 Acre

Mouza : **DABGRAM,**

J.L. No. : 2,

Khatian No. : 483/9 & 490/1 (R.S.),
207 & 208 (L.R.)

Plot No. : 253 & 235 (R.S.)
196 (L.R.)

Sheet No. : 9 (R.S.), 51(L.R.)

Police Station : Bhaktinagar,

Ward No. : 40 of Siliguri Municipal
Corporation.

District : Jalpaiguri,

Value : Rs. 1,37,00,000/-.

THIS INDENTURE IS MADE ON THIS THE 2nd DAY OF
JULY TWO THOUSAND TWENTY ONE.

BETWEEN

Madan Chakraborty
Bapi Chakraborty
Sankar Chakraborty

SRI SANTOSH AGARWAL, son of Late Ramphal Agarwal, Hindu by faith, Indian by National, Business by occupation, resident of Bhagwati Apartment – II, Third Floor, Jyoti Nagar, P.O. Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734001 in the State of West Bengal – hereinafter called the – “**PURCHASER**” (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**. PAN - PAN – AFEPA9270M.

A N D

1. **SRI MADAN CHAKRABORTY** alias **BAPI CHAKRABORTY**, son of Late Manindra Nath Chakraborty, 2. **SRI SANKAR CHAKRABORTY**, son of Sri Ranjit Chakraborty, both are Hindu by religion, Indian by national, residing at Ektiasal, P.O. Siliguri, P.S. Bahktinagar, Dist. Jalpaiguri, Pin 734001 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**. PAN of No. ARMPC0962A & No. 2 AEXPC2143P

WHEREAS one Sri Basudeb Adhikari and Sri Biswanath Adhikari, both are sons of Late Balak Chandra Adhikary were the absolute owner-in-possession of the land measuring 0.29 Acre in Plot No. 253 (R.S.), recorded under Khatian No. 483/9 (R.S.), situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 9 (R.S.), Touzi No. 3, Pargana-Baikanthapur, within the jurisdiction of Police Station – Bhaktinagar in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Phanindra Nath Adhikari on 14-01-1987 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 269 for the year 1987 and they were possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Madan Chakraborty @
Bapi Chakraborty
Sankar Chakraborty

AND

WHEREAS the owner of such possession Sri Basudeb Adhikari and Sri Biswanath Adhikari, both are sons of Late Balak Chandra Adhikary sold and transferred their part of land measuring 11 Chhataks out of their aforesaid land to and in favour of **Sri Bapi Chakraborty alias Madan Chakraborty**, son of Late Manindra Nath Chakraborty and **Sri Sankar Chakraborty**, son of Sri Ranjit Chakraborty by virtue of a Deed of Sale, executed on 20-05-2005 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 1745 for the year 2005.

AND

WHEREAS the owner of such possession Sri Basudeb Adhikari and Sri Biswanath Adhikari, both are sons of Late Balak Chandra Adhikary also sold and transferred their part of land measuring 2 Katha out of their aforesaid land to and in favour of **Sri Pem Dawa Sherpa**, son of Late Karsang Sherpa by virtue of a Deed of Sale, executed on 06-07-1998 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 3402 for the year 1998.

AND

WHEREAS one Joy Chand Paul was the absolute owner-in-possession of the land measuring 4 Katha 4.5 Chhataks in Plot No. 235 (R.S.), recorded under Khatian No. 490/1 (R.S.), situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 9 (R.S.), Touzi No. 3, Pargana-Baikanthapur, within the jurisdiction of Police Station – Bhaktinagar in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Ratan Roy on 21-11-1977 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 8260 for the year 1977 and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

