

7530/18

1

7340/2018



पश्चिम बंगाल WEST BENGAL

E 444951

24/11/2018
 09:00 AM.
 S. 1745851/2018
 M.V. No. 67, 60, 136/2

Visit Commission Case No. 2096/18



Handwritten signature and initials, possibly 'R. K. A. G.' and 'A. K. G.'.

DEED OF CONVEYANCE

R.K.A.G.
 Adhikary

Contd. /2

Certified that the Document is admitted,
 Registration and the Signature Sheet and
 the Endorsement Sheet attached to this
 Document are part of this Document

Handwritten signature of the District Sub-Registrar.

Add. District Sub-Registrar:
 Bhakti Nagar, Jalpaiguri

27 NOV 2018

W.D. of 1818

THIS DEED OF CONVEYANCE IS MADE ON THIS
THE
21st DAY OF NOVEMBER
TWO THOUSAND EIGHTEEN

BETWEEN

Contd. /3

12-11-18
Relinquish

100/100/100

Consideration	: Rs. 67,60,000/-
Area	: 9 Kathas
Plot No.	: 148/433 (R.S.)
Khatian No	: 144 (R.S.)
Sheet No.	: 9
J.L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri
Within Gram Panchayat Area. ✓	

PRIME PROPERTY DEVELOPERS (Having PAN No.AAWFP0763H), a Partnership firm, having its Office at Millennium Center, Opp. LIC Building, Sevoke Road, Siliguri, P.O. & P. S. Siliguri-734001, Dist. Darjeeling, W.B., represented by its Partners **1. SRI SANDEEP AGARWAL S/O SRI CHHABIL DASS AGARWAL AND 2. SMT. DOLLY AGARWAL W/O SRI SANDEEP AGARWAL**, Both are Indian by citizen, Hindu by religion, Business by occupation, residing at Premaangan, Panchwati Housing Complex, Sevoke Road, Jyoti Nagar, Ward No. 41, P.O. Sevoke Road-734001, P.S. Bhaktinagar, Dist. Jalpaiguri, W.B. **3. SRI NARESH PERIWAL S/O LATE MAHABIR PRASAD PERIWAL AND 4. SRI NITESH PERIWAL S/O LATE PRAYAG KUMAR PERIWAL**, Both are Indian by citizen, Hindu by religion, Business by occupation, residing at 453, Bidhan Road, Ward No. 11, P.O. Siliguri -734001, P.S. Siliguri, Dist. Darjeeling, W.B. , hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **FIRST PART.**

R.K.A. 7
Adwitiy

AND

SRI BALAK ROY (Having PAN No.AZUPR9619P) **S/O LATE GHUMCHI ROY**, Hindu. by Religion, Indian by Citizenship, Business by Occupation, residing at Baikunthapally, Ward No. 41, P.O. Sevoke Road-734001, P.S. Bhakti Nagar, Dist. Jalpaiguri, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **SECOND PART.**

AND

1. SRI JAGANNATH PAUL AND 2. SRI HARI NATH PAUL BOTH ARE SONS OF LATE SAMBHUNATH PAUL, Both are Hindu by religion, Business by Occupation, Indian by citizenship, residing at Haiderpara, P.O. Haiderpara-734001, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **THIRD PART.**

AND

WHEREAS the Vendor hereof, is the sole and absolute owner of vacant land measuring 74.5 Decimals, appertaining to and forming part of Plot No.148/433 (R.S.), recorded in Khatian No. 144 (R.S.), Pargana - Baikunthapur, J. L. No. 2, Sheet No. 9, of **Mouza - Dabgram**, J.L. No. 2, P. S. Bhaktinagar, Dist. Jalpaiguri, by virtue of Deed of Sale being No.2226; Dt. 04/06/1979, recorded in Book No. I, for the year 1979, registered in the office of Addl. Dist. Sub-Registrar,

Contd. /5

SRIL. A. G.
ADU / 14

5

Jalpaiguri, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS the Confirming party do hereby declare that they in their full sense and in their good health have surrender their claim of below scheduled land from today in favour of the Purchaser without any undue influence, coercion etc. and without any consideration from any body of bodies whatsoever and further declares that neither they nor any person or persons under them, will claim any right over the below scheduled land in future.

