

2541/18

I-2522/18



पश्चिम बंगाल WEST BENGAL

D 176078

D 176078

07.25.18  
 5.550124/2018  
 05/04/2018  
 M.V. Dr. 55, 10,000/-

KRM DEVELOPERS

KRM DEVELOPERS  
 Partner  
 Dipak Kumar



Visit Commission Case No. 251/18

সেই ১ - ১৫

### DEED OF CONVEYANCE (SALE)

Certify that the instrument is related to  
 Registration and the Signature Sheet and  
 the Endorsement Sheet attached to this  
 Document are part of this Document.

Contd.....P/2

Adtl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

110 APR 2018

N. J. Stamp

SL. No. 613 Date 26.03.18

Sold to KRM DEVLOPERS

of Siliguri

Value 5000/Rupces. Five Thousand only



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

Handwritten signature



1234

KRM DEVLOPERS



1235

Handwritten signature: Deepale K Ag...



Prasansit Sarkar  
S/o. Biswasjit Sarkar  
Add - Shakti gosh  
Siliguri  
Jalpaiguri

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

05 APR 2018

orig. L. No. 14

KRM DEVELOPERS  
Draupadi K. Agasthi  
PARTNER

Area : 20 Kathas  
Plot No. : 312(R.S), 185 (L.R)  
Khatian No. : 602/2(R.S)  
Mouza : Dabgram  
J.L. No. : 02  
Sheet No. : 09  
P.S : Bhaktinagar  
District : Jalpaiguri  
Consideration : Rs. 55,00,000/-

Under Gram Panchayat Area.

BETWEEN

THIS DEED OF SALE IS MADE ON THIS THE  
05<sup>th</sup> DAY OF APRIL, 2018.

सयं देव लव

**KRM DEVELOPERS**  
 Deepak K Agarwal  
**PARTNER**

**KRM DEVELOPERS**, (PAN- AAPFK0295G) A Partnership firm having its office at Komal Vatika, M.P Road, Khalpara, P.O. & P.S. Siliguri, Dist. Darjeeling, Pincode-734005, represented by one of its partners 1) **SRI DEEPAK KUMAR AGARWAL S/O LATE SHYAM SUNDER AGARWAL** (PAN:ACZPA4957D), Hindu By faith, Indian by Citizenship Business by occupation, resident of Mahabirasthan, P.O & P.S. - Siliguri, Dist. Darjeeling, Pincode- 734004, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their office bearers, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

**AND**

**SRI NIRANJAN KUMAR MITTAL S/O LATE PUNAM CHAND MITTAL** (PAN- ADTPM7212J), Hindu by religion, Indian by Citizenship, Business by occupation, resident of P.C House, 2<sup>nd</sup> Floor, P.O. Sevoke Road, P.S Bhaktinagar, Dist. Jalpaiguri, Pincode-734001, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**".

reg: Ran Roy

KRM DEVELOPERS  
Deepdale KRM  
PARTNER

**WHEREAS** one Jogendra Nath Roy S/o Ranajit Roy of Hakim Para, Siliguri was the owner in possession of land measuring 3.80 Acre, as recorded during the revisional settlement in Attestation No. 2024, under R.S Khatian No. 602/2, Sheet No.09, in R.S Plot No. 312 to the extent of 6 annas 3 Ganda 2 Kara share in the lands of the said Khatian as recorded, situated within Mouza Dabgram, P.S Bhaktinagar, Dist-Jalpaiguri.

**AND WHEREAS** the said Jogendra Nath Roy being the owner in possession of the said land transferred the land measuring 1.03 acre in favour of Sri Kartick Adhikary S/o Nalini Mohan Adhikary by virtue of Deed of Sale being No. 2956 dated 19.04.1976, registered in the office of Sadar Joint, S.R Office, Jalpaiguri and recorded in Book No.I, Vol No. 37, Page from 280 to 281 for the year 1976.

**AND WHEREAS** the said Kartick Adhikary S/o Nalini Mohan Adhikary expired as a bachelor leaving behind him his following legal heirs to jointly inherit his said landed property as per the law of inheritance according to the Hindu Succession Act, 1956:-

- i) Ganesh Adhikary- Brother
- ii) Bithi Adhikary - Sister
- iii) Malati Rani Acharjee – Sister
- iv) Mukti Maitra – Sister
- v) Iti Acharjee- Sister.

