

8181/21

I - 8183/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

S 309408



Certified that the Document is admitted to  
 Registration and the Stamp Sheet and  
 the Enrolment Sheet attached to this  
 Document are part of this Document

Asst. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri  
 22 OCT 2021

Independent by  
 P. S. 1

DEED OF SALE

Handwritten initials or signature at the bottom left of the page.

Handwritten notes on the left side: 27.10.21, 2044405/21

N. J. Stamp

SL. No. 342 Date 05.10.21

Sold to Green Hill Venture

of Bilim

Value 1000 Rupees One Thousand only

J. Soik

**JAYABRATA BANIK**  
Govt. Stamp Vender  
A.B.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007



ji

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 OCT 2021

*Signature of Mr. Maheswari*

**THIS DEED OF CONVEYANCE (SALE)**  
**IS MADE ON THIS THE 22<sup>nd</sup> DAY OF OCTOBER,**  
**TWO THOUSAND TWENTY ONE (2021)**

CONSIDERATION	RS.94,64,000/-
AREA	9 KATHA
KHATIAN NO.	212 (R.S) 562 & 563 (L.R)
PLOT NO.	640 & 639(R.S) 138 (L.R)
MOUZA	DABGRAM
SHEET NO.	8(R.S) 44(L.R)
J.L.NO.	2
POLICE STATION	BHAKTINAGAR

**BETWEEN**

**GREEN HILL VENTURE**, a Partnership Firm, **HAVING PAN NO. AAWFG8467D**, having its office at Goyal Plaza, Opposite Sachitra Hotel, P.S- Siliguri, P.O- Sevoke Road, Pin – 734001, District-Jalpaiguri, West Bengal., Hereinafter represented by one of its Partners:- **SMT DARSANA GOYAL W/O SRI RATAN GOYAL**, Indian Citizen, Hindu by Religion, Business by Occupation, resident of Golden Apartment, Shiv Mandir Road, Siliguri, P.S- Siliguri, District-Darjeeling, PIN-734001, West Bengal., hereinafter will be called the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, successors-in-office, executors, administrators and/or assigns) of the **“ONE PART”**.

**AND**

**SRI BIJAY KUMAR MAHESWARI S/O SRI KISHAN LAL MAHESWARI**, **HAVING PAN:AKFPM7512C**; Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Udham Singh Sarani, Ashrampara, Siliguri, PS-Siliguri, Dist-Darjeeling, PIN-734001, West Bengal., hereinafter called to as the **“VENDOR”** (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns as the case may be) of the **“OTHER PART”**.

**WHEREAS** the Vendor is the absolute owner of all that **Land Measuring 11 Kathas 14 Chattaks 10 Sq. Ft.**, out of which land measuring 6 Kathas, appertaining to R.S.Plot No.639 **and** land measuring 5 Kathas 14 Chattaks 10 Square Feets, appertaining to R.S.Plot No.640, recorded in R.S.Khatian No.212, J.L.No. 2, **Mouza- Dabgram**, Sheet No.8, P.S.- Bhaktinagar, Under SMC Area Ward No.41, District- Jalpaiguri, West Bengal., Vide Deed of Gift, Being

*Signature*



P

Addl. District Sub-Registrar  
Bhakti Nagar, Jaipur

22 OCT 2021

✓  
 Signature  
 of  
 Maheswari

No.2976 For the Year 2021, Volume No.0711-2021, Pages.78131 to 78156, registered at the office of the Additional District Sub-Registrar, Bhaktinagar, Dist-Jalpaiguri, West Bengal., duly executed by Sri Kishan Lal Maheswari & Smt Sarla Devi Maheswari., morefully described in the Schedule below., having his permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

**WHEREAS** the **VENDOR** now being in need of money for the purpose of his domestic and other purposes has now orally expressed his desire to sale/sell his remaining portion of vacant land measuring **9 KATHAS**, being land appertaining to:-

L.R.Khatian	R.S.Khatian	L.R.Plot	R.S.Plot	Area (Katha)
562 & 563	212	138	640	3 KATHA
			639	6 KATHA
		TOTAL LAND		9 KATHAS

Situated at **MOUZA- DABGRAM**, R.S Sheet No.8, L.R Sheet No.44, J.L.No.02, within Ward No.41 of Siliguri Municipal Corporation, PS-Bhaktinagar, District of Jalpaiguri, West Bengal (morefully described in the schedule below). And that the **PURCHASER** being in need of such type of plot of land measuring **9 KATHAS**, has/have accepted the said offer of sale and has offered to purchase the same.

