

578/24

I-578/2024 I-586/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

DR
805
24-1-24

Ashita Paul
Indrajit Paul
Achita Sarkar
Jyoti

Sarada Construction
Dipkaman Saha
Partner

Sarada Construction
Ashita W Saha
Partner
H 980488
Santam Verma
Sarada Construction



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

DR
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

DEED OF CONVEYANCE

25 JAN 2024

Q 2000151676/24

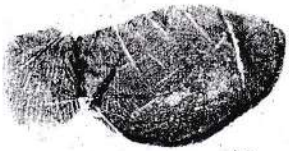
Contd.....P/2

Visit Commission Case No. *66/24*

NON JUDICIAL STAMP

SL. NO. 2635 DATED 10/01/2024
NAME M/S. Sarada Construction
OF Laketown, Siliguri
VALUE RS Five Thousand only

Ashata Paul



201

BIKTAJ PAUL
GOVT. STAMP VENDOR
LNO - TERM OF 2015

Ashata Paul



202

Gandvant Paul



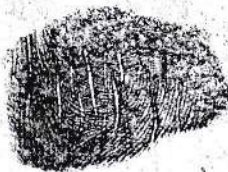
203

Ishita Sarkar



204

Jyoti



205



Sarada Construction

Dip Kumar Saha

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

24 JAN 2024

P. S. Sarada Construction

Indrajit Paul

Iskita Sarpan

Joint

Sarada Construction

Dilip Kumar Saha

Partner

Sarada Construction

Ashok K. Saha

Partner

Sarada Construction

Goutam K. Saha

Partner

DESCRIPTION OF THE VACANT LAND

LAND AREA	:	6 KATHAS 3.57 CHHATAKS
MOUZA	:	DABGRAM
J.L. NO.	:	2(TWO)
SHEET NO.	:	R.S. - 15
KHATIAN NO.	:	R.S. - 2036/1
PLOT NO.	:	R.S. - 183/1124
POLICE STATION	:	NEW JALPAIGURI
DISTRICT	:	JALPAIGURI
SET-FORTH VALUE	:	Rs. 99,99,900/-
MARKET VALUE	:	Rs. 99,99,900/-

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

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 24TH DAY
OF JANUARY, TWO THOUSAND TWENTY FOUR

BETWEEN

M/S. SARADA CONSTRUCTION, (PAN-ADCF50722N) a Partnership Firm, having its registered office at Nabagram, Sreemaa Sarani, Ward No. 33 of Siliguri Municipal Corporation, Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, PIN-734007, represented by its Partners (1) **SRI DILIP KUMAR SAHA**, (PAN-AIEPS4814J), (2) **SRI ASHOK KUMAR SAHA** (PAN-AIEPS4811P) and (3) **SRI GOUTAM KUMAR SAHA**, (PAN-AIEPS4813R) all are sons of Late Shankar Lal Saha, Indian by Nationality, Hindu by religion, Business by occupation, resident of Lake Town, Sreemaa Sarani, Ward No. 33 of Siliguri Municipal Corporation, Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, PIN-734007 (W.B) – hereinafter called the "**PURCHASER**" ((Which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, administrators, legal representatives and assigns) of the "**FIRST PART**".

Ashita Paul
Sundar Paul
Ishita Sarkar
Joyti

Sarada Construction

Dip Kumar Saha

Partner

Sarada Construction

Ashwini Saha

Sarada Construction

Tanmoy Sarkar

- 3 -

A N D

1. **SMT. ASHITA PAUL**, (PAN-BRUPP1966N)
Wife of Late Bhupendra Nath Paul @ Bhupen Paul,
2. **SRI INDRAJIT PAUL**, (PAN- AENPP3619K)
Son of Late Bhupendra Nath Paul @ Bhupen Paul,
3. **SMT. ISHITA SARKAR**, (PAN-BGUPS4795R) Wife of Tanmoy Sarkar
and Daughter of Late Bhupendra Nath Paul @ Bhupen Paul,
-all are Indian by Nationality, Hindu by religion, No. 1 is Housewife
and No. 2 & 3 are Business by occupation, all are resident of
Nabagram, Ward No. 33 of S.M.C., Post Office Bhaktinagar, Police
Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, PIN-
734007, but No. 3 also residing at Shivaji Road, Near Sishu Mahal
School, Post Office, Police Station & District Jalpaiguri, PIN-735101
(W.B.) – hereinafter collectively 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 **SECOND PART**.

