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I- 2282/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 612976

Mousumi Dasgupta

DEED OF SALE

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

Addl. District Sub-Registrar,
Sahibganj at Bagdogra

Contd. P/2

25 APR 2019

Mousumi Soddag

THIS DEED OF SALE IS MADE ON THIS THE 23rd DAY OF
April 2019

SCHEDULE OF LAND

MARKET VALUE : Rs.17,00,000 /-
SET FORTH VALUE : Rs. 17,00,000/-
TOTAL LAND : 0.04 Acre
MOUZA : BAIRATISAL
PLOT NO. : R.S. 350, L.R 548
KHATIAN NO. : L.R 1427
J.L. NO. : 70
P.S. : Matigara
PARAGANA : PATHARGHATA
DIST. : DARJEELING

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

BETWEEN

Mousumi Podder

SRIMATI MOUSUMI PODDER @ MAUSUMI PODDAR, W/O Sri Lipesh Ranjan Poddar, Hindu by religion, housewife by occupation, Non-tribal by caste, resident of C/O Mr. Sushendu Roy, 448 Surya Nagar, Dabgram, P.O.- Rabindra Sarani, P.S.- Siliguri, Dist.- Darjeeling, West Bengal, PIN- 734006 - Hereinafter called the "VENDOR" (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the ONE PART. (Pan No.ECNPP3730F)

AND

1. SMT. SHREOSI GHOSH, W/O Sri Nabin Ghosh, Hindu by religion, Housewife by occupation, Indian by Citizen, Non-tribal by caste, resident of No-1 S N Bose Road, (Opp Kali Mandir), P.O.- Kadamtala, P.S.- Matigara, Dist.- Darjeeling, West Bengal, PIN- 734011, 2. SMT. RITA SINHA (GHOSH) D/O Sri Nimai Chandra Ghosh W/O Sri Dhruba Sinha, Hindu by religion, Housewife by occupation, Indian by Citizen, Non-tribal by caste, resident of Saradapally, P.O.- Kadamtala, P.S.- Matigara, Dist.- Darjeeling, Pin- 734011, West Bengal, - Hereinafter called the "PURCHASER" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART. (Pan No. AILPG1819L and CFWPS3355F)

WHEREAS the present vendor had purchased 0.04 Acres of land Raj Mohan Bhattacharya, S/O Late Kunja Kishore Bhattacharya by a deed of Sale being deed no 3137 for the year 2005 situated at Mouza- Bairatisal, J.L No- 70, recorded in Khatian No 709, Plot No- LR 548, under P.S-

Mousumi Boddag

Matigara , Dist – Darjeeling , West Bengal registered at A.D.S.R Siliguri II at Bagdogra and said Raj Mohan Bhattacharya had purchased the aforesaid land from Smt Mamata Roy by a deed of sale being no 3280 for the year 1997 registered at A.D.S.R Siliguri. The present vendor after purchasing of the aforesaid land recorded her name in the present settlement record and in her name a separate Khatian being no 1427 was opened for total land measuring 0.04 Acres situated at Mouza- Bairatisal , J.L No- 70, Plot No- LR 548 , under P.S- Matigara , Dist – Darjeeling , West Bengal

AND

WHEREAS the vendor being in need of money for acquiring more profitable properties elsewhere have offered for sale land measuring total Land measuring 0.04 Acres situated at Mouza- Bairatisal, J.L No- 70, Plot No- R.S Plot No- 350 corresponding to LR 548 , Khatian No – R.S 17/8 & 245/2 corresponding to LR 1427 , Paragana – Patharghata , under P.S- Matigara , Dist – Darjeeling , West Bengal, for a consideration of Rs.17,00,000/- (Rupees Seventeen Lakhs) only

AND

WHEREAS the purchaser being in need of a plot of land has accepted the said offer of the vendor and agreed to purchase the said land measuring total land Land measuring 0.04 Acres situated at Mouza- Bairatisal, J.L No- 70, Plot No- R.S Plot No- 350 corresponding to LR 548 , Khatian No – R.S 17/8 & 245/2 corresponding to LR 1427 , Paragana – Patharghata , under P.S- Matigara , Dist – Darjeeling , West Bengal , for a consideration

of Rs.17,00,000/- (Rupees Seventeen Lakhs) only free from all encumbrances, charges whatsoever.

