

Sl. 1930/2020

T-18/10/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 618936

2-2-138 4929/2020
 [Signature] 18.11.2020

Anima Sirc choudhury (sharma)

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

[Signature]
 Director

1

DEED OF CONVEYANCE (SALE)

CERTIFIED THAT THE INSTRUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENDORSEMENT SHEETS ATTACHED TO THE DOCUMENT ARE THE PART OF THE DOCUMENT

18.11.2020

[Signature]
 Registrar

[Signature]
 ADIA, WEST BENGAL REGISTRAR
 KOLKATA

18/11/2020

N. J. Stamp

SL. No. 405 Date 11-11-2020

Sold to Jai Matadi Projects Private Limited

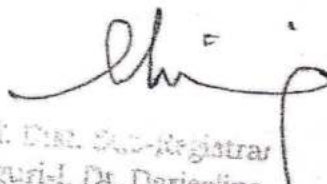
of Dashbandhupara Siliguri

Value 5000/- Rupees Five Thousand only


JAYABRATA BANIK

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




N.D. Sub-Registrar
Siliguri-I, Dt, Darjeeling

18 NOV 2020

Anima Sur Chowdhury Sharma

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

Bholanath Chowdhury
Director

**THIS INDENTURE MADE ON THIS 18 TH DAY OF NOVEMBER
TWO THOUSAND TWENTY AT SILIGURI.**

Vacant Land area	: 2575 Square Feet or 3 Kathas 9 Chhataks 10 Square Feet or 0.0591 Acre
Mouza	: SILIGURI
Pargana	: Baikunthapur
J. L. No.	: 110(88)
R.S. Khatian No.	: 2856
R.S. Plot No.	: 12157
S.M.C. Ward No.	: 29
Police Station	: Siliguri
District	: Darjeeling
Consideration	: Rs.61,80,000/-
Assessed Value	: Rs.67,95,148/-

B E T W E E N

1. **SMT. ANIMA SUR CHOWDHURY SHARMA** (PAN. AOTPC3192C) (AADHAAR NO. 6174 1240 2412) wife of Late Sankar Sur Chowdhury @ Late Shankar Sur Chowdhury @ Late Sankar Prasad Sur Chowdhury @ Sri Shankar Prasad Sur Chowdhury,
2. **SMT. ANANYA SAHA** (PAN. AQRPC9205G) (AADHAAR NO. 3244 6929 9339) wife of Sri Partha Saha and daughter of Late Shankar Sur Chowdhury @ Late Sankar Sur Chowdhury @ Late Sankar Prasad Sur Chowdhury @ Sri Shankar Prasad Sur Chowdhury, Hindu by religion, Indian by Nationality, Sl. No.1 Retired Person and Sl. No.2 Housewife, Sl. No.1 residing at 53, Sidhu Kanu Sarani, Deshbandhupara, Ward No.29 of Siliguri Municipal Corporation, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004 and Sl. No.2 residing at 'Shibalaya', Suryasikha Sarani, East Vivekanandapally, Ward No.38 of Siliguri Municipal Corporation, Post Office-Rabindra Sarani, Police Station-Bhaktinagar, District-Jalpaiguri, Pin-734006, both in the State of West Bengal hereinafter called the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

18.11.2020

Advocate, Siliguri

Anima Sur Chowdhury Sheo

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

Bholanath Chakraborty
Director

JAI MATADI PROJECTS PRIVATE LIMITED (PAN.AACCJ3530D), a Private Limited Company, constituted under the Indian Companies Act, 1956, having its Certificate of Incorporation under Corporate Identity Number U70200WB2010PTC47554 and its registered office at 'Nabasree Apartment', Kanika Bandyopadhyay Sarani, Deshbandhupara, Near Gopal More, Ward No.30 of Siliguri Municipal Corporation, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004, in the State of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its executors-in-office, successors, administrators, legal representatives and assigns) the Company is hereby represented through and by its Director, **SRI BHOLANATH CHAKRABORTY (AADHAAR NO. 4948 1909 0519)** son of Late Jitendra Nath Chakraborty, Hindu by religion, Indian by Nationality, Business by occupation, residing at 'Matrichhaya Apartment', Kanika Bandyopadhyay Sarani, Deshbandhupara, Near Gopal More, Ward No.30 of Siliguri Municipal Corporation, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004, in the State of West Bengal, of the **OTHER PART**.

WHEREAS one Sri Rameswar Ram Kairi, son of Late Rajinan Kairi was the owner-in-possession and also Jotedar of all that piece or parcel of land measuring 2 Bighas 5 Kathas under the Jamindari of Raikat Jaminder within the town of Siliguri, known as 90 No. Fulzanessa Babad Rewad Ali Pradhan namely Dangua Jote, situated in the then Mouza-Dabgram at present Siliguri, Pargana-Baikunthapur, Police Station, Sub-Registry Office and Sub-Division-Siliguri, District-Darjeeling, having permanent heritable and transferable right, title and interest therein.