A N D

SMT. JOYATI BHOWMIK, (PAN-ACCPB2142A) Daughter of Late
Rabindra Nath Paul and Wife of Sri Arjun Bhowmik, Indian by Nationality,
Hindu by religion, Service by occupation, resident of Nabagram, Ward No.
33 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now
New Jalpaiguri, District Jalpaiguri, PIN-734007 and also residing at Lodha
Bellezza, Phase-4, Hyderabad, Post Office & Police Station Kukatpally,
District Malkajgiri, PIN-500072, in the state of Telangana – hereinafter
called the "**CONFIRMING 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 **THIRD PART**.

Ashtot Paul

Sudrajat Paul

Ishita Sarpa

Jy.

- 4 -

Sarada Construction

Deepraman Saha.

Partner

Sarada Construction

Ashtot Paul

Partner

Sarada Construction

Deepraman Saha

Partner

WHEREAS (1) Bhupendra Nath Paul @ Bhupen Paul (now deceased), Son of Late Bholanath Paul and (2) Rabindra Nath Paul (now deceased), Son of Late Jogesh Chandra Paul, were the sole and absolute joint owners of all that piece or parcel of land measuring 52 Decimals, recorded in R.S. Khatian No. 2036/1, appertaining to and forming part of R.S. Plot No. 183/1124, situated within Mouza **DABGRAM**, J.L. No. 2(Two), R.S. Sheet No. 15, under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale, bearing Document No. 6550 for the year 1964, entered in Book No. I, Volume No. 59, pages from 238 to 240, registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, executed by Smt. Patu Dasi, Wife of Late Baipuya Bhagat of Siliguri, Dist. Darjeeling and since the date of such purchase they had been holding, possessing and enjoying the said land, having, permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter Rabindra Nath Paul sold and transferred an area of land measuring 26 Decimals within specific boundary, being his total share in the aforesaid land, to and in favour of his brother SUNIL KUMAR PAUL (now deceased), Son of Late Bholanath Paul of Nabagram, P.S. Rajganj now New Jalpaiguri, District Jalpaiguri, by a registered Deed of Sale bearing Document No. 2470 for the year 1990, registered in Book No. I, Volume No. 22, pages from 109 to 114, registered at the office of the 2nd Sadar Joint Sub-Registrar Jalpaiguri at Rajganj. In the said Deed, said Bhupendra Nath Paul @ Bhupen Paul has been made Confirming Party and being the Confirming Party thereof said Bhupendra Nath Paul @ Bhupen Paul confirms about the amicable partition made between said Bhupendra Nath Paul @ Bhupen Paul and Rabindra Nath Paul and since the date of such transfer said Bhupendra Nath Paul @ Bhupen Paul had been holding, possessing and enjoying his 26 Decimals of land within specific boundary which is well within the knowledge of one and all. It is pertinent to mention herein that said Sunil Kumar Paul transferred his 26 Decimals of land to the different buyers within specific boundary and presently they have been occupying their respective land within specific boundary without any interruption or interference from anybody whosoever.

