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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 209396

v/c NO. 128 dt. 13.8.19

Reg No. 13/1059

Certified that the document admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. Dist. Sub-Registrar  
Sadar Cooch Behar

27 AUG 2019

*Aditya Kumar Bhattacharya*  
Constituted attorneys of  
Dr. Arun Kumar Bhattacharya  
*Tapan Kr Bhattacharya*  
*Aditya Kumar Bhattacharya*

**DEED OF CONVEYANCE**

478  
 Date 14.08.19  
 Modern Builders  
 Cooch Behar  
 25 JUL 2019  
 14.08.19

Constituted attorney of  
 Dr. Asun Kumar Bhattacharya and Self  
 - Lodaykumar Bhattacharya



308  
 17/08/19

Constituted attorney of  
 Dr. Asun Kumar Bhattacharya and Self  
 Lodaykumar Bhattacharya.



Addl Dist. Sub-Registrar  
 Saur Cooch Behar

17-8-19



309  
 17/08/19

Constituted attorney of  
 Dr. Asun Kumar Bhattacharya,  
 Tapas K. Bhattacharya.

10  
-Uday Kumar Bhattacharya  
Consulted attorneys of  
Dr. Arun Kumar  
Bhattacharya,  
Tajpur, Kanchi, Bhattacharya,  
-Uday Kumar Bhattacharya

DISTRICT	: Cooch Behar
POLICE STATION	: Kotwali
MOUZA	: Sahar Cooch Behar
AREA	: Land measuring 0.077 Acres (7.7 Decimals) along with undivided share of the building measuring 1100 Sq. Ft. situated at the East of Khudiram Sarani, Ward No. 19, Cooch Behar Town, P.S. Kotwali, P.O. & Dist. Cooch Behar, W.B.
OF GIFTED PROPERTY	
TOTAL CONSIDERATION OF THE PROPERTY	: Rs. 60,00,000.00 (Rupees Sixty Lakh) Only
GOVT. ASSESSED VALUE OF THE PROPERTY	: Rs. 1,09,94,997.00 (Rupees One Crore Nine Lakhs Ninety Four Thousand Nine Hundred Ninety Seven) Only

THIS DEED OF CONVEYANCE is made this the 17<sup>th</sup> day of August, 2019.

BETWEEN

1. **MR. UDAY KUMAR BHATTACHARYA**, PAN- ACRPB3945N, S/O Late Dr. Shibendra Kumar Bhattacharya, by Faith Hindu, by Occupation Business, Nationality Indian, now residing at Flat No. 1B of Siddhi Apartment, 1258 Narendra Pally, Garia Main Road, P.S. Sonarpur, P.O. Kolkata-700103, Kolkata, Dist. South 24 Parganas, West Bengal, permanent address at Khudiram Sarani, Ward No. 19, Cooch Behar Town, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin- 736101, West Bengal,
2. **DR. ARUN KUMAR BHATTACHARYA**, S/O Late Dr. Shibendra Kumar Bhattacharya, by Faith Hindu, By Occupation Engineer, Nationality UNITED STATES OF AMERICA and **Overseas Citizen of India**, Registration No. A 2159711, presently residing at

*Shibendra Kumar Bhattacharya*  
 Contributed attorneys of  
 Dr. Arun Kumar  
 Bhattacharya  
*Tapan Kumar Bhattacharya*  
*Shibendra Kumar Bhattacharya*

11838, Semillon Boulevard, San Diego, California, U.S.A. having permanent address at Khudiram Sarani, Municipal Ward No. 19, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin- 736101, West Bengal, represented by their full blooded brothers namely (i) **MR. TAPAN KUMAR BHATTACHARYA**, PAN- AYPPB9251K, S/O Late Dr. Shibendra Kumar Bhattacharya, by occupation Business, Nationality Indian of Khudiram Sarani, Ward No. 19, Cooch Behar Town, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin- 736101, West Bengal and (ii) **MR. UDAY KUMAR BHATTACHARYA**, PAN- ACRPB3945N, S/O Late Dr. Shibendra Kumar Bhattacharya, by Faith Hindu, by Occupation Business, Nationality Indian, now residing at Flat 1B of Siddhi Apartment, 1258 Narendra Pally, Garia Main Road, P.S. Sonarpur, P.O. Kolkata-700103, Kolkata, Dist. South 24 Parganas, West Bengal, permanent address at Khudiram Sarani, Ward No. 19, Cooch Behar Town, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin- 736101, West Bengal, the true lawful Attorneys for and on behalf of the **VENDOR no. 02** by virtue of General Power of Attorney being no. SANF/CONS -ESF/606/2014 (APOSTILLE dated 31/12/2013 having the seal of the Secretary of State of California vide no. 33661 and certified by the secretary of State of California at Sacramento, California, USA) and also received by the **Consulate General of India**, San Francisco (USA) dated 29/01/2014, hereinafter shall be referred to as the "**VENDORS**" of the **FIRST PART.**

**AND**

**MODERN BUILDERS**, A Partnership Firm, PAN AATFM2107K, Office at Hitendra Narayan Road, P.S. Kotwali, P.O. & Dist. Cooch Behar,

Shibendra Kumar Bhattacharya  
 Constituted attorneys  
 Dr. Arjun Kumar  
 Bhattacharya,  
 Tipu K. Bhattacharya  
 Shibendra Kumar Bhattacharya

West Bengal, Represented by its partners namely i) Sri Sekhar Guha Roy, S/O Late Badal Chandra Guha Roy of Ward no. 11, Nara Narayan Road, Cooch Behar town, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, ii) Sri Subhajit Datta, S/O Sri Sudhir Chandra Datta of Kharimala Khagrabari, Rajen Tephathi, P.O. Nilkuthi, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, iii) Sri Amit Kumar Ghosh, S/O Sri Asit Kumar Ghosh of 52, Hitendra Narayan Road, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, All by Caste Hindu, by Occupation Business, Nationality Indian, hereinafter shall be referred to as the "PURCHASER" of the **SECOND PART**.

The parts herein i.e. the **FIRST PART** and **SECOND PART** shall include their respective legal heirs/legal Representatives, assignees, representatives, substitutes, constituted Attorney and/or any person or persons legally claiming under them in any capacity in any capacity what so ever.

**WHEREAS** the father of the **VENDORS** herein namely Shibendra Kumar Bhattacharya, S/O Late Rajendra Chandra Bhattacharya was the owner and possessor of the land measuring **0.155 Acres (15.5 Decimals)** recorded in his name in **R.S. Khatian No. 2148** falling in **R.S. Plot No. 6201** corresponding to **L.R. Plot No. 8371** of Mouza Sahar Cooch Behar, P.S. Kotwali, Dist. Cooch Behar. That said Shibendra Kumar Bhattacharya during his life time, was the 100% owner of said land measuring 0.155 Acres (15.5 Decimals) falling in **R.S. Plot No. 6201** of Mouza Sahar Cooch Behar, P.S. Kotwali, Dist. Cooch Behar. Thereafter said Shibendra Kumar Bhattacharya also constructed Double storied residential building as per sanctioned building plan being no. 701 dated 15.01.1956 of Cooch Behar Municipality, Cooch Behar upon a portion of

Uday Kumar Bhattacharya  
Contributed attorneys  
Dr. Arun Kumar  
Bhattacharya  
Tapan Kumar Bhattacharya  
Uday Kumar Bhattacharya

the said land and thereafter he started owning and possessing the said land and building having his right, title, interest and possession upon the said landed properties without any hindrance from any corner whatsoever and free from all encumbrances.

