

Sl. No. 1651/2023

T- 1640/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 2/158919140 H 996540

Chyangdun
 17.60
 21.06.23

Kanad Nandi Majumdar,
Seeba Day Poojaryakka
Sanku Nandi

: 1 :

Shan with her hands joined
Sukla Nandi

V.C. 240/2023

Arup Kumar Chandra
Registrar

DEED OF SALE

240 2023
 Rs per record
 250
 400

CERTIFICATE THAT THE DOCUMENT IS ADMITTED TO REGISTER BY THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Chyangdun
 ADDL. DIST. REGISTRAR
 SILIGURI
 23/6/2023

650
 21/6/2023
 23/6/2023

Kanad Nandi Mojumdar

TAK-969

JUDICIAL STAMP

266 06.6.23

Kanad Nandi Mojumdar Infra

PS Bhaktinagar District Jalpaiguri

smf - Anil Chandra and wife

TAK-970

Sukla Jay Prakashtha

Govt. Stamp Vendor
Bagdogra
Lic. No. 548/RM
07 / Darjeeling

TAK-971

Somita Nandi

972

Sumanita Nandi Pehwel

TAK-973

Sukla Nandi

TAK-974

Arup Kumar Chanda

TAK-975

Prasanna Roy

TAK-976

Mithun Pradhan
S/o Satyen Pradhan
Milan More, Pradhan Nagar
P.O & P.S Pradhan Nagar
Dist. Darjeeling



Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling
21 JUN 2023

Kamal Nandi Majumdar
Sukla Nandi
Sanku Nandi

: 2 :

Sanku Nandi Majumdar

Sukla Nandi

Prasanna Kumar Chandra
Prasanna Kumar Chandra

CONVEYANCE :-

MOUZA : Siliguri
P.S. : Siliguri
DISTRICT : Darjeeling
AREA : 7 Kathas 12 Chattaks
R.S PLOT NO. : 11828/13070
R.S. Khatian No. : 2570
J.L. NO. : 110 (88)
CONSIDERATION : Rs. 1,27,00,000/-

WITHIN THE LIMITS OF SILIGURI MUNICIPAL CORPORATION

THIS INDENTURE MADE ON THIS THE 21st DAY OF June 2023.

BETWEEN

Kanad Nandi Mojumder
Durba Dey Purkayastha

Samhita Nandi

: 3 :

Sharmista Nandi Paliwal

Sukla Nandi

Anup Kumar Chandel
Prasenjit Roy

ORCHID INFRA, a Partnership Firm, having its Office at 1st Floor, Metro Heights, 2nd Mile, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, represented by its Partner, **SRI DIPAK MUNDHRA**, Son of Sri Bijay Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 3rd Floor, Plot No. 9, Panchwati Housing Complex, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal -- hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its partners, successors, executors, administrators, legal representatives and assigns) of the "**FIRST PART**" (PAN:- AAHFO4075G).

A N D

1. **SRI KANAD NANDI MOJUMDER** alias **KANAD N. MAJUMDAR** (PAN:- AICPM0557G), Son of Late Debidas Nandi Mojumder, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Skylark Building, Rilbong Skylark Building, Shillong (M.B.), P.O. & P.S. Laban, District - East Khasi Hills, in the State of Meghalaya,
2. **SMT DURBA DEY PURKAYASTHA** alias **DURBA DEY** (PAN:- AFBPD2482H), Daughter of Late Debidas Nandi Mojumder, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 4-D, Gitanjali Apartment, 406 Garfa Main Road, Garfa, Santoshpur, Kolkata, West Bengal, P.O. Santoshpur & P.S. Garfa in the District of Kolkata,
3. **SMT SAMHITA NANDI** (PAN:- AGWPN9761F), Wife of Abhik Kar and Daughter of Late Shiba Das Nandi, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 369 Purbacchal (Ruchira Residency) Tower-5, Floor-10, Flat-3, Kalitala Main Road, Near Abhisar Shopping Mall, Haltu, P.O. Haltu, P.S. Maniktala in the District of Kolkata,
4. **SMT SHARMISTHA NANDI PALIWAL** (PAN:- AJFPP8419G), Wife of Sri Anuj Kumar Paliwal and Daughter of Late Sibadas Nandi, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Flat D-5, Subham Residency, Kharghuli Road, Malibagan, P.O. Kharghuli, P.S. Geeta Nagar, District- Kamrup in the State of Assam,