A N D

WHEREAS abovenamed Sri Rameswar Ram Kairi as owner-in-such possession of said landed property leased out the entire land measuring 2 Bighas 5 Kathas to and in favour of Sri Chandra Mohan Sur Chowdhury, son of Late Bipin Bihari Sur Chowdhury by executing a Deed of Perpetual Lease registered on 25.8.1947 in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.13, Page from 49 to 51, Being No.1086 for the year 1947. By virtue of such lease said Sri Chandra Mohan Sur Chowdhury acquired the aforesaid land measuring 2 Bighas 5 Kathas in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

A N D

18 .11.2020

Sousmya Choudhury
Advocate

Anima Sur Chowdhury Shown

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

Bholanath Choudhury
Director

WHEREAS after the enactment of The West Bengal Estates Acquisition Act, 1953 & Rules 1954, the rights of intermediaries vested to the Government and as such the rent receiving interest of the then Lessor had been ceased and during last survey settlement operation Sri Chandra Mohan Sur Chowdhury became the direct tenant under the Government of West Bengal and the records-of-rights was prepared under Section 39 of the aforesaid Act and finally published under Chapter-V, Section-44, Sub-Section (2) of The West Bengal Estates Acquisition Act, 1953 & Rules 1954 and the name of Chandra Mohan Sur Chowdhury had been recorded in the relevant Records-of-Rights and a new Khatian No.2856 was finally framed and finally published for his aforesaid land as recorded 0.82 Acre in Plot No.12157, Sheet No.20, situated in Mouza, Sub-Division and Police Station-Siliguri, J.L. No.110(88), Touzi No.3(Ja), Pargana-Baikunthapur, District-Darjeeling.

A N D

WHEREAS Sri Ramdeo Kairi and Sri Parmanand Kairi, both sons of Late Shew Nandan Kairi were the owners-in-possession and also Jotedars of all that piece or parcel of land measuring 19 Kathas 2 Chhataks under the Jamindari of Raikat Jaminder within the town of Siliguri, known as 90 No. Fulzanessa Babad Rewad Ali Pradhan namely Dangua Jote, situated in the then Mouza-Dabgram at present Siliguri, Pargana-Baikunthapur, Police Station, Sub-Registry Office and Sub-Division-Siliguri, District-Darjeeling, having permanent heritable and transferable rights, title and interests therein.

A N D

WHEREAS abovenamed Sri Ramdeo Kairi and Sri Parmanand Kairi as owners-in-such possession of said landed property leased out the entire land measuring 19 Kathas 2 Chhataks to and in favour of Sri Chandra Mohan Sur Chowdhury, son of Late Bipin Bihari Sur Chowdhury by executing a Deed of Term Lease (Original) registered on 27.02.1956 in the office of the Sub-Registrar, Siliguri and transcribed in Book No.1, Volume No.8, Page from 131 to 133, Being No.706 for the year 1956. By virtue of such lease said Sri Chandra Mohan Sur Chowdhury acquired the aforesaid land measuring 19 Kathas 2 Chhataks in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

A N D

WHEREAS after the enactment of The West Bengal Estates Acquisition Act, 1953 & Rules 1954, the rights of intermediaries vested to the Government and as such the rent receiving interest of the then Lessors had been ceased and during last survey settlement operation Sri Chandra Mohan Sur Chowdhury became the direct tenant under the

Anima Sur Chowdhury Shari

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

Chhota nath Choudhury
Director

Government of West Bengal and the records-of-rights was prepared under Section 39 of the aforesaid Act and finally published under Chapter-V, Section-44, Sub-Section (2) of The West Bengal Estates Acquisition Act, 1953 & Rules 1954 and the name of Chandra Mohan Sur Chowdhury had been recorded in the relevant Records-of-Rights and a new Khatian No.2733 was finally framed and finally published for his aforesaid land as recorded 0.31 Acre in Plot No.12160, Sheet No.20, situated in Mouza, Sub-Division and Police Station-Siliguri, J.L. No.110(88), Touzi No.3(Ja), Pargana-Baikunthapur, District-Darjeeling.