**AND WHEREAS** the **PURCHASER** herein has offered to purchase the aforesaid Land being **9 KATHAS** (morefully described in the schedule below), at a total lump sum price / value of **Rs.94,64,000/- (Rupees Ninety Four Lakhs Sixty Four Thousand Only)** free from all encumbrances and charges whatsoever. It is stated that the said plot of land sold herein is morefully described in the schedule below.

**AND WHEREAS** the **VENDOR** hereof, after considering the offer so offered by the purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell his aforesaid remaining plot of land measuring **9 KATHAS** in a peaceful vacant position as morefully described in the schedule below to and in favour of the purchaser at or for the aforesaid price / total sum of **Rs.94,64,000/- (Rupees Ninety Four Lakhs Sixty Four Thousand Only)** free from all encumbrances and charges whatsoever and the below Schedule Vacant 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.94,64,000/- (Rupees Ninety Four Lakhs Sixty Four Thousand Only)**, Paid by the Purchaser to the **VENDOR** after deduction of TDS, and the receipt whereof the **VENDOR** do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, by putting his signatures and impressions on this deed and the Vendor does hereby grant, convey, transfer, assign and assure and make over possession





Handwritten signature in green ink.

Asst. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 OCT 2021

Siliguri Municipal Corporation  
 ✓

thereof **UNTO** the purchaser the below schedule vacant land, morefully and particularly described in the schedule appended below and make over possession thereto together with other rights, liberties, privileges, easements, appurtenances, whichever is belonging to or in any way appertaining to the said vacant land as 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 them, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDOR** covenant to save harmless and indemnify and keep indemnified the purchaser from or against all such losses, damages, acts, deeds, and all encumbrances, charges and equities whatsoever and shall execute and do all such lawful acts, deeds and things for the further and more perfectly conveying and assuring the below **SCHEDULE VACANT LAND** and every part in the manner aforesaid according to the true intent and meaning of this deed.

The **VENDOR** does hereby covenant with the Purchaser that if for any defect of title in the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and Purchaser is deprived of ownership of possession of the below **SCHEDULE** property hereby sold or any part thereof in the future, the **VENDOR** shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with interest 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 they at the request and costs of the Purchaser, shall do and/or 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 **SCHEDULE VACANT LAND** hereby sold by the **VENDOR** by these presents.

### SCHEDULE OF VACANT LAND HEREBY SOLD

**ALL** that piece and parcel of Peaceful Vacant (Bastu) **Land Measuring 9 KATHAS**, appertaining to:-

L.R.Khatian	R.S.Khatian	L.R.Plot	R.S.Plot	Area (Katha)
562 & 563	212	138	640	<b>3 KATHA</b>
			639	<b>6 KATHA</b>
<b>TOTAL LAND</b>				<b>9 KATHAS</b>

Situated at **MOUZA- DABGRAM, R.S Sheet No.8, L.R Sheet No.44, J.L.No.02**, within Ward No.41 of Siliguri Municipal Corporation, PS-Bhaktinagar, District of Jalpaiguri, West Bengal. Situated at Mother Teresa Road, PIN-734001, Siliguri.



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 OCT 2021



**The said Plot of Land is butted and Bounded as follows:-**

North : Land of Baijnath Brahmin;  
 South : Land of Purchasers;  
 East : Land of Silverlake Distributors Pvt Ltd & Others;  
 West : Land of Akhil Jain, Chetan Jain & Others.

Site Plan of the land sold is annexed herewith these presents.

**NOTE:** Separate Sheets are being used for the purpose of affixing impressions of all the fingers of both the hands of the Vendor, thus forming part of these presents.

**IN WITNESS WHEREOF THE VENDOR** has/have set and subscribed their respective hands and seals in good health & full presence of sound mind on this Deed of Conveyance on the day, month and the year first above written.