AND

WHEREAS the **VENDOR** being in need of money for his developmental plans has decided to sell his land measuring **9 Kathas**, as morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (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, has agreed to purchase the said below scheduled land of the Vendor at or for a price of Rs.67,60,000/- (Rupees Sixty Seven Lacs Sixty Thousand) only, free from all encumbrances and charges whatsoever.

Contd. /6

K. V. A. G.
A. K. M. P.

- 12/10/19
6

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 below scheduled land unto the **PURCHASER** at or for the price of Rs.67,60,000/- (Rupees Sixty Seven Lacs Sixty Thousand) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs.67,60,000/- (Rupees Sixty Seven Lacs Sixty Thousand) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), 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 anyway appertaining to the said land as the absolute estate **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 West Bengal.

*R. K. M. S. G.
Advocate*

12.10.19
12.10.19
12.10.19

7

The Vendor does hereby declare that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and he has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

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 and the Purchaser is deprived of ownership or of possession of the below scheduled 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 consideration money togetherwith interest @ 18% 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 therefrom.

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 below scheduled land hereby sold by the Vendor by these presents.

12.10.19
12.10.19

Contd. /8

148/433 R.S.
 144 R.S.
 9 R.S.

SCHEDULE
(LAND HEREBY SOLD BY THE VENDOR)

All that piece and parcel of vacant Bastu land measuring **9 Kathas**, appertaining to and forming part of **Plot No. 148/433 (R.S.)**, recorded in **Khatian No. 144 (R.S.)**, of **Mouza - Dabgram**, J. L. No. 2, **Sheet No. 9 (R.S.)**, P.S. Bhaktinagar, Dist. Jalpaiguri, within Gram Panchayat Area.

The aforesaid land is butted and bounded
as follows :-

- | | | |
|--------------|---|--|
| By the North | - | Land of Hari Nath Paul & Others. |
| By the South | - | Land of Hari Nath Paul & Others. |
| By the East | - | Land of Vendor sold today to Purchaser
(Plot No. 148/433 R.S.). |
| By the West | - | Land of part of Plot No. 150/440 (R.S.). |

Within the aforesaid butted and bounded the Vendor does hereby sold his land measuring **9 Kathas**, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

INWITNESS WHEREOF THE VENDOR, CONFIRMING PARTY AND PURCHASER HEREOF, have set and subscribed their respective hands on this Deed of Conveyance on the day, month and the year first above written

WITNESSES:-

1) Bhanka Kic Barua.
No. 10, Sri Bishwajit Barua -
Upper Bhamradar Bazar -
P.O. Barakessal.
P.S. Bakhtnagar
Dist - Jalpaiguri 734001

[Handwritten signature]

SIGNATURE OF THE VENDOR

2) Jagulal Ray
S/O Balak Ray -
Bairakthapally
Suvak Road
Siliguri
Bhakti Nagar
Jalpaiguri

[Handwritten signature]

SIGNATURE OF THE CONFIRMING PARTY

PRIME PROPERTY DEVELOPERS

[Handwritten signature]
F-2

PRIME PROPERTY DEVELOPERS

[Handwritten signature]
F-2

[Handwritten note]
K.M.P.G.
A-21114

PRIME PROPERTY DEVELOPERS

Narish Kumar

Page 1

PRIME PROPERTY DEVELOPERS

[Signature]

SIGNATURE OF THE PURCHASER

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

Rajesh Kumar Agarwal

(Rajesh Kumar Agarwal)

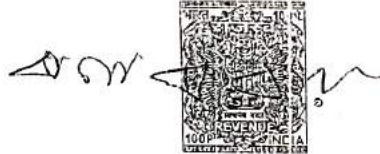
Advocate, Siliguri

Enrollment No. F/119/384/98.

