

9-1269/18

I. 1013/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

399794

D 980791

9-0-688160  
 2018  
 A  
 8/5/18  
 GPM



L.T.I of Sri Keshab Basak brother  
 by the son of Jagj Khatun

Pudjashree Nath

Pudje Prasad Nath  
 Hembra Nath

SWARNNAHAL INFRAPROJECTS PRIVATE LIMITED  
 Rajat Kumar Dasgupta  
 Director

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 08<sup>TH</sup> DAY OF

MAY 2018.

CASE NO. 348 2018  
 Rs per records 2500  
 Rs 4000  
 Rs  
 Rs

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION IN THE REGISTER AND THE ENDORSEMENT IS AFFIXED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

*[Handwritten signature]*

ADOL. DIST. OFF. REGISTRAR  
 CALCUTTA  
 11/5/18

Rs 650  
 on 8/5/18  
 11/5/18

**NON JUDICIAL STAMP**

No. 2276 Date 24.4.18

Seto Swarnmahal Infraprojects Pvt. Ltd.

of Lane town, Siliguri

Value Rs. 5000/-

L.T.I. of Sri Keshab Prasad Pradhan  
by the per of Suraj Pradhan

(Sushangshu Saran Ray)  
Govt Stamp Vender  
L No 173/R.M.  
Siliguri Court

TAMC- 770

L.T.I. of Sri Keshab Prasad Pradhan  
by the per of Suraj Pradhan

TAMC- 771

Roshan Pradhan

TAMC- 772

Sibya Prasad Pradhan

TAMC- 773

Hemdra Pradhan

TAMC- 774

[Fingerprint]

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Kalankar, Bamik  
Director



Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

~~7 4 MAY 2018~~

0 8 MAY 2018

Souam Sherpa.  
S/o late W.W Sherpa.  
Chinnoy loadge  
Below Motor Stand  
Kalimpong  
P.O. & P.S. Dist. Kalimpong



L.T. T of Sri Keshab Prasad Pradhan  
by the year of 2013

P. Prasad Pradhan

: 2 :

Sri Keshab Prasad Pradhan  
Sri Keshab Pradhan

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Sri Ratan Kumar  
Director

Area : 0.0525 Acres  
R.S. Plot No. : 291  
R.S. Khatian No. : 432  
Mouza : Siliguri  
J.L. No. : 110 ( 88 )  
P.O. & P.S. : Pradhan Nagar  
Sub-Div. and  
A.D.S.R.O. : Siliguri  
Ward No. : II  
District : Darjeeling  
Consideration : Rs.95,50,000.00

### BETWEEN

**SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED**, a Private Limited Company registered under Companies Act, 1956, having CIN - U45400WB2012PTC187034, Dated 10-10-2012, having its registered Office at 19, Shivram Sarani, Laketown, Siliguri, P.O. and P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734007, in the State of West Bengal, represented by its **Director - SRI RATAN KUMAR BANIK**, son of Late Gour Prasanna Banik, Indian by Nationality, Hindu by faith, Business by occupation, residing at 19, Shivram Sarani, Laketown, Siliguri, P.O. and P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734007, in the State of West Bengal, hereinafter called the "**PURCHASER**" ( which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns ) of the "**ONE PART**". ( I.T. PAN - AASCS3862K ).

*(Signature)*



L.T.I. of Sri Keshab Prasad Pradhan  
by the Gen. of Suraj Pradhan

P. Pushpa Pradhan

: 3 :

D. D. Pradhan  
D. D. Pradhan

SWARNHAAL INFRAPROJECTS PRIVATE LIMITED

R. S. Saini  
Director

### AND

1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN, all sons of Late Punya Prasad Pradhan, Indian by Nationality, Hindu by faith, Business by occupation, residing at Turuk Kothi, P.O.- Turuk via Melli Bazar, P.S. - Melli, District - South Sikkim, PIN - 737128, in the State of Sikkim, hereinafter called the " VENDORS " ( which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " OTHER PART ". ( I.T. PAN of Vendors Nos.1, 3 and 4 - AEGPP4459L, DKEPP0280C and BKVPP6729B).