Mousumi Poddar

AND

WHEREAS the vendor considering the said price so offered by the purchaser as fair, reasonable and highest in view of prevailing market rate of land has agreed to sell their land Land measuring 0.04 Acres situated at Mouza- Bairatisal, J.L No- 70, Plot No- R.S Plot No- 350 corresponding to LR 548 , Khatian No – R.S 17/8 & 245/2 corresponding to L.R 1427 , Paragana – Patharghata , under P.S- Matigara , Dist – Darjeeling , West Bengal for a consideration of Rs.17,00,000/- (Rupees Seventeen Lakhs) only , free from all encumbrances, 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.17,00,000/- (Rupees Seventeen Lakhs) only paid today by the purchaser to the vendor the receipt whereof the vendor does acknowledge and grant full discharge to the purchaser from the payment thereof), the vendor does hereby grant, convey, sell, assign and transfer unto the purchaser the said land described in the schedule below and makes over possession thereof the purchaser together with all right, title interest liberties, easements, privileges, appendices appurtenances which ever belonging to or in any way appertaining to the peaceably and quietly without any interference or interruption from the vendor or any persons claiming under their subject to the payment of rent etc. payable to the Govt. of West Bengal.

The vendor does hereby declare that she has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffer from no defect of title and in the event of discovery of any contrary is proved, the vendor shall be liable to be deal with according to law both Civil & Criminal as the case may be and shall also be liable to pay adequate compensation to the purchaser.

The vendor does hereby covenant with the purchaser that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the vendor and the purchaser is deprived of ownership or of possession of the land hereby sold of any part thereof in future, the vendor shall be liable to return to the purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or of dispossession of the land hereby sold or any part thereof and shall also be liable to pay adequate compensation @ 18 % per annum to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting there from.

The vendor does hereby further declare that the vendor at the request and costs of the purchaser do execute all such act, deed or things if the purchaser so requires in future for peaceful enjoyment.

SCHEDULE OF LAND

All that piece or parcel of bastu Land measuring 0.04 Acres situated at Mouza- Bairatisal, J.L No- 70, Plot No- R.S Plot No- 350 corresponding to LR 548 , Khatian No – R.S 17/8 & 245/2 corresponding to L.R 1427 , Paragana – Patharghata , under P.S- Matigara , Dist – Darjeeling , West Bengal

The said land is butted and bounded as follows:

By the North: Land of Monoranjan Paul

By the South: House of Naryan Ghosh and Late Sadesah Sarkar

By the East: Land of Narayan Ghosh

By the West : House of Late Ratna Dutta and 8 ft wide Non- metal road.

IN WITNESS WHEREOF the vendor does hereunto set and subscribe his hand on this deed on the day, month year first above written.

WITNESSES:

1. *Anubhabrata Ghosh*

S/O Jyotirmoy Ghosh
1 No Satyen Bose Road
P.O- Kadamtala
P.S- Matigara
Dist- Darjeeling
PIN- 734011

Mousumi Poddar

SIGNATURE OF VENDOR

Drafted, read over and explained
the contents of this deed by me to
the vendors and printed in my office

2.

Shouvik Das
Shouvik Das
Advocate, Siliguri.
Enroll. No- WB- 351/98

ETCH MAP/ SITE PLAN SHOWING THE LAND TO BE SOLD

MOUZA-BAIRATISAL, JL.NO-70, PARAGANA-PATHARGHATA, P.S-MATIGARA, DIST-DARJEELING

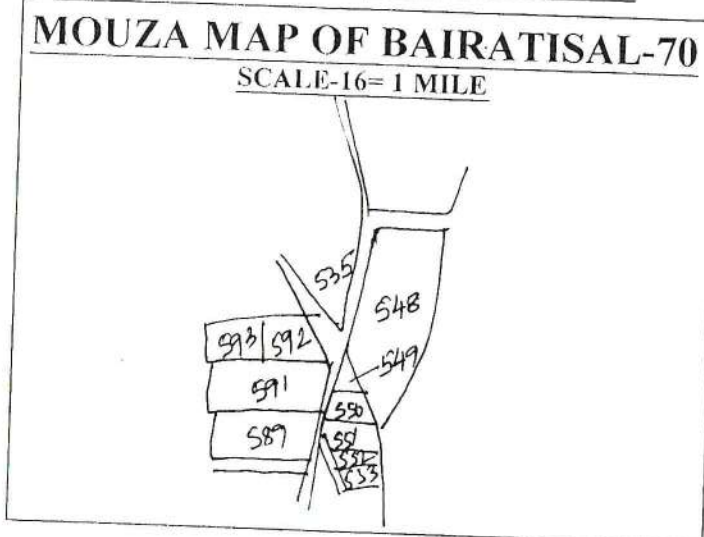
UNDER MATIGARA BLOCK & ATHARAKHAI G.P

NAME OF PURCHASER:-

1] SMT.SHREOSI GHOSH
W/O SRI NABIN GHOSH
OF-NO-1.S.N.BOSE ROAD,
(OPP KALIMANDIR)
P.O-KADAMTALA .P.S-MATIGARA
DIST-DARJEELING ,PIN-734011
2] SMT.RITA SINHA (GHOSH)
W/O SRI DHRUBA SINHA
OF-SARADA PALLY ,P.O-KADAMTALA
P.S-MATIGARA ,DIST-DARJEELING
PIN-734011