Kamal Nandi Mojumder
Debi Das Nandi

Siba Das Nandi

: 4 :

Shanmukha Devi

Sukla Nandi

Arup Kumar Chanda
Prosenjit Roy

5. **SMT SUKLA NANDI (PAN:- ABUPN2713L)**, Wife of Late Sibadas Nandi, Hindu by Religion, Indian by Nationality, House-wife by Occupation, Resident of St. Joseph School Road, Phasidewa More, Matigara, Baratishal, P.O. Ranidanga, P.S. Matigara, District: Darjeeling --- hereinafter jointly and collectively called the **VENDORS/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns) of the **SECOND PART**.

AND

1. **SRI ARUP KUMAR CHANDA, (PAN:- AMQPC6310D)**, Son of Amulyya Kumar Chanda, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of APC Sarani, Deshbandhu Para, P.O. and P.S. Siliguri, District: Darjeeling, and
2. **SRI PROSENJIT ROY, (PAN: ADVPR5843E)**, Son of Sadhan Chandra Roy, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Pratima Bandhopadhya Sarani, P.O. and P.S. Siliguri, District: Darjeeling --- hereinafter jointly and collectively called the **CONFIRMING PARTY/THIRD PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS one Kamala Nandi, Wife of Late Binode Bihari Nandi was the recorded owner of entire land situated in Mouza: Siliguri, appertaining to R.S. Plot No. 11828/13070, recorded in R.S. Khatian No. 2570, within the limits of P.S. Siliguri, District Darjeeling.

AND WHEREAS the abovementioned Kamala Nandi, died intestate leaving behind her three sons namely 1. Debi Das Nandi Mojumder, 2. Siba Das Nandi alias Sibadas Nandi and 3. Tulsi Das Nandi and her husband Late Binode Bihari Nandi as her only legal heirs and they inherited land measuring 11 Kathas and 12 Chhataks belonging to Late Kamala Nandi at the time of her death in equal shares.

Kanad Nandi Mojumder
Durba Dey Purkayastha

Sukla Nandi

: 5 :

Sharmistha Nandi Paliwal

Sukla Nandi

Pampa Kamesh Chandra
Ramesh Chandra Ray

AND WHEREAS thereafter Binode Bihari Nandi died intestate leaving behind his three sons namely 1. Debi Das Nandi Mojumder, 2. Siba Das Nandi alias Sibadas Nandi and 3. Tulsi Das Nandi as his only legal heirs and his share in the said land devolved upon them in equal shares.

AND WHEREAS thereafter Tulsi Das Nandi died intestate unmarried leaving behind his brothers namely 1. Debi Das Nandi Majumder and 2. Siba Das Nandi alias Sibadas Nandi as his only legal heirs and his share in the said land devolved upon them in equal shares.

AND WHEREAS Siba Das Nandi alias Sibadas Nandi died intestate leaving behind his wife, **SMT SUKLA NANDI (Vendor No. 5)** hereof and his two daughters 1. **SMT SHARMISTHA NANDI PALIWAL (Vendor No. 4)** hereof and 2. **SMT SAMHITA NANDI (Vendor No. 3)** hereof as his only legal heirs and his share in the said land devolved upon them in equal shares.

AND WHEREAS Debi Das Nandi Mojumder died intestate leaving behind his wife, **SMT. PUSPA RANI NANDI** and his son **KANAD NANDI MOJUMDER** alias **KANAD N. MAJUMDAR (Vendor No. 1)** hereof and his daughter **DURBA DEY PURKAYASTHA** alias **DURBA DEY (Vendor No. 2)** hereof as his only legal heirs and his share in the said land devolved upon them in equal shares.

