

137/2023.

J-329/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 945965

G 945965

9  
 14/01/2023  
 [Handwritten signature]

Brakto Bis Roadhan

17/2/21

04/2023.

04/01/23

**DEED OF CONVEYANCE (SALE)**

CERTIFIED THAT THE DOCUMENT IS ADMITTED FOR  
 REGISTRATION THE SIGNATURE SHEET AND 1  
 ENDORSEMENT SHEETS ATTACHED TO THIS  
 DOCUMENT ARE THE PART OF THIS DOCUMENT.

Cont/2

ADDL. DIST. SUB-REGISTRAR  
 SILIGURI-III AT GADOSH PURA

19 JAN 2023

[Handwritten mark]

SL. NO. 40065 Date 27/12/2022

PURCHASER CENINFRA CONSULTANT (OPC) Pvt. Ltd.

Full Address Gurgaon.

Total Value 5000

Stamp Purchased from JPG Treasury-1



STAMP VENDOR  
JAYA RANI DAS  
Licence No.1 of 99-2000  
Addl. DSR Office, Rajganj, Jalpaiguri

Bhaktar Bir Pradhan



- 04

Bhaktar Bir Pradhan



अमीरी सहनी  
पिता राम सुबस सहनी  
प्रवाहा काट सहनी  
बम्ती धाना कात्रीकाट

ADDL. DISTRICT SUB-REGISTRAR  
SILIGURI-III AT GRESH PUKUR

04 JAN 2023

AREA : 145 Decimal  
KHATIAN No. : 12, 15/1, 113,222 (R.S), 792 (L.R)  
PLOT NO. : 9, 34, 37,38 (R.S.)  
30, 32, 40 & 46 (L.R)  
J. L. NO. : 72  
MOUZA : Radha  
PARAGANA : Patharghata  
P.S. : Bagdogra  
DISTRICT : Darjeeling  
CONSIDERATION : Rs. 43,50,000/-

Under Gram Panchayat Area.

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE  
4<sup>th</sup> DAY OF JANUARY, 2023**

**BETWEEN**

Blakta Bis Pradhan

(A)

**1. CENINFRA CONSULTANT (OPC) PRIVATE LIMITED** (PAN : AAGCC7679A). A private limited company registered under the provision of The Company Act, 1956, having its registered office at Ground Floor, 1161 Sector 38, Gurgaon, Haryana, 122001.

**2. CENSUS CONSULTANT** A Sole Proprietorship firm, having its registered office at Block-D, FF 8, First Floor Omaxe Gurgaon Mall, Sector 49 Sohna Road, Gurgaon, Haryana, The company and the Firm is being represented by one of its director/Proprietor **SRI SRISH BHASKAR RAI** son of Bhuneshwar Rai, (PAN BARPR1874D, Aadhar No. 7268 6067 3453), An Indian Citizen, Hindu by religion, Business by occupation, resident of Apartment No. 9-A, Elite, Tower no. 24, Belgravia, Central Park —II Resorts, Hero Honda Road, Sector -48, Islampur (97), Gurgaon, State of Haryana, Pin -122018 by virtue of a resolution taken by the directors of the said company unanimously in its board meeting held on at the company's registered office, hereinafter called the "**PURCHASERS**" (Which expression shall mean and include unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, successors, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

**AND**

**SRI BHAKTA BIR PRADHAN** son of Late H. B. Pradhan, (PAN AKTPP5963G, Aadhar No. 2419 3424 0033), An Indian Citizen, Hindu by religion, Business by occupation, resident of Development Area, Bodhi Marg, Above Congress Bhawan, Gangtok City, P. O. & P. S. - Gangtok, District - East Sikkim, State of Sikkim, hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context his legal heirs, successors, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

Bhakta Bir Pradhan

(A)