AND WHERE AS while said Shibendra Kumar Bhattacharya was so owning and possessing his said entire land and the residential building situated therein, he died on 17.04.1988 leaving behind his wife Radha Bhattacharya, his three sons namely Arun Kumar Bhattacharya, Uday Kumar Bhattacharya, Tapan Kumar Bhattacharya and one daughter namely Sutapa Bhaduri (nee Bhattacharya) as his sole legal heirs.

AND WHERE AS while all of them started owning and possessing the said landed properties having their right, title, interest and possession upon the said landed properties, said total landed properties measuring **0.155 Acres** have been mutated in their respective names in equal shares in **L.R. Khatians No. 7921, 598, 1323, 3080 and 9651** respectively i.e. land measuring **0.031 Acres** each falling in **L.R. Plot No. 8371**, Classified as BASTU of Mouza Sahar Cooch Behar, P.S. Kotwali, Dist. Cooch Behar.

AND WHEREAS thereafter said Radha Bhattacharya, W/O Late Shibendra Kumar Bhattacharya also died on 12/07/2004. As such after death of said Radha Bhattacharya, said three sons namely Arun Kumar Bhattacharya, Uday Kumar Bhattacharya, Tapan Kumar Bhattacharya and said daughter Sutapa Bhaduri (nee Bhattacharya) i.e. (04 legal heirs) became the joint owners and possessors having their right, title and possession upon the said landed properties.

AND WHEREAS out of the aforementioned 04 (four) property owners herein, said only daughter Mrs. Sutapa Bhaduri (nee Bhattacharya) gifted

Debay Kumar Bhattacharya  
Contributed attorneys to  
Dr. Arun Kumar  
Bhattacharya  
Tapan Kumar Bhattacharya  
Debay Kumar Bhattacharya

her entire shares of the land which she got by way of inheritance on the death of her parents i.e. land measuring 0.03875 Acres (3.875 Decimals) and her share of residential building measuring 550 sq. ft. out of the total standing residential building measuring 2200 sq. ft. therein in favour of her brother Mr. Tapan Kumar Bhattacharya and delivered possession in presence of witnesses and executed and registered the Gift Deed according to law through the Regd. Deed of Gift being no. I 080203694 for the year 2019, executed on 09/08/2019, entered in Book no. I, Volume no. 0802-2019, page from 54525 to 54560 of the office of the Additional District Sub-Registrar, Sadar, Cooch Behar.

**AND WHEREAS** after acquiring said gifted landed property along with his own share which he got on the death of his parents, said Tapan Kumar Bhattacharya became the owner and possessor of total **land measuring 0.078 Acres**, recorded in his name in **L.R. Khatian No. 3080** falling in **L.R. Plot No. 8371**, classified as Bastu and undivided share of his total residential building measuring 1100 Sq. Ft.

That out of the rest land measuring 0.077 Acres, Mr. Uday Kumar Bhattacharya became the owner and possessor of land measuring **0.039 Acres** recorded in his name in **L.R. Khatian No. 1323** falling in **L.R. Plot No. 8371**, classified as Bastu and undivided share of his residential building measuring 550 Sq. Ft. AND Dr. Arun Kumar Bhattacharya became the owner and possessor of land measuring **0.038 Acres** recorded in his name in **L.R. Khatian No. 598** falling in **L.R. Plot No. 8371**, classified as Bastu and undivided share of his residential building measuring 550 Sq. Ft. That all the three owners of the properties are jointly owning and possessing the entire land and said old residential building having their

Suby Kumar Bhattacharya  
 Contributed attorneys of  
 Dr. Arun Kumar  
 Bhattacharya,  
 Tipu K Bhattacharya  
 Suby Kumar Bhattacharya

valid right, title and interest therein and free from all encumbrances without any hindrance from any corner whatsoever.

**AND WHEREAS** now due to urgent need of money the VENDORS herein offered to sale the mentioned below land and the proportionate area (50% area) of old double storied ancestral residential building as described in Schedule 'A' herein below to the PURCHASER hereof at a consideration of **Rs. 60,00,000.00 (Rupees Sixty Lakh) only** free from all encumbrances,

**AND WHEREAS** the representatives of the PURCHASER herein finding the offer of the VENDORS as fair and reasonable, accepted the offer of the VENDORS and have agreed to purchase their aforementioned entire shares of the landed properties as described in Schedule 'A' herein below at the said price of **Rs. 60,00,000.00 (Rupees Sixty Lakh) only**.

**NOW THIS DEED WITNESSETH AS FOLLOWS :**

1. That the representatives of the PURCHASER has paid the total consideration of **Rs. 60,00,000.00 (Rupees Sixty Lacs) only**, part by part to the VENDORS herein as full and final payment towards the total consideration money for the aforesaid land and share of the old residential building as described in the Schedule 'A' herein below.
2. That on receipt of the consideration money in full from the PURCHASER herein, the VENDORS have executed the SALE DEED today in presence of witnesses and convey absolute right, title and interest unto the PURCHASER and relinquished the absolute possession of the property as described in Schedule 'A' below to the representatives of the PURCHASER and confirm its absolute and indefeasible right, title and interest thereon.



Subodh Kumar Bhattacharya  
 Constituted attorneys of  
 Dr. Asun Kumar  
 Bhattacharya  
 Tapan Kr Bhattacharya  
 Subodh Kumar Bhattacharya

From this day, the PURCHASER will continue to possess the said 'A' Schedule property with its absolute right, title and interest upon the property having right to sale, gift, mortgage, hypothecate, alienate and dispose of and part with possession in any manner the purchaser likes and neither the VENDORS nor their legal heirs, successors, representatives, assignees, transferees, attorneys, executors and or any person claiming under the VENDORS in any manner or in any capacity whatsoever upon the said property as described in Schedule 'A' hereunder.

3. That the PURCHASER will pay all sorts of taxes to Govt., Semi-Govt., Quasi Govt., Local Bodies, Local Authorities or to any other Authority concern, establishment having right to impose such taxes for occupation of the property as owner from the date of purchase of property herein, but no such rent, revenue or tax or any amount shall be payable by the PURCHASER prior to the date of execution of this Deed and all such amounts are payable by the VENDORS and in case of his default those shall be recoverable from them or from their estate or other properties.

4. That in case of any hindrance of enjoyment and possession of the properties with full right, title and interest by the PURCHASER due to lack of jurisdiction and/or competence of the VENDORS to transfer the right, title, interest and delivery of possession of the 'A' Schedule property or if such right, title, interest or possession of the PURCHASER upon the said property or any portion thereof be clouded and jeopardized the VENDORS bind themselves and shall remain liable to pay the entire consideration amount of the property including the entire amount of stamp value, registration expenses, legal fees, all incidental charges and all costs of construction if

9

Suday Kumar Bhattacharya -  
Constituted attorney of  
Dr. Abun Kumar  
Bhattacharya,  
Tipu K. Bhattacharya,  
Suday Kumar Bhattacharya

further done upon the land including costs of all types of damages along with interest as per the rate of fixed deposit of any Nationalized Bank.

5. That after execution of this DEED and if necessary in future, the VENDORS also shall be bound to make one or more Rectification Deed, Supplementary Deed or the like in favour of the PURCHASER in connection with the property purchased by the purchaser by this DEED.

6. That the PURCHASER will mutate its name with Government, Local Authority or any other Authority and shall enjoy the land mentioned in the Schedule 'A' of this Deed on payment of rents, revenues, taxes etc. in its name.

7. That on and from this day the VENDORS loses all their rights, title, interest and possession of the property as described in Schedule 'A' below which absolutely devolves upon the PURCHASER.