Madam Chakraborty

Bapu Chakraborty

Santosh Chakraborty

WHEREAS thereafter the above named Joy Chand died intestate leaving behind his wife Smt. Shital Dasi Paul and two sons namely Sri Biswakarma Paul and Sri Sagar Paul and six daughters namely Smt. Swarnamayee Paul, Smt. Shanti Paul, Smt. Atasi Paul, Smt. Bula Paul, Smt. Unnati Paul and Smt. Santoshi Paul as his only legal heirs and successors to inherit his aforesaid land measuring 4 Katha 4.5 Chhataks 0.33 Acre in equal 1/9th undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

AND

WHEREAS the owner of such possession by virtue of inheritance Smt. Shital Dasi Paul, wife of Late Joy Chand Paul, Sri Biswakarma Paul and Sri Sagar Paul, Smt. Swarnamayee Paul, Smt. Shanti Paul, Smt. Atasi Paul, Smt. Bula Paul, Smt. Unnati Paul and Smt. Santoshi Paul, all are sons and daughters of Late Joy Chand Paul sold and transferred their aforesaid land measuring 4 Katha 4.5 Chhataks to and in favour of Smt. Chhaya Rani Paul, wife of Late Narayan Chandra Paul by virtue of a Deed of Sale, executed on 20-01-1995 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 233 for the year 1995. By virtue of such Sale Deed Smt. Chhaya Rani Paul, wife of Late Narayan Chandra Paul became the absolute owner of the land measuring 4 Katha 4.5 Chhataks in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS the owner of such possession Smt. Chhaya Rani Paul, wife of Late Narayan Chandra Paul sold and transferred her aforesaid land measuring 4 Katha 4.5 Chhataks to and in favour of **Sri Pem Dawa Sherpa**, son of Late Karsang Sherpa by virtue of a Deed of Sale, executed on 06-07-1998 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 3403 for the year 1998. Thus by virtue of such aforesaid two Sale Deed **Sri Pem Dawa Sherpa**, son of Late Karsang Sherpa became the absolute owner of the land measuring 6 Katha 4.5 Chhataks in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

Madan Chakraborty
Bapi Chakraborty
Sankar Chakraborty

WHEREAS this is to be mention here that the above named **Sri Pem Dawa Sherpa**, son of Late Karsang Sherpa belongs to Schedule Tribe Community and he has obtained necessary permission for sale the aforesaid land measuring 6 Katha 4 Chhataks as per the provision of the W.B.L.R. Act, 1955, from the office of the Project Officer cum District Welfare Officer Backward Classes Welfare, Siliguri and Revenue Officer under Chapter – IIA of the W.B.L.R. Act, 1955 vide Memo No. 1441/BCW – Project dated 22-03-2002.

AND

WHEREAS the owner of such possession **Sri Pem Dawa Sherpa**, son of Late Karsang Sherpa sold and transferred his aforesaid land 6 Katha 4 Chhataks to and in favour of **Sri Bapi Chakraborty alias Madan Chakraborty**, son of Late Manindra Nath Chakraborty and Sri Bipul Biswas, son of Late Santosh Biswas by virtue of a Deed of Sale, executed on 22-03-2002 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 1490 for the year 2002.

AND

WHEREAS the owner of such possession Sri Bipul Biswas, son of Late Santosh Biswas sold and transferred his 50% share of land measuring 3 Katha 2 Chhataks out of the aforesaid land 6 Katha 4 Chhataks to and in favour of **Sri Sankar Chakraborty**, son of Sri Ranjit Chakraborty by virtue of a Deed of Sale, executed on 26-03-2002 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 2367 for the year 2002.