WHEREAS 1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN, all sons of Late Punya Prasad Pradhan ( The Vendors of these present ), are the recorded owners of all that piece or parcel of land measuring 0.33 Acres forming part of R.S. Plot No. 291 recorded in R.S. Khatian No.432, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendors being desirous of selling part of the aforesaid land, have now through their constituted attorneys named i) Sri Suraj Pradhan, son of Sri K.N.Pradhan and ii) Sri Sonam Sherpa, son of Late W.W. Sherpa, offered for sale to the Purchaser all that piece or parcel of land measuring 0.0525 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.95,50,000.00 ( Rupees Ninety Five Lakhs Fifty Thousand) only.

*(Signature)*



L.T. I. of Sri Keshab Basak Pradhan  
by the pen of Suresh Pradhan

*Pratap Chandra Pradhan*

: 4 :

*Sibye Prasad Kothakota*

*Shrindra Pradhan*

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

*Rajamkr. Damin*  
Director

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.0525 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.95,50,000.00 ( Rupees Ninety Five Lakhs Fifty Thousand) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.95,50,000.00 ( Rupees Ninety Five Lakhs Fifty Thousand) only, paid by the Purchaser to the Vendors and as well as to the constituted attorneys on request of the Vendors, [ by Cheque/s and Transfer through Bank by RTGS ], the receipt of which is acknowledged by the Vendors by execution of these presents and grants full discharge to the Purchaser from the payment thereof and the Vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

*Pradhan*



L-7-I. of Sri Kesab Prasad Pradhan  
by the son of Srij Pradhan

*Rajendra Pradhan*

: 5 :

*Sitaye Prasad Pradhan*

*Srinendra Pradhan*

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

*Rajan Kr. Barik*  
Director

The Vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the Vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the Vendors shall be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendors further covenant with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession of the schedule land or any part thereof in future, the Vendors shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendors shall further pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

That the said land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendors or any of them or their predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

*Pradhan*



L.T. I. of Sri Kishor Kumar  
Bhadra Das the son of  
Surya Bahadur

Renukeshwar Das

: 6 :

Sibyansandosh Das

Jyindra Das

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratan Kumar Samal  
Director

That the Vendors are in uninterrupted and exclusive peaceful vacant possession of the said land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That no part or portion of the said land has ever vested in the state under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the same.

The Vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below schedule land conveyed at the cost of the Purchaser.

### SCHEDULE

All that piece or parcel of vacant bastu land measuring 0.0525 Acres, forming part of R.S. Plot No.291, recorded in R.S. Khatian No.432, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land, proposed to be used as *Bastu*, is bound and butted as follows :-

North :- 16 Feet wide Road ( M.N. Saha Sarani Bye-lane ),

South :- Land of the Vendors ( R.S. Plot No.309 ),

East :- Land of the Purchaser of these presents,

West :- M.N. Saha Sarani ( 33 Feet wide ).

: 7 :

IN WITNESSES WHEREOF THE VENDORS AND THE AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

The contents of this document has been gone through and understood personally by the Vendors and the Purchaser.

1. Sonam Sherpa.  
S/o. m.w. Sherpa.  
Chimney lodge  
Below Motor Stand  
Kalimpoung  
No. 4 PS Dist:- ~~Katjapoung~~  
Kalimpoung



L-7-1 of Sri Keshab Prasad Pradhan  
By the pen of Suraj Pradhan

Suraj Pradhan

Sitaye Kamesh Pradhan  
Srinadra Pradhan.

VENDORS

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratan K. Banik  
Director

PURCHASER

2. Suraj Pradhan  
S/o Late Kharaj Manayan Pradhan  
R/o Bassana Garden Apts  
P.O & P.S. Matigara,  
Siliguri,  
Dist- Darjeeling

Drafted as per the instructions of the Parties and explained the contents to them and printed in my Office.

Kamal K. Redia

K.K. Kedia  
Advocate, Siliguri  
E.No.F/6/92.