Ashita Paul
Sudrant Paul

Ashita Sarkar
Jyoti

Sarada Construction

Dip Kerman Sahi
Partner

Sarada Construction

Ashok Sahi
Partner

Sarada Construction

Anantam V. Sahi
Partner

A N D

WHEREAS during enjoyment of the said land, said Bhupendra Nath Paul @ Bhupen Paul sold and transferred major portion of his aforesaid land and while in possession of remaining land measuring 6(Six) Kathas 3.57(Three Point Five Seven) Chhataks, said Bhupendra Nath Paul @ Bhupen Paul died intestate, leaving behind him, his wife namely (1) SMT. ASHITA PAUL, one son namely (2) SRI INDRAJIT PAUL and one daughter namely (3) SMT. ISHITA SARKAR (the Vendors hereof) as his only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of law of inheritance, the above named Vendors became the joint owners and have been holding, possessing and enjoying the said land measuring 6(Six) Kathas 3.57(Three Point Five Seven) Chhataks within specific boundary, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever. The Vendors being in urgent need of money, have offered for sell their aforesaid land to any intending buyer.

A N D

WHEREAS the Purchaser was in search of a plot of land and with the intention to purchase the said land approached the Vendors and made search and enquiry with respect to the right, title and interest in respect of the below scheduled land and during search it was revealed that the father of the Confirming Party along with Bhupendra Nath Paul @ Bhupen Paul (predecessor of the Vendors) were the joint owners of the said land. On further enquiry it is revealed that after amicable partition, the predecessor of the Confirming Party namely Rabindra Nath Paul has transferred his entire land within specific boundary which the predecessor of the Vendors namely Bhupendra Nath Paul @ Bhupen Paul confirms by putting his signature on the said Deed being the confirming party thereof without receiving any amount. Just to avoid future misunderstanding, the Purchaser requested and asked the Confirming Party hereof (only legal heir of Rabindra Nath Paul) to execute this document as Confirming Party thereof who has also agreed to execute this document without receiving any consideration amount just to avoid any future dispute and differences between them.

Ashuta Paul
Indrajit Paul

Ashita Sarbar
Tijji

Sarada Construction
Dipkumar Saha
Partner

Sarada Construction
Ajanta Saha
Partner

Sarada Construction
Ajanta Saha

- 6 -

A N D

WHEREAS being agreed to execute this document by the Confirming party, the Purchaser has agreed to purchase the said land from the Vendors, area measuring 6(Six) Kathas 3.57(Three Point Five Seven) Chhataks, fully described in the schedule below and offered a price of the sum of Rs. 99,99,900/- (Rupees Ninety Nine Lacs Ninety Nine Thousand Nine Hundred) only, free from all encumbrances and charges whatsoever.

A N D

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 the below scheduled land to the Purchaser hereof at or for the price of Rs. 99,99,900/- (Rupees Ninety Nine Lacs Ninety Nine Thousand Nine Hundred) 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. 99,99,900/- (Rupees Ninety Nine Lacs Ninety Nine Thousand Nine Hundred) 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 and the Confirming Party does hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors and Confirming Party 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.

Ashta Paul

Gudraip Paul

Jashita Sarkar

Jyoti

- 7 -

Sarada Construction

Deepti Karmadake

Sarada Construction

Ashta Paul
Partner

Sarada Construction

Deepti Karmadake

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

THE VENDORS 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 Vendors, the Purchaser 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 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 aforesaid land as fully mentioned in the schedule below as its own land having 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 do 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.

Ashita Paul

Indrani Paul

Ashita Paul

Indrani Paul

Sarada Construction

Dilip Kumar Saha

Partner

Sarada Construction

Ashita Paul

Sarada Construction

Indrani Paul

SCHEDULE OF THE LAND
HEREBY SOLD

ALL THAT PIECE OR PARCEL of vacant land measuring 6(Six) Kathas 3.57(Three Point Five Seven) Chhataks, recorded in R.S. Khatian No. 2036/1, R.S. Sheet No. 15, in part of R.S. Plot No. 183/1124, situated within Pargana Baikunthapur, Mouza **DABGRAM**, J.L. No. 2(Two), Police Station New Jalpaiguri, Addl. District Sub-Registry Office Bhaktinagar, B.L. & L.R.O. Rajganj, situated at Shreema Sarani within Ward No. 33 of Siliguri Municipal Corporation, District Jalpaiguri, in the State of West Bengal. The said land is proposed to be used for Bastu purpose.