**SCHEDULE "A"**  
**(DESCRIPTION OF THE PROPERTY SOLD HEREIN)**

All that piece or parcel of **land measuring 0.077 Acres (7.7 Decimals)** out of total land measuring 0.155 Acres situated District Cooch Behar, P.S. Kotwali, Mouza Sahar Cooch Behar, Thak No. 914, J.L. No. 130 appertaining to **R.S. Khatian No. 2148** of annual rental Rs. 35.00 only, falling in **R.S. Plot No. 6201**, corresponding to **L.R. Khatian No. 1323** falling in **L.R. Plot No. 8371, (Area 0.039 Acres)**, Classified as BASTU, **AND** corresponding to **L.R. Khatian No. 598** falling in **L.R. Plot No. 8371, (Area 0.038 Acres)**, Classified as BASTU. So, total area of land **measuring 0.077 Acres (7.7**

Lalaykumar Bhattacharya  
 Constributed attornayee  
 Dr. Anun Kumar  
 Bhattacharya.  
 Tapan Kr Bhattacharya  
 Lalaykumar Bhattacharya

**Decimals)**, which is situated under Municipal **Holding No. 532** within Municipal **Ward No. 19** of Cooch Behar Municipality, Cooch Behar.

Upon a portion of the above mentioned total land, more than 63 years old two storied ancestral residential building is situated. In the said residential building **(50% area) measuring 1100 Sq. Feet area i.e. (550 Sq. Ft. at the Ground Floor and 550 Sq. Ft. at the First floor)** having cemented roof, cemented floor and brick built walls is part of the property sold herein.

**The above undivided property is butted and bounded as follows:-**

- To the North :-** House of Kaustav Pal,
- To the South :-** Mamata Apartment,
- To the East :-** Saha Palace,
- To the West:-** Khudiram Sarani

Through this Regd. Deed of Conveyance land measuring 0.077 Acres and residential building measuring 1100 Sq. Feet area are sold herein.

**Road Zone: Prince Victor Nritendra Narayan Road (P.V.N.N.)**

A sketch map in separate sheet showing the property in GREEN colour is attached herewith which shall also form as part of this DEED.

This Deed is prepared upon impressed stamp of Rs. 5,000.00 (Rupees Five Thousand) only and the balance amount towards balance Stamp value and registration fees are deposited through e-Challan of State Bank of India, Cooch Behar Branch, Cooch Behar.

The impression of ten fingers of the VENDORS and representative of the PURCHASER with their respective photographs and signatures are attached herewith in different sheets shall also form Part of this Deed.

Uday Kumar Bhattacharya  
Constituted attorneys of  
Dr. Arun Kumar  
Bhattacharya.  
Tapen Kr Bhattacharya  
Uday Kumar Bhattacharya

IN WITNESSES WHEREOF, THE VENDORS AND THE PURCHASERS, DO  
HEREUNTO SET AND SUBSCRIBED THEIR HANDS ON THESE PRESENTS  
ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :-

1) Uden Bhattacharya  
Wife of Uday Kumar Bhattacharya  
of Siddhi Apartment, 1258  
Narendra Pally Garia Main Road,  
Flat no 1B, P.O. Kolkata  
Pin - 700103

2) Bidhayata Paul Chowdhury  
S/o Late Bidhu Bechan Paul Chowdhury.  
C-68 Khalantika.  
Garia station Road.  
Kolkata - 700084.

Uday Kumar Bhattacharya  
Constituted attorneys of  
Dr. Arun Kumar Bhattacharya.

Tapen Kr Bhattacharya

Uday Kumar Bhattacharya

-----  
Signature of the **VENDORS** of the  
**FIRST PART.**

Drafted by me as per instructions of  
the parties and Typed in my office  
and then read over and explained to  
all the parts of this deed by me in  
presence of the witnesses.

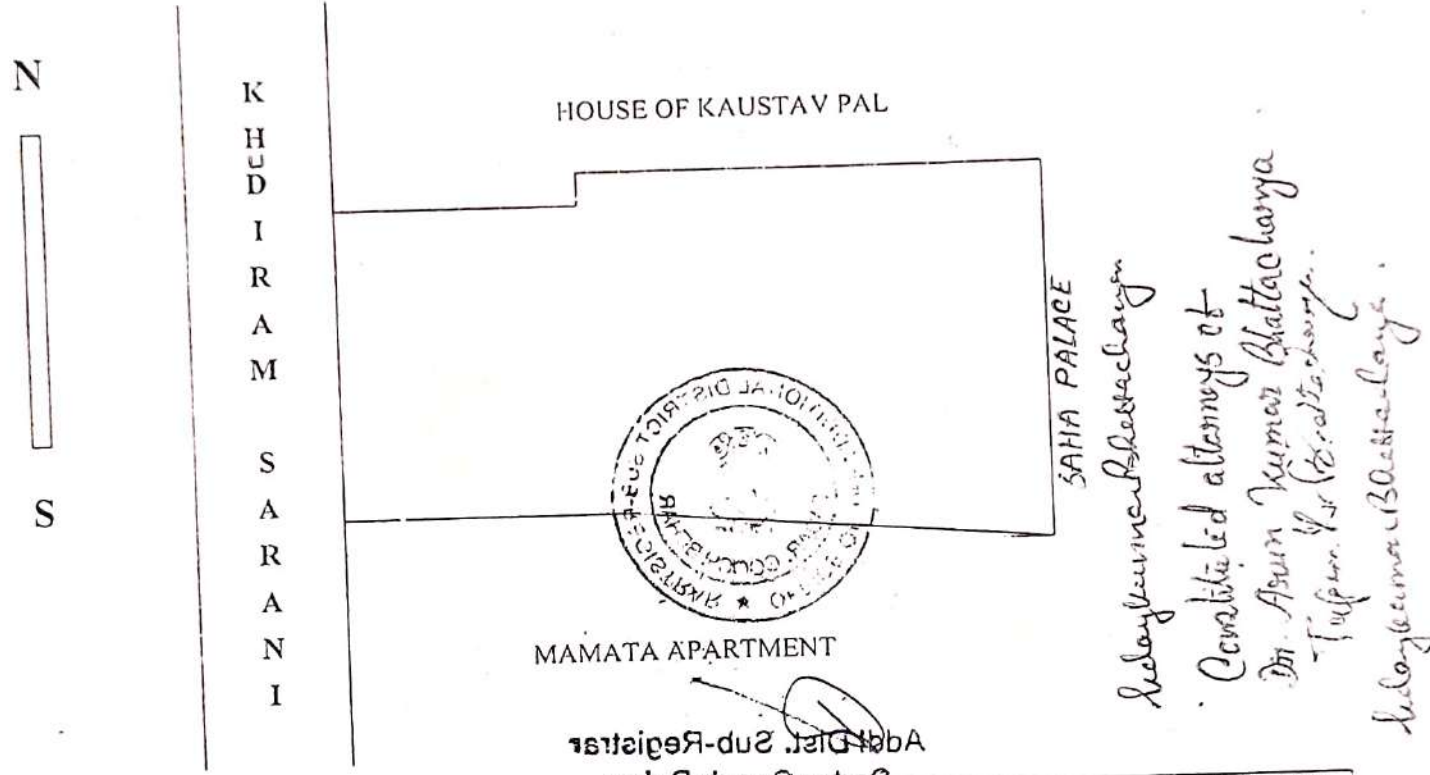
  
Advocate, Cooch Behar

Enrollment No. **F 59248**

SAHAR COOCH BEHAR  
 130  
 KOTWALI  
 COOCH BEHAR  
 19  
 HOLDING NO. 532


**PROPERTY BELONGS TO :-**  
 1. MR. UDAY KUMAR BHATTACHARYA, 2. DR. ARUN KUMAR BHATTACHARYA, BOTH ARE SONS OF LATE DR. SHIBENDRA KUMAR BHATTACHARYA. PERMANENT ADDRESS OF BOTH KHUDIRAM SARANI, MUNICIPAL WARD NO. 19, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, PIN- 736101, WEST BENGAL.