AND WHEREAS **SMT. PUSPA RANI NANDI** died intestate on 24.07.2015 leaving behind her son, **KANAD NANDI MOJUMDER** alias **KANAD N. MAJUMDAR (Vendor No. 1)** hereof and her daughter **DURBA DEY PURKAYASTHA** alias **DURBA DEY (Vendor No. 2)** hereof as her only legal heirs and her share in the said land devolved upon them in equal shares.

AND WHEREAS in the manner aforesaid the abovenamed Vendors became the owner of total land measuring 11 Kathas 12 Chattaks and ever since then the Vendors are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

Manoj Nandi Majumdar
Sanku Sanyal

Sanku Nandi

: 6 :

Shamita Nandi Palitwal
Sanku Nandi

Arup Kumar Chanda
Prosenjit Roy

AND WHEREAS the abovenamed Confirming Party, **SRI ARUP KUMAR CHANDA** and **SRI PROSENJIT ROY** are in physical possession of the part of the aforesaid land measuring 11 Kathas 12 Chattaks .

AND WHEREAS the Vendors being in need of money have offered for sale land measuring 7 Kathas 12 Chattaks out of the total land measuring 11 Kathas 12 Chattaks and the Confirming Party have agreed to relinquish their physical possession in part of the said land and they have jointly agreed to sell the said land for a total consideration of Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lacs Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the Vendors and Confirming Party and offered to purchase the above referred to land measuring 7 Kathas 12 Chattaks out of the total land measuring 11 Kathas 12 Chattaks for a total consideration of Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lacs Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lacs Only) out of which Rs. 76,00,000/- (Rupees Seventy Six Lacs Only) is paid by the Purchaser to the Vendors and Rs. 51,00,000/- (Rupees Fifty One Lacs Only) is paid by the Purchaser to the Confirming Parties, the receipt whereof the Vendors and Confirming Party do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendors and Confirming Party do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also make over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner

Kanod Nandi Mojumdar
Sukla Devi Sarkar

Santil Nandi

: 7 :

Shamitha Nandi Bahadur

Sukla Nandi

Asim Kumar Chandra

Prasenjit Roy

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.

And 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.

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 of the execution of this Deed and in the event of discovery of any such 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 Covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed.

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 scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is 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 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

Kanad Nandi Mojunder
Sukla Gay Purkayastha
Sanku Nandi

: 8 :

Shravani th Nandi Palit
Sukla Nandi
Anup Kumar Chandra
Prasenjit Ray

IT is hereby further declared by the Vendors that they have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the below scheduled landed property conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendors Confirming Party shall be liable to be dealt with according to law for false recitals made therein.

SCHEDULE

All that piece or parcel of Vacant homestead land measuring 7 Kathas 12 Chattaks situated in Mouza- Siliguri, J.L. No. 110 (88), R.S. Plot No. 11828/13070, R.S. Khatian No. 2570, at **Deshbandhu Para (Road Zone: Ward No. 30)** P.O. and P.S. Siliguri, District Darjeeling within the limits of Siliguri Municipal Corporation.

The said land is bounded and butted as follows:-

North	Land of Vendors
South	Gita Apartment
East	24 feet wide SMC Road
West	Land and House of Rupak Dutta

: 9 :

IN WITNESS WHEREOF, the Vendors and the Confirming Party do hereunto set their hands on the day, month and year first above written.

WITNESSES:-

1. Mithun Pradhan
Milan Mone, Pradhan Nagar.
P.O. & P.S. Pradhan Nagar
Dist. Darjeeling.
2. Shuvradip Kundu
Sri. S. K. Kundu
Haidepara, Siliguri

Kanad Nandi Mojundor
Sudha Gay Purkaystha
Sanku Nandi

Shantanu Nandi Patilwal
Sukla Nandi

VENDORS

Arup Kumar Chandra

Prasenjit Roy

CONFIRMING PARTY

Drafted by me and Printed in
my office :-

Manoj Agarwal

MANOJ AGARWAL
Advocate, Siliguri.
Enrolment No. F-505/434/1997

NAME OF VENDORS:-

1) SRI KANAD NANDI MOJUMDER @ KANAD NANDI MAJUMDAR
S/O. LATE DEBIDAS NANDI MOJUMDER
RESIDENT OF SKYLARK BUILDING, RILBONG SKYLARK BUILDING,
SHILLONG (M.B). P.O. & P.S. LABAN, DIST. EAST KHASI HILLS,
STATE- MEGHALAYA.