①

case: 2-11-166

**KRM DEVELOPERS**  
Deepak K. Agarwal  
**PARTNER**

**AND WHEREAS** the said legal heirs of Kartick Adhikary, as mentioned above sold and transferred the said land measuring 1.03 acre in favour of Smt. Ila Paul w/o Sri Pran Krishna Paul and Smt. Papiya Paul w/o Sri Anil Paul, by virtue of Deed of Sale being No. 6486 dated 09.12.1988, registered in the office of A.D.S.R Office, Rajganj and recorded in Book-I, Vol No. 60, Page from 391 to 394 for the year 1988.

**AND WHEREAS** the said Smt. Ila Paul and Smt. Papiya Paul thereafter sold the land measuring 0.343 acre in favour of Smt. Tinku Paul wife of Sri Sanjit Paul by virtue of Deed of Sale being No.389 dated 17.07.2003, registered in the office of S.R Office, Rajganj and thereafter the said Smt. Tinku Paul duly mutated her name in respect of the said land in the office of the B.L & L.R.O Rajganj, vide Mutation Case No. IX-II-120 D-I/05-06.

**AND WHEREAS** the said Smt. Ila Paul and Smt. Papiya Paul after sale of land measuring 0.343 acre of land out of their total land measuring 1.03 acre in favour of Smt. Tinku Paul, still remained the owner of remaining land measuring 42 Kathas and thereafter they partitioned the said land by virtue of Deed of Partition being No. 3890 dated 16.12.2004, registered in the office of D.S.R Jalpaiguri and duly recorded their names in respect of the said land in the office of B.L & L.R.O, Rajganj, vide Case No. IX-II-114 D-I/05-06 and Case No. IX-II-121 D-I/05-06, respectively.

**AND WHEREAS** the said Smt. Ila Paul , Smt. Papiya Paul and Smt. Tinku Paul thereafter jointly sold and transferred the land measuring 60 Katha, in favour of Sri Niranjn Kumar Mittal( vendor hereof), Dr. Krishna Agarwal W/o Dr.Rajendra Kumar Agarwal and Sri Nem Chand Jain s/o Late Amar Chand Jain by virtue of Deed of Sale No. I-2704 dated 25.07.2005, registered in the office of D.S.R, Rajganj, Dist-Jalpaguri.

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KRM DEVELOPERS  
Deshpande K. A. Phalke  
PARTNER

**AND WHEREAS** the said Sri Nem Chand Jain s/o Late Amar Chand Jain then sold and transferred his 1/3<sup>rd</sup> share in the total land measuring 60 Kathas, i.e land measuring 20 Kathas, in favour of Motex Traders Pvt Ltd, by virtue of Deed of Sale No. I-2219 dated 28.03.2006, registered in the office of D.S.R, Rajganj, Dist-Jalpaguri.

**AND WHEREAS** the Vendor hereof being in need of money for his developmental plans has also decided to sell his 1/3<sup>rd</sup> share in total land measuring 60 kathas, i.e land measuring 20 kathas, appertaining and forming part of R.S Plot No. 312 , recorded in R.S Khatian No. 602/2, J.L. No. 02, Sheet No. 09, Mouza -Dabgram, P.S. Bhaktinagar, Dist Jalpaiguri, morefully and particularly described in the Schedule (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly he circulated his intention in the locality, free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Purchaser being in need of land in the area where the plot of land of the Vendor situates, relying on the aforesaid statements of the Vendor have agreed to purchase the said below scheduled land measuring **20 Kathas**, of the Vendor at or for a price of **Rs. 55,00,000/- (Rupees Fifty Five Lacs)** only, free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendor considering the price so offered by the Purchaser as fair, reasonable and highest according to rates now prevailing in the market has firmly and finally decided and agreed to sell his aforesaid land measuring **20 Kathas** to the Purchaser at or for the price **Rs. 55,00,000/- (Rupees Fifty Five Lacs)** only, free from all encumbrances and charges whatsoever.