AND

Madan Chakraborty
Bapi Chakraborty
Sankar Chakraborty

WHEREAS thus **Sri Bapi Chakraborty alias Madan Chakraborty**, son of Late Manindra Nath Chakraborty and **Sri Sankar Chakraborty**, son of Sri Ranjit Chakraborty became the absolute owner of the land measuring 6 Katha 15 Chhataks in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein and some portion of their land was utilized for road and drain and they keeping the balance area of land measuring 6 Katha 9 Chhataks in their khas, actual and physical possession and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently two separate khatian has been finally published in their names bearing Khatian Nos. 207 & 208, appertaining to Plot No. 196, Sheet No. 51 of Mouza – Dabgram.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and has also offered for sale their said land measuring 6 Katha 9 Chhataks or 0.10828 Acre as fully described in the Schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors have agreed to purchase the said land measuring 6 Katha 9 Chhataks or 0.10828 Acre more fully described in the Schedule appended below and offered a price of the sum of Rs. 1,37,00,000/- (Rupees One Crore thirty seven lakh) only free from all encumbrances and charges whatsoever.

A N D

Madan Chakraborty
Bap. Chakraborty
Sanjay Chakraborty

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 said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 1,37,00,000/- (Rupees One Crore thirty seven lakh) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 1,37,00,00/- (Rupees One Crore thirty seven lakh) only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS do hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land and 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.

Madan Chakraborty
Bapi Chakraborty
Sankar Chakraborty

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these presents. 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 Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full 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 there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Rajganj and Siliguri Municipal Corporation and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

THE VENDORS does 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 hereby sold by the Vendors by these presents.

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

Madam Chakraborty
Bap' Chakraborty -
Bankers Chakraborty.

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 6 Katha 9 Chhataks or 0.10828 Acre, at an annual proportionate rent payable to the Govt. of West Bengal now represented by the B.L. & L.R.O., Rajganj, recorded in Khatian No. 483/9 & 490/1 (R.S.), 207 & 208 (L.R.), included in part of Plot No. 253 & 235 (R.S.), 196 (L.R.), (Land measuring 2 Katha 10 Chhataks in Plot No. 253 & Land measuring 3 Katha 15 Chhataks in Plot No. 235), situated within Pargana - Baikanthapur, Mouza - **DABGRAM**, J.L. No. 2, Sheet No. 9 (R.S.), 51 (L.R.), situated at Iskon Mandir Road, Ward No. 40 of Siliguri Municipal Corporation, within the jurisdiction of Police Station Bhaktinagar, Addl. District Sub-Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal and the said demised land and building is butted and bounded as follows : -

By the North	:	Land of Prasanta Achar & Arjun Gupta;
By the South	:	35 Wide Municipal Corporation Road;
By the East	:	18' to 15 Feet Wide Municipal Corporation Road;
By the West	:	Land of Arjun Gupta.

Within the aforesaid boundary the Vendors hereby sales 6 Katha 9 Chhataks or 0.10828 Acre of land to the Purchaser hereof by these presents and shown by red border delineated in the map or plan annexed herewith forming part of these presents.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Radha Aggarwal
w/o Santosh Aggarwal
Bhagwati Apartment,
Buriakipara, Pin-734001

Madan Chakraborty

Bapi Chakraborty

Sankar Chakraborty
SIGNATURE OF THE VENDORS

2. Binay Aggarwal

penyabi peny

Siliguri

Drafted, read over and explained by
me and computerized in my chamber :-

Tapash Nandi

(Tapash Nandi)

Advocate / Siliguri,

Enrolment No. WB - 1030/2002

**EXECUTANT SHEET
(VENDORS)**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

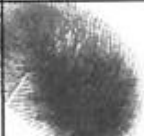
Madan Chakraborty
Bapi Chakraborty

Madan Chakraborty
Bapi Chakraborty
 Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Sankar Chakraborty

Sankar Chakraborty
 Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Santosh Agarwal

Santosh Agarwal
 Signature with date

SKETCH MAP OF LAND AS PER POSSESSION OF MOUZA DABGRAM J.L. NO. 02, P.S. BHAKTI NAGAR, DIST. JALPAIGURI SHEET NO. R.S. 09, L.R. 51, KHATIAN NO. RS. 483/9 & 490/1, L.R. 207 & 208, PLOT NO. RS. 235 & 253(P), L.R. 196 (PART). PURCHASED LAND AREA 6 (SIX) KATHAS 9(NINE) CHHATAKS OR 0.1083 ACRES. DEED NO 1490, 2367 & 1745 DATED 22-03-2002, 23-05-2002 & 20-05-2005. SCALE 1"(INCH) = 30' (FEET). LAND AREA SHOWN IN RED DEMARCATION.

