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I - 643/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 448141

F 448141

2/262159/2021

NOTED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION  
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Registrar,  
 Siiguri-II at Bagdogra

05 FEB 2021

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*Handwritten signature: Rahul Roy*

*Handwritten word: May*

# DEED OF CONVEYANCE

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SL NO. 30414 Date 28.1.2021  
PURCHASER Meringold Infra Projects Pvt. Ltd.  
Full Address Siliguri  
Total Value 5000/-  
Stamp Purchased from JPC Treasury-1



MS

**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No. 1 of 99-2000  
Add. DSR Office, Raiganj, Jalpaiguri

141844 E



Siliguri

05 FEB 2021



*is to be in the*

*Rahul Roy*

**DEED OF CONVEYANCE**

THIS INDENTURE MADE THIS THE  
5<sup>th</sup> DAY OF FEBRUARY 2021

**CONVEYANCE**

**PARGANA- PATHARGHATA**

**MOUZA-BARAGHARIA**

**P. S-MATIGARA**

**DIST. DARJEELING**

**AREA:13(THIRTEEN) DECIMALS**

**SET FORTH VALUE- Rs.10,00,000/=**

**L. R. KHATIAN NO. 100**

**R. S. PLOT NO. 428**

**L. R. PLOT NO. 639**

**J. L. NO. 82**

**GRAM PANCHAYAT**

**BETWEEN**

**"MARIEGOLD INFRAPROJECTS PRIVATE LIMITED"**(P. A. No. AAFCM7567E), a Private Limited Company bearing CIN Number U51109WB200BPTC127138, having its registered Office at Garg and Co. 16 M. G. Road, Khalpara, Siliguri P.O-Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its Director **SMT. MANISHA GARG**"(P. A. No. AEAPG9669K)(Aadhar No. 4414 1790 6851 ), W/O Sri Kishan Garg, Indian by Nationality, resident of 16 M. G. Road, Khalpara, Siliguri P.O-Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin-734005, in the State of West Bengal, hereinafter called the **PURCHASER**(which expression shall mean and include unless excluded by or repugnant to the context it's Directors, heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART.**

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*Key*



Add. Dist. Srib Registrar  
Siliguri-II at Bagdogra, Dist Darjeeling

05 FEB 2021

AND

*ine for bein*

*Rahul Roy*

**1. SRI PARESH CHANDRA ROY**(P. A. No. AYWPR6816M)(Aadhaar No. 6696 9992 6253 S/O Sri Harek Chandra Roy & **2. SRI RAHUL ROY**(P. A. No. DYZPR7513D)(Aadhaar No. 4229 8475 9993) S/O Sri Paresh Chandra Roy, both Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Baniyakhari, Tripalijote, Nemai, P.O-Nemai, P.S-Matigara, Pin-734010, Dist. Darjeeling, in the State of West Bengal, hereinafter jointly called the "**VENDORS**"( which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Kantalal Paul was the recorded owner of considerable landed property situated in Matigara within the subdivision of Siliguri under District Darjeeling. Smt. Panu Paul was the married wife of the said Kanta Lal Paul and out of the wedlock a son namely Kokalal Paul was born. Thereafter the said Kantalal Paul died intestate leaving behind his wife and their son to inherit the said landed property. Subsequently Kokalal Paul died during his minority. As such Smt. Panu Paul @ Panu Bewa became the owner of the landed property left behind by Kantalal Paul.

**AND WHEREAS** Smt. Panu Paul @ Panu Bewa was again married to one Jadunath Paul and out of the wedlock a daughter namely Pohatiswari was born. Smt. Pohatiswari was married to one Premlal Paul and out of the wedlock Shri Dhumlal Paul, Sri Dhanlal Paul @ Dhananjay Paul and Sri Bhimlal Paul (since deceased) were born.

**AND WHEREAS** Smt. Panu Paul @ Panu Bewa out of her natural love and affection had transferred a portion of a land measuring 286.03 acres in favour of Shri Dhumlal Paul, by virtue of a deed of gift and the said deed of gift was executed and registered on 27<sup>th</sup> November 1942 in the office of sub registrar Siliguri being document-number 531 for the year 1942.