**PROPERTY SOLD TO:-**  
 MODERN BUILDERS, A PARTNERSHIP FIRM, OFFICE AT HITENDRA NARAYAN ROAD, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL, REPRESENTED BY ITS PARTNERS NAMELY I) SRI SEKHAR GUHA ROY, S/O LATE BADAL CHANDRA GUHA ROY OF WARD NO. 11, NARA NARAYAN ROAD, COOCH BEHAR TOWN, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL. II) SRI SUBHAJIT DATTA, S/O SRI SUDHIR CHANDRA DATTA OF KHARIMALA KHAGRABARI, RAJEN TEPATHI, P.O. NILKUTHI, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL. III) SRI AMIT KUMAR GHOSH, S/O SRI ASIT KUMAR GHOSH OF 52, HITENDRA NARAYAN ROAD, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL.




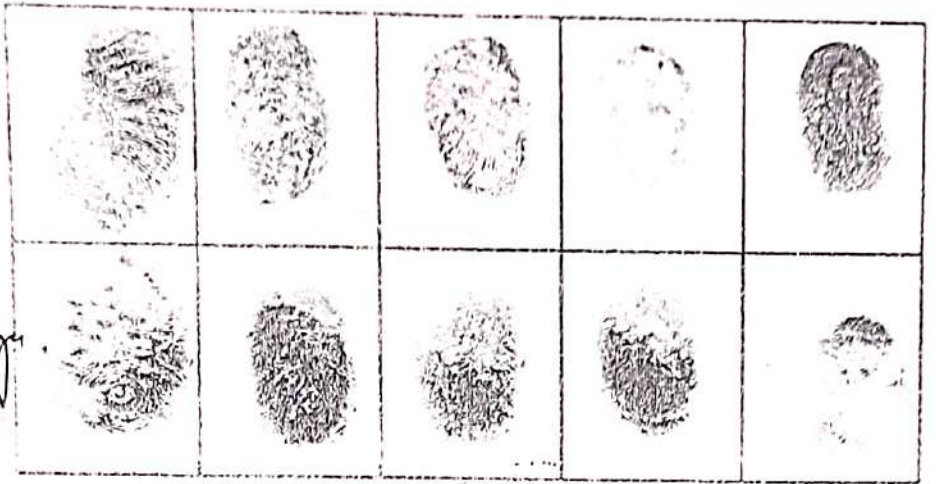
J.L. No	KH. NO.	PLOT NO.	NAME OF THE PURCHASER	AREA OF PROPERTY	COLOUR
130	R.S. 2148 L.R. 1323, 598	R.S. 6201 L.R. 8371	MODERN BUILDERS	LAND MEASURING 7.7 DECIMALS AND 1100 SQ. FT. UNDIVIDED SHARE OF THE BUILDING	□

Be it noted here that undivided above mentioned land and share of the building (i.e. 50% share) situated with in the above sketch shown in Green colour.

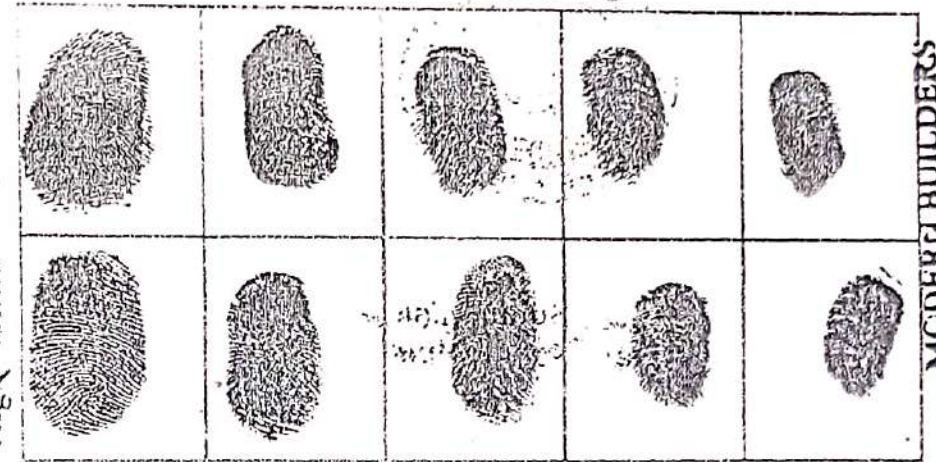
  
 Sign Constabular attorney of  
 Anun Kumar  
 Bhattacharya and Self



  
 Constabular attorney  
 Anun Kumar  
 Bhattacharya

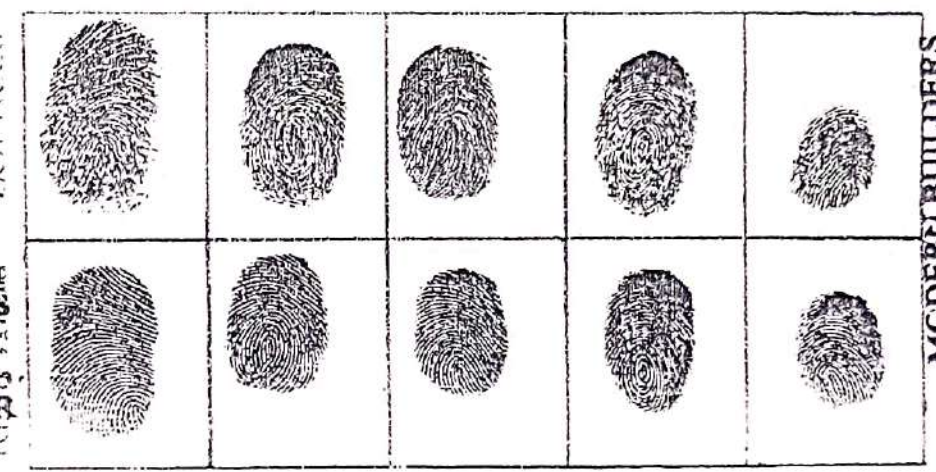


  
 MODERN BUILDERS  
 Sagar Sekhar Roy  
 PARTNER



Sign Constabular attorney of  
 Anun Kumar Bhattacharya,  
 Anun Kumar Bhattacharya,  
 and Self

  
 MODERN BUILDERS  
 Subhjit Datta  
 PARTNER



Sign Constabular attorney of  
 Anun Kumar Bhattacharya,  
 Anun Kumar Bhattacharya,  
 and Self

Sign Constabular attorney of  
 Anun Kumar Bhattacharya,  
 Anun Kumar Bhattacharya,  
 and Self

Sign Constabular attorney of  
 Anun Kumar Bhattacharya,  
 Anun Kumar Bhattacharya,  
 and Self

MODERN BUILDERS

MODERN BUILDERS

PARTNER

PARTNER



PARTNER

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

MCDERM BUILDERS

Sign: *Paul R. ...*

PARTNER

Receipt  
Date

Right Hand Left Hand


Sign: .....

Receipt  
Date

Right Hand Left Hand


Sign: .....

Receipt  
Date

Right Hand Left Hand


Sign: .....