Bhakti Bir Pradhan

**WHEREAS** the vendor hereof became sole and absolute owner in possession of vacant land measuring **638 decimals**, appertaining to and forming part of R. S. Plot no. 7, 8, 9, 34, 35, 36, 37, 38 corresponding to L. R. plot no. 13, 14, 30, 32, 34, 35, 39, 40, 46, recorded in R. S. khatian No. 15/1, 113, 12 and 222 corresponding to L. R. khatian no. 255, situated within mouza - Radha, J. L. No.72, Police Station -Phansidewa, District - Darjeeling by virtue of Deed of Sale being no. **1-4854 dated 22/5/2012**, executed by Sri Biswajit Roy son of late Harendra Nath Roy, registered in the office of A. D. S. R., Siliguri -11 at Bagdogra, District -Darjeeling, recorded in Book No. I, C. D. Volume no. 13, pages no. 3153 to 3168 for the year 2012, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges what-so-ever.

**AND WHEREAS** the Vendor recorded the aforesaid land in his name in the Record of Rights at the Office of B. L. & L. R. O. Phansidewa and shall ever since a new L. R. Khatian, being Khatian No.792 and L.R. Plot No. 30,32,40 & 46 was framed in the name of Vendor, as per provision of W.B.L.R Act 1955.

**AND WHEREAS** the Vendor has now firmly and finally decided to sell and has offered for sale to the Purchasers all that piece or parcel of land measuring **145 Decimal**, the said land is more particularly described in the Schedule given herein under, for a total consideration of **Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand)** only.

**AND WHEREAS** the Purchasers being in need of land in that area, have agreed to purchase the said plot of land measuring **145 Decimal**, morefully described in the schedule below for a total consideration of **Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand)** 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.

(A)

Bhakti Bir Pradhan

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand)** only, paid to the Vendor and the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchasers 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 Purchasers 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 has represented, assured and guaranteed the Purchasers 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 does hereby covenant with the Purchasers 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 Purchasers are deprived of ownership or of possession of the land hereby sold or any part thereof in future.

A

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

The Vendor does hereby further declare that the Purchasers with their own expenses shall get transferred / mutated the land hereby sold in their 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 has no objection in this regard and will also extend full cooperation to the Purchasers when asked for in this regard. The Vendor does 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 Purchasers.

The Vendor does hereby further declare that the Purchasers 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 Purchasers hereinafter.

The Vendor does hereby further declare that the Purchasers is free to deal with the land hereby sold in any manner, whatsoever, they 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 Purchasers 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

A

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.

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

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

The Vendor does 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 Purchasers.

**SCHEDULE OF VACANT LAND HEREBY SOLD**

All that piece and parcel of land Measuring **145 Decimal**, appertaining to and forming part of :-

L.R. Khatian No.	L.R. Plot No.	Area in Decimal
792	30	20 Decimal
	32	12 Decimal
	40	67 Decimal
	46	46 Decimal
	<b>Total</b>	<b>145 Decimal</b>

Recorded in RS Plot No. 9, 34, 37,38, recorded in RS Khatian No. 12, 15/1, 113 & 222, Under Mouza - Radha, J. L. No.72, Police Station - Bagdogra, District - Darjeeling, Under Gram Panchayat Area. As per ROR. *Danga puratan*  
Rupani & Proposed use of land Industrial Use.

*patit /*

**The said land is butted and bounded as follows:-**

- North : Land of Vendors;
- South : Land of Chaitanya Singha & Prafulla Singha;
- East : Land of Vendor and L.R. Plot No. 41 (Part);
- West : Land of Gobinda Singha & Parav Singha.

Within the aforesaid boundary the Vendor does hereby sell/sale the land measuring **145 Decimal**, to the Purchasers are forming part of these presents.

*(A)*



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

**WITNESSES: -**

1. अमरी सहनी  
पिता राम सुब्रत सहनी  
प्रभाश नगर सहनी  
वक्ती  
धाना नगरी नगर

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

CENINFRA CONSULTANT (OPC) PVT. LTD.