A N D

WHEREAS being recorded owner-in-aforesaid possession of land in two R.S. Plot Nos.12157 & 12160, R.S. Sheet No.20, recorded in R.S. Khatian Nos.2856 & 2733 respectively, of Mouza & Police Station- Siliguri, District-Darjeeling, abovenamed Sri Chandra Mohan Sur Chowdhury transferred land measuring 0.08 Acre out of his total land measuring 0.82 Acre in R.S. Plot No.12157, R.S. Khatian No.2856 of Mouza-Siliguri and also transferred land measuring 0.05 Acre out of his total land measuring 0.31 Acre in R.S. Plot No.12160, R.S. Khatian No.2733 of Mouza-Siliguri, i.e. totaling an area 0.13 Acre, to and in favour of his son, Sri Shankar Prasad Sur Chowdhury by executing a Deed of Gift registered on 19.06.1981 in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Being No.3945 for the year 1981. By virtue of such gift said Sri Shankar Prasad Sur Chowdhury had acquired the land measuring 0.08 Acre in R.S. Plot No.12157 and also land measuring 0.05 Acre in R.S. Plot No.12160 under specific boundary, in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

A N D

WHEREAS abovenamed Sri Sankar Prasad Sur Chowdhury also had become the owner-in-possession of land measuring 1000 Square Feet with specific boundary in R.S. Plot No.12160, R.S. Khatian No.2733 of Mouza-Siliguri, by virtue of purchase through a Deed of Sale duly executed by his brother, Sri Biplab Sur Choudhury, son of Late Chandra Mohan Sur Chowdhury and registered on 24.08.1992 in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.F-35, Page from 47 to 52, Being No.6701 for the year 1992. By virtue of such purchase said Sri Sankar Prasad Sur Chowdhury had acquired the land measuring 1000 Square Feet with specific boundary in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein.

A N D

Anima Sur Chowdhury Shor

Ananya Saha

Jai Pratadi Projects Pvt. Ltd.

Bhadramahar Chakraborty
Director

WHEREAS being owner-in-aforsaid possession of land abovenamed Sri Sankar Sur Choudhury sold and transferred for valuable consideration land measuring 60 Square Feet with specific boundary out of his aforesaid land measuring 0.08 Acre in R.S. Plot No.12157, recorded in R.S. Khatian No.2856 of Mouza-Siliguri to and in favour of his elder brother, Sri Dulal Sur Choudhury, son of Late Chandra Mohan Sur Choudhury by executing a Deed of Sale registered on 24.08.1992 in the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.F-35, Pages 29 to 33, Being No.6698 for the year 1992.

A N D

WHEREAS the name of Sankar Prasad Sur Choudhury has duly been entered in the record of Holding Tax Department for his landed property vide Holding No.36/24/107/3/31, Ward No.29 of Siliguri Municipal Corporation.

A N D

WHEREAS in the aforesaid manner abovenamed Sankar Sur Choudhury @ Shankar Sur Chowdhury @ Shankar Prasad Sur Chowdhury @ Sankar Prasad Sur Choudhury while keeping the remaining land in R.S. Plot No.12157, R.S. Sheet No.20, recorded in R.S. Khatian No.2856 and also land in R.S. Plot No.12160, R.S. Sheet No.20, recorded in R.S. Khatian No.2733 of Mouza-Siliguri in his khas, actual and physical possession and having absolute title on said land, died intestate on 01.10.2013 leaving behind his wife, Smt. Anima Sur Chowdhury Sharma and one daughter, Smt. Ananya Saha, the Vendors hereof, as his only legal heirs and successors, who inherited jointly the total land in aforesaid two R.S. Plots left by their predecessor as per Hindu Succession Act, 1956. By virtue of such inheritance abovenamed Vendors have jointly acquired the landed property in their khas, actual and physical possession having permanent heritable and transferable right, title and interest therein and they paid Holding Tax for their house property upto the 4th quarter of 2020-2021 in the name of Sankar Prasad Sur Chowdhury vide Receipt No.22974 dated 15.06.2020.

A N D

WHEREAS during last survey settlement operation under West Bengal Land Reforms Act, 1955 abovenamed Anima Sur Chowdhury Sharma, wife of Late Sankar Sur Choudhury being the owner as per law of inheritance and bonafide possessor of the land became the direct tenant under the State of West Bengal and her name has been recorded in the relevant Records-of-Rights and a new L.R. Attestation Khatian (Parcha) No.3760 has been opened in her name for her undivided share of aforesaid land as recorded 0.06 Acre in L.R. Plot No.2700, corresponding to R.S. Plot Nos.12157 & 12160, L.R. Sheet No.6, situated in Mouza - Siliguri Dakkhin-2, Sub-Division and

Anima Sur Chowdhury Saha

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

Bhola Nath Chakrabarty
Director

Police Station-Siliguri, Pargana-Baikunthapur, J. L. No.93(88), District-Darjeeling. Similarly, abovenamed Smt. Ananya Saha, wife of Partha Saha being the owner as per law of inheritance and bonafide possessor of the land became the direct tenant under the State of West Bengal and her name has been recorded in the relevant Records-of-Rights and a new L.R. Attestation Khatian (Parcha) No.3761 has been opened in her name for her undivided share of aforesaid land as recorded 0.06 Acre in L.R. Plot No.2700, corresponding to R.S. Plot Nos.12157 & 12160, L.R. Sheet No.6, situated in Mouza - Siliguri Dakkhin-2, Sub-Division and Police Station-Siliguri, Pargana-Baikunthapur, J.L. No.93(88), District-Darjeeling and the Vendors have deposited land revenue for their land upto 1425 B.S. vide Receipt Nos.8507784, 8507785 & 8507786 dated 04.02.2019.