**WITNESSES:-**

1. Anurag Bauman

Sp- Hemiprasad Bauman

ADD- Jamtamaguri, Seruoke Road  
 Siliguri

✓  
 1. Anurag Bauman

**SIGNATURE OF THE VENDOR**

2. Ankish Kumar Jaiswal  
 S/o Duli Chand Jaiswal  
 Add: Mahigara  
 Dist: Darjeeling.

Drafted at the instructions of parties and printed at **Raman Agarwal Law Chambers, Siliguri** and read over and explained by me:-



**Raman Agarwal**  
 Advocate, Siliguri  
 Enroll:F-222/68/2006



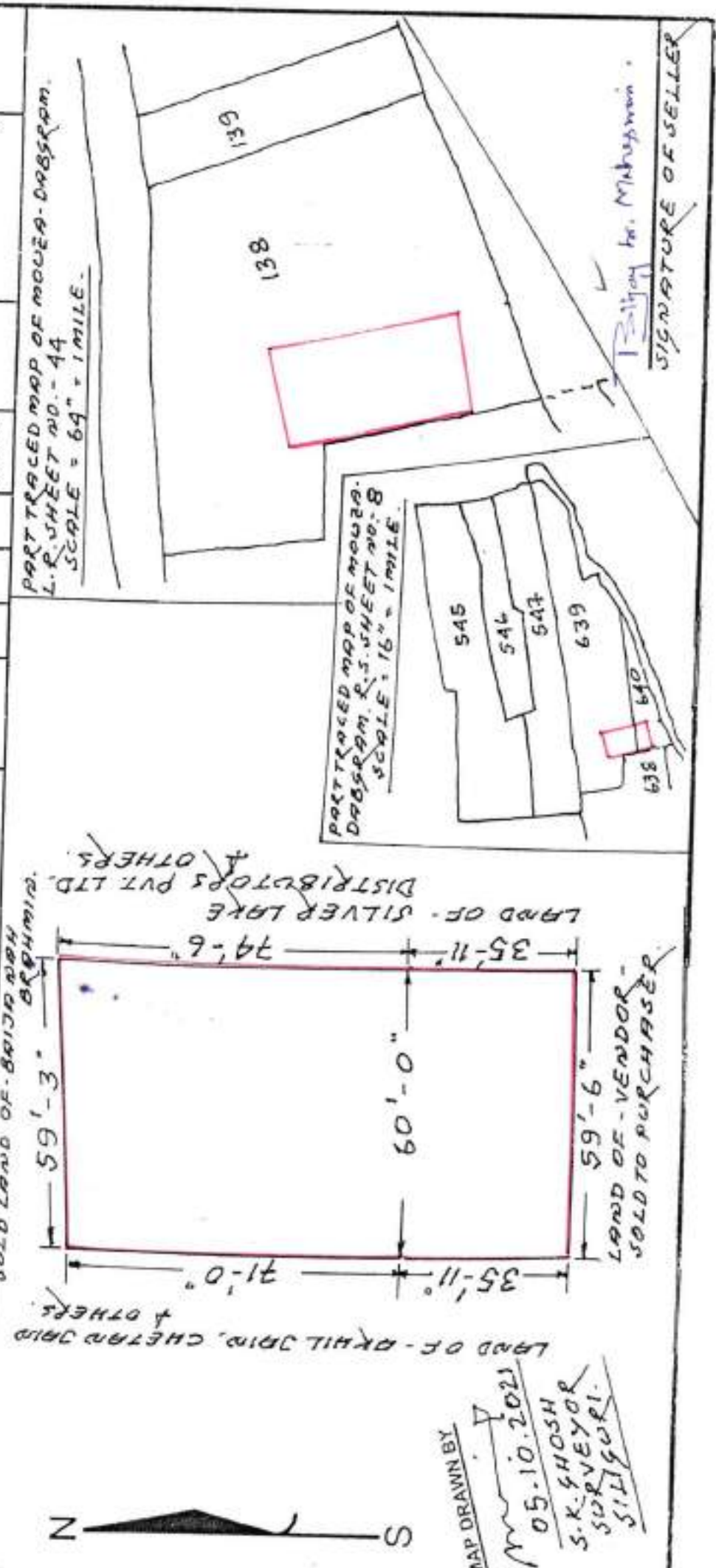
Adl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 OCT 2021

# SITE PLAN

SCALE = 1" (INCH) : 30' (FEET)

