

88-2489/2024

2535/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 557220

৪৫/১০/১০/১১
 Dk. 7298 ৫৫.

DEUTI DEVELOPERS

PARTNER

Kamat

DEED OF CONVEYANCE (SALE)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED
 TO THIS DOCUMENT IS TRUE AND CORRECT.

Cont/2

Adml. Dist. Sub-Registrar
 Shiguri - II at Bagdogra

09 APR 2024

MN/2024/0401/2032

1001 2024 04

N. J. Stamp

SL. No. 310 Date 15/03/24

Sold to Dents Developers
Selin

of

Value 5000/- Rupees Five Thousand only

J. Saik

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



Audl Dist Sub-Registrar
Sibhat Bazar, Dist. Darjeeling

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

Kamat

AREA : 61 Katha 2 Chhatak 6 Sq.Ft.,
KHATIAN No. : 3649 (L.R)
PLOT NO. : 115,116,118,119 & 120 (R.S),
255,256,261,258 & 259 (L.R)
J. L. NO. : 41
MOUZA : Shishabari
PARGANA. : Patharghata
P.S. : Matigara
DISTRICT : Darjeeling
CONSIDERATION : Rs. 2,10,00,000/-
Under Gram Panchayat Area

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
28th DAY OF MARCH, 2024

BETWEEN



Audl. Dist. Sub-Registrar
Slg. II ul Bagdogra Dist. Darjeeling

28 MAR 2024

DEUTI DEVELOPERS

[Handwritten signature]

PARTNER

3

[Handwritten signature: Kamal]

DEUTI DEVELOPERS (PAN: AANFD7003P), A Partnership Firm, having its office at Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin. 734001, represented by its Partner **SHRI NARAYAN PRASAD AGARWAL S/O LATE SHREECHAND AGARWAL (PAN : ACKPA8811B)**, resident of Uttar Rathkhola, Bhimram, Naxalbari, District - Darjeeling, Pin - 734429. West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its office bearers, executors, successors, representatives, administrators and assigns) of the "**ONE PART** "

AND

SRI KAMAL CHAND BOTHRA S/O SRI PUNAM CHAND BOTHRA (PAN- AHGPB7021H), Hindu by Religion, Business by Occupation, Indian by Citizenship, residing at Flat E-5 Metro Height, 2nd Mile, Sevoke Road, Opp. Club Town, P.O Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin-734001, hereinafter called the "**VENDOR**" (Which expression shall mean and include unless excluded by or repugnant to the subject or context be deemed to include his legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **SECOND PART.**

[Handwritten mark]

DEUTI DEVELOPERS



PARTNER

Kamal

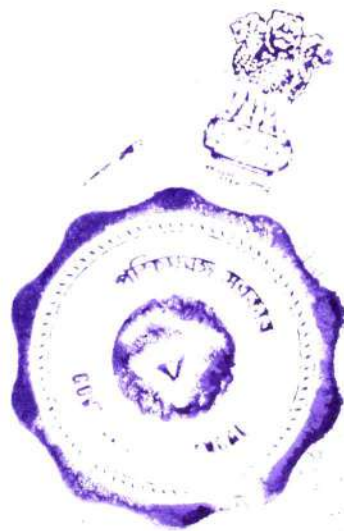
AND WHEREAS the vendor hereof became the sole and absolute owner in possession of vacant land measuring **100.87 Decimal**, appertaining to and forming part of R.S. Plot No. 115,116,118,119 & 120, corresponding to L.R Plot No. 255,256,261,258 & 259, recorded in L.R. Khatian No. 2168, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling, by virtue of **Deed of Sale being No. I-5061 dated- 20.05.2022** executed by UNITED PROPERTIES PRIVATE LIMITED, registered in the office of A.D.S.R. Siliguri-II at Bagdogra, Dist-Darjeeling, recorded in Book-I, Vol No. 0403-2022, Page from 117064 to 117079 for the year 2022, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the vendor hereof mutated his name in the office of Right of Record in B.L. & L.R.O. Matigara, and gained a separate L.R. Khatian being No. 3649 in L.R Plot No. 255,256,261,258 & 259, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist – Darjeeling.

