

SL-1203/18

I - 965/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 980789

D 980789

Q-0-~~712450~~ 668228  
 2018



L.T.I. of Sri Keshab Prasad Das  
 by the pen of Shriy' Pradha

*[Handwritten signature]*

*[Handwritten signature]*  
 Shriy' Pradha

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

*[Handwritten signature]*  
 Director

A  
 27/4/18  
 7:50 PM

**DEED OF CONVEYANCE**

THIS INDENTURE IS MADE ON THIS THE 27<sup>TH</sup> DAY OF  
APRIL 2018.

NO. 324 2018  
 per records  
 Rs 250  
 Rs 400  
 Rs  
 27/4/18  
 8/5/18

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

ADDL. DIST. SUB-REGISTRAR  
 SILIGURI 8/5/18

*[Handwritten signature]*



**NON JUDICIAL STAMP**

No. 2274 Date 24.4.18

Sole Swarnmahal Infraprojects Pvt. Ltd.  
of Lake Town, Siliguri

Value Rs. 5000/-



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

(Sudhansu Saran Roy)  
Govt. Stamp vender  
L No 173/R.M.  
Siliguri Court



TAM-731

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



TAM-732

Prasad Bhadra



*[Signature]*

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



TAM-733

Siraj Bhadra

TAM-734

27 APR 2018



Sherpa Bhadra

Souam Sherpa.  
Po. Lake. W.W Sherpa.  
Chinmoy Lodge  
Below motor stand  
Kalimpong.  
PO/PS & Dist. Kalimpong



TAM-735

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratan Kumar Banik  
Director



I.T.I. Of Subkeshab Prasad Pradhan  
 by the per of Shury Pradhan  
 : 2 :  
 Prasad Pradhan  
 Suby Prasad Pradhan  
 Shendra Pradhan

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED  
 Ratan Kumar Banik  
 Director

Area : 0.0725 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.98,87,000.00

**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.T. of Sri Keshab Prasad Pradhan  
by the per of my Pradhan

: 3 :

Pesha Prasad Pradhan

Sriyans Prasad Pradhan

Hirendra Pradhan

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Rajankor. Bantik

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 0.0725 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.98,87,000.00 ( Rupees Ninety Eight Lakhs Eighty Seven Thousand) only.

*[Handwritten signature]*





L.T.I. of his Stamps Ramesh Pradhan  
: 4: by the pen of Anuraj Pradhan

Ramesh Pradhan

Anuraj Pradhan

Anuraj Pradhan

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Rajanku, B. B. B.  
Director

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.0725 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.98,87,000.00 ( Rupees Ninety Eight Lakhs Eighty Seven 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.98,87,000.00 ( Rupees Ninety Eight Lakhs Eighty Seven 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.

*[Handwritten signature]*





1. I.I. of his Kukul hand written  
by the pen of my brother  
5: P. S. Prasad Pradhan  
Sibya Prasad Pradhan  
Sudhara Pradhan.

SHARMAHAL INFRAPROJECTS PRIVATE LIMITED

Rajankar. Sankar  
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.

*[Handwritten signature]*



L-7-1. of Sai Keshab Prasad Poddar  
by the son of Sugi Pradhan

: 6

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

*[Handwritten signature]*  
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 0.0725 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, M.N. Saha Sarani Bye-lane, 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 :- Land of the Vendors,
- South :- Land of the Vendors ( R.S. Plot No.309 ),
- East :- Land of the Purchaser of these presents,
- West :- Land of the Vendors.

*[Handwritten signature]*



: 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. Sonan Sherpa.  
s/o late W.W Sherpa.  
Chinnoy Lodge  
Below Motor Stand  
Kalimpoung  
s/o of PS/Asst. Kalimpoung



2.7.7. of Bikesh Bahadur  
Khadka  
by the pen of Suraj Bahadur

Suraj Bahadur

Suraj Bahadur  
Suraj Bahadur

VENDORS

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Rajankar, Bami  
Director

PURCHASER

2. Suraj Bahadur  
s/o late Kharga Marjan Bahadur  
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.

K.K. Kedia

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





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

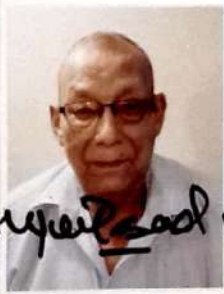
FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN ( VENDOR )

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



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





*Dibya Prasad Pradhan*

FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN ( VENDOR )

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

*Dibya Prasad Pradhan*  
SIGNATURE



*Hirendra Pradhan*

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












Government of West Bengal

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






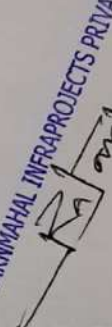
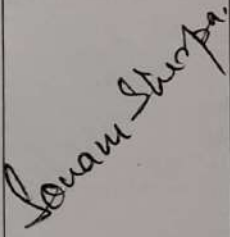
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000668228/2018