NAME OF PURCHASER	NAME OF SELLER	MOUZA	S C H E D U L E			O F			L A N D	REMARKS
			J.L. NO.	WASHEET NO.	KHATHI NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD			
GREEN HILL VENTURE C/O GREEN HILL GROUP, GOYAL PLAZA BUILDING, WARD NO. 43, P.O. SEVOKER ROAD, P.S. BHADKANTHAPUR DT. JALPAIGURI REPRESENTED BY ONE OF ITS PARTNER SMT. DARSHPATI GOYAL M/o. KATON GOYAL O.F. GOLDEN APARTMENT, SHIVAMADIR ROAD, PUNJABI PARA P.O. P.S. SILIGURI DT. DARJEELING	SRI BIRAJ KUMAR MAHESHWARI S/O. LATE KISHAN LAL MAHESHWARI DEBISARAH COLONY BIR PARA TEA GARDEN P.O. P.S. - BIRPARA DIST. - ALIPURDUAR	DABGRAM 2	41	8	212	640	3 COTTAGE			
			OF SMC	LR	LR	LR	6 COTTAGE			
				44	562	138	TOTAL 9 COTTAGE OR			
					563		0.1485 ACRE		THE SAID LAND HAS BEEN SHOWN BY RED BORDER	



MAP DRAWN BY  
05.10.2021  
S.K. GHOSH  
SURVEYOR  
SILIGURI.



Dist. Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 OCT 2021

# INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)

4th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,  
Near Deep Bungalow Chowk, Pune - 411 016.

F. No. DIT(S)/PAN/ITMN\_REG

The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is :

**AAWFG8467D**

and the PAN card is enclosed herewith. For filing the return of income, please contact :

**WARD 1(1) SILIGURI**



We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139 A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against the law** and may attract **penalty of upto Rs. 10,000/-**.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website - [www.incometaxindia.gov.in](http://www.incometaxindia.gov.in) and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

Income Tax Department

GREEN HILL VENTURE

PKG ID:PRC / 10072021\_08/ TRC 301036



WBG / 207 / 5080970164409651D1 / 100721114309

GREEN HILL VENTURE

GREEN HILL VENTURE  
NO 17 3RD FLOOR  
GOYAL PLAZA  
OPP HOTEL SACHITRA  
SILIGURI  
WEST BENGAL - 734001  
TEL No. 91 - 9635071111



PARTNER

*Dasishama Goyal*

"As per instruction from Income Tax Department, an authorized agencies' agent may visit you for your identity and address verification as per the documents submitted by you with the PAN application form. You are requested to ask authorization letter/ID card from the agent before verification. Your cooperation is solicited in this regard."

(This being a computer-generated letter, no signature is required)





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

এনক্রিপশন আই ডি / Enrollment No. : 1215/91277/56754

To:  
Darshana Goyal  
মর্শনা গোয়েল  
GOLDEN APARTMENT  
SHIV MANDIR ROAD  
PUNJABI PARA  
Sisgunj (M. Corp)  
Sisgunj, Darjeeling  
West Bengal - 734001  
9332850005



KL839903055FT  
85290305



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7439 1566 2878**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মর্শনা গোয়েল  
Darshana Goyal  
পতি : রতন গোয়েল  
Husband : Ratan Goyal

সঙ্গোলিডি/DOB: 15/08/1968  
লিঙ্গ / Female

**7439 1566 2878**



আধার - সাধারণ মানুষের অধিকার

*Darshana Goyal*





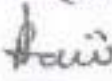
  
 भारतीय निर्वाचन आयोग  
 भारत की  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 WB/04/025/0702046




निर्वाचक नाम : सर्मना घोष  
 Elector's Name : Darshana Goyal  
 पति का नाम : रितान घोष  
 Husband's Name : Ritam Goyal  
 लिंग/लिंग : स्त्री  
 जन्म तिथि  
 Date of Birth : XXXX1957

WB/04/025/0702046  
 क्षेत्र :  
 प्राम्मि मन्दिर रोड, सिलिगुरी (म)  
 कोर्पोरेशन, सिलिगुरी, 734001

Address:  
 PRAMMI MANDIR ROAD, SILIGURI (M)  
 CORP. (SILIGURI, DARJEELING, 734001)

  
 \_\_\_\_\_

Date: 24/11/2010  
 25-सिलिगुरी निर्वाचन क्षेत्र निर्वाचन आयोग  
 सिलिगुरी  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 25-Siliguri Constituency