L.T.I. of Sri Keshab Prasad Pradhan  
by the per of Suraj Pradhan

FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN ( VENDOR )

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



L.T.I. of Sri Keshab Prasad Pradhan  
by the per of Suraj Pradhan

SIGNATURE



*Pushpa Prasad Pradhan*

FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN ( VENDOR )

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

*Pushpa Prasad Pradhan*  
SIGNATURE

*Diby Prasad Pradhan*



FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN ( VENDOR )

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

*Diby Prasad Pradhan*  
SIGNATURE



FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN ( VENDOR )

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

*Hirendra Pradhan*

SIGNATURE



FINGER PRINTS OF SRI RATAN KUMAR BANIK DIRECTOR OF SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED ( PURCHASER )

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

*Ratan K. Banik*  
Director

SIGNATURE

FINGER PRINTS OF

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE

Nirad



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

~~14 MAY 2018~~

08 MAY 2018












Government of West Bengal

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



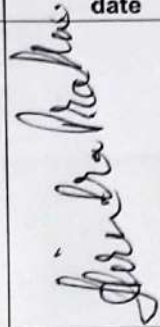


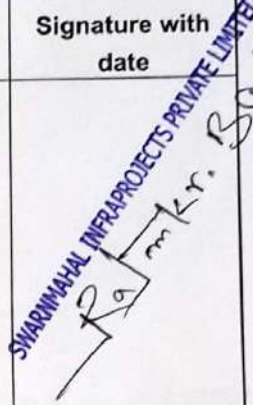
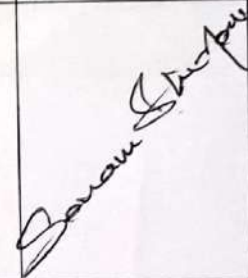
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000688160/2018



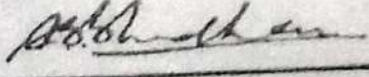
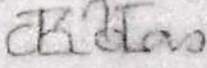
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri KESHAB PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			L.T.I. of Sri Keshab Prasad Pradhan by the per of Shri Pradhan
2	Shri PUSHPA PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			
3	Shri DIBYA PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			

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	Shri HIRENDRA PRASAD PRADHAN Alias HIRENDRA PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri RATAN KUMAR BANIK 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007	Representative of Buyer [SWARN MAHAL INFRAPROJECTS PRIVATE LIMITED]			 SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED Ratan K. Banik Director
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri SONAM SHERPA Son of Late W.W. Sherpa Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, Kalimpong, District:- Kalimpong, West Bengal, India, PIN - 734301	Shri KESHAB PRASAD PRADHAN, Shri PUSHPA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN, Shri HIRENDRA PRASAD PRADHAN, Shri RATAN KUMAR BANIK			

(Amitabha Acharya)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SILIGURI  
Darjeeling, West Bengal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEGPP4459L	
	नाम /NAME	KESHAB PRASAD PRADHAN
	पिता का नाम /FATHER'S NAME	PUNYA PRASAD PRADHAN
	जन्म तिथि /DATE OF BIRTH	01-01-1933
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.ब.-II COMMISSIONER OF INCOME-TAX, W.B. - II

L.T. I. of Sri Keshab Prasad Pradhan  
by the pen of Suraj Pradhan

**ELECTORAL IDENTITY CARD**

( Issued under the authority of the Election Commission of India )

STATE—SIKKIM



Part No. of Electoral Roll \_\_\_\_\_ 6

Sl. No. of Elector in that Part \_\_\_\_\_ 154

Name of Elector \_\_\_\_\_ Puspa Pd. Pradhan

Father's/Mother's/  
Husband's Name \_\_\_\_\_ Punya Pd. Pradhan

Sex \_\_\_\_\_ M Age \_\_\_\_\_ 42 (as on 1-1-1979)

Address \_\_\_\_\_  
House No. \_\_\_\_\_ 164 Block \_\_\_\_\_ Turuk

Melli

Assembly Constituency

Election Registration  
Officer

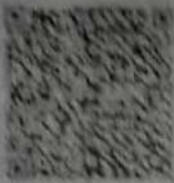
*Puspa Pradhan*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