Director

**For CENSUS CONSULTANT**

**Authorised Signatory**

**SIGNATURE OF THE PURCHASER**

2. Bhupendra  
UBHUPENDEA SHARMA  
S/o late Rajendra Sharma  
72, Golden Square, Ghorebati  
Po: Susthula Nagar  
Dt: Darjeeling (WB)  
Pin: 734012

Blakto Bis Pradhan  
**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

**MEMO OF CONSIDERATION**

Received with thanks from the **PURCHASERS** hereof, a total sum of **Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand)** only, paid as full and final payment in respect of sale of land Measuring **145 Decimal**, described in above mention schedule.

*Blakta Bis Pradhan*  
**SIGNATURE OF THE VENDOR**

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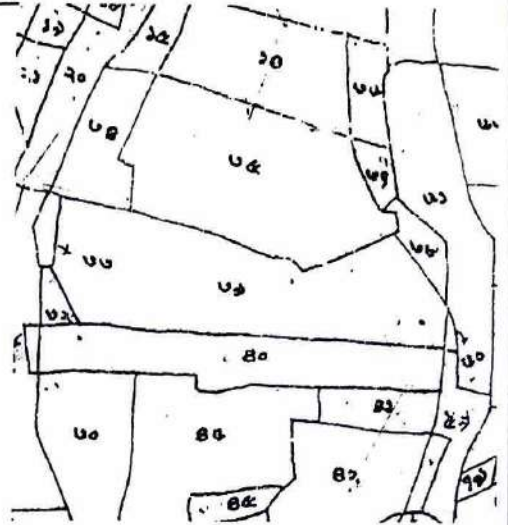
**SKETCH MAP SITE PLAN SHOWING THE VACANT LAND TO BE SOLD OF MOUZA:-RADHA,  
J.L. NO.-72, TOUZI NO.- 91, PARGANA - PATHARGHATA, P.S.- PHANSIDEWA,  
DIST.- DARJEELING.**

**NAME OF SELLER:-**

SRI. BHAKTA BIR PRADHAN,  
S/O.-LATE H.B.PRADHAN,  
RESIDENT OF - DEVELOPMENT AREA,  
BODHI MARG, ABOVE CONGRESS  
BHAWAN,GANGTOK CITY,P.O.&  
P.S.-GANGTOK, DIST.- EAST SIKKIM,  
STATE - SIKKIM.

**NAME OF PURCHASER:-**

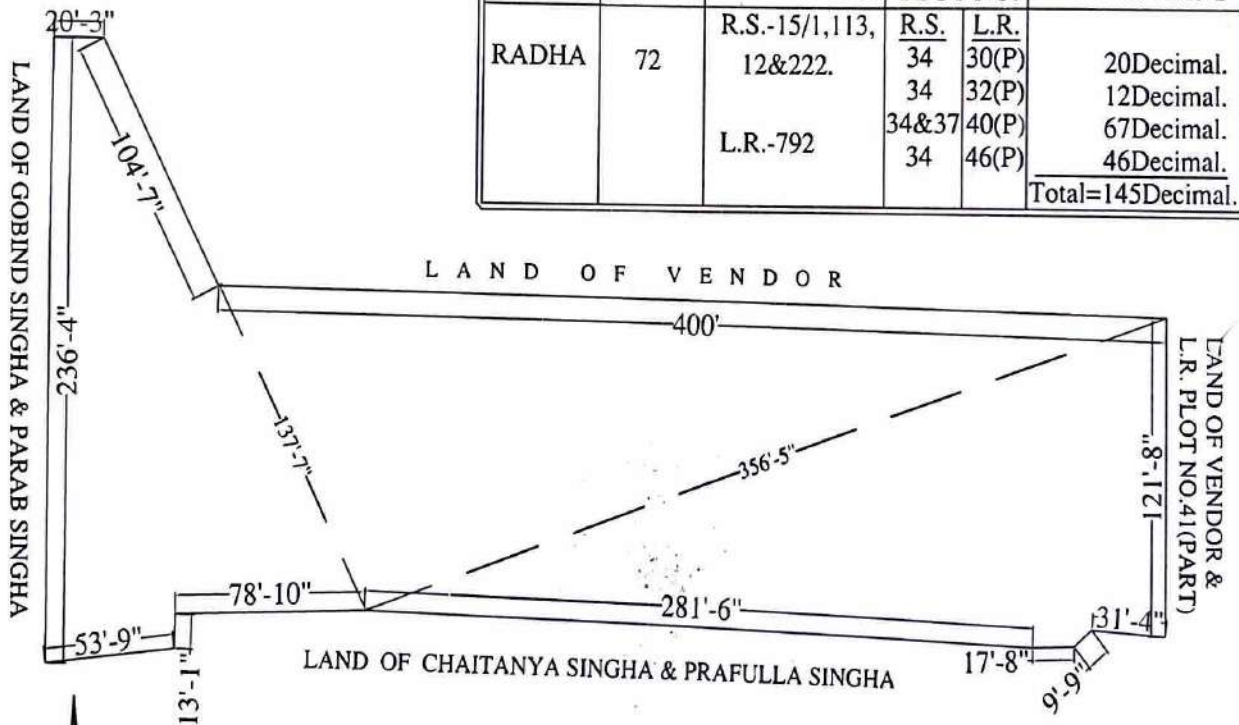
1. CENINFRA CONSULTANT (OPC) PVT LIMITED,  
REGISTERED OFFICE,  
GF -1161, SECTOR 38, GURGAON HARYANA,122001.  
2. CENSUS CONSULTANT  
REGISTERED OFFICE  
BLOCK -D, FF 8, FIRST FLOOR OMAXE GURGAON MALL,  
SECTOR 49 SOHNA ROAD, GURGAON, HARYANA.  
DIRECTOR/ PROPRIETOR SRI SRISH BHASKAR RAI,  
S/O BHUNESHWAR RAI,  
RESIDENT OF - APARTMENT NO. 9-A, ELITE, TOWER NO.24,  
BELGRAVIA, CENTRAL PARK-II RESORTS,HERO HONDA ROAD,  
SECTOR- 48, ISLAMPUR(97),GURGAON, HARYANA, PIN-122018.