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*Key*





Add. Dist. Sub Registrar  
Siliguri at Bagdogra, Dist Darjeeling

05 FEB 2021

*vide Sub-section 1(b)*

*Rahul Roy*

**AND WHEREAS** in the year 1942 Shri Dhumlal Paul herein was a minor and before attaining his majority his father and natural guardian Shri Premlal Paul on behalf of minor Shri Dhumlal Paul transferred an area measuring 98.53 acres to and in favour of his other two sons viz Shri Dhanlal Paul @ Dhananjay Paul and Shri Bhimlal Paul (since deceased) by virtue of a deed of gift and the said deed of gift was executed and registered on 25.04.1950, being document No.910 for the year 1950.

**AND WHEREAS** after the operation of West Bengal Estates Acquisition Act 1953 Sri Dhumlal Paul, Sri Dhanlal Paul and Sri Bhimlal Paul (since deceased) became the Raiyat under the state of West Bengal and accordingly record of rights being Nos. 3/1 and 16 under Mouza- Baragharia, J.L No. 82 P.S Matigara, Dist. Darjeeling were prepared by the Land and Land Reforms Department, Govt. Of West Bengal in the names of Sri Dhumlal Paul, Sri Dhanlal Paul and Bhimlal Paul (since deceased).

**AND WHEREAS** Bhimlal Paul being one of the recorded owners died intestate and his estates have been inherited by his wife Smt. Tulan Paul, daughters namely Smt. Mina Roy (Paul), since deceased and Smt. Rina Sinha (Paul) Sons namely Sri Biren Paul and Sri Sanjay Paul as his surviving legal heirs and as such the entire landed property under L.R khatian number 100 has been jointly inherited by the persons as above each having 1/5 th share therein.

**AND WHEREAS** by virtue of the aforesaid recording Smt. Tulan Paul, Smt. Mina Roy (Paul), Smt. Rina Sinha (Paul), Sri Biren Paul, Sri Sanjay Paul became the exclusive and absolute owners in possession of the land left behind by Late Bhimlal Paul.

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*Min*



Adtl. Dist-Sub Registrar  
Siliguri-I at Bagdogra, Dist Darjeeling

05 FEB 2021



Mina Roy (Paul)

Rahul Roy

**AND WHEREAS** Smt. Mina Roy(Paul) died intestate leaving behind her husband Sri Paresh Chandra Roy and her minor son Sri Rahul Roy ( the Vendors herein ) to inherit the property standing in her name and the Vendors thus became the joint owners of 0.48 acre of land of which 0.19 acre falls within L.R Plot No. 622, 0.16 acre falls in L.R Plot No. 624 and 0.13 acre falls in L.R Plot No. 639 and are in Khas, actual and physical possession of the land having permanent, transferable and heritable right title and interest in the aforesaid land and are enjoying the possession of the land freely, openly and adversely without any interruption from anyone whatsoever.

**AND WHEREAS** Smt.Tulan Paul, Smt. Rina Sinha (Paul), Sri Biren Paul, Sri Sanjay Paul, Sri Dhumlal Paul, Sri Dhanlal Paul being in need of money in order to undertake other development schemes sold their entire share of land measuring 4.16 acres in L.R Plot Nos. 624 and 639 to and in favour of Maman Chand Agarwal (HUF) herein by virtue of a deed of conveyance duly executed and registered in the office of the then A.D.S.R. Siliguri-II at Bagdogra and registered in Book-I CD Volume number 5, page from 839 to 858 being No.01579 for the year 2009.

**AND WHEREAS** the Vendors herein did not transfer their land as Rahul Roy one of the Vendors herein was minor at the time of transfer as above and the Purchaser herein approached the Vendors to purchase their respective share of land for a consideration of Rs.10,00,000/-(Rupees Ten Lakhs) only.

**AND WHEREAS** the Vendors considered the offer made by the purchaser herein to be consonant with the market price and as their share of land situated within the boundary of the Purchaser herein without having any access for egress and ingress and decided to sell an area of land measuring 13(Thirteen) Decimals, more fully described in the schedule herein below at or for a consideration of Rs.10,00,000/-(Rupees Ten Lakhs) only.

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Mina



Addl. Dir. Sub. Pw. & R  
Siliguri-II at Bagdogra, 71st Div. Bd.,

05 FEB 2021



in the books

Rahul Roy

**AND NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.10,00,000/-(Rupees Ten Lakhs) only paid by the Purchaser to the Vendors, the receipt hereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

That the Vendors do hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendors or any person claiming through or under them.

AND

That the Vendors do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the schedule below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

**THE VENDORS FURTHER DECLARES** that they will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

Mey

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Addl. Dist-Sub P.  
Siliguri-II at Bagdogra, post Bagdogra.