MOUZA MAP OF BAIRATISAL-70

SCALE-16= 1 MILE



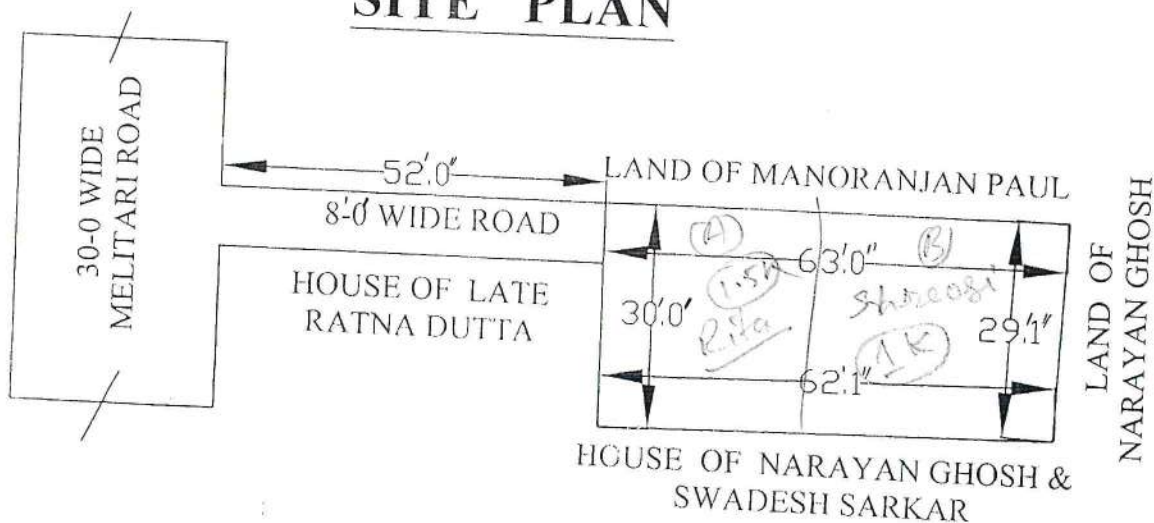
NAME OF VENDOR:-

SMT.MOUSUMI PODDAR
W/O SRI LIPESH RANJAN PODDAR
OF-C/O MR.SUSHENDU ROY
448 SURYA NAGAR ,DABGRAM
P.O-RABINDRA SARANI
P.S-SILIGURI ,DIST-DARJEELING

SCHEDULE OF LAND

MOUZA-	: BAIRATISAL
JL.NO	: 70
PARAGANA-	: PATHARGHATA
P.S-	: MATIGARA
DIST-	: DARJEELING
KHATIAN.NO	: LR-1427
PLOT.NO	: RS-350 ,LR-548
AREA-	: 4 DECIMAL

SITE PLAN



Mousumi Poddar,
SIGNATURE OF VENDOR

TRACED BY:
B. Singh
JYOTESH CH. SINGHA
P.S. SURVEYOR
FIELD NO. 66298

(A) 2.475 or 1.5 K = 2.475
(B) 1.525 or 1.00 K = 1.65

EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Mousumi Podder						

Mousumi Podder,
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Shreosi Ghosh						

Shreosi Ghosh
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Rita Sinha (Ghosh)						

Rita Sinha (Ghosh.)
Signature with date

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ECNPP3730F

नाम / Name
MOUSUMI PODDER

पिता का नाम / Father's Name
LATE NARESH CHAKRABORTY

जन्म की तारीख / Date of Birth
25/06/1971

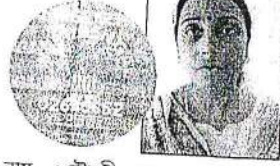
A PAN Application Digitally Signed. Card Not Valid unless Physically Signed



27/02/2017

Mousumi Podder

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GLQ0066068



নির্বাচকের নাম : মৌসুমী পোদ্ডার

Elector's Name : Mausumi Poddar

স্বামীর নাম : লিপেশ পোদ্ডার

Husband's Name : Lpesh Poddar

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ
Date of Birth : XX / XX / 1972