**PART TRACE MAP OF  
MOUZA:RADHA,J.L.NO.-72.  
SCALE:16"=1 MILE**

**SCHEDULE OF LAND:-**

MOUZA	J.L. NO.	KHATIAN NO.	PLOT NO.		AREA OF LAND
RADHA	72	R.S.-15/1,113, 12&222.	R.S.	L.R.	
			34	30(P)	20Decimal.
		34	32(P)	12Decimal.	
		L.R.-792	34&37	40(P)	67Decimal.
			34	46(P)	46Decimal.
					Total=145Decimal.



Proposed Land To Be Sold As Per Possession.  
Scale:1"=50'



DRAWN BY

*Surajit Chakraborty*  
Land Surveyor (Amn)  
Reg. No. 150819/58475

*Bhakta Bir Pradhan*  
SIGNATURE OF SELLER



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

CENINFRA CONSULTANT (OPC) PVT. LTD.  
Signature with date



**For CENSUS CONSULTANT**  
  
**Authorized Signatory**

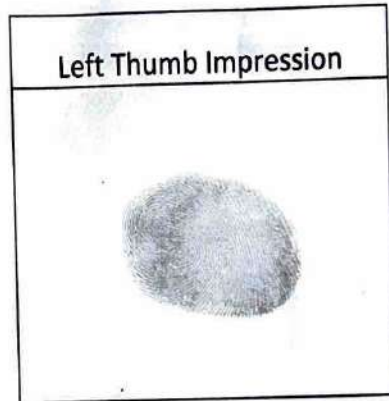
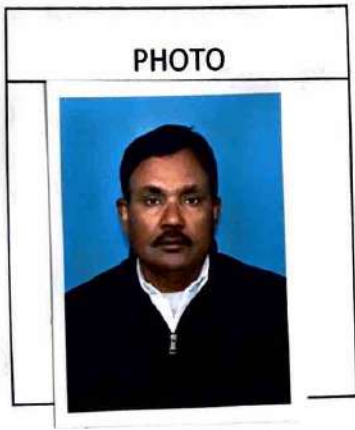
	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