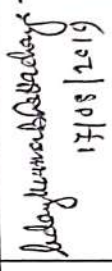
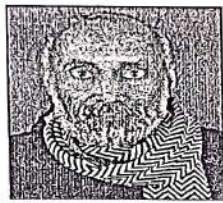

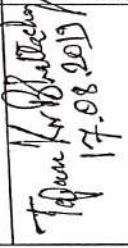
Government of West Bengal

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



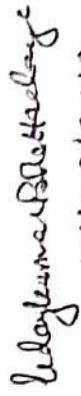




OFFICE OF THE A.D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08020001311059/2019





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	Shri Uday Kumar Bhattacharya Siddhi Apartment 1258 Narendra Pally Garia Main Rd, Flat No: 1 B, P.O:- Kolkata, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Seller			 17/08/2019
2	Mr Tapan Kumar Bhattacharya Khudiram Sarani, Ward No. 19, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Attorney of Seller [Dr Arun Kumar Bhattacharya]			 17/08/2019



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Mr Uday Kumar Bhattacharya Siddhi Apartment 1258 Narendra Pally Garia Main Rd, Flat No: 1 B, P.O:- Kolkata, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Attorney of Seller [Dr Arun Kumar Bhattacha rya]			 17/08/2019
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sekhar Guha Roy Nara Narayan Road, Ward No. 11, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Represent ative of Buyer [MODERN BUILDER S]			MODERN BUILDERS Sekhar Guha Roy PARTNER 17/08/19
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri Subhajit Datta Kharimala Khagrabari, Rajen Tepathi, P.O:- Nilkuthi, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736156	Represent ative of Buyer [MODERN BUILDER S]			MODERN BUILDERS Subhajit Datta PARTNER 17/08/19

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


Name of the Executant	Category	Photo	Finger Print	Signature with date	
6 Shri Amit Kumar Ghosh 52, Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Represent ative of Buyer [MODERN BUILDER S]			MODERN BUILDERS Amit Kumar Ghosh, PARTNER 17/05/19	
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Helen Bhattacharya Wife of Shri Uday Kumar Bhattacharya Siddhi Apartment 1258 Narendra Pally Garia Mainroad, Flat No: 1b, P.O:- Kolkata, P.S:- Sonarpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700103	Shri Uday Kumar Bhattacharya, Mr Tapan Kumar Bhattacharya, Mr Uday Kumar Bhattacharya, Shri Sekhar Guha Roy, Shri Subhajit Datta, Shri Amit Kumar Ghosh			Helen Bhattacharya 17/8/2019

  
(Lombin Dolma)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
COOCHBEHAR

OFFICE OF THE A.D.S.R.  
COOCHBEHAR  
Coochbehar, West Bengal

17-8-19

**State of California  
Secretary of State**

APOSTILLE (Convention de La Haye du 5 octobre 1961)			
<b>1. Country:</b> Pays / Pals	United States of America		
<b>This public document</b> Le présent acte public / El presente documento público			
<b>2. has been signed by</b> a été signé par ha sido firmado por	Joseph F. Jones		
<b>3. acting in the capacity of</b> agissant en qualité de quien actúa en calidad de	Notary Public, State of California		
<b>4. bears the seal / stamp of</b> est revêtu du sceau / timbre de y está revestido del sello / timbre de	Joseph F. Jones, Notary Public, State of California		
<b>Certified</b> Attesté / Certificado			
<b>5. at</b> à / en	Sacramento, California	<b>6. the</b> le / el día	31st day of December 2013
<b>7. by</b> par / por	Secretary of State, State of California		
<b>8. N°</b> sous n° bajo el número	33661		
<b>9. Seal / stamp:</b> Sceau / timbre: Sello / timbre:		<b>10. Signature:</b> Signature: Firma:	<i>John Bower</i>

This Apostille is the trilingual model Apostille Certificate as suggested by the Permanent Bureau and developed in response to the 2009 Special Commission on the practical operation of the Hague Apostille Convention. This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille is not valid for use anywhere within the United States of America, its territories or possessions. To verify the issuance of this Apostille, see: [www.sos.ca.gov/business/notary/apostille-search/](http://www.sos.ca.gov/business/notary/apostille-search/).

Cette apostille est le modèle d'Apostille trilingue tel que suggéré par le Bureau Permanent et élaboré en réponse à la Commission spéciale de 2009 sur le fonctionnement pratique de la Convention de La Haye Apostille. Cette Apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu. Cette Apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise. L'utilisation de cette Apostille n'est pas valable en / au États-Unis d'Amérique, ses territoires ou possessions. Cette Apostille peut être vérifiée à l'adresse suivante: [www.sos.ca.gov/business/notary/apostille-search/](http://www.sos.ca.gov/business/notary/apostille-search/).

Esta apostilla es el modelo trilingüe Certificado de Apostilla según lo sugerido por la Oficina Permanente y desarrollado en respuesta a la Comisión especial de 2009 sobre el funcionamiento práctico del Convenio de La Haya sobre Apostilla. Esta Apostilla certifica únicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del que el documento público esté revestido. Esta Apostilla no certifica el contenido del documento para el cual se expidió. No es válido el uso de esta Apostilla en Estados Unidos de América, sus territorios o posesiones. Esta Apostilla se puede verificar en la dirección siguiente: [www.sos.ca.gov/business/notary/apostille-search/](http://www.sos.ca.gov/business/notary/apostille-search/).

SECRET

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1109

BEAR. JOB.

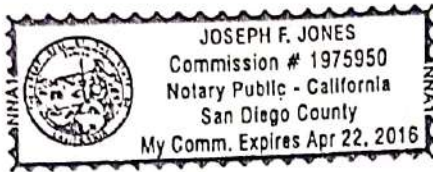
State of California

County of SAN DIEGO

On 12/10/2013 before me, JOSEPH F. JONES, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared ARUN KUMAR BHATTACHARYA  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GENERAL POWER ATTORNEY

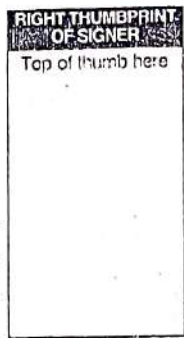
Document Date: DEC 10th, 2013 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

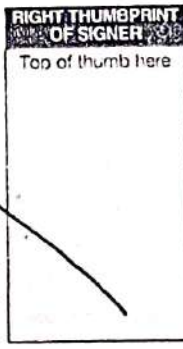
Signer's Name: ARUN KUMAR BHATTACHARYA Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



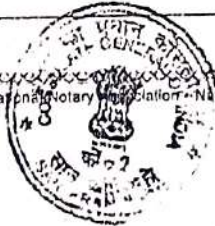
Signer Is Representing: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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Seal and signature of notary public attested. No responsibility is accepted by this Consulate General for the contents of this document.

O.P. Shrivastava  
Vice Consul  
Consulate General of India  
San Francisco (USA)

JAN 29 2014



16/1/14

SPECIAL ADHESIVE

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Dr. ARUN KUMAR BHATTACHARYA, s/o Late Dr. Shibendra Kumar Bhattacharya, by faith Hindu, by occupation Engineer, Nationality USA, now residing at 11838 Semillon Boulevard, San Diego, California, USA.