इस निर्वाचक को यह सूचना देता है कि यह निर्वाचक को  
 अपने नाम और पता को सही रखना चाहिए और इसे  
 सिलिगुरी निर्वाचन क्षेत्र में  
 प्राम्मि मन्दिर रोड, सिलिगुरी (म) कोर्पोरेशन में  
 प्राम्मि मन्दिर रोड, सिलिगुरी (म) कोर्पोरेशन में  
 प्राम्मि मन्दिर रोड, सिलिगुरी (म) कोर्पोरेशन में  
 प्राम्मि मन्दिर रोड, सिलिगुरी (म) कोर्पोरेशन में

Darshana Goyal



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIJAY KUAMR MAHESWARI

KISHAN LAL MAHESWARI

12/01/1973

Permanent Account Number

AKFPM7512C

Signature



02030304

Handwritten signature: *Bijay K. Maheswari*

एकमात्र हे को पाने वा / कोय दुआकाद मिले वा  
दुपले सुविधाको / सोपे  
अपने पानेको दुपले, एन एन टी एन  
सोपे मिलाई, ट्रेड मार्केट, बकिंग, टाउन मिले दुपलेको  
एन.बी. मार्ग, लोवर पारल, मुम्बई - 400 013.

If the card is lost / someone's card is found,  
Please inform us to:  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2494416 Fax: 91-22-2494464  
email: info@nsdl.com





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার

Unique Identification Authority of India  
Government of India

অনুমতি নং / Enrollment No. : 2189/71325/08199

23/05/2017

To  
Bijoy Kumar Maheewari  
বিত্ত কুমার মাহেয়ারী  
S/O: Kishan Lal Maheewari  
Gangool Apartment  
Udhar Singh Sarani  
Ward No 13  
Ashram Para  
Siliguri ( M. Corp)  
Siliguri, Siliguri, Darjeeling,  
West Bengal - 734001  
9474037292



KA216269317FH

21626931



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4863 5259 5763**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India  
বিত্ত কুমার মাহেয়ারী  
Bijoy Kumar Maheewari



সময়কাল / DOB: 12/01/1973

গণন / Mole

4863 5259 5763



আমার আধার, আমার পরিচয়

*Handwritten signatures and notes in blue ink, including names like 'Mahaewari' and 'Bijoy Kumar Maheewari'.*





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/02/014/067330

পরিচয় পত্র



Elector's Name Bijay Kumar Maheswari

নির্বাচকের নাম বিজয় কুমার মহেশ্বরী

Father's Name Kisanlal Maheswari

পিতার নাম কিশোরলাল মহেশ্বরী

Sex M

লিঙ্গ পুং

Age as on 1.1.2003 30

১.১.২০০৩-এ বয়স ৩০

Address:  
Debidol Path (Central), Birpada -1No. Birpada Jalpaiguri  
735204

ঠিকানা:  
দেবিদোল পথ (কেন্দ্র), বীৰপদা -১নং বীৰপদা জালপাইগুড়ি - ৭৩৫২০৪

*[Handwritten Signature]*

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন কর্মসূচির

Assembly Constituency: 14-Medarhat (ST)  
বিধানসভা নির্বাচন কেন্দ্র: ১৪-মদারহাট (সাম্প্রদায়িক)

District: Jalpaiguri  
জেলা: জালপাইগুড়ি  
Date: 17.06.2003  
তারিখ: ১৭.০৬.২০০৩

*Bijay Kumar Maheswari*  
*Bijay K. Maheswari*






**সরকারে ভারত**  
**Government of India**


**নাম / Name**  
**Manik Barman**  
**পিতা : হরিপ্রসাদ বর্মা**  
**Father : HARIPRASAD BARMAN**

**নথায়িত্ব ID (DOB)** 18082000  
**সঙ্গ / Male**



**4778 6923 5384**

**আধার - সাধারণ মানুষের অধিকার**

*Manik Barman*


**আধার**  
**Unique Identification Authority of India**

**ঠিকানা, জাভা নগর, ওয়ার্ড নং:**  
**পিতা/পিতৃ (পৌত্রস্বত্ব), মেসার্স গুপ্ত**  
**জগদীশচন্দ্র, পশ্চিম বঙ্গ,**

**Address: JANATA NAGAR,**  
**WARD NO 44, Sriguri (m.**  
**corp.), Sevoke Road,**  
**Jalpaiguri, West Bengal,**  
**734001**