A N D

WHEREAS the Vendors being in need of money for their various development plans and schemes have now jointly decided to sell and have also offered for sale land measuring 2575 Square Feet or 3 (three) Kathas 9 (nine) Chhataks 10 (ten) Square Feet or 0.0591 Acre as fully described in the Schedule here-in-below, disclosing the aforesaid facts relating thereto and declaring the same is free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors for the purpose of selling the below Scheduled land have curved out 11 feet wide common Private Road from their land in R.S. Plot No.12160, R.S. Khatian No.2733 towards northern side of below Scheduled plot of land for entering into and to exit from the said land to the northern side Sidhu Kanu Sarani (S.M.C. Road) and the Vendors have also declared that the purchaser of this deed shall have the easement right on the aforesaid 11 feet wide common Private Road for entering into and to exit from the below Scheduled plot of land to S.M.C. Road after getting the Deed of Sale registered and it shall have the right to convey said easement right on the Private Road to any other person(s) for entering into and to exit from its below scheduled plot of land to S.M.C. Road.

A N D

WHEREAS the Purchaser hereof, on getting the news about the intention of sale of the Vendors and relying on the aforesaid statements of the Vendors, has agreed to purchase the said land measuring 2575 Square Feet or 3 (three) Kathas 9 (nine) Chhataks 10 (ten) Square Feet or 0.0591 Acre as fully described in the Schedule here-in-below and offered to pay the price of a sum of Rs.61,80,000/- (Rupees sixty one lakhs eighty thousand only) to the Vendors as total consideration of the said land, which is disclosed by the Vendors as free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below Scheduled land to the Purchaser hereof at or for the price of a sum of Rs.61,80,000/- (Rupees sixty one lakhs eighty thousand only) free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.61,80,000/- (Rupees sixty one lakhs eighty thousand only) paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof). The Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the land measuring 2575 Square Feet or 3 (three) Kathas 9 (nine) Chhataks 10 (ten) Square Feet or 0.0591 Acre hereby sold described in the Schedule below and make over possession thereof to the Purchaser together with all rights, title, interests, liberties, easements, privileges, appendices, appurtenances, whatever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser will possess forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord, the State of West Bengal. The Purchaser shall have every ownership rights to transfer the below Scheduled land by way of sale, gift or any other way in its absolute discretion from the date of registration of this deed and the Purchaser shall also have right to develop the land by constructing multi storied building thereon. The Purchaser shall be entitled to create equitable mortgage of the below Scheduled land by depositing this Deed of Conveyance (Sale) after completion of registration to any nationalized or private bank/financial institution or in any government/semi government/private department for obtaining loan.

THAT THE VENDORS do hereby covenant with the Purchaser that the interests which the Vendors do hereby professes to transfer subsist and the Vendors have good rights, full power and absolute authority to sell and convey the below Scheduled land unto the Purchaser and same is hereby sold and conveyed in favour of the Purchaser. The Vendors do hereby convey the easement right in favour of the Purchaser on the northern side common Private Road as delineated in the annexed Site Plan.

Anima Surchoudhary Sharma

Ananya Saha

Jai Matadi Projects Pvt. Ltd.

Bhola Nath Chakraborty
Director

Anima Sw choudhury Shastri

Ananya Saha

Jai. Matadi Projects Pvt. Ltd.

Bholanath Choudhury
Director

THE VENDORS do hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said landed property hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary are proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDORS do hereby covenant with the Purchaser that if for any defect in the title of the landed property hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession of the landed property hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said consideration money as the case may be together with interest as per bank's rate from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

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

THAT THE PURCHASER shall be at liberty to mutate its name for separate holding number from the concerned Municipal Corporation and may take Telephone Connection and all other facilities and amenities as may be required by it from the concerned authority / authorities without the consents of the Vendors. The Purchaser shall also have right to mutate its name with respect to the land area hereby purchased, in the records-of-rights at the office of the B.L. & L.R.O., Siliguri Municipal Area, Siliguri.