AND WHEREAS the Vendor have now firmly and finally decided to sell and has offered for sale to the Purchaser all that piece or parcel of land measuring **61 Katha 2 Chhatak 6 Sq.Ft.**, the said land is more particularly described in the Schedule given herein under, for a total consideration of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs)** only.

AND WHEREAS the Purchaser being in need of land in that area, has agreed to purchase the said plot of land measuring **61 Katha 2 Chhatak 6 Sq.Ft.**, morefully described in the schedule below for a total consideration of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs)** only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever and the below Schedule Vacant Land is transferred in the manner hereinafter appearing.





Aud. Dist. Subkejurur
Slg. II at Bagogot. Dist. Bagecing

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs)** only, paid to the Vendor and the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the Schedule appended below and make over possession thereof together with all rights, titles interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under them subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The Vendor have represented, assured and guaranteed the Purchaser that the land hereby sold is free from all sorts of encumbrances like prior sale/agreement to sell, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, restrictive covenants, lispendis, order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force, and the land hereby sold has neither been acquired nor any acquisition proceedings has been initiated under the Land Acquisition Act, nor requisition proceedings, minor claims or claims of any other nature whatsoever are pending and there is no other legal defect in the title of the Vendor regarding ownership and they are fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.

The Vendor do 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, the Purchaser is deprived of ownership or of possession of the land hereby sold or any part thereof in future.

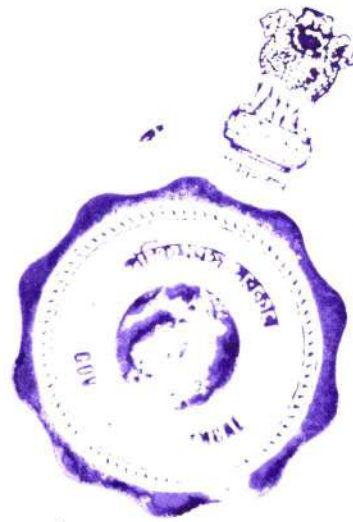
The Vendor do hereby further declare that they at the request and costs of the Purchaser does, execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the Vendor by these presents.

The Vendor do hereby further declare that the Purchaser with his own expenses shall get transferred / mutated the land hereby sold in his favor in the records of the Gram Panchayat Area or any other Government Department/ Authorities concerned on the basis of this Sale Deed even in the absence of the Vendor who shall have no objection in this regard and will also extend full cooperation to the Purchaser when asked for in this regard.

The Vendor do hereby further declare that all the previous taxes including arrears of Gram Panchayat Area or any other Government Authority/ies dues and demands in respect of the land hereby sold up to date of execution of this Sale deed shall be borne and paid by the Vendor and thereafter the same shall be borne and paid by the Purchaser.

The Vendor do hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the land hereby sold from the date of execution of this Sale Deed and the Vendor shall not demand any amount from the Purchaser hereinafter.

The Vendor do hereby further declare that the Purchaser is free to deal with the land hereby sold in any manner, whatsoever, he deems fit including the right to make additions, alterations and further construction as per rules of Gram Panchayat Area or any other local authority from the date of execution of this Sale Deed. The Purchaser shall be exclusively entitled with the exclusive right to have and to hold, own, possess and enjoy the land hereby sold with the exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of the land hereby sold in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the Vendor or any other person or persons claiming through or under the trust of the Vendor.



Audl. Dist. Sub-Registrar
Slg. II at Bagdogra Dist. Darjeeling

28 MAR 2024

That the Vendor have delivered the actual, physical, vacant and peaceful possession of the land hereby sold to the Purchaser at the time of execution of this Sale Deed.