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20/11/14

KRM DEVELOPERS

D. Deepak K. Aggarwal

PARTNER

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs. 55,00,000/- (Rupees Fifty Five Lacs)** only, paid to the Vendor and the Vendor does 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 him 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, lispendences, 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 he is fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.



one/- 2-- 100

**KRM DEVELOPERS**  
PARTNER

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

The **VENDOR** does hereby further declare that he 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** does hereby further declare that the Purchaser with their own expenses shall get transferred / mutated the land hereby sold in their favor in the records of the municipal corporation 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.

① The **VENDOR** does hereby further declare that all the previous taxes including arrears of Siliguri Municipal Corporation or 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.

reg: e-166  
KRM DEVELOPERS  
Drashtak In Ahmad  
PARTNER

The **VENDOR** does hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the hand 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** does hereby further declare that the Purchaser are free to deal with the land hereby sold in any manner, whatsoever, they deem fit including the right to make additions, alterations and further construction as per rules of municipal corporation 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.

That the Vendor has 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** 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 Purchaser.



The **VENDOR** does hereby further declare that there in 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.

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KRM DEVELOPERS  
Deshpalu K. Agard  
PARTNER

**(SCHEDULE OF LAND HEREBY SOLD BY THE VENDOR)**

All that piece or parcel of vacant land measuring 20 **Kathas**, appertaining and forming part of R.S Plot No. 312, corresponding to L.R. Plot No. 185, recorded in R.S Khatian No. 602/2, under Mouza – Dabgram, J.L. No.02, Sheet No. 09, P.S. Bhaktinagar, Dist. Jalpaiguri, in state of West Bengal, under Gram Panchayat Area. ROR Sahari/Danga. Proposed use of land is Industrial use.

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

NORTH : Land of Rabindra Nath Roy, Miting Roy , Sagarika Devi & others ; -  
SOUTH : High Drain.  
EAST : Land of Himalayan Coach;  
WEST : Land of I.O.C Pipe Line.

Within the aforesaid boundary the Vendor do hereby sold his land measuring **20 Kathas** to the Purchaser, is forming part of these presents.

**NOTE:** Separate Sheel/s are being used for the purpose of affixing impressions of all the fingers of the hands of the Vendor & Purchaser thus forming part of these presents.

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

**WITNESSES:**

1. Pro. Sankar Sarkar  
S/o. Biswaraj Sarkar  
Att. Shaktigemsh  
Siliguri  
Jalpaiguri

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

**KRM DEVELOPERS**

*Deepale K. Ghosh*

**PARTNER**

\_\_\_\_\_  
**SIGNATURE OF THE PURCHASER**

2. Krishna Choudhary,  
S/o - Narayan Ch. Choudhary  
P.O. TONER  
Sange Road, 2nd Mile  
Siliguri

*aj - 14*

\_\_\_\_\_  
**SIGNATURE OF THE VENDOR**

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

\_\_\_\_\_  
**(AJAY KUMAR MITRUKA)**

Advocate, Siliguri.

Enrol No. WB/797/2006.

**MEMO OF CONSIDERATION**

Received with thanks from the **Purchaser** hereof, a sum of **Rs. 55,00,000/- (Rupees Fifty Five Lacs)** only, paid as full and final payment in respect of sale of vacant land measuring **20 Kathas**, described in above mention schedule.

**Mode of Payment:-**  
Paid by Cheque/RTGS



**SIGNATURE OF THE VENDOR**

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Rules 44A of Indian Registration Act, 1908  
 Claimant sheet signature



**KRM DEVELOPERS**

*Deepak Agarwal*  
**PARTNER**

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

**KRM DEVELOPERS**  
*Deepak Agarwal*  
 Signature with date  
**PARTNER**



*reg. Co. Ltd*

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

Signature of Identifier

Signature of R.O.