SCHEDULE OF VACANT LAND IS HEREBY SOLD

ALL THAT PIECE AND PARCEL of vacant land measuring 2575 Square Feet or 3 (three) Kathas 9 (nine) Chhataks 10 (ten) Square Feet or 0.0591 Acre appertaining to and forming part of R. S. Plot No.12157, L.R. Plot No.2700, R.S. Sheet No.20, L.R. Sheet No.06, recorded in R. S. Khatian No.2856, L.R. Attestation Khatian (Parcha) Nos.3760 & 3761, held under the State of West Bengal at an annual rental @Rs.35/- per decimal payable to the superior landlord State through the B.L. & L.R.O., Siliguri Municipal Area, Siliguri, situated in MOUZA and Police Station-Siliguri, L.R. MOUZA - SILIGURI DAKKHIN-2, Pargana-Baikunthapur, J.L. No.110(88), L.R. J.L. No.93(88), Touzi No.3(Ja), being part of Holding

Anima Sur Chowdhury Saha

Ananya Saha

Jai Matadi Projects Pvt. Ltd

Bhola Nath Chakrabarti
Director

No.36/24/107/3/31, Ward No.29 of Siliguri Municipal Corporation, at Sidhu Kanu Sarani and also connected with Manotosh Roy Sarani, Deshbandhupara, District-Darjeeling. The said landed property is delineated in the annexed Site Plan and butted and bounded as follows:-

- By the North : 11 feet wide Private Common Road thereafter 15 feet 3 inches wide Sidhu Kanu Sarani (S.M.C. Road) and also land & house of Sri Swapan Dey and land & house of the Vendors;
- By the South : Land & house of Sri Hindol Sur Chowdhury;
- By the East : Land of Chandra Mohan Sur Chowdhury now under the ownership and possession of his legal heirs;
- By the West : Land & house of Sri Binayak Basu & others
And also 8 feet wide Road.


The measurement of the aforesaid land is as follows :-

- By the North : 46 feet - 0 inches.
- By the South : 45 feet - 7 inches.
- By the East : 51 feet - 0 inches.
- By the West : 64 feet - 3 inches.

Within the aforesaid boundary 2575 Square Feet or 3 (three) Kathas 9 (nine) Chhataks 10 (ten) Square Feet or 0.0591 Acre vacant land is hereby sold by the Vendors to the Purchaser hereof by these presents.

The aforesaid land classified in the records-of-rights as 'Bastu' and proposed to be used as 'Bastu'.

The annexed Site Plan and fingers' impression sheet of the Vendors and the Purchaser are the part and parcel of this deed.

 18.11.2020

Soumyarup Chatterjee

IN WITNESS WHEREOF the Vendors and the Purchaser have put their signatures on this Deed of Conveyance (Sale) in good health and conscious mind and without any undue pressure after going through the contents of this deed on the day, month and year hereinbefore mentioned.

We have read personally and understood the contents and thereafter signed in presence of the witnesses.

WITNESSES :-

1. *Manoj Kumar Chakraborty*
(SRI MANOJ KUMAR CHAKRABORTY)
son of Late Jitendra Nath Chakraborty
Kanika Bandyopadhyay Sarani,
Deshbandhupara, Near Gopal More,
Ward No.30 of S.M.C.
Post Office-Siliguri Town, Police Station-
Siliguri, District-Darjeeling,
Pin-734004, West Bengal.

2. *Pran Krishna Sharma*
(PRAN KRISHNA SHARMA)
Son of Late Anil Kumar
Sharma, Areabindapatty
P.O. Robindra Sarani,
Siliguri, Darjeeling
Pin - 734006.

1. *Anima Swar Chowdhury Sharma*

2. *Ananya Saha*

(SIGNATURE OF THE VENDORS)

Jai Matadi Projects Pvt. Ltd.

Bhola Nath Chakraborty
Director

(SIGNATURE OF THE PURCHASER)

Drafted under the instructions of the executants,
read over and explained to the parties
by me and computerized
in my chamber.

Soumyarup Chakraborty
18.11.2020

(SOUMYARUP CHAKRABORTY)
ADVOCATE, SILIGURI
Enrolment No. WB-358 of 1993.



PLAN SHOWING THE LAND HERE BY SOLD BY THE VENDORS IN FAVOUR OF THE PURCHASER

NAME OF THE PURCHASER	NAME OF THE VENDORS
JAI MATADI PROJECTS PVT. LTD. DIRECTOR SRI BHOLA NATH CHAKRABORTY S/O LATE JITENDRA NATH CHAKRABORTY R/O DESHBANDHU PARA, GOPAL MORE P.O SALIGURI TOWN P.S SILIGURI DIST -DARJEELING, WARD NO -30 S.M.C	1)SMT ANIMA SUR CHOWDHURY SHARMA W/O LATE SANKAR SUR CHOWDHURY 2)SMT ANANYA SAHA W/O SRI PARTHA SAHA R/O DESHBANDHU PARA, P.O SILIGURI TOWN P.S - SILIGURI DIST -DARJEELING, WARD NO -29 S.M.C