The Vendor do hereby further declare, agree, undertake and bind themselves not to act in any manner contrary and prejudicial to the rights, title and interest of the Purchaser.

The Vendor do hereby further declare that there is no other subsisting agreement for sale or otherwise in respect of the land hereby sold in favor of any other person(s) except with the Purchaser.

SCHEDULE OF VACANT LAND HEREBY SOLD

All that piece and parcel of vacant land Measuring **61 Katha 2 Chhatak 6 Sq.Ft.**, appertaining to and forming part of:-

| L.R. Khatian No. | L.R. Plot No. | R.S. Plot No. | Area in Acre |
|------------------|---------------|---------------|--|
| 3649 | 255 | 115 | 0.06 Acre |
| | 256 | 116 | 0.06 Acre |
| | 261 | 118 | 0.7687 Acre |
| | 258 | 119 | 0.08 Acre |
| | 259 | 120 | 0.04 Acre |
| | | Total | 1.0087 Acre or 61 Katha 2 Chhatak 6 Sq.Ft., |

Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling. Under Gram Panchayat Area. As per ROR Rupni & Proposed use of land Proposed Industrial Use.

The said land is butted and bounded as follows:-

North: 17 Feet Wide Kutcha Road;

South: Land of Maya Sharma;

East: Land of United Properties Private Limited;

West: Land of Megasun Merchant Private Limited;

(A)



A. J. D. S. P. ...
Sgt. II of Bangalore ...

28 MAR 1994

Within the aforesaid boundary the Vendor do hereby sell/sale the land measuring **61 Katha 2 Chhatak 6 Sq.Ft.,** to the Purchaser is forming part of these presents.

IN WITNESS WHEREOF THE VENDOR IN THIER GOOD HEALTH & FULL PRESENCE OF SOUND CONSCIOUS MIND HAS PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES: -

Amit U Saha
S/o Bhim Pd Saha
Sukanto Saha,
Milanpally (S),
Siliguri - 05

Amit Barai
s/o. B. Barai
Siliguri

The content of this document
have been gone through and
understood personally by the
Purchaser and the Vendor.

LAND DEVELOPERS



PARTNER

SIGNATURE OF THE PURCHASER



SIGNATURE OF THE VENDOR

Drafted and explained by me to
parties & printed in my office :



(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006.



Audl. Dist. Sub-Registrar
Slg. II at Bagdogra Dist. Darjeeling

28 MAR 2024

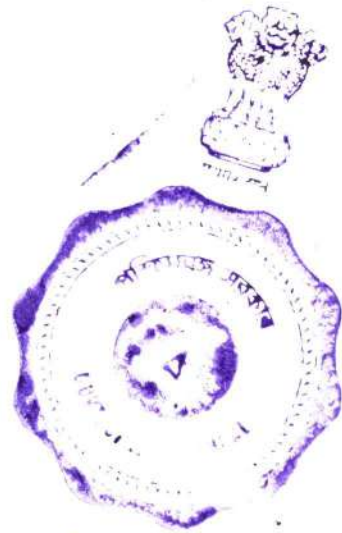
MEMO OF CONSIDERATION

Received with thanks from the **PURCHASER** hereof, a total sum of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs)** only, paid as full and final payment in respect of sale of vacant land Measuring **61 Katha 2 Chhatak 6 Sq.Ft.**, described in above mention schedule.

MODE OF PAYMENT-

1. Rs. 60,00,000/- paid by Cheque /RTGS.
2. Rs. 50,00,000 /- paid to Kamal Chandra Bothra by Cheque No. 070208, on dated 30.08.2024 through Union Bank of India.
3. Rs. 50,00,000 /- paid to Kamal Chandra Bothra by Cheque No. 070209, on dated 30.12.2024 through Union Bank of India.
4. Rs. 50,00,000 /- paid to Kamal Chandra Bothra by Cheque No. 070210, on dated 25.03.2025 through Union Bank of India.