Permanent address:- Khudiram Sarani, Ward no. 19, Cooch Behar Town, P.S. Kotwali, Post & Dist. Cooch Behar, Pin code 736101, West Bengal, India, do hereby appoint my full blooded brothers/ co-sharers of the property mentioned in the following, namely, 1. Mr. TAPAN KUMAR BHATTACHARYA, s/o Late Dr. Shibendra Kumar Bhattacharya, by faith Hindu, by occupation Business, Nationality Indian, now residing at Khudiram Sarani, Ward no. 19, Cooch Behar Town, P.S. Kotwali, Post & Dist. Cooch Behar, Pin code 736101, West Bengal, India and, 2. Mr. UDAY KUMAR BHATTACHARYA, s/o Late Dr. Shibendra Kumar Bhattacharya, by faith Hindu, by occupation Business, Nationality Indian, now residing at Khudiram Sarani, Ward no. 19, Cooch Behar Town, P.S. Kotwali, Post & Dist. Cooch Behar, Pin code 736101, West Bengal, India to act and do jointly or separately on my behalf as my true and lawful constituted Attorney of all or any of the acts, deeds and things with respect to the properties as described in the schedule herein below hereinafter shall be referred to as "the property" situated at Mouza Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, India which are as follows:-

1. To pay, deposit rents, taxes and other dues to the Govt. Semi Govt. or quasi Govt. authorities in connection with respect to the mentioned below property.
2. To receive any amount due to me from any court, Govt. offices, semi Govt., quasi Govt. offices or any local authority or from any local body, private individual with respect to the property.
3. To appoint Amin for measurement and relayment, to take all necessary measures for the same, to bring any proceeding in any court, Forum, Local, Quasi Judicial bodies in connection with the property.
4. To appoint Lawyer(s), Attorney(s)/Advocates(s), Legal Practitioner(s), to prepare, verify, swear affidavit and file plaint, written statements, Memo of appeal, Revisional application and/or any petition or petitions for me and on my behalf and/or to file all types of complaints, cases like criminal, civil, suits, appeals or the like relating to the property.
5. To sign and execute Vokatnama, to sign and verify pleadings, petitions including petitions for grant of injunctions, attachment before judgment and all other petition to protect and maintain my right, title, interest and possession, to execute all or any Judgment, decree or order of any kind or any nature in favor of any person, association or organization and do the needful with respect to the property as I could do myself if personally present.

6. To enter into agreement with the Developer/Promoter in the matter of multistoried building upon the mentioned below land on my behalf, to enter into any other agreement in any manner with respect to any matter related with the mentioned below land and with respect to any matter related with the multistoried building upon the mentioned below land.

7. To sign on any document related with the said land and the multistoried storied building including the municipal plan, or any other document(s) related with the said land and building on my behalf.

8. To appear before any authority either govt. or semi govt., to sign upon any document related with the said land and building on my behalf.

9. To give delivery of vacant possession of the mentioned below land unto the Promoter/ Developer with respect to development of the building.

10. To allow the engineer, manager, laborers or the like if so engaged on behalf of the Promoter/ Developer and to permit for all to them with respect to the development of the building.

11. To sell, Gift, and/or in any way transfer the property, mortgage any part of the property in my name and on my behalf and to deliver vacant possession of the property including all the flats, stalls, etc. on my behalf as I could do myself if personally present to any person(s).

12. To present Deeds of conveyances, Deeds of Gift or any Deed(s) for registration, to admit execution and receipt of consideration at the office of the D.S.R. Cooch Behar or at the office of the A.D.S.R. Sadar, Cooch Behar and/or any other office or offices and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the property including all the flats, stalls, etc. to anybody(s) as fully and effectually in all respects as we could do the same.

13. To appear before any office, bank, financial Institute in any matter related with the property and the multistoried building if be constructed according to approved plan of the Municipal Authority and to do all necessary act and deeds when will be necessary in connection with the property.

14. To enter into agreement for sale with respect to the mentioned below property including all the flats, stalls, etc. on my behalf with any purchaser or purchasers, to sell any part of thereof.

15. To receive any amount towards advance and/or any part payment from anybody towards sale of my share in the property and to give good, valid receipt and discharge for the same thereafter they/he will send my bonafide shares of the amount unto me.

16. To sign and execute all the deeds, instruments and assurances which the attorneys will consider necessary and enter into and/or agree to such covenants

and conditions as may be required for the mentioned below property including all the flats, stalls, etc. as I could do myself, if personally present.

17. That the above mentioned attorneys are not the Promoter or Developer.

And I hereby ratify and agree to ratify and confirm all and whatever other act or acts my said attorneys shall lawfully done, execute or perform or cause to be done, executed or performed in connection with the property including all the flats, stalls, etc. by virtue of this Power of Attorney.

## SCHEDULE

### (Description of the Property)

In the District -Cooch Behar, P.S. - Kotwali, Mouza - Sahar Cooch Behar, Thak No.914, J.L. No. 130, Touzi no. 41, land measuring 0.155 Acres falling in R.S. Plot No. 6201 appertaining to R.S. Khatian no. 2148 corresponding to L.R. Plot no. 8371 appertaining to L.R. Khatians no. 7921, 598, 3080, 1323 and 9651, Classification of land - BASTU, Municipal Holding no. 14585 Ward no. 19 of Cooch Behar Municipality, Cooch Behar.

The Land butted and bounded as follows:-

To the North: - House of Smritikana Paul, To the South: - Flats of B.M. Construction, To the East:- Saha Palace, To the West:- Khudiram Sarani.

IN WITNESS WHEREOF the Executants and the Attorney hereto have set and subscribed their respected signatures in good and sound health and mind on this the 10<sup>th</sup> day of December, 2013.

SIGNED SEALED AND DELIVERED IN PRESENCE OF:

WITNESSES

- Dave Khatari - H.D*
1. *CDAVE KHATRI*  
*102 CONTRAFIDE DRIVE*  
*EL-CENTRO - CA 92243 - USA*
  2. *Glaud Berry*  
*(GLAUD BERRY)*  
*3122 Quincea St.*  
*San Diego, CA 92104 U.S.A*

Signature of the EXECUTANT

*Arun Kumar Bhattacharya*

Accepted by me











ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RHQ1482348



নির্বাচকের নাম : উদয় কুমার  
ভট্টাচার্য্য  
Elector's Name : Uday Kumar  
Bhattacharya  
বিতার নাম : শিবেন্দ্র কুমার  
ভট্টাচার্য্য  
Father's Name : Sibendra Kumar  
Bhattacharya  
লিঙ্গ/Scx : পু/ M  
জন্ম তারিখ  
Date of Birth : 06/12/1950

*Uday Kumar Bhattacharya*

RHQ1482348

ঠিকানা:

18, মহামায়া তালা, রাজপুর সোনারপুর, সোনারপুর, দক্ষিণ  
24 পরগণা-700103

Address:

18, MAHAMAYA TALA, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700103



Date: 22/12/2015

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ফোটো সিনে স্যাম ডেলো ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।  
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.

25/02/2015

सिद्धेन्द्र विभाग  
INCOME TAX DEPARTMENT  
UK BHATTACHARYA  
SIDENDRA KUMAR BHATTACHARYA  
DC/12/1050  
Permanent Account Number  
ACRPO3945N  
Signature  
भारत सरकार  
GOVT. OF INDIA



*Sidaykumar Bhattacharya*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/01/004/438619



নির্বাচকের নাম : তপন কুমার ভট্টাচার্য  
Elector's Name : Tapan Kumar Bhattacharya  
পিতার নাম : শিবেন্দ্র কুমার ভট্টাচার্য  
Father's Name : Shibendrakumar Bhattacharya  
লিঙ্গ/Scx : পু/ M  
জন্ম তারিখ : 07/07/1952  
Date of Birth :

WB/01/004/438619

ঠিকানা:  
শহর কোচবিহার, কোচবিহার, কোচদালি,  
কুচবিহার, 736101

Address:  
SHAHAR KOCHABIHAR,, KOCH  
BIHAR,KOTWALI, COOCHBEHAR,,  
736101

Date: 24/08/2010

4-কুচবিহার দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
4-Cooch' Behar Dakshin Constituency

বিভিন্ন পরিবর্তন হলে যুক্ত প্রদেশ বিধানসভা কেন্দ্রীয় লিটল স্টার হোসাল ও এনসি  
সংক্রান্ত নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্বিঘ্নে এবং  
পরিচয়পত্রের সংক্রান্ত বিবরণ জানান।  
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.