The said land is butted and bounded as follows:

- North : Land & House of Dilip Saha & Brothers;
South : Cazurina Apartment;
East : Land of Dilip Saha & Brothers;
West : 35 ft. wide S.M.C. Road.

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

Separate sheet containing the Fingerprints of the Vendors, Purchaser and Identifier is enclosed herewith forming part of these presents.

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

WITNESSES:

1. Mohan Lal Mandal
S/o Lt. Prabant Mandal
W. L. Alpara
PO - Siliguri Bazar
PS - Siliguri
Dist - Darjeeling
Pins - 734003

2. R. Sarkar
S/o Chanchal Sarkar
Pradhan Nagar
PO - Pradhan Nagar
Dist - Darjeeling

Ashita Paul

Gndranit Paul

Ishita Sarkar

(SIGNATURE OF THE VENDORS)

Typh

(SIGNATURE OF THE CONFIRMING PARTY)

Sarada Construction

Dip Kumar Saha
Partner

Sarada Construction

Ashish W. Saha
Partner

Sarada Construction

Goutam R. Saha
Partner

(SIGNATURE OF THE PURCHASER)

Drafted as per the instruction of the Vendors, readover and explained to the parties by me and printed in my chamber:

[Signature]

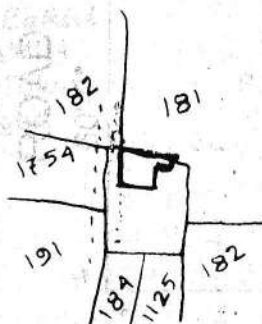
(MOHAN LAL MANDAL)

Advocate, Siliguri

Enrolment No. F-423/849/1998

SITE PLAN SHOWING THE LAND PROPOSED TO BE SOLD

PART TRACE MAP OF MOUZA
DABGRAM, J.L.NO.02, R.S SHEET NO.15 (L.R.SHEET
NO.162), P.S.BHAKTINAGAR NOW
NJP, DIST.JALPAIGURI
SCALE:-16"=1 MILE



NAME OF THE PURCHASER
"SARADA CONSTRUCTION"
REPRESENTED BY:-

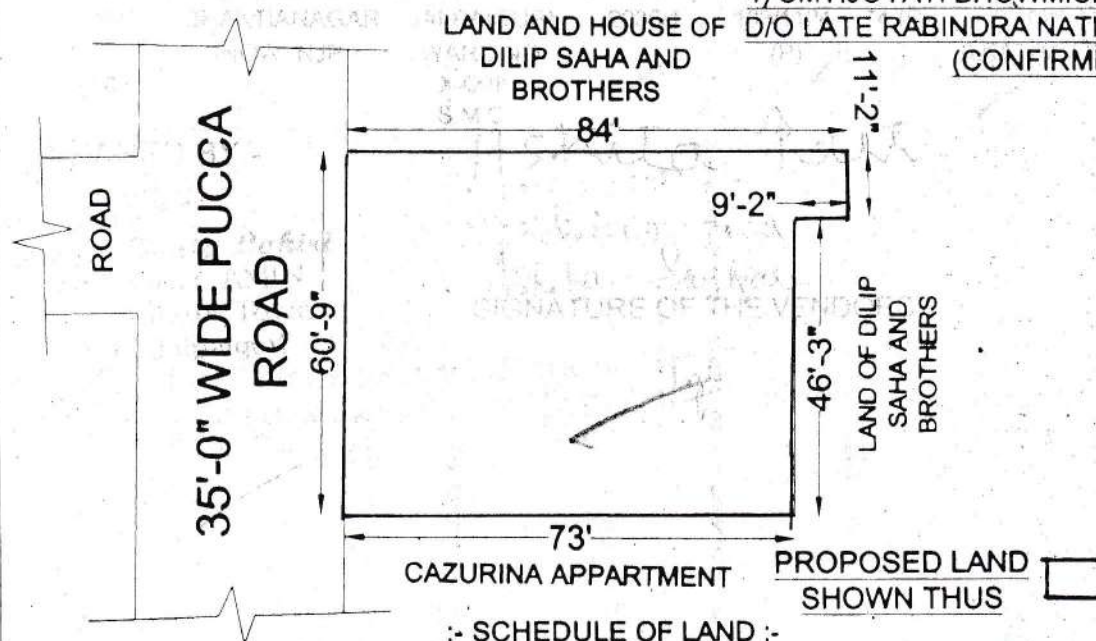
- 1) **SRI DILIP KUMAR SAHA**
- 2) **SRI ASHOK KUMAR SAHA**
- 3) **SRI GOUTAM KUMAR SAHA**
- ALL S/O LATE SANKAR LAL SAHA**
- RESIDING AT:- SREEMA SARANI**
- LAKETOWN, WARD NO - XXXIII**
- P.O.BHAKTINAGAR, P.S.NJP**
- DIST.JALPAIGURI**
- PIN - 734007**