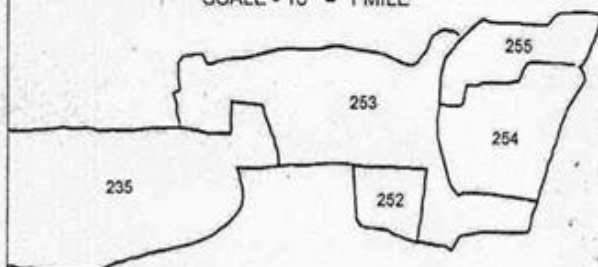
NAME OF THE PURCHASER

SRI.SANTOSH AGARWAL
S/O LATE RAMPHAL AGARWAL
OF PRANAMI SCHOOL ROAD, BHAGAWATI APP-2
BLOCK-D THIRD FLOOR,
P.O. SEVOKE ROAD -734001
P.S. BHAKTI NAGAR, DIST.JALPAIGURI.

NAME OF THE SELLERS

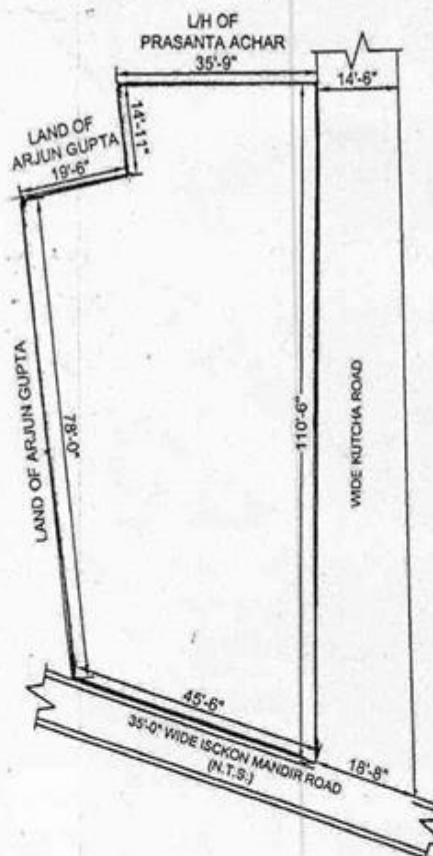
1. BAPI CHAKRABORTY ALIAS
MADAN CHAKRABORTY
S/O LATE MANINDRA NATH CHAKRABORTY
2. SRI.SANKAR CHAKRABORTY
S/O SRI.RANJIT CHAKRABORTY
BOTH OF EKTIALSHAL,
P.O. SEVOKE ROAD -734001
P.S. BHAKTI NAGAR, DIST.JALPAIGURI.

SCALE - 16" = 1 MILE



AREA OF LAND

PLOT NO.	KATHAS	CHHATAKS	SQFT.
235(P)	3	15	-
253(P)	2	10	-
TOTAL	6 KATHAS 9 CHHATAKS		



Chandan Talukdar
Chandan Talukdar
Surveyor
Siliguri

Madan Chakraborty
Bapi Chakraborty
Sankar Chakraborty

SIGNATURE OF SELLERS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



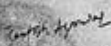
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFEP A9270M



नाम/Name
SANTOSH AGARWAL

पिता का नाम/Father's Name
RAMPHAL AGARWAL

जन्म की तारीख/
Date of Birth
10/10/1965


हस्ताक्षर/Signature

17012021



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0638/11042/66938

To
Santosh Agarwal
C/O: Lt. Ramphal Agarwal,
Bhagwati Apartment-2, Block -D, 3rd Floor, Pranami
School Road,
Near-Pranami School, Panjabi Para,
VTC: Siliguri (M. Corp.),
PO: Sevoke Road,
Sub District: Rajganj, District: Jalpaiguri,
State: West Bengal,
PIN Code: 734001,
Mobile: 9679695751