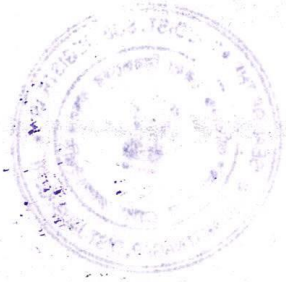
*reg. Co. Ltd*  
 Signature with date



**KRM DEVELOPERS**

*Deepak Ra Agwaly*

**PARTNER**



शुद्ध मूल्य का प्रतिशत  
शुद्ध मूल्य का प्रतिशत

आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

DEEPAK KUMAR AGARWAL

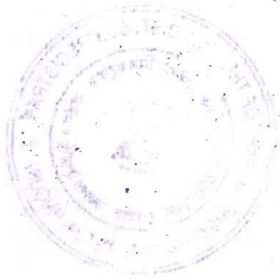
SHYAM SUNDAR AGARWAL

26/12/1988  
Permanent Account Number  
ACZPA4957D

Deepest Karan Agarwal  
Signature




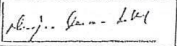


*Deepest Karan Agarwal*

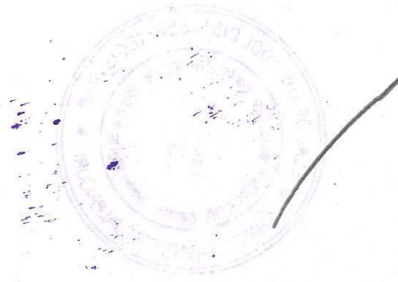


2018




स्वाई सेवा संख्या	/PERMANENT ACCOUNT NUMBER	
	ADTPM7212J	
नाम /NAME	NIRANJAN KUMAR MITTAL	
पिता का नाम /FATHER'S NAME	PUNAM CHAND MITTAL	
जन्म तिथि /DATE OF BIRTH	29-11-1963	
हस्ताक्षर /SIGNATURE		
	आयकर अधिकारी, प.सं.-11	COMMISSIONER OF INCOME-TAX, W.B. - II


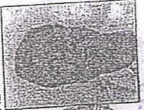
*संयुक्त रूप से 14*



आयकर अधिकारी, प.सं.-11


02 APR 2018


 भारतके निर्वाचन आयोग  
 भारत  
 ELECTION COMMISSION OF INDIA  
 IDENTIFICATION CARD  
 GLQ4481289

निर्वाचक नाम : निरंजन कुमार मिश्रा  
 Elector's Name : Niranjn Kumar Mittal  
 निवासी नाम : पुनमचंद्र मिश्रा  
 Elector's Name : Punamchandra Mittal  
 लिंग / Sex : पुरु / M  
 जन्म तारीख : 29/11/1963  
 Date of Birth : 29/11/1963

GLQ4481289  
 पिन कोड : 13 सिंगुरी जिला 734401  
 Address: Sebak Road, 13 Singuri Darjeeling 734401



Date: 01/01/2007  
 25-सिंगुरी निर्वाचन क्षेत्र निर्वाचक अधिकारी द्वारा  
 Face Simile Signature of the Electoral Registration Officer for 25-Singuri Constituency

निर्वाचक का नाम और पता बदलने के लिए इस कार्ड को  
 भरना और इसे निर्वाचक अधिकारी के पास  
 भेजना होगा।  
 In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

29/11/1963










Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000550124/2018

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	Mr NIRANJAN KUMAR MITTAL P.C HOUSE 2ND FLOOR SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr DEEPAK KUMAR AGARWALA MAHABIRSTHAN NEAR RAIL GATE 1, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [K R M DEVLOPERS ]			 KRM DEVELOPERS Deepak Kumar Agarwala PARTNER
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr PRASENJIT SARKAR Son of Mr BISWAJIT SARKAR Shaktigarh, P.O:- SILIGURI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734005	Mr NIRANJAN KUMAR MITTAL, Mr DEEPAK KUMAR AGARWALA,			

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BHAKTINAGAR  
Jalpaiguri, West Bengal

### Major Information of the Deed

Deed No :	I-0711-02522/2018	Date of Registration	10/04/2018
Query No / Year	0711-0000550124/2018	Office where deed is registered	
Query Date	04/04/2018 12:09:27 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AJAY MITRUKA KHALPARA,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832386752, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 55,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,75,000/- (Article:23)	Rs. 55,000/- (Article:A(1))		
Remarks			

#### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9

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-312	RS-602/2	Industrial Use	Sahari	20 Katha	55,00,000/-	55,00,000/-	Property is on Road
<b>Grand Total :</b>					<b>33Dec</b>	<b>55,00,000 /-</b>	<b>55,00,000 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NIRANJAN KUMAR MITTAL (Presentant )</b> Son of Late PUNAM CHAND MITTAL P.C HOUSE 2ND FLOOR SEVOKE ROAD, 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.:: ADTPM7212J, Status :Individual, Executed by: Self, Date of Execution: 05/04/2018 , Admitted by: Self, Date of Admission: 05/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2018 , Admitted by: Self, Date of Admission: 05/04/2018 ,Place : Pvt. Residence

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>K R M DEVELOPERS</b> KOMAL VATIKA, M.P ROAD KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAPFK0295G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0711-02522/2018-10/04/2018

11/04/2018 Query No:-07110000550124 / 2018 Deed No :I - 071102522 / 2018, Document is digitally signed.

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEEPAK KUMAR AGARWALA</b> Son of Late SHYAM SUNDER AGARWAL MAHABIRSTHAN NEAR RAIL GATE 1, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : K R M DEVLOPERS (as PARTNER)

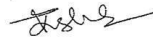
**Identifier Details :**

Name & address	
Mr PRASENJIT SARKAR Son of Mr BISWAJIT SARKAR Shaktigarh, P.O:- SILIGURI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr NIRANJAN KUMAR MITTAL, Mr DEEPAK KUMAR AGARWALA,	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KUMAR MITTAL	K R M DEVLOPERS-33 Dec

**Endorsement For Deed Number : I - 071102522 / 2018****On 04-04-2018****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 55,00,000/-



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Major Information of the Deed :- I-0711-02522/2018-10/04/2018

11/04/2018 Query No:-07110000550124 / 2018 Deed No :- I - 071102522 / 2018, Document is digitally signed.

**On 05-04-2018**

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

Presented for registration at 19:25 hrs on 05-04-2018, at the Private residence by Mr NIRANJAN KUMAR MITTAL ,Executant.

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

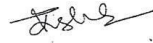
Execution is admitted on 05/04/2018 by Mr NIRANJAN KUMAR MITTAL, Son of Late PUNAM CHAND MITTAL, P.C HOUSE 2ND FLOOR SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr PRASENJIT SARKAR, , Son of Mr BISWAJIT SARKAR, Shaktigarh, P.O: SILIGURI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

Execution is admitted on 05-04-2018 by Mr DEEPAK KUMAR AGARWALA, PARTNER, K R M DEVELOPERS (Partnership Firm), KOMAL VATIKA, M.P ROAD KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Mr PRASENJIT SARKAR, , Son of Mr BISWAJIT SARKAR, Shaktigarh, P.O: SILIGURI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

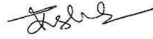
**On 09-04-2018**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 55,000/- ( A(1) = Rs 55,000/- ) and Registration Fees paid by by online = Rs 55,000/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2018 12:00AM with Govt. Ref. No: 192018190213918551 on 05-04-2018, Amount Rs: 55,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKF5065383 on 05-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,75,000/- and Stamp Duty paid by by online = Rs 2,70,000/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2018 12:00AM with Govt. Ref. No: 192018190213918551 on 05-04-2018, Amount Rs: 2,70,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKF5065383 on 05-04-2018, Head of Account 0030-02-103-003-02



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Major Information of the Deed :- I-0711-02522/2018-10/04/2018

On 10-04-2018

**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.

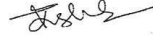
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,75,000/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 613, Amount: Rs.5,000/-, Date of Purchase: 26/03/2018, Vendor name: Jayabrata Banik



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Major Information of the Deed :- I-0711-02522/2018-10/04/2018

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11/04/2018 Query No:-07110000550124 / 2018 Deed No :I - 071102522 / 2018, Document is digitally signed.

Page 23 of 24

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 62575 to 62598

being No 071102522 for the year 2018.



Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2018.04.11 14:09:48 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 11-04-2018 14:09:03  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)