**SIGNATURE OF THE VENDOR**



Asst. Dist. Supt. Registrar
Sls. H. at Mysore Dist. Dargah

28 MAR 2024


Rules 44A of Indian Registration Act, 1908

aimant sheet signature




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

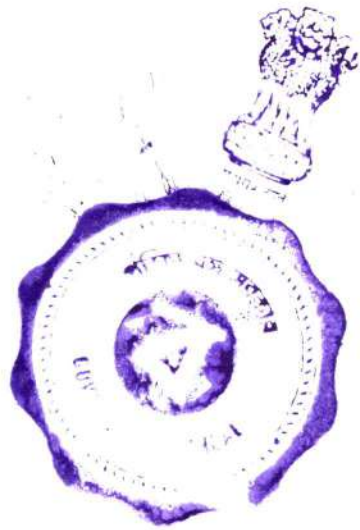
DEUTI DEVELOPERS


Signature with date PARTNER



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


Signature with date



Audi, Dist. Sindh, Karachi
Sgt. II at Bagdogra Dist. Durgajing

28 MAR 2024

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Amit K Saha

SIGNATURE OF IDENTIFIER



Adl. Dist. Sub-Registrar
Sg. Hat Baganga Dist. Darjeeling

28 MAR 2024

Major Information of the Deed




| | | | |
|---|--|---|------------|
| Deed No : | I-0403-02535/2024 | Date of Registration | 01/04/2024 |
| Query No / Year | 0403-2000729384/2024 | Office where deed is registered | |
| Query Date | 16/03/2024 1:54:47 PM | A.D.S.R. BAGDOGRA, District: Darjeeling | |
| Applicant Name, Address & Other Details | AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, 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. 2,10,00,000/- | Rs. 2,28,54,439/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 9,14,197/- (Article:23) | Rs. 2,28,558/- (Article:A(1), E,) | | |
| Remarks | | | |

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------|----------------------|-------------------------|----------------------|-------------------------|-----------------------|---------------------------------|
| L1 | LR-255 (RS :-) | LR-3649 | Proposed Industrial Use | Rupni 0.06 Acre | 12,49,132/- | 13,59,439/- | Width of Approach Road: 17 Ft., |
| L2 | LR-256 (RS :-) | LR-3649 | Proposed Industrial Use | Rupni 0.06 Acre | 12,49,132/- | 13,59,439/- | Width of Approach Road: 17 Ft., |
| L3 | LR-261 (RS :-) | LR-3649 | Proposed Industrial Use | Rupni 0.7687 Acre | 1,60,03,470/- | 1,74,16,682/- | Width of Approach Road: 17 Ft., |
| L4 | LR-258 (RS :-) | LR-3649 | Proposed Industrial Use | Rupni 0.08 Acre | 16,65,510/- | 18,12,586/- | Width of Approach Road: 17 Ft., |
| L5 | LR-259 (RS :-) | LR-3649 | Proposed Industrial Use | Rupni 0.04 Acre | 8,32,756/- | 9,06,293/- | Width of Approach Road: 17 Ft., |
| | | TOTAL : | | 100.87Dec | 210,00,000 /- | 228,54,439 /- | |
| | | Grand Total : | | 100.87Dec | 210,00,000 /- | 228,54,439 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name Shri KAMAL CHAND BOTHRA (Presentant) Son of Shri PUNAM CHAND BOTHRA Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office | Photo  01/04/2024 | Finger Print  LTI 01/04/2024 Captured | Signature  01/04/2024 |
| FLAT E-5 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office | | | | |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | DEUTI DEVELOPERS SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri NARAYAN PRASAD AGARWAL Son of Late SHREECHAND AGARWAL UTTAR RATHKHOLA, BHIMRAM, NAXALBARI, City:- Not Specified, P.O:- NAXALBARI, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEUTI DEVELOPERS (as partner) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr AMIT KUMAR SAHA Son of Mr BHIM PRASAD SAHA 6/33D, SUKANTA SARANI, MILANPALLY EAST, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 |  01/04/2024 |  Captured |  01/04/2024 |
| Identifier Of Shri KAMAL CHAND BOTHRA, Shri NARAYAN PRASAD AGARWAL | | | |