SCHEDULE OF LAND

MOUZA, JL	KHATAN NO.	PLOT NO.	AREA	P. S.	DIST
SILIGURI L. -110(88)	R.S -2856	12157	2575 Sqft	SILIGURI	DARJEELING

TOTAL LAND 3 KATHA 9 CHATTAK 10 Sqft OR 0.0591Acre

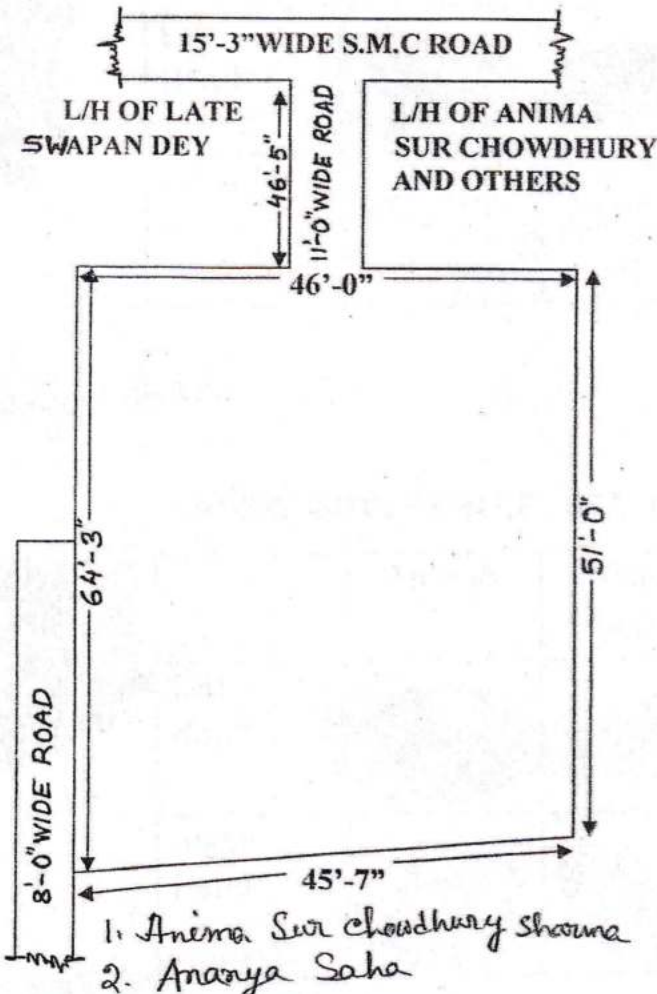
LAND BOUNDARY

NORTH -11'-0" PRIVATE COMMON ROAD
SOUTH - L/H OF HINDOL SUR CHOWDHURY
EAST -L/O CHANDRA MOHAN SUR CHOWDHURY
WEST -L/H OF BINAYAK BASU AND OTHERS AND
ALSO 8 FEET WIDE ROAD

PART TRACED MAP MOUZA

J.L. No. - 110(88) SCALE - 16" = 1 MILE
SHEET No. - 20

SITE PLAN OF LAND AS PER POSSESSION
SITE PLANE SCAL = NO



Jai Matadi Projects Pvt. Ltd.

Bhajanath Chakraborty

Director

SIGNATURE OF THE PURCHASER

1. Anima Sur chowdhury sharma
 2. Ananya Saha

SIGNATURE OF THE VENDORS

FINGERS' IMPRESSION OF SMT. ANIMA SUR CHOWDHURY SHARMA



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

ma Sur Chowdhury Sharma

Anima Sur Chowdhury Sharma

SIGNATURE WITH DATE 18.11.2020

FINGERS' IMPRESSION OF SMT. ANANYA SAHA



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

Ananya Saha

Ananya Saha 18.11.2020

SIGNATURE WITH DATE

FINGERS' IMPRESSION OF SRI BHOLANATH CHAKRABORTY



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

Jai Matadi Projects Pvt. Ltd.

Bholanath Chakraborty

Jai Matadi Projects Pvt. Ltd.

Bholanath Chakraborty

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



FINGERS' IMPRESSION OF SRI BHOLANATH CHAKRABORTY

SIGNATURE WITH DATE

Ananya Saha 18.11.2020

Ananya Saha

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



FINGERS' IMPRESSION OF SMT. ANANYA SAHA

SIGNATURE WITH DATE

Anima Sur Chowdhury Sharma 18.11.2020

Anima Sur Chowdhury Sharma

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



FINGERS' IMPRESSION OF SMT. ANIMA SUR CHOWDHURY SHARMA



भारत सरकार



অনিমা সুর চৌধুরী শর্মা
Anima Sur Chowdhury Sharma
জন্মতারিখ/ DOB: 01/03/1956
মহিলা / FEMALE



6174 1240 2412

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण

भारत OF INDIA

ঠিকানা:
53 নং, সিধু কানু সরনী, দেশবন্ধু পাড়া,
ওয়ার্ড নং 29, শিলিগুড়ি (পৌরসভা),
দার্জিলিং,
পশ্চিম বঙ্গ - 734004