NAME OF THE SELLERS

- 1) **SMT.ASHITA PAUL**
- W/O LATE BHUPENDRA NATH PAUL**
- 2) **SRI INDRAJIT PAUL**
- S/O LATE BHUPENDRA NATH PAUL**
- 3) **SMT.ISHITA SARKAR**
- W/O SRI TANMOY SARKAR AND**
- D/O LATE BHUPENDRA NATH PAUL**
- 4) **SMT.JOYATI BHOWMICK**
- D/O LATE RABINDRA NATH PAUL**

(CONFIRMING PARTY)

MEASUREMENT & BOUNDARY
SCALE:-1"= 31'-0"



:- SCHEDULE OF LAND :-

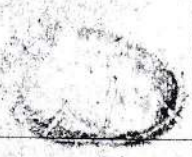
MOUZA WITH J.L NO .	POLICE.STATION	DISTRICT	KHATIAN NO R.S	PLOT NO. R.S	L.R	AREA IN ACRE/KATHA, CHHATAK
DABGRAM J.L NO.02	BHAKTIANAGAR NOW NJP	JALPAIGURI WARD NO. XXXIII S.M.C	2036/1	183/1124 (P)	74 (P)	0.1029 ACRE. OR 6 KATHA 3.57 CHHATAK

PREPARED BY:-

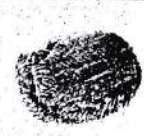
Shahin
05.10.2023
Surja Kanta Lahiri
Retd. Govt. AMIN
P.O.- Siliguri Town
Dist.- Jalpaiguri

Ashita Paul
Indrajit Paul
Ishita Sarkar
SIGNATURE OF THE VENDORS

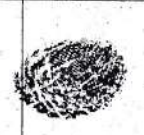
Jyoti

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

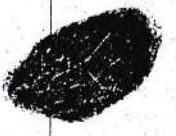
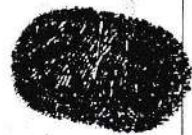
Ashutosh Paul

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

Gndharit Paul

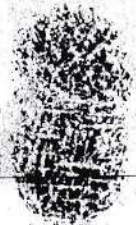
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	LEFT HAND					
	RIGHT HAND					

Ishita Sarker
SIGNATURE

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

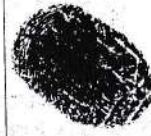
Joydi
SIGNATURE

CLAIMANT SHEET

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

Sarada Construction

Dip Kumar Saha
SIGNATURE Partner

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

Sarada Construction

Ashok Kumar Saha
SIGNATURE Partner

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

Sarada Construction

Jyotam Kumar Saha
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Mohan Lal Mandal
SIGNATURE OF THE IDENTIFIER