**4778 6923 5384**


**1547**  
**1800 300 1547**


**help@uidai.gov.in**


**www.uidai.gov.in**

पंजीबि सुवर्त




**भारत सरकार**  
**Government of India**

**মানিক বর্মান**  
**Manik Barman**  
 পিতা - মনোমোহন বর্মান  
**Father - MANIPRASAD BARMAN**



**সংখ্যা/DOB: 18082001**  
**পুং / Male**



**4778 6923 5384**

**आधार - साधारण मानुषेर अधिकार**

*Manik Barman*


**आधार**  
**Aadhaar Identification Authority of India**

**ক্রিয়াকারী, জন্মের তারিখ, পিতার নাম**  
**সিঙ্গল/স্বাধীন/সাম্প্রদায়িক/অন্যান্য, ১৮০৮/২০০১**  
**সংখ্যা/DOB, পুং/মহিলা**

**Address: JANATA NAGAR,**  
**WARD NO 44, Saiguri (ms**  
**corp.), Sevok, Road,**  
**Jalpaiguri, West Bengal,**  
**734001**

**4778 6923 5384**


**1847**  
**1800 300 1847**


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**IMPRESSION SHEET**



*Darshana Loyal*

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

GREEN HILL VENTURE

*Darshana Loyal*  
Signature with date PARTNER



*Rajay Krishna Maheswari*

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

*Rajay Krishna Maheswari*  
Signature with date



f

Add. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

22 OCT 2021

### Major Information of the Deed

Deed No :	I-0711-08155/2021	Date of Registration	22/10/2021
Query No / Year	0711-2002044405/2021	Office where deed is registered	
Query Date	05/10/2021 9:15:15 PM	0711-2002044405/2021	
Applicant Name, Address & Other Details	RAMAN AGARWAL LAW CHAMBERS Office No.1, 3rd Floor, Goyal Plaza, Lane Opp.Sachitra Hotel, Sevoke Road, Siliguri, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9002037733, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 94,64,000/-	Rs. 94,77,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,79,100/- (Article:23)	Rs. 94,784/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :




District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Mother Teresa Road, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-640	RS-212	Bastu	Dahala	3 Katha	31,52,500/-	31,59,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Mother Teresa Road, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-639	RS-212	Bastu	Dahala	6 Katha	63,11,500/-	63,18,001/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>14.85Dec</b>	<b>94,64,000 /-</b>	<b>94,77,001 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BIJAY KUMAR MAHESWARI (Presentant)</b> Son of Mr KISHAN LAL MAHESWARI Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	22/10/2021	LT1 22/10/2021	22/10/2021	
UDHAM SINGH SARANI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx2C, Aadhaar No: 48xxxxxxxx5763, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office				




**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GREEN HILL VENTURE</b> GOYAL PLAZA, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs DARSANA GOYAL</b> Wife of RATAN GOYAL SHIV MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 74xxxxxxxx2878 Status : Representative, Representative of : GREEN HILL VENTURE (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MANIK BARMAN</b> Son of Mr HARIPRASAD BARMAN JANATA NAGAR, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	22/10/2021	22/10/2021	22/10/2021
Identifier Of Mr BIJAY KUMAR MAHESWARI			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY KUMAR MAHESWARI	GREEN HILL VENTURE-4.95 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY KUMAR MAHESWARI	GREEN HILL VENTURE-9.9 Dec

**On 22-10-2021**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:05 hrs on 22-10-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr BIJAY KUMAR MAHESWARI ,Executant.

**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 94,77,001/-

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

Execution is admitted on 22/10/2021 by Mr BIJAY KUMAR MAHESWARI, Son of Mr KISHAN LAL MAHESWARI, UDHAM SINGH SARANI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr MANIK BARMAN, . . Son of Mr HARIPRASAD BARMAN, JANATA NAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, . City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 94,784/- ( A(1) = Rs 94,770/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 94,784/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 5:25PM with Govt. Ref. No: 192021220095866551 on 08-10-2021, Amount Rs: 94,784/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1585783445 on 08-10-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,79,100/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,78,100/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 342, Amount: Rs.1,000/-, Date of Purchase: 05/10/2021, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 5:25PM with Govt. Ref. No: 192021220095866551 on 08-10-2021, Amount Rs: 3,78,100/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1585783445 on 08-10-2021, Head of Account 0030-02-103-003-02

*Tulsi Lama*

**Tulsi Lama**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

**Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 222448 to 222468

being No 071108155 for the year 2021.



Digitally signed by TULSI LAMA  
Date: 2021.10.29 17:27:18 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2021/10/29 05:27:18 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)