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			<i>L.T.I. 07/01/18 Keshab Prasad Pradhan both per of Shri Pradhan</i>
2	Shri PUSHPA PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			<i>Pradhan Prasad Pradhan</i>
3	Shri DIBYA PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			<i>Dibya Prasad Pradhan</i>

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 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.प्र.-II

COMMISSIONER OF INCOME-TAX, W.B. - II



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

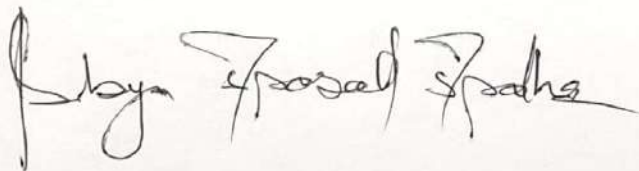
पिता का नाम Father's Name  
PUNYA PRASAD PRADHAN

जन्म की तारीख Date of Birth  
22/08/1945

  
Electronic Signature



24012017





आयकर विभाग

INCOME TAX DEPARTMENT

HIRENDRA PRADHAN

PUNYA PRASAD PRADHAN

07/09/1947

Permanent Account Number

BKVPP6729B

*Hirendra*

Signature



भारत सरकार

GOVT. OF INDIA



10112010

*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

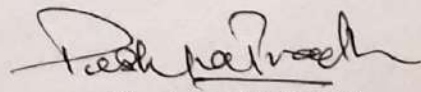
1	First Name	Shri PUSHPA PRASAD			
	Middle Name				
	Surname	PRADHAN			
2	Date of Birth/Incorporation of Declarant	01-01-1937			
3	Father's Name (in case individual)				
	First Name	Late Punya Prasad			
	Middle Name				
	Surname	Pradhan			
4	Flat/Room No.	5	Floor No.		
6	Name of premisses	7	Block Name/No.		
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.)	98,87,000/-			
17	Date of transaction	25-04-2018			
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		
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card			

## Verification

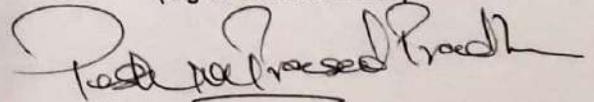
I, ..... do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance 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)



**Note :**

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,


i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.

ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.



**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 \_\_\_\_\_ Electoral Registration Officer

*Puspa Pradhan Pradhan*

## Major Information of the Deed

Deed No :	I-0402-00965/2018	Date of Registration	08/05/2018
Query No / Year	0402-0000668228/2018	Office where deed is registered	
Query Date	25/04/2018 1:54:25 PM	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. 98,87,000/-	Rs. 98,87,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,93,240/- (Article:23)	Rs. 98,884/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-291	RS-432	Bastu	Bastu	0.0725 Acre	98,87,000/-	98,87,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.25Dec</b>	<b>98,87,000 /-</b>	<b>98,87,000 /-</b>	

### 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: 27/04/2018 , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2018 , Admitted by: Self, Date of Admission: 27/04/2018 ,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: 27/04/2018 , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2018 , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0402-00965/2018-08/05/2018



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: 27/04/2018  , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2018  , Admitted by: Self, Date of Admission: 27/04/2018 ,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: 27/04/2018  , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2018  , Admitted by: Self, Date of Admission: 27/04/2018 ,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 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: Buddhist, 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-0402-00965/2018-08/05/2018



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri KESHAB PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.8125 Dec
2	Shri PUSHPA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.8125 Dec
3	Shri DIBYA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.8125 Dec
4	Shri HIRENDRA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-1.8125 Dec

Endorsement For Deed Number : I - 040200965 / 2018

On 25-04-2018

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 98,87,000/-

*Acharya*

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

On 27-04-2018

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

Presented for registration at 19:50 hrs on 27-04-2018, 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 27/04/2018 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 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 Buddhist, by profession Business

Major Information of the Deed :- I-0402-00965/2018-08/05/2018



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

Execution is admitted on 27-04-2018 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 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 Buddhist, by profession Business

*Acharya*

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

**On 08-05-2018**

**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 98,884/- ( A(1) = Rs 98,870/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 98,884/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2018 12:00AM with Govt. Ref. No: 192018190228269112 on 26-04-2018, Amount Rs: 98,884/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M592961 on 27-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,93,240/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,88,240/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 2274, 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 27/04/2018 12:00AM with Govt. Ref. No: 192018190228269112 on 26-04-2018, Amount Rs: 5,88,240/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M592961 on 27-04-2018, 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-0402-00965/2018-08/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2018, Page from 28620 to 28644  
being No 040200965 for the year 2018.



*Acharya*

Digitally signed by AMITABHA  
ACHARYA  
Date: 2018.05.11 17:36:10 +05:30  
Reason: Digital Signing of Deed.

(Amitabha Acharya) 11-05-2018 17:34:53  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)



শিলিগুরি



A

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

27 APR 2018