Government of West Bengal

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

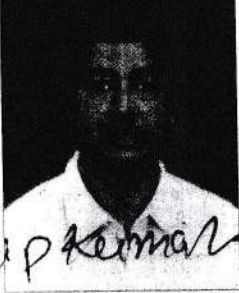
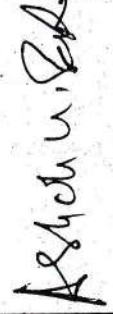
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112000151670/2024

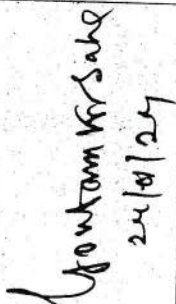
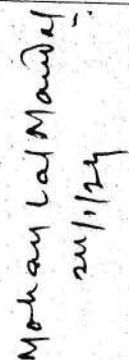
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Ashita Paul Sreemaa Sarani, Nabagram, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			Ashita Paul 24-1-2024
2	Shri Indrajit Paul Sreemaa Sarani, Lake Town, Nabagram, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			Indrajit Paul 24-1-2024
3	Smt Ishita Sarkar Sreemaa Sarani . ,Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			Ishita Sarkar 24-1-2024

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
4	Smt Joyati Bhowmik Sreemaa Sarani ,Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007	Seller			 24/01/2024
5	Shri Dilip Kumar Saha Sreema Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005	Represent ative of Buyer [Sarada Constructi on]			 24/01/2024
6	Shri Ashok Kumar Saha Sreemaa Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007	Represent ative of Buyer [Sarada Constructi on]			 24/01/2024

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
7	Shri Goutam Kumar Saha Sreemaa Sarani ,Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007	Representative of Buyer [Sarada Construction]			 24/01/24
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mohanlal Mandal Son of Late Basant Mandal Khalsa, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Smt Ashita Paul, Shri Indra Paul, Shri Dilip Kumar Saha Ashok Kumar Saha, Shri G Kumar Saha			 24/1/24

(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-0711-00586/2024	Date of Registration	25/01/2024
Query No / Year	0711-2000151670/2024	Office where deed is registered	
Query Date	17/01/2024 7:28:23 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Mohanlal Mandal Khalpara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832007424, 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. 99,99,900/-	Rs. 99,99,900/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,00,016/- (Article:23)	Rs. 1,00,013/- (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:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Sree Maa Sarani Ward No. 33, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734007

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality

Dabgram Sheet No - 15, JI No: 2, Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	RS-183/1124	RS-2036/1	Bastu	Bastu	6 Katha 3.57 Chatak	99,99,900/-	99,99,900/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
Grand Total :					10.2682Dec	99,99,900 /-	99,99,900 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Ashita Paul (Presentant) Wife of Late Bhupendra Nath Paul Sreemaa Sarani, Nabagram, Laketown, City:- Siliguri Mc, P.O:- Bhaktinag P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence

2	Shri Indrajit Paul Son of Late Bhupendranath Paul Sreemaa Sarani, Lake Town, Nabagram, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9K, Aadhaar No: 75xxxxxxx1446, Status :Individual Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence
3	Smt Ishita Sarkar Daughter of Late Bhupendra Nath Paul Sreemaa Sarani ,Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:- New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx5R, Aadhaar No: 66xxxxxxx5299, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence
4	Smt Joyati Bhowmik Daughter of Late Rabindra Nath Paul Sreemaa Sarani ,Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx2A, Aadhaar No: 83xxxxxxx1461, Status :Confirming Party, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sarada Construction Sreemaa Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 , PAN No.:: ADxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Dilip Kumar Saha Son of Late Shankar Lal Saha Sreema Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4J, Aadhaar No: 71xxxxxxx5497 Status : Representative, Representative of : Sarada Construction (as PARTNER)
2	Shri Ashok Kumar Saha Son of Late Shankar Lal Saha Sreemaa Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1P, Aadhaar No: 60xxxxxxx5873 Status : Representative, Representative of : Sarada Construction (as PARTNER)
3	Shri Goutam Kumar Saha Son of Late Shankar Lal Saha Sreemaa Sarani ,Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3R, Aadhaar No: 57xxxxxxx2731 Status : Representative, Representative of : Sarada Construction (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mohanlal Mandal Son of Late Basant Mandal Khalpara, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			