Address

53 NO, SIDHU KANU
SARANI, DESH BANDHU
PARA, WARD NO 29, Siliguri
(M. Corp), Darjeeling,
West Bengal - 734004

6174 1240 2412



1947
1500 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Anima Sur Chowdhury Sharma



भारत सरकार



Ananya Saha
Date of Birth/DOB: 11/06/1986
Female/ FEMALE



3244 6929 9339

MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण OF INDIA

Address

W/O Partha Saha, Shibalaya, Suryasikha
Sarani, Ward No. 38, East Vivekananda
Paliy, Siliguri (M.Corp.), Jalpaiguri,
West Bengal - 734006

3244 6929 9339



1947
PCO 300 1947

✉ help@uidai.gov.in

www uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Ananya Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AQRPC9205G

ANANYA SAHA

पिता / पिता का नाम / Father's Name
SHANKAR SUR CHOWDHURY

11/06/1996

Ananya Saha
हस्ताक्षर / Signature




In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit - 1111101
 Plot No. 11, Sector 11, IIT, Delhi - 110016
 New Delhi - 110016

आयकर संपर्क केंद्र
For Income Tax Enquiry
Classified Toll Free No.
1961
or
1800-501061

Ananya Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAI MATADI PROJECTS PRIVATE
LIMITED



12/05/2010
Permanent Account Number

AACCJ3530D

27052010

इस कार्ड के खोने / चाने पर कृपया सूचित करें / लौटारें :-
आयकर पैन सेवा इकाई, एन एस डी यूएल
तीसरी मंजील, सफायर चेंबरस,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045.


*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Jai Matadi Projects Pvt. Ltd.

Bhola Nath Chakraborty
Director


আধার
 Address: KANIKA
 BANDOPADHAY SARANI,
 DESHBANDHU PARA,
 Silguri (M. Corp),
 Darjeeling, Siliguri Town,
 West Bengal, 734004

4948 1909 0519

1800 300 1047
 help@uidai.gov.in
 www.uidai.gov.in


আধার
 Bholanath Chakraborty
 Father: JITENDRA NATH CHAKRABORTY
 Date of Birth / DOB: 28/01/1971
 Gender / Male
 4948 1909 0519

আধার - সাধারণ মানুষের অধিকার

Ia. viatadi Projects Pvt. Ltd.
 Bholanath Chakraborty
 Director



सत्यमेव जयते

आधार

भारत सरकार

Unique Identification Authority of India

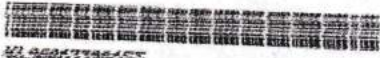
Enrollment No. : 1215/91012/01517

To Manoj Kumar Chakraborty

KANIKA BANDOPADHAY SARANI, DESHBANDHUPARA

Siliguri (M. Corp), Siliguri Town, Darjeeling, West Bengal - 734004, 9332424366

16/07/2014



42 3680 6800 3683

95017766



আপনার আধার সংখ্যা / Your Aadhaar No. :

2680 6800 3683

আধার - সাধারণ মানুষের অধিকার



Manoj Kumar Chakraborty, Father: Jitendra Nath Chakraborty

Gender / DDB: 0208/1576 Male

2680 6800 3683

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

ভষ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
• পরিচয়ের প্রমাণ অব্যাহত প্রকাশীকরণ দ্বারা লাভ করবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
• To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
• ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
• Aadhaar is valid throughout the country.
• Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: কনিকা বন্দোপাধ্যায় সারনী, দেশবন্দোপাড়া, শিলিগুড়ি (মৌজা), শিলিগুড়ি টাউন, দার্জিলিং, পশ্চিমবঙ্গ, ৭৩৪০০৪

Address: KANIKA BANDOPADHAY SARANI, DESHBANDHUPARA, Siliguri (M. Corp), Darjeeling, West Bengal, 734004

2680 6800 3683

Manoj K. Chakraborty

Major Information of the Deed



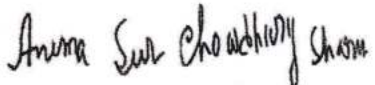
Deed No :	I-0402-01810/2020	Date of Registration	18/11/2020
Query No / Year	0402-2001384929/2020	Office where deed is registered	
Query Date	30/10/2020 8:12:26 PM	0402-2001384929/2020	
Applicant Name, Address & Other Details	Soumyarup Chakraborty Siliguri Bar Association, Room No. 4, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434233644, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 61,80,000/-	Rs. 67,95,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,07,729/- (Article:23)	Rs. 67,965/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



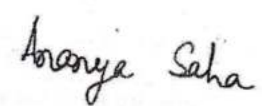
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri, JI No: 88, Pin Code : 734004