Mausumi Poddar

GLQ0066068

ঠিকানা:

441 সত্যেন বোস রোড, অঠারখাই মাটিগড়া দার্জিলিং
734011

Address:

441 Satyen Bose Road, Atharkhai
Matigara Darjeeling 734011

Date: 01/08/2007

25-সিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
25-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

050/1323

आयकर विभाग
INCOME TAX DEPARTMENT
SHREOSI GHOSH
MADAN MOHAN SARKAR
12/1979
Permanent Account Number
A/LPG1819L
Shreosi Ghosh
Signature

भारत सरकार
GOVT. OF INDIA



202205

Shreosi Ghosh

स्वायत्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA SINHA

NIMAI GHOSH

07/10/1980

Permanent Account Number

CFWPS3355F

Rita Sinha
Signature



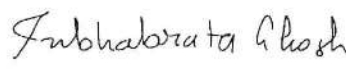
Rita Sinha (ephorn)



Owner Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SHREOSI GHOSH Wife of Mr Nabin GHOSH S.N. Bose Road, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AILPG1819L, Status :Individual, Status : Not Executed
2	Mrs RITA SINHA GHOSH Daughter of Mr Nimai Chandra Ghosh S.N. Bose Road, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFWPS3355F, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhabrata Ghosh Son of Mr Jyotirmoy Ghosh 1 No Satyen Bose Road, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011			
	23/04/2019	23/04/2019	23/04/2019

Identifier Of Mrs MOUSUMI PODDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI PODDAR	Mrs SHREOSI GHOSH-2 Dec,Mrs RITA SINHA GHOSH-2 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal Pin Code : 734011

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 548, LR Khatian No:- 1427	Owner:মৌসুমী পোদ্দার, Gurdian:লিপে রঙ্গ, Address:লিঙ্গ, Classification:বাস্তু, Area:0.04000000 Acre,	Mrs MOUSUMI PODDAR

Endorsement For Deed Number : I - 040302282 / 2019

On 23-04-2019

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

Presented for registration at 13:33 hrs on 23-04-2019, at the Office of the A.D.S.R. BAGDOGRA by Mrs MOUSUMI PODDAR Alias Mr MAUSUMI PODDAR,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,00,000/-

Major Information of the Deed :- I-0403-02282/2019-25/04/2019

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

Execution is admitted on 23/04/2019 by Mrs MOUSUMI PODDAR, Alias Mr MAUSUMI PODDAR, Wife of Mr Lipesb Ranjan PODDAR, Military Road , Near Sanai Apartment , Shivman, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife

Indetified by Mr Subhabrata Ghosh, . . Son of Mr Jyotirmoy Ghosh, 1 No Satyen Bose Road, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by profession Business



Suraj Lepcha

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

Darjeeling, West Bengal

On 25-04-2019

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 17,000/- (A(1) = Rs 17,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/04/2019 12:00AM with Govt. Ref. No: 192019200007532462 on 22-04-2019, Amount Rs: 17,000/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90011068 on 23-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,000/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 80,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 684, Amount: Rs.5,000/-, Date of Purchase: 23/04/2019, Vendor name: R Chaki

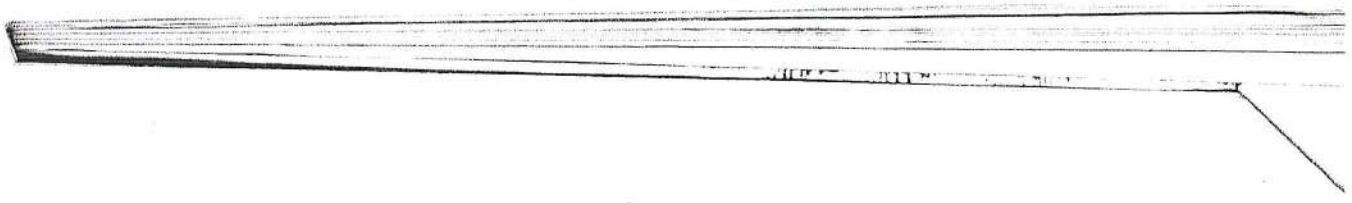
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/04/2019 12:00AM with Govt. Ref. No: 192019200007532462 on 22-04-2019, Amount Rs: 80,000/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90011068 on 23-04-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha

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

Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 50220 to 50238

being No 040302282 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.04.25 14:32:00 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/04/2019 14:31:55

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)