05 FEB 2021

*for the best of the*

*Rohul Dog*

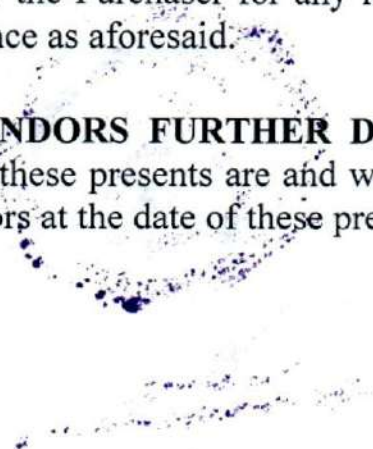
**IT IS FURTHER DECLARED** that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

**THE VENDORS FURTHER DECLARE** that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

**THE VENDORS FURTHER** covenant that all rents, taxes and other public charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due up to the date of these presents, have been paid and all other covenants and conditions required to be observed or performed, have been so observed and performed and if it transpires otherwise, the Vendors shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

**THE VENDORS FURTHER DECLARE** that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendors at the date of these presents.

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Add. Director  
Siliguri  
05 FEB 2021



*me*

*Rohul Roy*

**IT IS FURTHER DECLARE** by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendors, is proved to be false, the Vendors shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

### **SCHEDULE**

(Land hereby sold)

All that piece or parcel of vacant land measuring **13(Thirteen)** Decimals, appertaining to R. S. Plot No. **428** corresponding to L. R. Plot No. **639**, recorded in L. R. Khatian No. **100**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling.

The said land is butted & bounded as follows:-

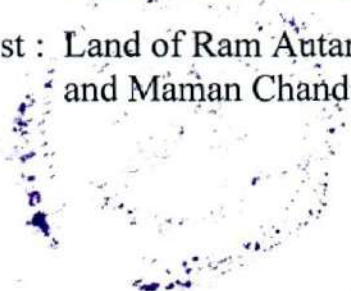
By the North : Land of Ram Autar Agarwal (H.U.F)  
and Maman Chand Agarwal (H.U.F).

By the South : Land of Ram Autar Agarwal (H.U.F)  
and Maman Chand Agarwal (H.U.F).

By the East : Land of Ram Autar Agarwal (H.U.F)  
and Maman Chand Agarwal (H.U.F).

By the West : Land of Ram Autar Agarwal (H.U.F)  
and Maman Chand Agarwal (H.U.F).

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Adtl. Dist. Sub Registrar  
Siliguri-II at Hojoga, Teesta Bazar

05 FEB 2021

IN WITNESS WHEREOF THE VENDORS IN GOOD HEALTH AND CONCIIOUS MIND HAVE PUT THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

**WITNESSES:**

1. *Santu Chakraborty*

Santu Chakraborty  
S/O-Sri Ashim Chakraborty  
R/O-Khalpara, Siliguri  
P.O-Siliguri Bazar  
P.S-Siliguri  
Dist. Darjeeling  
Pin-734005

1. *Santu Chakraborty*

2. *Rahul Ray*

\_\_\_\_\_  
VENDORS

2. *বিত্তম মান  
বিত্তমান মান  
স্বাধি মাজে  
স্বাধি মাজে*

Drafted and Printed in My Office  
As per instruction of the parties

*Manoj Kumar Kedia*

**(MANOJ KUMAR KEDIA)**  
Advocate, Siliguri  
Regn No. WB/94/1997





Add. Dist-Sub P.  
Siliguri-II of Bagdogra Dist Darjeeling

05 FEB 2021

EXECUTANT FINGER PRINT SHEET



*Raj*  
*me for beidat the*

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

*me for beidat the*

*me for beidat the*

Signature

EXECUTANT FINGER PRINT SHEET



*Rahul Roy*

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

*Rahul Roy*

*Rahul Roy*

Signature














Registrar  
Sangshad, Dist Darjeeling

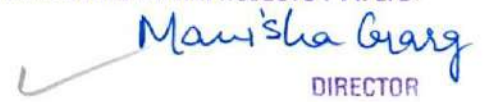
05 FEB 2021



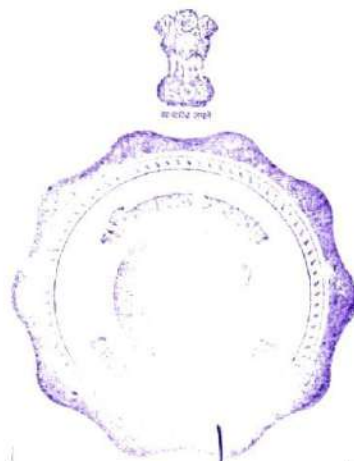
**CLAIMANT FINGER PRINT SHEET**

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	Left Hand					
	Right Hand					

MARIEGOLD INFRAPROJECTS PVT. LTD.