| Transfer of property for L1 | | |
|-----------------------------|-------------------------|----------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri KAMAL CHAND BOTHRA | DEUTI DEVELOPERS-6 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri KAMAL CHAND BOTHRA | DEUTI DEVELOPERS-6 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri KAMAL CHAND BOTHRA | DEUTI DEVELOPERS-76.87 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri KAMAL CHAND BOTHRA | DEUTI DEVELOPERS-8 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri KAMAL CHAND BOTHRA | DEUTI DEVELOPERS-4 Dec |

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 255, LR Khatian No:- 3649 | Owner:কমল চাঁদ ভোষরা, Gurdian:প্রম চাঁদ ভোষরা, Address:নিজ , Classification:স্থপনী, Area:0.06000000 Acre, | Shri KAMAL CHAND BOTHRA |
| L2 | LR Plot No:- 256, LR Khatian No:- 3649 | Owner:কমল চাঁদ ভোষরা, Gurdian:প্রম চাঁদ ভোষরা, Address:নিজ , Classification:স্থপনী, Area:0.06000000 Acre, | Shri KAMAL CHAND BOTHRA |
| L3 | LR Plot No:- 261, LR Khatian No:- 3649 | Owner:কমল চাঁদ ভোষরা, Gurdian:প্রম চাঁদ ভোষরা, Address:নিজ , Classification:স্থপনী, Area:0.76870000 Acre, | Shri KAMAL CHAND BOTHRA |
| L4 | LR Plot No:- 258, LR Khatian No:- 3649 | Owner:কমল চাঁদ ভোষরা, Gurdian:প্রম চাঁদ ভোষরা, Address:নিজ , Classification:স্থপনী, Area:0.08000000 Acre, | Shri KAMAL CHAND BOTHRA |
| L5 | LR Plot No:- 259, LR Khatian No:- 3649 | Owner:কমল চাঁদ ভোষরা, Gurdian:প্রম চাঁদ ভোষরা, Address:নিজ , Classification:স্থপনী, Area:0.04000000 Acre, | Shri KAMAL CHAND BOTHRA |

Endorsement For Deed Number : I - 040302535 / 2024

On 28-03-2024

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

Presented for registration at 11:19 hrs on 28-03-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri KAMAL CHAND BOTHRA ,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 2,28,54,439/-

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

Execution is admitted on 28/03/2024 by Shri KAMAL CHAND BOTHRA, Son of Shri PUNAM CHAND BOTHRA, FLAT E-5 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr AMIT KUMAR SAHA, , Son of Mr BHIM PRASAD SAHA, 6/33D, SUKANTA SARANI, MILANPALLY EAST, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 01-04-2024

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 2,28,558.00/- (A(1) = Rs 2,28,544.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,28,558/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 5:41PM with Govt. Ref. No: 192023240434135188 on 21-03-2024, Amount Rs: 2,28,558/-, Bank: SBI EPay (SBlePay), Ref. No. 8460400736227 on 21-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,14,197/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 9,09,197/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 310, Amount: Rs.5,000.00/-, Date of Purchase: 15/03/2024, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 5:41PM with Govt. Ref. No: 192023240434135188 on 21-03-2024, Amount Rs: 9,09,197/-, Bank: SBI EPay (SBlePay), Ref. No. 8460400736227 on 21-03-2024, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia
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 0403-2024, Page from 47851 to 47867

being No 040302535 for the year 2024.



[Handwritten signature]

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.04.01 17:23:19 +06:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 01/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.