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-12157	RS-2856	Bastu	Bastu	2575 Sq Ft	61,80,000/-	67,95,148/-	Width of Approach Road: 15 Ft.,
Grand Total :					5.9011Dec	61,80,000 /-	67,95,148 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Anima Sur Chowdhury Sharma (Presentant) Wife of Late Sankar Sur Choudhury Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office	 18/11/2020	 LTI 18/11/2020	 18/11/2020

53, Sidhu Kanu Sarani, Deshbandhupara, Ward No.29, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AOxxxxxx2C, Aadhaar No: 61xxxxxxxx2412, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office



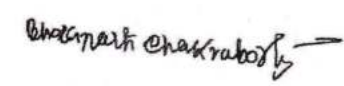
2			
Name	Photo	Finger Print	Signature
Smt Ananya Saha Wife of Shri Partha Saha Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office	 18/11/2020	 LTI 18/11/2020	 18/11/2020

Shibalaya, Suryasikha Sarani, Block/Sector: East Vivekanandapally, Ward No.38, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx5G, Aadhaar No: 32xxxxxxxx9339, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office

Buyer Details :



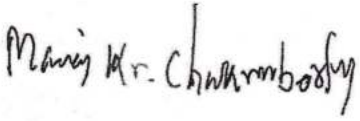
SI No	Name,Address,Photo,Finger print and Signature
1	Jai Matadi Projects Private Limited Nabasree Apartment, Kanika Bandyopadhy Sarani, Block/Sector: Deshbandhupara, Ward No.30, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bholanath Chakraborty Son of Late Jitendra Nath Chakraborty Date of Execution - 18/11/2020 , , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office	 Nov 18 2020 12:58PM	 LTI 18/11/2020	 18/11/2020

Matrichhaya Apartment, Kanika Bandyopadhy Sarani, Block/Sector: Deshbandhupara, Ward No.30, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7N, Aadhaar No: 49xxxxxxxx0519 Status : Representative, Representative of : Jai Matadi Projects Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Manoj Kumar Chakraborty Son of Late Jitendra Nath Chakraborty Kanika Bandyopadhyay Sarani, Deshbandhupara, Block/Sector: Near Gopal More, Ward No.30, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004			
	18/11/2020	18/11/2020	18/11/2020
Identifier Of Smt Anima Sur Chowdhury Sharma, Smt Ananya Saha, Shri Bholanath Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Anima Sur Chowdhury Sharma	Jai Matadi Projects Private Limited-2.95053 Dec
2	Smt Ananya Saha	Jai Matadi Projects Private Limited-2.95053 Dec

Endorsement For Deed Number : I - 040201810 / 2020

On 18-11-2020

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.

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

Presented for registration at 12:51 hrs on 18-11-2020, at the Office of the A.D.S.R. SILIGURI by Smt Anima Sur Chowdhury Sharma , one of the Executants.

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 67,95,148/-

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

Execution is admitted on 18/11/2020 by 1. Smt Anima Sur Chowdhury Sharma, Wife of Late Sankar Sur Choudhury, 53, Sidhu Kanu Sarani, Deshbandhupara, Ward No.29, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Retired Person, 2. Smt Ananya Saha, Wife of Shri Partha Saha, Shibalaya, Suryasikha Sarani, Sector: East Vivekanandapally, Ward No.38, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife

Indetified by Shri Manoj Kumar Chakraborty, , , Son of Late Jitendra Nath Chakraborty, Kanika Bandyopadhyay Sarani, Deshbandhupara, Sector: Near Gopal More, Ward No.30, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2020 by Shri Bholanath Chakraborty, Director, Jai Matadi Projects Private Limited (Private Limited Company), Nabasree Apartment, Kanika Bandyopadhyay Sarani, Block/Sector: Deshbandhupara, Ward No.30, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Shri Manoj Kumar Chakraborty, , , Son of Late Jitendra Nath Chakraborty, Kanika Bandyopadhyay Sarani, Deshbandhupara, Sector: Near Gopal More, Ward No.30, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 67,965/- (A(1) = Rs 67,951/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 67,965/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2020 12:00AM with Govt. Ref. No: 192020210139023942 on 16-11-2020, Amount Rs: 67,965/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA66736 on 16-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,07,729/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,02,729/-

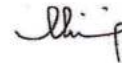
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 405, Amount: Rs.5,000/-, Date of Purchase: 11/11/2020, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2020 12:00AM with Govt. Ref. No: 192020210139023942 on 16-11-2020, Amount Rs: 4,02,729/-,

Bank: Union Bank of India (UBIN0530166), Ref. No. AA66736 on 16-11-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2020, Page from 69512 to 69538
being No 040201810 for the year 2020.



Jiwan Tamang

Digitally signed by JIWAN TAMANG
Date: 2020.11.26 15:08:16 +05:30
Reason: Digital Signing of Deed.

(Jiwan Tamang) 2020/11/26 03:08:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)