Contd. /11

MONEY RECEIPT

Received with thanks from the Purchaser hereof, a sum of Rs.67,60,000/- (Rupees Sixty Seven Lacs Sixty Thousand) only, paid by RTGS, The South Indian Bank Ltd., Sevoke Road, Siliguri, as full and final payment in respect of sale of vacant Bastu land measuring **9 Kathas**, appertaining to and forming part of **Plot No. 148/433 (R.S.)**, recorded in **Khatian No. 144 (R.S.)**, of **Mouza - Dabgram**, J. L. No. 2, **Sheet No. 9 (R.S.)**, P.S. Bhaktinagar, Dist. Jalpaiguri, within Gram Panchayat Area.



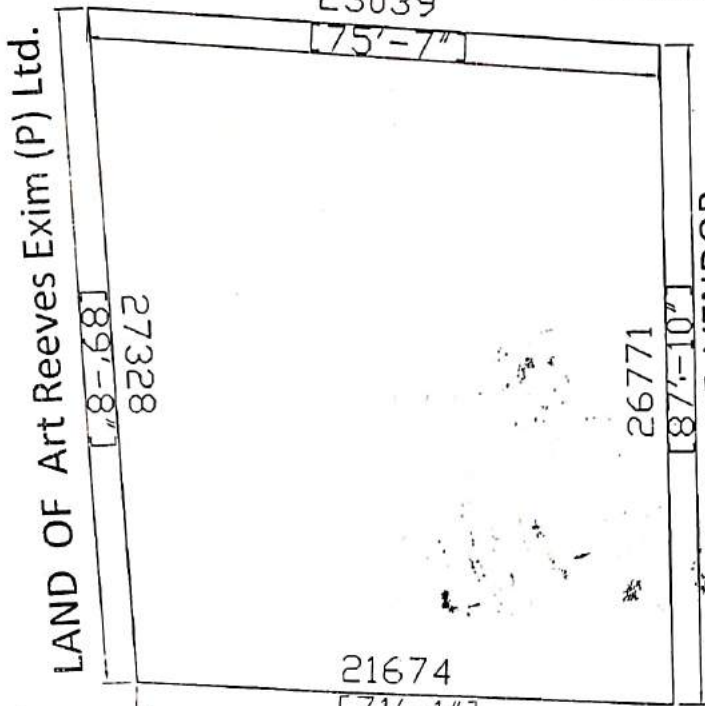
SIGNATURE OF THE VENDOR

NAME OF VENDOR:-
Sri. BALAK ROY,
S/O Late. Ghamchi Roy
Jyoti Nagar, Dabgram,
P.S.-Bhaktinagar
Dist.-Jalpaiguri.

NAME OF PURCHASER:-
PRIME PROPERTY DEVELOPERS.
Millennium Center, Opp. LIC Building,
Sevoke Road, Siliguri Pin.-734001
Dist.-Darjeeling.

Partner:- Sri, Sandeep Agarwal,
S/O Sri Chhabildass Agarwal,
Resident of 2.5 mile, Sevoke road,
Siliguri. P.S.- Bhaktinagar.
Dist.- Jalpaiguri.

LAND OF HARINATH PAUL & OTHERS
23039



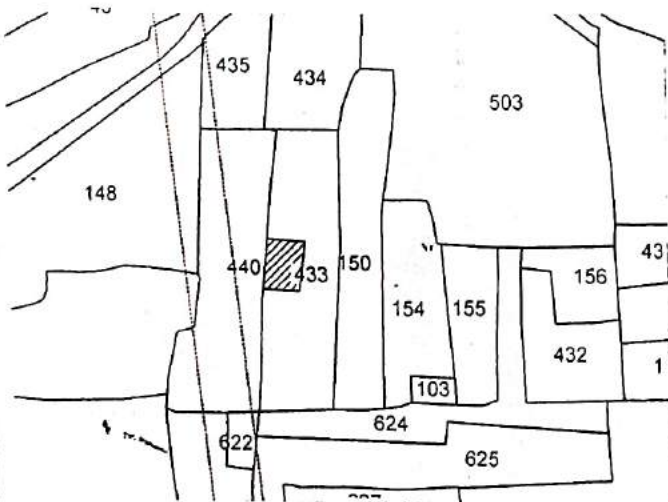
SOLD TO THE PURCHASER

LAND SCHEDULE :-
Mouza DABGRAM
J.L. No.-02
P.S.- Bhaktinagar,
Dist.-Jalpaiguri.
Khatian No.- 16 L.R.
Plot No. Area In
R.S. Acre.
148/433 0.1487

Total = 0.1487 Acre
OR.- 9 Khata.