69173797



MF691737973F1



आपका आधार क्रमांक / Your Aadhaar No. :

3653 0636 8296

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 22/04/2014



Santosh Agarwal
DOB : 10/10/1965
Male

3653 0636 8296

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0638/11042/67021

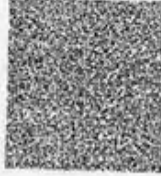
To
Radha Aggarwal

C/O: Santosh Agarwal,
Bhagwati Apartment-2, Block -D, 3rd floor,
Pamami school Road,
Near Pamami school,
Punjabi Para,
VTC: Siliguri (M. Corp.), PO: Sevoke Road,
Sub District: Rajganj, District: Jalpaiguri,
State: West Bengal, PIN Code: 734001.
Mobile: 9733127158

48189743



KF481897431FI



आपका आधार क्रमांक / Your Aadhaar No. :

2531 5907 9557

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

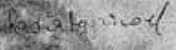


Issue Date: 21/09/2019

Radha Aggarwal
DOB: 05/04/1968
Female

2531 5907 9557

मेरा आधार, मेरी पहचान

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card ACGPA6275P	
नाम / Name RADHA AGGARWAL		
पिता का नाम / Father's Name RAM GOPAL AGGARWAL		
जन्म की तारीख / Date of Birth 05/04/1968	 हस्ताक्षर / Signature	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANKAR CHAKRABARTY

RANJIT CHAKRABARTY

11/01/1976

Permanent Account Number

AEXPC2143P

Sankar Chakrabarty
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADAN CHAKRABORTY

MANINDRA CHAKRABORTY

01/07/1966

Permanent Account Number

ARMP0962A

Madan Chakraborty

Signature



15052011





ভারত সরকার

Unique Identification Authority of India

আবাসিক আইডি / Enrollment No. : 1215/10157/16050

To
Shankar Chakraborty
শঙ্কর চক্রবর্তী
12/04/2014
SHASTRI NAGAR
MOTHER TERISA ROAD
SEVOKE ROAD POST
WARD NO-41
Siliguri (m.corp.)
Sevoke Road, Jalpaiguri
West Bengal - 734001
9832072307



KL869187681FT

86918768



আপনার আধার সংখ্যা / Your Aadhaar No. :

4116 9530 0978

আধার - সাধারণ মানুষের অধিকার

শঙ্কর চক্রবর্তী
Shankar Chakraborty
পিতা : রঞ্জিত চক্রবর্তী
Father : LT RANJIT CHAKRABORTY
জন্মতারিখ / DOB: 11/01/1976
পুরুষ / Male
4116 9530 0978

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম: চক্রবর্তী
Madan Chakraborty
পিতা : মনিন্দ্র নাথ চক্রবর্তী
Father : MANINDRA NATH CHAKRABORTY
জন্মতারিখ / DOB : 13/08/1970
পুরুষ / Male



3762 3293 0271

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য চিহ্নায়ন কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
গীতাল পাড়া, হাউদরপাড়া, ওয়ার্ড
নং 40, শিলিগুড়ি (মৌজাসভা),
জলপাইগুড়ি, হাউদরপাড়া, পশ্চিম
বঙ্গ, 734006

Address:
GITAL PARA, HAIDERPARA,
ward no 40, Siliguri (M.Corp.),
Jalpaiguri, Haiderpara, West
Bengal, 734006