Tapan Kumar Bhattacharya

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TAPAN KUMAR BHATTACHARYA


SIBENDRA KUMAR BHATTACHARYA

07/07/1962

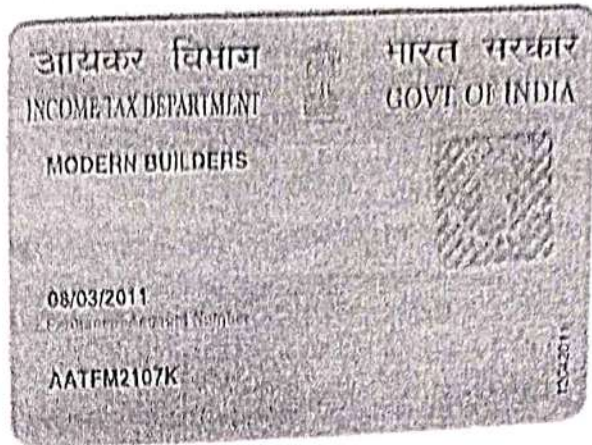
Banking Account Number  
AYPPB9251K

*Tapan K. Bhattacharya*  
Change

Signature



*Tapan K. Bhattacharya*



MODERN BUILDERS  
*Sankar Gaba Ray*  
PARTNER

*Subhajit Datta*

*Amrit Kumar Ghosh,*



ELECTION COMMISSION OF INDIA

ভারতীয় নিৰ্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/01/004/501477



Elector's Name : Guharay Shekhar

ভোটারের নাম : গুহারায় শেখর

Father/Mother/  
Husband's Name : Badal

পিতা/মাতা/স্বামীর নাম : বাদল

Sex : Male

লিঙ্গ : পুরু

Age as on 1-1-95 : 35

১-১-৯৫ তার বয়স : ৩৫

Shekhar Guharay





Duplicate

ভাৰতীয় নিৰ্বাচন কমিছন  
পৰিচালক পত্ৰ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DWP2647881



নিৰ্বাচকৰ নাম : শুভজিৎ দত্ত  
Elector's Name : Subhajit Datta  
পিতাৰ নাম : শূৰীন্দ্র চন্দ্ৰ দত্ত  
Father's Name : Sudhir Chandra Datta  
লিং/সেখ : পু/ M  
জন্ম তাৰিখ  
Date of Birth : 14/07/1987

DWP2647881

প্ৰকাৰ  
পৰিচালক পত্ৰ (কেন), পৰিচালক পত্ৰ  
সংস্কৰণ, কলিকতা, 736156

Address  
KHADIMALA KHAGADABAGI (ANGSH),  
KHARIMALA KHAGADABAGI, KOTWALI,  
GOOCHIBHAR, 736156

Date: 30/11/2016

পৰিচালক পত্ৰৰ ব্যৱহাৰৰ বাবে নিৰ্বাচন  
কৰ্মসূচী

Facsimile Signature of the Electoral  
Registration Officer for  
B. Natakari Constituency

পৰিচালক পত্ৰৰ ব্যৱহাৰৰ বাবে নিৰ্বাচন  
কৰ্মসূচী  
In case of change of address, the Card No.  
is to be retained from the issuing office and in  
the call of the returning officer, the card No.  
shall be kept ready.

Subhajit Datta



ভাৰতের নির্বাচন কমিশন  
পশ্চিম পূত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LZL2798239



নির্বাচকের নাম : অমিত কুমার ঘোষ

Elector's Name : Amit Kumar Ghosh

পিতার নাম : অসিত কুমার ঘোষ

Father's Name : Asit Kumar Ghosh

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 20/06/1988  
Date of Birth

LZL2798239

ঠিকানা:  
52 হিতেন্দ্র নারায়ণ রোড ওয়ার্ড নং-18 কোচবিহার  
কোচবিহার জিলা 736101

Address:  
52 Hitendra Narayan Roadward No-18  
Coochbehar Kotwali Coochbehar  
736101

Date: 00/02/2008

4-কোচবিহার উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের-স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
4-Cooch Behar North Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার-সিটে নাম  
ভেদে ও একই বছরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
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.

1160107

Amit Kumar Ghosh.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RHQ1482157



নির্বাচকের নাম : হেলেন ভট্টাচার্য্য  
Elector's Name : Helen Bhattacharya  
স্বামীর নাম : উদয় কুমার  
ভট্টাচার্য্য  
Husband's Name : Uday Kumar  
Bhattacharya  
লিঙ্গ/Sex : স্ত্রী/F  
জন্ম তারিখ : 08/04/1957  
Date of Birth :

Helen Bhattacharya

RHQ1482157

ঠিকানা:  
18, মাহাময়া তলা, রাজপুর সোনপুর, সোনপুর পুর, দক্ষিণ  
24 পরগণা-700103

Address:  
18, MAHAMAYA TALA, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700103

Date: 22/12/2016

151-সোনপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে মতন ঠিকানায় ভোটার লিষ্ট নাম হেফাজত এবং  
সংক্রান্ত মতন সঠিক পরিচয়পত্র পাওয়ার জন্য লিখিত করে এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

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.

256/0221

## Major Information of the Deed

	I-0802-03928/2019	Date of Registration	27/08/2019
Year	0802-0001311059/2019	Office where deed is registered	
Date	13/08/2019 10:21:26 AM	A.D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address Other Details	Sekhar Guha Roy Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 8145981746, Status :Attorney of Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 60,00,000/-		Rs. 1,09,94,997/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,69,660/- (Article:23)		Rs. 1,09,957/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Prince Victor Nritendra narayan Road (PVNN), Mouza: Shahar Coochbehar, , Ward No: 19 JI No: 130, Pin Code : 736101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8371 (RS :-6201)	LR-1323	Bastu	Bastu	0.039 Acre	29,50,000/-	53,18,180/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-8371 (RS :-6201)	LR-598	Bastu	Bastu	0.038 Acre	29,50,000/-	51,81,817/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					7.7Dec	59,00,000 /-	104,99,997 /-	
Grand Total :					7.7Dec	59,00,000 /-	104,99,997 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1100 Sq Ft.	1,00,000/-	4,95,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 63 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 63 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1100 sq ft	1,00,000 /-	4,95,000 /-	

	<p><b>Mr Uday Kumar Bhattacharya</b>                  Son of Late Shibendra Kumar Bhattacharya Siddhi Apartment 1258 Narendra Pally Garia Main Rd, Flat No: 1 B,                  P.O - Kolkata, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By                  Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACRPB3945N, Aadhaar No Not Provided, Status                  Individual, Executed by: Self, Date of Execution: 17/08/2019                  Admitted by: Self, Date of Admission: 17/08/2019, Place : Pvt. Residence, Executed by: Self, Date of                  Execution: 17/08/2019                  Admitted by: Self, Date of Admisslon: 17/08/2019, Place : Pvt. Residence</p>
2	<p><b>Dr Arun Kumar Bhattacharya</b>                  Son of Late Shibendra Kumar Bhattacharya 11838 Semillon Boulevard, San Diego, California, P.S:- California,                  United States, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, NRI/OCI/PIO, Aadhaar No                  Not Provided, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>

**Buyer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>MODERN BUILDERS</b>                  Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal,                  India, PIN - 736101 , PAN No.:: AATFM2107K, Aadhaar No Not Provided, Status :Organization, Executed by:                  Representative</p>