LAND OF HARINATH PAUL & OTHERS

SITE PLAN
Scale:-1:300



MOUZA MAP
Scale:-16"-1 Mile..

SOLD LAND SHOWN THUS:-



N
(Signature of Vendor)
(Signature of Vendor)

(Signature of Confirming Party)
(Signature of Confirming Party)

SIGNATURE OF VENDOR

PREPARED By:

M/S B. M. DAS & SONS
(GOVT. APPROVED SURVEYOR)

(Signature)
Proprietor

EXECUTANT FINGER PRINT SHEET

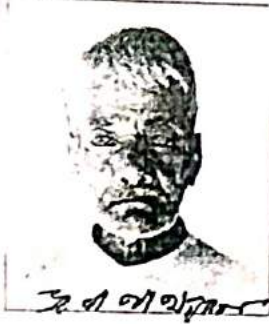


Handwritten signature or initials in Arabic script, appearing to be 'م. د. ع. م.'

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

Handwritten signature or initials in Arabic script, appearing to be 'م. د. ع. م.'

Signature of presentant



EXECUTANT SHEET

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

37/17/254

Signature of presentant with date



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

37/17/254

Signature of presentant with date

Signature of Identifier

Signature of R.O.

CLAIMANT FINGER PRINT SHEET



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

PRIME PROPERTY DEVELOPERS

Dinesh Agarwal

Partner

Signature of Presentant



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

PRIME PROPERTY DEVELOPERS

Lolly Agarwal

Signature of Presentant

CLAIMANT FINGER PRINT SHEET



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Left Hand					
Right Hand					

PRIME PROPERTY DEPT

Naveen Kumar
Signature of Presentant



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

PRIME PROPERTY DEPT

Naveen Kumar
Signature of Presentant












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 07110001745851/2018

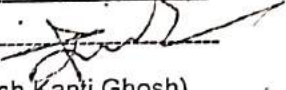
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Balak Roy Baikunthapally, Ward No.41, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
2	Mr Jagannath Paul Haiderpara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
3	Mr Hari Nath Paul Haiderpara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			

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
4	Mr Sandeep Agarwal 2.5 Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India. PIN - 734001	Representative of Buyer [Prime Property Developers]			PRIME PROPERTY DEVELOPERS Sandeep Agarwal
5	Mrs Dolly Agarwal Premaangan, Panchwati Housing Complex, Jyotinagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Buyer [Prime Property Developers]			PRIME PROPERTY DEVELOPERS Dolly Agarwal
6	Mr Naresh Periwal 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Prime Property Developers]			PRIME PROPERTY DEVELOPERS Naresh Periwal
7	Mr Nitesh Periwal 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Prime Property Developers]			PRIME PROPERTY DEVELOPERS Nitesh Periwal

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Shankaprio Barua Son of Mr Biswajit Barua Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Mr Balak Roy, Mr Jagannath Paul, Mr Hari Nath Paul, Mr Sandeep Agarwal	


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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/03/021/090159



Elector's Name : Roy Balak
 নির্বাচকের নাম : রায় বালক
 Father/Mother/
 Husband's Name : Ghumachi
 পিতা/মাতা/স্বামীর নাম : ঘুমচি
 Sex : Male
 লিঙ্গ : পুরুষ
 Age as on 1-1-95 : 56
 ১-১-৯৫-এ বয়স : ৫৬

৫১০০ ৫ ৫

Address :
 Jyotinagar (part)
 Dabgram
 Bnaktinagar
 ঠিকানা
 জ্যোতিনগর (আংশিক)
 ডাবগ্রাম
 ভক্তিনগর

Facsimile Signature of
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক
 For Rajshahi Assembly Constituency
 রাজশাহী বিধানসভা নির্বাচন কেন্দ্র

Place : Sadar, Jainaihuri
 স্থান : সদর, জলপাইগুড়ি
 Date : 17-3-95
 তারিখ : ১৭-৩-৯৫