**Bhakt Bir Pradhan**  
Signature with date

IDENTIFIER PHOTO SHEET



अमरी सदन

Signature with date









Government of West Bengal

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

OFFICE OF THE A.D.S.R. SILIGURI-III AT GHOSHPUKUR, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04082000014731/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BHAKTABIR PRADHAN DEVELOPMENT AREA, BODHI MARG, ABOVE CONGRESS BHAWAN, GANGTOK CITY, City:- Not Specified, P.O:- GANGTOK, P.S:- GANGTOK, District:- East, Sikkim, India, PIN:- 737135	Seller			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AMIRI SAHANI Son of Mr RAM SUBAT SAHANI PRAKASH NAGAR, SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Shri SRISH BHASKAR RAI, Shri BHAKTABIR PRADHAN			

(LAKPA BITTU TAMANG)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
SILIGURI-III AT  
GHOSHPUKUR

### Major Information of the Deed

Deed No :	I-0408-00329/2023	Date of Registration	19/01/2023
Query No / Year	0408-2000014731/2023	Office where deed is registered	
Query Date	02/01/2023 7:27:02 PM	A.D.S.R. SILIGURI-III AT GHOSHPUKUR, 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			
Set Forth value	Market Value		
Rs. 43,50,000/-	Rs. 75,31,481/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,25,944/- (Article:23)	Rs. 75,315/- (Article:A(1))		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Phansidewa, Gram Panchayat: JALAS-NIJAMTARA, Mouza: Radha, JI No: 72, Pin Code : 734012

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-30 (RS :-)	LR-792	Proposed Industrial Use	Danga Puratan Patit	20 Dec	10,30,000/-	10,38,825/-	
L2	LR-32 (RS :-)	LR-792	Proposed Industrial Use	Danga Puratan Patit	12 Dec	3,20,000/-	6,23,295/-	
L3	LR-40 (RS :-)	LR-792	Proposed Industrial Use	Rupni	67 Dec	20,00,000/-	34,80,064/-	
L4	LR-46 (RS :-)	LR-792	Proposed Industrial Use	Rupni	46 Dec	10,00,000/-	23,89,297/-	
		<b>TOTAL :</b>			<b>145Dec</b>	<b>43,50,000 /-</b>	<b>75,31,481 /-</b>	
		<b>Grand Total :</b>			<b>145Dec</b>	<b>43,50,000 /-</b>	<b>75,31,481 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BHAKTABIR PRADHAN (Presentant )</b> Son of Late HASTA BAHADUR PRADHAN DEVELOPMENT AREA, BODHI MARG, ABOVE CONGRESS BHAWAN, GANGTOK CITY, City:- Not Specified, P.O:- GANGTOK, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx3G, Aadhaar No: 21xxxxxxxx0033, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>CENINFRA CONSULTANT OPC PRIVATE LIMITED</b> GROUND FLOOR, 1161 SECTOR 38, GURGAON, HARYANA, City:- Not Specified, P.O:- GURGAON, P.S:-Gurgaon, District:-Gurgaon, Haryana, India, PIN:- 122001 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	<b>CENSUS CONSULTANT</b> BLOCK-D, FF 8, FIRST FLOOR OMAXE GURGAON MALL, SECTOR 49 SOHNA ROAD, GURGAON, HARYANA, City:- Not Specified, P.O:- GURGAON, P.S:-Gurgaon, District:-Gurgaon, Haryana, India, PIN:- 122001 , PAN No.:: BAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SRISH BHASKAR RAI</b> Son of BHUNESHWAR RAI APARTMENT NO. 9-A, ELITE, TOWER NO. 24, BELGRAVIA, CENTRAL BANK-II RESORT, HERO HONDA ROAD, SECOTOR-48, ISLAMPUR (97), GURGAON, City:- Not Specified, P.O:- GURGAON, P.S:-Gurgaon, District:-Gurgaon, Haryana, India, PIN:- 122018, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx4D, Aadhaar No: 72xxxxxxxx3453 Status : Representative, Representative of : CENINFRA CONSULTANT OPC PRIVATE LIMITED (as DIRECTOR), CENSUS CONSULTANT