  
DIRECTOR

\_\_\_\_\_



AMR. DE-1-Siliguri-II  
Siliguri-II at Bagdogra, Dist. Darjeeling

05 FEB 2021

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

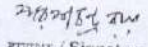


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AYWPR6816M

नाम / Name  
PARESH CHANDRA ROY

पिता का नाम / Father's Name  
HAREKCHAND ROY

जन्म की तारीख / Date of Birth  
11/09/1972

  
हस्ताक्षर / Signature



श्री पारश चंद्रा रॉय

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लीटाएं :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,  
नवी मुंबई-400 614







ভারত সরকার

Government of India

পাশে চিত্র যোগ

• PARESH CHANDRA ROY

পিতা HAREKCHAND ROY

Father: HAREKCHAND ROY

জন্মতারিখ/DOB: 11/09/1972

পুংস্ব/ Male



6696 9992 6253



- সাধারণ মানুষের অধিকার

শ্রী হরেন্দ্র চন্দ্র রায়

Unique Identification Authority of India

ঠিকানা: বানিয়াকহরি, ট্রিপালজোটে  
মতিগারা, দার্জিলিং, পশ্চিমবঙ্গ

Address: BANIAKHARI,  
TRIPALJOTE, NIMA,  
MATIGARA, - Banisakhan,  
Matigara, Darjeeling, West  
Bengal, 734010

6696 9992 6253

1947  
1800 300 1947



ncpi@uidai.gov.in




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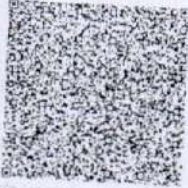
**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**



स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**DYZPR7513D**



नाम / Name  
**RAHUL ROY**

पिता का नाम / Father's Name  
**PARESH CHANDRA ROY**

जन्म की तारीख / Date of Birth  
**05/08/2000**

*Rahul Roy*  
 हस्ताक्षर / Signature

*Rahul Roy*



In case this card is lost/ found, kindly inform / return to :  
 Income Tax PAN Services Unit, UTILISE  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

**Aaykar Sampark Kendras**  
 For Income Tax Related  
 Queries Call Toll Free Nos.  
 1961  
 or  
 18001801961

इस कार्ड के खाने/पाने पर कृपया सूचित करें/ लौटाएं :  
 आयकर पैन सेवा यूनिट, यूटीआईसे  
 प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
 नवी मुंबई-४०० ६१४




ভারত সরকার  
Government of India



**রাহুল রায়**  
**RAHUL ROY**  
 পিতা : প্যরেশ চন্দ্র রায়  
 Father : PARESH CHANDRA ROY  
 জন্মতারিখ/DOB: 05/08/2000  
 পুরুষ / Male




4229 8475 9993

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আধার - সাধারণ মানুষের অধিকার

Rahul Roy



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India


**ঠিকানা:** বানিয়াখাড়ি, ত্রিপালিজোত  
 নিমাই মাটিগারা, বানিয়াখাড়ি, মাটিগারা  
 দার্জিলিং, পশ্চিম বেঙ্গল,


Address: BANIAKHARI,  
 TRIPALIJOTE, NIMAI  
 MATIGARA, Baniakhari,  
 Matigara, Darjeeling, West  
 Bengal, 734010

4229 8475 9993

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1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in



भारत सरकार  
INCOME TAX DEPARTMENT  
MARIE GOLD INFRAPROJECTS PRIVATE  
LIMITED

भारत सरकार  
GOVT. OF INDIA



03/07/2008

AAFCM7567E

MARIE GOLD INFRAPROJECTS PVT. LTD.