অবতীর্ণা বিদিত্তা বিদিত্তা ধাৰিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

জনসংকলনের আইডি / Enrollment No. 1215/71522/00380

1c
হরিনাথ পল
Harinath Paul
WARD NO 40 MEGHLAL ROY ROAD
HAIDER PARA
Siliguri (M Corp.)
Haiderpara
Rajeraj Jalpaiguri
West Bengal 731006
81495
ML506814951FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5201 5613 6560

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

হরিনাথ পল
Harinath Paul
পিতা : সম্ভেনাথ পল
Father Sambhenath Paul
জন্মতারিখ : DOB 24/02/1948
পুংস - Male



5201 5613 6560

আধার - সাধারণ মানুষের অধিকার

স্বাক্ষর

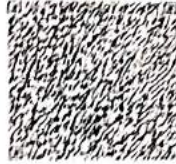
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

प्राची सेवा संख्या कार्ड
Permanent Account Number Card

AAWFP076311



प्राची नाम
PRIME PROPERTY DEVELOPERS

स्थापना तिथि
Date of Incorporation/Formation
19/06/2018

19/06/2018

आयकर विभाग

Handwritten Signature





ভারত সরকার
Government of India



সন্দিপ আগরওয়াল
Sandeep Agarwal
পিতা: চহাবি দাস আগরওয়াল
Father: Chhabil Dass Agarwal

জন্ম তারিখ/DOB: 15/09/1972
সঙ্গ / Male



5906 9222 4001

প্রাধার - সাধারণ মানুষের অধিকার

Sandeep Agarwal

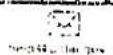


ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: সোভকে জয়ন্তী নগর, ওয়ার্ড নং
শিপিওজি(সৌভাগ্য), সোভকে জয়ন্তী
প্রদেহাংকটি, পশ্চিম বঙ্গ

Address PREMANGAN
PANCHWATI HOUSING
COMPLEX, SEVOKE
ROAD, JYOTI NAGAR,
WARD NO 41, Siliguri (m
corp), Jalpaiguri, Sevoke
Road, West Bengal 734001

5906 9222 4001



Sandeep Agarwal



GOVERNMENT OF INDIA



দলীয় আগারওয়াল
Dolly Agarwal
জন্মতারিখ : DOB : 02.03/1976
মহিলা FEMALE

3975 2955 8009

স্বাক্ষরিত : সাধারণ মানুষের অধিকার

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা :	Address
৩/১০ দলীয় আগারওয়াল, তেজপুরা, হিটৌন শিব, ২য় মাইল রাস্তা, রবি অটো কমপ্লেক্স (পাঁচশতকটি বসতি কমপ্লেক্স), জ্যোতি নগর, উয়ার্ড নং ৪১, সিলিগুড়ি (মেট্রো কর্প), জলপাইগুড়ি, পশ্চিম বঙ্গ, ৭৩৪০০১	W/O Sandeep Agarwal, Premaangan, 2nd Mile, Sewoke Road, Ravi Auto Complex (Panchwati Housing Complex), Jyoti Nagar, Ward No 41, Siliguri (M Corp), Jalpaiguri West Bengal, 734001



Dolly Agarwal



ভারত সরকার
Government of India



নরেশ পেরিউআল
NARESH PERIWAL
পিতা : মহাবীর প্রসাদ পেরিউআল
Father : Mahabir Prasad Periwal
জন্মতারিখ / DOB : 24/08/1961
পুরুষ / Male



8215 3550 9022

আধার - সাধারণ মানুষের অধিকার

Naresh Periwal



আধার

ভারতীয় পরিচয় প্রাধিকরণ
Bharatiya Prachin Authority of India

ঠিকানা:
গীতাজলি জেউএলস 453, বিধান
রোড উআর্ড নং.11, শিলিগুরি,
শিলিগুরি (বীরসভা), দার্জিলিং,
শিলিগুরি. পশ্চিম বঙ্গ, 734001

Address:
GITANJALI JEWELS 453,
BIDHAN ROAD WARD NO 11,
SILIGURI, Siliguri (M Corp),
Darjeeling, Siliguri, West Bengal,
734001