**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Tapan Kumar Bhattacharya</b>                  Son of Late Shibendra Kumar Bhattacharya Khudiram Sarani, Ward No. 19, P.O:- Cooch Behar, P.S:-                  Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By                  Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYPPB9251K, Aadhaar No Not                  Provided Status : Attorney, Attorney of : Dr Arun Kumar Bhattacharya</p>
2	<p><b>Mr Uday Kumar Bhattacharya (Presentant )</b>                  Son of Late Shibendra Kumar Bhattacharya Siddhi Apartment 1258 Narendra Pally Garia Main Rd, Flat No:                  1 B, P.O:- Kolkata, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex:                  Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACRPB3945N, Aadhaar No                  Not Provided Status : Attorney, Attorney of : Dr Arun Kumar Bhattacharya</p>

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Shri Sekhar Guha Roy</b>                  Son of Late Badal Chandra Guha Roy Nara Narayan Road, Ward No. 11, P.O:- Cooch Behar, P.S:-                  Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By                  Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided Status :                  Representative, Representative of : MODERN BUILDERS</p>

Sudhir Chandra Datta Kharimala Khagrabari, Rajen Tephathi, P.O:- Nilkuthi, P.S:- Coochbehar, Coochbehar, West Bengal, India, PIN - 736156, Sex: Male, By Caste: Hindu, Occupation: Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MODERN BUILDERS (as Partner)

Shri Amit Kumar Ghosh  
 son of Shri Asit Kumar Ghosh 52, Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MODERN BUILDERS (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Smt Helen Bhattacharya</b> Wife of Shri Uday Kumar Bhattacharya Siddhi Apartment 1258 Narendra Pally Garia Mainroad, Flat No: 1b, P.O:- Kolkata, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700103			

Identifier Of Shri Uday Kumar Bhattacharya, Mr Tapan Kumar Bhattacharya, Mr Uday Kumar Bhattacharya, Shri Sekhar Guha Roy, Shri Subhajt Datta, Shri Amit Kumar Ghosh

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Uday Kumar Bhattacharya	MODERN BUILDERS-0.039 Acre

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Dr Arun Kumar Bhattacharya	MODERN BUILDERS-0.038 Acre

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri Uday Kumar Bhattacharya	MODERN BUILDERS-550.00000000 Sq Ft
2	Dr Arun Kumar Bhattacharya	MODERN BUILDERS-550.00000000 Sq Ft

**Land Details as per Land Record**

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Prince Victor Nitendra narayan Road (PVNN), Mouza: Shahar Coochbehar, Ward No: 19 JI No: 130, Pin Code : 736101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 8371, LR Khatian No:- 1323	Owner: উদয় কুমার ভট্টাচার্য্য, Gurdian: শিবেন্দ্র কুমা, Address: নিজ , Classification: বাস্তু, Area: 0.03900000 Acre,	Shri Uday Kumar Bhattacharya

Endorsement For Deed Number : I - 080203928 / 2019

On 13-08-2019

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 1,09,94,997/-



LomIn Dolma Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COOCHBEHAR  
Coochbehar, West Bengal

On 17-08-2019

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

Presented for registration at 11:32 hrs on 17-08-2019, at the Private residence by Mr Uday Kumar Bhattacharya ,

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

Execution is admitted on 17/08/2019 by Shri Uday Kumar Bhattacharya, Son of Late Shibendra Kumar Bhattacharya, Siddhi Apartment 1258 Narendra Pally Garia Main Rd, Flat No: 1 B, P.O: Kolkata, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Identified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddhi Apartment 1258 Narendra Pally Garia Mainroad, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife

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

Execution is admitted on 17-08-2019 by Shri Sekhar Guha Roy,

Identified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddhi Apartment 1258 Narendra Pally Garia Mainroad, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife

Execution is admitted on 17-08-2019 by Shri Subhajit Datta, Partner, MODERN BUILDERS, Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101

Identified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddhi Apartment 1258 Narendra Pally Garia Mainroad, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife

Execution is admitted on 17-08-2019 by Shri Amit Kumar Ghosh, Partner, MODERN BUILDERS, Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101

Identified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddhi Apartment 1258 Narendra Pally Garia Mainroad, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife

Executed by Attorney

1. Execution by Mr Tapan Kumar Bhattacharya, , Son of Late Shibendra Kumar Bhattacharya, Khudiram Sarani, Ward No. 19, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by profession Business as the constituted attorney of Dr Arun Kumar Bhattacharya 11838 Semillon Boulevard, San Diego, California, California, United States, is admitted by him

... Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST  
India. PIN - 700103, by caste Hindu, by profession House wife  
... by Mr Uday Kumar Bhattacharya, , Son of Late Shibendra Kumar Bhattacharya, Siddhi Apartment 1258  
ndra Pally Garia Main Rd, Flat No: 1 B, P.O: Kolkata, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL,  
PIN - 700103, by caste Hindu, by profession Business as the constituted attorney of Dr Arun Kumar  
Bhattacharya 11838 Semillon Boulevard, San Diego, California, California, United States, is admitted by him  
Identified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddhi Apartment 1258 Narendra Pally  
Garia Mainroad, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST  
BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife

Lomin Dolma Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COOCHBEHAR  
Coochbehar, West Bengal

On 27-08-2019

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.

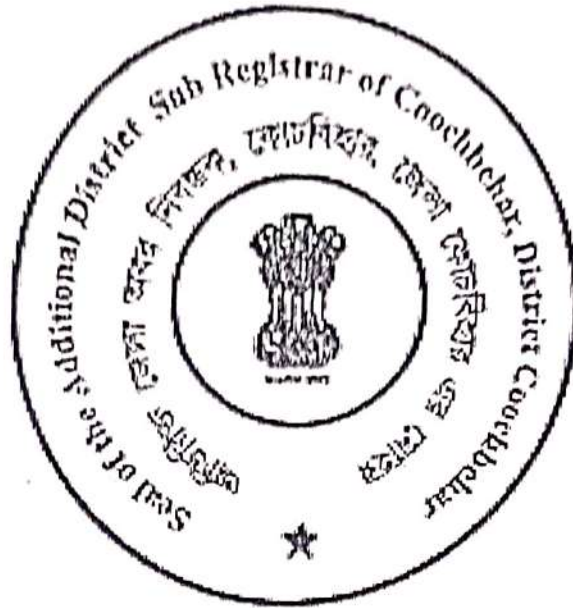
**Payment of Fees**  
Certified that required Registration Fees payable for this document is Rs 1,09,957/- ( A(1) = Rs 1,09,950/- , E = Rs 7/- )  
and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,09,957/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2019 12:00AM with Govt. Ref. No: 192019200058377442 on 13-08-2019, Amount Rs: 1,09,957/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90066734 on 13-08-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**  
Certified that required Stamp Duty payable for this document is Rs. 7,69,660/- and Stamp Duty paid by Stamp Rs  
5,000/-, by online = Rs 7,64,660/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 478, Amount: Rs.5,000/-, Date of Purchase: 14/08/2019, Vendor name: U K  
Chakraborty  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2019 12:00AM with Govt. Ref. No: 192019200058377442 on 13-08-2019, Amount Rs: 7,64,660/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90066734 on 13-08-2019, Head of Account 0030-02-103-003-02

Lomin Dolma Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COOCHBEHAR  
Coochbehar, West Bengal

This document is digitally signed.





Digitally signed by LOMIN DOLMA LAMA  
Date: 2019.08.27 17:21:55 +05:30  
Reason: Digital Signing of Deed.

(Lomin Dolma Lama) 27-08-2019 17:20:52  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COOCHBEHAR  
West Bengal.

(This document is digitally signed.)