*Mausika Dasg*  
DIRECTOR



सत्यमेव जयते  
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2010/60029/00804

To  
MANISHA GARG  
W/O: Kishan Garg  
16 M. G ROAD, KHALPARA,  
Siliguri (M. Corp.)  
Siliguri Bazar  
Siliguri Darjeeling  
West Bengal 734005  
9434007218

18/11/2016

6924939



MD069249398FH



आपका आधार क्रमांक / Your Aadhaar No. :

**4414 1790 6851**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



MANISHA GARG  
Husband : Kishan Garg  
DOB : 17/05/1976  
Female



**4414 1790 6851**

मेरा आधार, मेरी पहचान

Manisha Garg



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEAPG9669K



नाम /NAME

MANISHA GARG

पिता का नाम /FATHER'S NAME

RAMKUISHANA LILAH

जन्म तिथि /DATE OF BIRTH

17-05-1976

हस्ताक्षर /SIGNATURE

Manisha Garg

*B. Das*

आयकर आयुक्त, प.नं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Manisha Garg



## Major Information of the Deed



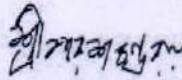
Deed No :	I-0403-00643/2021	Date of Registration	05/02/2021
Query No / Year	0403-2000262159/2021	Office where deed is registered	
Query Date	04/02/2021 1:11:01 PM	0403-2000262159/2021	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 31,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,56,020/- (Article:23)	Rs. 31,214/- (Article:A(1), E.)		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734001

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-639 (RS :-)	LR-100	Rupni	Rupni	0.13 Acre	10,00,000/-	31,20,000/-	
<b>Grand Total :</b>					<b>13Dec</b>	<b>10,00,000 /-</b>	<b>31,20,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri PARESH CHANDRA ROY (Presentant )</b> Son of Mr HAREKCHAND ROY Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			
		05/02/2021	LTI 05/02/2021	05/02/2021
BANIYAKHARI, TRIPALIJOTE, P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx6M, Aadhaar No: 66xxxxxxxx6253, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office				



Name	Photo	Finger Print	Signature
<b>Shri RAHUL ROY</b> Son of Shri PARESH CHANDRA ROY Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			
	05/02/2021	LTI 05/02/2021	05/02/2021
BANIYAKHARI, TRIPALIJOTE, NIMAI, P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DYxxxxxx3D, Aadhaar No: 42xxxxxxxx9993, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			



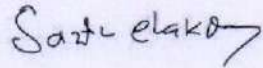
#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MARIEGOLD INFRAPROJECTS PRIVATE LIMITED</b> C/O GARG AND CO,16,M.G. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt MANISHA GARG</b> Wife of Shri KISHAN GARG 16,M.G ROAD,KHALPARA,SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9K, Aadhaar No: 44xxxxxxxx6851 Status : Representative, Representative of : MARIEGOLD INFRAPROJECTS PRIVATE LIMITED (as DIRECTOR)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SANTU CHAKRABORTY</b> Son of Late ASHIM CHAKRABORTY KHALARA, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
	05/02/2021	05/02/2021	05/02/2021
Identifier Of Shri PARESH CHANDRA ROY, Shri RAHUL ROY,			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri PARESH CHANDRA ROY	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED-6.5 Dec
2	Shri RAHUL ROY	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED-6.5 Dec



## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734001

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 639, LR Khatian No:- 100	Owner:জীমলাল পাল, Gurdian:প্রমদাল , Address:মাটিগাড়া , Classification:রূপদী, Area:0.13000000 Acre,	Shri PARESH CHANDRA ROY



On 05-02-2021

**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 13:29 hrs on 05-02-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri PARESH CHANDRA ROY , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,20,000/-

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

Execution is admitted on 05/02/2021 by 1. Shri PARESH CHANDRA ROY, Son of Mr HAREKCHAND ROY, BANIYAKHARI, TRIPALIJOTE, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 2. Shri RAHUL ROY, Son of Shri PARESH CHANDRA ROY, BANIYAKHARI, TRIPALIJOTE, NIMAI, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business

Indetified by Mr SANTU CHAKRABORTY, , Son of Late ASHIM CHAKRABORTY, KHALARA, SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 31,214/- ( A(1) = Rs 31,200/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 31,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 12:00PM with Govt. Ref. No: 192020210220638251 on 05-02-2021, Amount Rs: 31,214/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 316267114 on 05-02-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

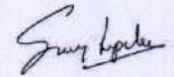
Certified that required Stamp Duty payable for this document is Rs. 1,56,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,51,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 30414, Amount: Rs.5,000/-, Date of Purchase: 28/01/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 12:00PM with Govt. Ref. No: 192020210220638251 on 05-02-2021, Amount Rs: 1,51,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 316267114 on 05-02-2021, Head of Account 0030-02-103-003-02



Suraj Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 17687 to 17710

being No 040300643 for the year 2021.



Digitally signed by YOGEN TSHERING  
BHUTIA

Date: 2021.02.18 19:08:03 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/02/18 07:08:03 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)