8215 3550 9022

1947
1800 300 1947



hej@uidai.gov.in

www

www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFHPP8235J



नाम / NAME
NARESH PERIWAL

पिता का नाम / FATHER'S NAME
MAHABIR PRAASAD PERIWAL

जन्म तिथि / DATE OF BIRTH
24-03-1961

हस्ताक्षर / SIGNATURE

Naresh Periwal

CH. Rao

आयकर आयुक्त, प. नं. XI

COMMISSIONER OF INCOME-TAX, W. B. XI

Naresh Periwal

इस कार्ड के लो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रशासि एवं तकनीकी),
पी-7,
सी.बी. इन्डियन,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority at
Joint Commissioner of Income-tax (Systems & Technical),
P-7.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NITESH PERIWAL

PRAYAG KUMAR PERIWAL

04/12/1983

Permanent Account Number

HPP1487B

[Signature]
Signature



[Handwritten signature]

[Faint text at the bottom of the page]



GOVERNMENT OF INDIA



निदेश परमल
NITESH PERMAL
पिता : प्रयाग परमल
Father : Prayag Permal
व्यक्ति / DOB : 04/12/1993
पुरुष / Male



8270 0350 6250

आधार - साधारण बाबूशेर अधिकार

Handwritten signature



भारतीय जनसंख्या आयोग
भारतीय पहचान प्राधिकरण
UIDAI
Authority of India

स्थानाः
453 बिधान रोड, सिंगुरी,
वार्ड नं 11, सिंगुरी
(पोस्टाजा), सिंगुरी, दार्जिलिंग,
पश्चिम बंग, 734001.

Address
453 BIDHAN ROAD, SILIGURI,
WARD NO 11, Siliguri (M. Corp).
Siliguri, Darjeeling, West Bengal.
734001 .

8270 0350 6250

1800 121 17

UIDAI
uidai@uidai.gov.in

WWW
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
BALAKROY
GHUMCHIROY
15/07/1939
Permanent Account Number
AZUPR9619R
Signature

भारत सरकार
GOVT OF INDIA



श्री अशोक

Major Information of the Deed

Deed No :	I-0711-07340/2018	Date of Registration	27/11/2018
Query No / Year	0711-0001745851/2018	Office where deed is registered	
Query Date	19/11/2018 2:51:32 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal Nehru Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9434093380, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 10], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 67,60,000/-	Rs. 67,60,136/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,38,117/- (Article:23)	Rs. 67,678/- (Article:A(1), E, E)		
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	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-148/433	RS-144	Bastu	Sahari	9 Katha	67,60,000/-	67,60,136/-	
Grand Total :					14.85Dec	67,60,000 /-	67,60,136 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Balak Roy (Presentant) Son of Late Ghumchi Roy Baikunthapally, Ward No.41, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AZUPR9619P, Status :Individual, Executed by: Self, Date of Execution: 21/11/2018 , Admitted by: Self, Date of Admission: 21/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/11/2018 , Admitted by: Self, Date of Admission: 21/11/2018 ,Place : Pvt. Residence
2	Mr Jagannath Paul Son of Late Sambhunath Paul Haiderpara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Applied for Form 60, Status :Confirming Party, Executed by: Self, Date of Execution: 21/11/2018 , Admitted by: Self, Date of Admission: 21/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/11/2018 , Admitted by: Self, Date of Admission: 21/11/2018 ,Place : Pvt. Residence
3	Mr Hari Nath Paul Son of Late Sambhunath Paul Haiderpara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Applied for Form 60, Status :Confirming Party, Executed by: Self, Date of Execution: 21/11/2018 , Admitted by: Self, Date of Admission: 21/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/11/2018 , Admitted by: Self, Date of Admission: 21/11/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-07340/2018-27/11/2018

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Prime Property Developers Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAWFP0763H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr. Sandeep Agarwal Son of Mr. Chhabil Dass Agarwal 2.5 Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Prime Property Developers (as Partner)
2	Mrs. Dolly Agarwal Wife of Sandeep Agarwal Premaangan, Panchwati Housing Complex, Jyotinagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Prime Property Developers (as Partner)
3	Mr. Naresh Periwal Son of Mr. Mahabir Prasad Periwal 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Prime Property Developers (as Partner)
4	Mr. Prayag Periwal Son of Mr. Prayag Kumar Periwal 453, Bidhan Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Prime Property Developers (as Partner)