3762 3293 0271

1847
1800 300 1947

1879@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

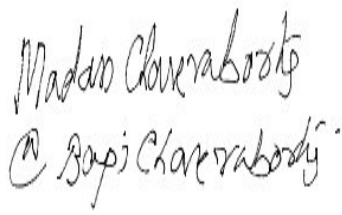
Deed No :	I-0711-04305/2021	Date of Registration	05/07/2021
Query No / Year	0711-2001074611/2021	Office where deed is registered	
Query Date	30/06/2021 3:37:45 PM	0711-2001074611/2021	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 3]	
Set Forth value		Market Value	
Rs. 1,37,00,000/-		Rs. 1,37,81,247/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 9,64,717/- (Article:23)		Rs. 1,37,833/- (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: Iskon Mandir Road (Word no.40), Road Zone : (Ward No. 40 -- Ward No. 40) , Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-253	RS-483/9	Bastu	Bastu	2 Katha 10 Chatak	55,12,000/-	55,12,499/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	RS-235	RS-490/1	Bastu	Bastu	3 Katha 15 Chatak	81,88,000/-	82,68,748/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
		TOTAL :			10.8281Dec	137,00,000 /-	137,81,247 /-	
	Grand Total :				10.8281Dec	137,00,000 /-	137,81,247 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Madan Chakraborty, (Alias: Mr Bapi Chakraborty) (Presentant) Son of Late Manindra Nath Chakraborty Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	Photo  05/07/2021	Finger Print  LTI 05/07/2021	Signature  05/07/2021
	Ektiasal, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ARxxxxxx2A, Aadhaar No: 37xxxxxxxx0271, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
2	Name Mr Sankar Chakraborty Son of Ranjit Chakraborty Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	Photo  05/07/2021	Finger Print  LTI 05/07/2021	Signature  05/07/2021
	Ektiasal, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx3P, Aadhaar No: 41xxxxxxxx0978, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Santosh Agarwal Son of Late Ramphal Agarwal Bhagwati Apartment-2, Punjabi Para, City:- Siliguri Mc, , P.O:- Siliguri, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx0M, Aadhaar No: 36xxxxxxxx8296, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Radha Agarwal Wife of Mr Santosh Agarwal Bhagwati Apartment, Punjabi Para, City:- Siliguri Mc, , P.O:- Siliguri, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	05/07/2021	05/07/2021	05/07/2021
Identifier Of Mr Madan Chakraborty, Mr Sankar Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Madan Chakraborty	Mr Santosh Agarwal-2.16563 Dec
2	Mr Sankar Chakraborty	Mr Santosh Agarwal-2.16563 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Madan Chakraborty	Mr Santosh Agarwal-3.24844 Dec
2	Mr Sankar Chakraborty	Mr Santosh Agarwal-3.24844 Dec

On 05-07-2021

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 14:37 hrs on 05-07-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Madan Chakraborty Alias Mr Bapi Chakraborty, 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 1,37,81,247/-

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

Execution is admitted on 05/07/2021 by 1. Mr Madan Chakraborty, Alias Mr Bapi Chakraborty, Son of Late Manindra Nath Chakraborty, Ektiasal, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others, 2. Mr Sankar Chakraborty, Son of Ranjit Chakraborty, Ektiasal, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others

Indetified by Mrs Radha Agarwal, , , Mr Santosh Agarwal, Bhagwati Apartment, Punjabi Para, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,37,833/- (A(1) = Rs 1,37,812/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,37,833/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2021 12:01PM with Govt. Ref. No: 192021220023342401 on 01-07-2021, Amount Rs: 1,37,833/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1245422025 on 01-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,64,717/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,59,717/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 107, Amount: Rs.5,000/-, Date of Purchase: 21/06/2021, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2021 12:01PM with Govt. Ref. No: 192021220023342401 on 01-07-2021, Amount Rs: 9,59,717/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1245422025 on 01-07-2021, Head of Account 0030-02-103-003-02



Tulsi Lama

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 0711-2021, Page from 116973 to 116999

being No 071104305 for the year 2021.



(Tulsi Lama) 2021/07/14 01:50:09 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)