Identifier Of Smt Ashita Paul, Shri Indrajit Paul, Smt Ishita Sarkar, Smt Joyati Bhowmik, Shri Dilip Kumar Saha, Shri Ashok Kumar Saha, Shri Goutam Kumar Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ashita Paul	Sarada Construction-3.42272 Dec
2	Shri Indrajit Paul	Sarada Construction-3.42272 Dec
3	Smt Ishita Sarkar	Sarada Construction-3.42272 Dec

Endorsement For Deed Number : I - 071100586 / 2024

On 24-01-2024

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

Presented for registration at 20:05 hrs on 24-01-2024, at the Private residence by Smt Ashita Paul, 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 99,99,900/-

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

Execution is admitted on 24/01/2024 by 1. Smt Ashita Paul, Wife of Late Bhupendra Nath Paul, Sreemaa Sarani, Nabagram, Laketown, P.O: Bhaktinagar, Thana: New jalpaiguri, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife, 2. Shri Indrajit Paul, Son of Late Bhupendranath Paul, Sreemaa Sarani, Lake Town, Nabagram, P.O: Bhaktinagar, Thana: New jalpaiguri, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Business, 3. Smt Ishita Sarkar, Daughter of Late Bhupendra Nath Paul, Sreemaa Sarani, Laketown, P.O: Bhaktinagar, Thana: New jalpaiguri, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Business, 4. Smt Joyati Bhowmik, Daughter of Late Rabindra Nath Paul, Sreemaa Sarani, Laketown, P.O: Bhaktinagar, Thana: New jalpaiguri, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Service

Identified by Mr Mohanlal Mandal, , Son of Late Basant Mandal, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-01-2024 by Shri Dilip Kumar Saha, PARTNER, Sarada Construction (Partnership Firm), Sreemaa Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007

Identified by Mr Mohanlal Mandal, , Son of Late Basant Mandal, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 24-01-2024 by Shri Ashok Kumar Saha, PARTNER, Sarada Construction (Partnership Firm), Sreemaa Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007

Identified by Mr Mohanlal Mandal, , Son of Late Basant Mandal, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 24-01-2024 by Shri Goutam Kumar Saha, PARTNER, Sarada Construction (Partnership Firm), Sreemaa Sarani, Laketown, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007

Identified by Mr Mohanlal Mandal, , Son of Late Basant Mandal, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

DA

Biswarup Goswami

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

Jalpaiguri, West Bengal

On 25-01-2024

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 1,00,013.00/- (A(1) = Rs 99,999.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,00,013/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/01/2024 12:00AM with Govt. Ref. No: 192023240352332242 on 18-01-2024, Amount Rs: 1,00,013/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB18012024827772 on 18-01-2024, Head of Account 0030-03-104-001-16

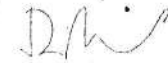
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,00,016/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,95,016/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 2635, Amount: Rs.5,000.00/-, Date of Purchase: 19/01/2024, Vendor name: Bikram Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/01/2024 12:00AM with Govt. Ref. No: 192023240352332242 on 18-01-2024, Amount Rs: 3,95,016/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB18012024827772 on 18-01-2024, 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 0711-2024, Page from 14873 to 14896

being No 071100586 for the year 2024.



Digitally signed by BISWARUP GOSWAMI
Date: 2024.01.31 16:51:11 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 31/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.