Identifiers :

Sl No	Name & address
1	Mr. Sharad Barua Son of Mr. Rajat Barua Upper Sevoke Road, 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr. Sharad Barua: Mr. Jagannath Paul, Mr Hari Nath Paul, Mr Sandeep Agarwal, Mrs Dolly Agarwal, Mr Naresh Periwal, Mr Nitesh Periwal

Sl No	Property for L1	To. with area (Name-Area)
1	Upper Sevoke Road	Prime Property Developers-14.85 Dec


Major Identification of the Deed :- I-0711-07340/2018-27/11/2018

Endorsement For Deed Number : I - 071107340 / 2018

On 19-11-2018

Certification of Market Value(WB PUVI rules of 2001)

Certification of the market value of this property which is the subject matter of the deed has been assessed at Rs 67,60,000/-



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

On 21-11-2018

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

Presented for registration at 09:00 hrs on 21-11-2018, at the Private residence by Mr Balak Roy, one of the Executants.

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

Execution is admitted on 21/11/2018 by 1. Mr Balak Roy, Son of Late Ghumchi Roy, Baikunthapally, Ward No.41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr Jagannath Paul, Son of Late Sambhunath Paul, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr Hari Nath Paul, Son of Late Sambhunath Paul, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indentified by Mr Shankaprio Barua, , , Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

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

Execution is admitted on 21-11-2018 by Mr Sandeep Agarwal, Partner, Prime Property Developers (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, PIN - 734001

Indentified by Mr Shankaprio Barua, , , Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Execution is admitted on 21-11-2018 by Mrs Dolly Agarwal, Partner, Prime Property Developers (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, PIN - 734001

Indentified by Mr Shankaprio Barua, , , Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

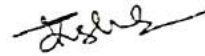
Execution is admitted on 21-11-2018 by Mr Naresh Periwal, Partner, Prime Property Developers (Partnership Firm), Millennium Centre, Opp. LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, PIN - 734001

Major Information of the Deed :- I-0711-07340/2018-27/11/2018

Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O:
d, Thana: Bhaktinagar, . City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by
profession Business

and on 21-11-2018 by Mr Nitesh Periwal, Partner, Prime Property Developers (Partnership Firm),
One LIC Building, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West
Bengal - 734001

Mr Shankaprio Barua, . . Son of Mr Biswajit Barua, Upper Bhanu Nagar, 2nd Mile, Sevoke Road, P.O:
d, Thana: Bhaktinagar, . City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by
profession Business



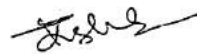
Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

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Required Registration Fees payable for this document is Rs 67,678/- (A(1) = Rs 67,601/- ,E = Rs 77/-)
which has been paid by by online = Rs 67,678/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 19-11-2018 12:00AM with Govt. Ref. No: 192018190307491772 on 19-11-2018, Amount Rs: 67,678/-,
State Bank of India (SBIN0000001), Ref. No. 90015730 on 20-11-2018, Head of Account 0030-03-104-001-16

Required Stamp Duty payable for this document is Rs. 3,38,117/- and Stamp Duty paid by by online = Rs
3,38,117/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 19-11-2018 12:00AM with Govt. Ref. No: 192018190307491772 on 19-11-2018, Amount Rs: 3,33,117/-,
State Bank of India (SBIN0000001), Ref. No. 90015730 on 20-11-2018, Head of Account 0030-02-103-003-02

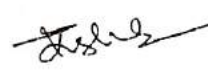
2 -



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

Major Information of the Deed :- I-0711-07340/2018-27/11/2018

27-11-2018
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
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
Certificate required Stamp Duty payable for this document is Rs. 3,38,117/- 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 279, Amount: Rs.5,000/-, Date of Purchase: 12/11/2018, Vendor name:
Jay...



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

Major Information of the Deed :- I-0711-07340/2018-27/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 171740 to 171777

being No 071107340 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.11.27 17:05:55 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 27-11-2018 17:04:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)