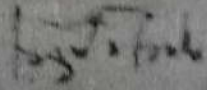
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DKEPP0280C

नाम / Name  
DIBYA PRASAD PRADHAN

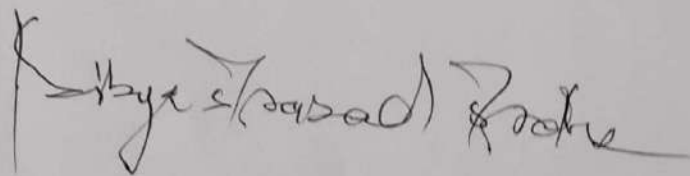
पिता का नाम / Father's Name  
PUNYA PRASAD PRADHAN

जन्म की तारीख / Date of Birth  
22/08/1945

  
हस्ताक्षर / Signature



24012017



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HIRENDRA PRADHAN

PUNYA PRASAD PRADHAN

07/09/1947

Permanent Account Number

BKVPP6729B

Signature



19112010

*Hirendra Pradhan.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SWARNMAHAL INFRAPROJECTS  
PRIVATE LIMITED

10/10/2012  
Permanent Account Number

AASCS3862K

20122012

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED  
*Ratan K. Banik*  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RATAN KUMAR BANIK

GOUR PRASANNA BANIK

28/09/1967  
Permanent Account Number  
AEGPB7671G

*Ratan K. Banik*  
Signature

20122011

## Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

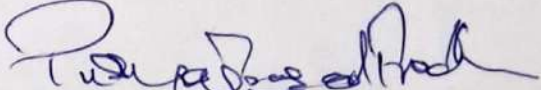
1	First Name	Shri PUSHPA PRASAD			
	Middle Name				
	Surname	PRADHAN			
2	Date of Birth/Incorporation of Declarant	01-01-1937			
3	Father's Name(in case individual)				
	First Name	Late Punya Prasad			
	Middle Name				
	Surname	Pradhan			
4	Flat/Room No.	5	Floor No.		
6	Name of premisses	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
			Birbhum		SIKKIM
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	737128				
16	Amount of Transaction (Rs.)	95,50,000/-			
17	Date of transaction	02-05-2018			
18	In case of transaction in joint names,number of persons involved in the transaction	5			
19	Mode of transaction :				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	0/-		
	b	Other than agricultural income(Rs.)	0/-		
23	Details of document being produced in support of identify in column 1(Refer Instruction overleaf)	Elector(s) photo identity card	6	E C OF INDIA	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Elector(s) photo identity card	6	E C OF INDIA	

## Verification

I,----- do hereby declare that what is stated above is true to the best of my knowledge and belief.I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax,1961) computed in accordance with the provisions of Income-tax Act,1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the ----- day of -----20-----

Place: \_\_\_\_\_

  
(Signature of declarant)

## Major Information of the Deed

Deed No :	I-0402-01013/2018	Date of Registration	11/05/2018
Query No / Year	0402-0000688160/2018	Office where deed is registered	
Query Date	02/05/2018 11:31:35 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	RATAN KUMAR BANIK 19, Shivram Sarani, Laketown, Siliguri, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9434088819, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 95,50,000/-	Rs. 95,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,73,020/- (Article:23)	Rs. 95,514/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: M.N. SAHA SARANI FROM BISWADEEP MORE TONIVEDITA RD, Mouza: Siliguri

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-291	RS-432	Bastu	Bastu	0.0525 Acre	95,50,000/-	95,50,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					5.25Dec	95,50,000 /-	95,50,000 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri KESHAB PRASAD PRADHAN (Presentant )</b> Son of Late Punya Prasad Pradhan Turuk Kothi., P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEGPP4459L, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence
2	<b>Shri PUSHPA PRASAD PRADHAN</b> Son of Late Punya Prasad Pradhan Turuk Kothi., P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0402-01013/2018-11/05/2018