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AMIRI SAHANI</b> Son of Mr RAM SUBAT SAHANI PRAKASH NAGAR,SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Shri SRISH BHASKAR RAI, Shri BHAKTABIR PRADHAN			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BHAKTABIR PRADHAN	CENINFRA CONSULTANT OPC PRIVATE LIMITED-10 Dec,CENSUS CONSULTANT-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BHAKTABIR PRADHAN	CENINFRA CONSULTANT OPC PRIVATE LIMITED-6 Dec,CENSUS CONSULTANT-6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri BHAKTABIR PRADHAN	CENINFRA CONSULTANT OPC PRIVATE LIMITED-33.5 Dec,CENSUS CONSULTANT-33.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri BHAKTABIR PRADHAN	CENINFRA CONSULTANT OPC PRIVATE LIMITED-23 Dec,CENSUS CONSULTANT-23 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Phansidewa, Gram Panchayat: JALAS-NIJAMTARA, Mouza: Radha, JI No: 72, Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 30, LR Khatian No:- 792	Owner:ভক্ত বীর প্রধান, Gurdian:এইচ বি প্রধান, Address:নিজ , Classification:ডা:পুরাতন পতিত, Area:0.20000000 Acre,	Shri BHAKTABIR PRADHAN
L2	LR Plot No:- 32, LR Khatian No:- 792	Owner:ভক্ত বীর প্রধান, Gurdian:এইচ বি প্রধান, Address:নিজ , Classification:ডা:পুরাতন পতিত, Area:0.12000000 Acre,	Shri BHAKTABIR PRADHAN
L3	LR Plot No:- 40, LR Khatian No:- 792	Owner:ভক্ত বীর প্রধান, Gurdian:এইচ বি প্রধান, Address:নিজ , Classification:রূপনী, Area:1.00000000 Acre,	Shri BHAKTABIR PRADHAN
L4	LR Plot No:- 46, LR Khatian No:- 792	Owner:ভক্ত বীর প্রধান, Gurdian:এইচ বি প্রধান, Address:নিজ , Classification:রূপনী, Area:0.46000000 Acre,	Shri BHAKTABIR PRADHAN

**Endorsement For Deed Number : I - 040800329 / 2023**

**On 04-01-2023**

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

Presented for registration at 19:16 hrs on 04-01-2023, at the Private residence by Shri BHAKTABIR PRADHAN ,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 75,31,481/-

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

Execution is admitted on 04/01/2023 by Shri BHAKTABIR PRADHAN, Son of Late HASTA BAHADUR PRADHAN, DEVELOPMENT AREA, BODHI MARG, ABOVE CONGRESS BHAWAN, GANGTOK CITY, P.O: GANGTOK, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737135, by caste Hindu, by Profession Business

Identified by Mr AMIRI SAHANI, , , Son of Mr RAM SUBAT SAHANI, PRAKASH NAGAR,SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



**LAKPA BITTU TAMANG**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI-III AT**  
**GHOSHPUKUR**  
**Darjeeling, West Bengal**

**On 19-01-2023**

**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 75,315.00/- ( A(1) = Rs 75,315.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,315/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2023 12:00AM with Govt. Ref. No: 192022230240277402 on 02-01-2023, Amount Rs: 75,315/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90007325 on 03-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,25,944/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,20,944/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 40065, Amount: Rs.5,000.00/-, Date of Purchase: 27/12/2022, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2023 12:00AM with Govt. Ref. No: 192022230240277402 on 02-01-2023, Amount Rs: 2,20,944/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90007325 on 03-01-2023, Head of Account 0030-02-103-003-02



**LAKPA BITTU TAMANG**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI-III AT**  
**GHOSHPUKUR**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 040800329 for the year 2023.



Digitally signed by Lakpa Bittu Tamang  
Date: 2023.01.20 17:05:46 +05:30  
Reason: Digital Signing of Deed.

**(LAKPA BITTU TAMANG) 2023/01/20 05:05:46 PM**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI-III AT GHOSHPUKUR**  
**West Bengal.**

**(This document is digitally signed.)**