3	<p><b>Shri DIBYA PRASAD PRADHAN</b>  Son of Late Punya Prasad Pradhan Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DKEPP0280C, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018  , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2018  , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence</p>
4	<p><b>Shri HIRENDRA PRASAD PRADHAN, (Alias: HIRENDRA PRADHAN)</b>  Son of Late Punya Prasad Pradhan Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKVPP6729B, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018  , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2018  , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED</b>  19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007 , PAN No.:: AASCS3862K, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri RATAN KUMAR BANIK</b>  Son of Late Gour Prasanna Banik 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED (as Director)</p>

**Identifier Details :**

Name & address	
<p>Shri SONAM SHERPA  Son of Late W.W. Sherpa  Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, Kalimpong, District:-Kalimpong, West Bengal, India, PIN - 734301, Sex: Male, By Caste: Others, Occupation: Business, Citizen of: India, , Identifier Of Shri KESHAB PRASAD PRADHAN, Shri PUSHPA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN, Shri HIRENDRA PRASAD PRADHAN, Shri RATAN KUMAR BANIK</p>	

Major Information of the Deed :- I-0402-01013/2018-11/05/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri KESHAB PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.3125 Dec
2	Shri PUSHPA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.3125 Dec
3	Shri DIBYA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.3125 Dec
4	Shri HIRENDRA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.3125 Dec

**Endorsement For Deed Number : I - 040201013 / 2018**

**On 03-05-2018**

**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 95,50,000/-

*Acharya*

**Amitabha Acharya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal**

**On 08-05-2018**

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

Presented for registration at 18:00 hrs on 08-05-2018, at the Private residence by Shri KESHAB PRASAD PRADHAN , one of the Executants.

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

Execution is admitted on 08/05/2018 by 1. Shri KESHAB PRASAD PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 2. Shri PUSHPA PRASAD PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 3. Shri DIBYA PRASAD PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 4. Shri HIRENDRA PRASAD PRADHAN, Alias HIRENDRA PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business

Indetified by Shri SONAM SHERPA, , , Son of Late W.W. Sherpa, Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O: Kalimpong, Thana: Kalimpong, , City/Town: KALIMPONG, Kalimpong, WEST BENGAL, India, PIN - 734301, by caste Others, by profession Business

Major Information of the Deed :- I-0402-01013/2018-11/05/2018

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

Execution is admitted on 08-05-2018 by Shri RATAN KUMAR BANIK, Director, SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED (Private Limited Company), 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007

Indetified by Shri SONAM SHERPA, , Son of Late W.W. Sherpa, Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O: Kalimpong, Thana: Kalimpong, , City/Town: KALIMPONG, Kalimpong, WEST BENGAL, India, PIN - 734301, by caste Others, by profession Business

*Acharya*

**Amitabha Acharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

**On 11-05-2018**

**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 95,514/- ( A(1) = Rs 95,500/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 95,514/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/05/2018 12:00AM with Govt. Ref. No: 192018190231648442 on 04-05-2018, Amount Rs: 95,514/-,  
Bank: Punjab National Bank ( PUNB0010000), Ref. No. M957128 on 08-05-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,73,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,68,020/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 2276, Amount: Rs.5,000/-, Date of Purchase: 24/04/2018, Vendor name: S S Roy  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/05/2018 12:00AM with Govt. Ref. No: 192018190231648442 on 04-05-2018, Amount Rs: 5,68,020/-,  
Bank: Punjab National Bank ( PUNB0010000), Ref. No. M957128 on 08-05-2018, Head of Account 0030-02-103-003-02

*Acharya*

**Amitabha Acharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

Major Information of the Deed :- I-0402-01013/2018-11/05/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2018, Page from 29093 to 29118  
being No 040201013 for the year 2018.



*Acharya*

Digitally signed by AMITABHA  
ACHARYA  
Date: 2018.05.15 11:13:19 +05:30  
Reason: Digital Signing of Deed.

(Amitabha Acharya) 15-05-2018 11:13:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)