2) SMT. DURBA DEY PURKAYASTHA
D/O. LATE DEBIDAS NANDI MOJUMDER
RESIDENT OF 4-D, GITANJALI APARTMENT,
406, GARFA MAIN ROAD, GARFA, SANTOSH PUR,
KOLKATA, WEST BENGAL -700075.

3) SMT. SAMHITA NANDI W/O. ABHIK KAR &
D/O. LATE SIBA DAS NANDI RESIDENT OF 369 PURBACHAL
(RUCHIRA RESIDENCY) TOWER-5, FLOOR-10,
FLAT -3KALITALA MAIN ROAD, NEAR ABHISHAR SHOPPING MALL, HALTU,
P.O. HALTU, P.S. MANIKTALA .DIST. KOLKATA-PIN-700078

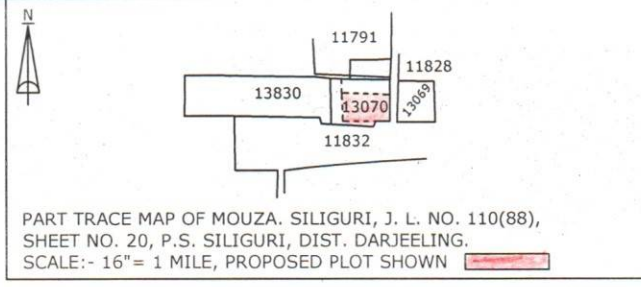
4) SMT. SHARMISTHA NANDI PALIWAL
W/O. SRI ANUJ KUMAR PALIWAL AND
D/O. LATE SIBA DAS NANDI .RESIDENT OF FLAT D-5, SUBHAM
RESIDENCY, KHARGULI ROAD, MALIBAGAN, P.O KHARGULI,
P.S. GEETA NAGAR, DIST. KAMRUM STATE. ASSAM. PIN-781004.

5) SMT. SUKLA NANDI, W/O. LATE SIBA DAS NANDI
RESIDENT OF ST. JOSEPH SCHOOL ROAD, PHASIDEWA MORE,
MATIGARA, BAIRATISHAL, P.O. RANIDANGA, P.S. MATIGARA,
DIST. DARJEELING. PIN-734010

NAME OF CONFIRMING PARTIES :-

1) SRI ARUP KUMAR CHANDA. S/O. LATE AMULYYA KUMAR CHANDA
RESIDENT OF APC SARANI, DESHBANDHUPARA, SILIGURI, WEST
BENGAL -734004

2) SRI PROSENJIT ROY. S/O. SADHAN CHANDRA ROY
RESIDENT OF PTATIMA BANDHOPADHY SARANI,
DESHBANDHUPARA, SILIGURI, WEST BANGAL
734004



NAME OF PURCHASER :-

ORCHID INFRA
OFFICE AT 1ST FLOOR, METRO HEIGHTS
2ND MILE, SEVOKE ROAD, SILIGURI,
P.O. SEVOKE ROAD, P.S. BHAKTINAGAR.
DIST. JALPAIGURI.
REPRESENTED BY ONE OF ITS PARTNER
SRI DIPAK MUNDHRA
S/O. SRI BIJAY KUMAR MUNDHRA
RESIDENT OF 3RD FLOOR PLOT NO. 9,
PANCHWATI HOUSING COMPLEX,
P.O. SEVOKE ROAD, P.S. BHAKTINAGAR.
DIST. JALPAIGURI.

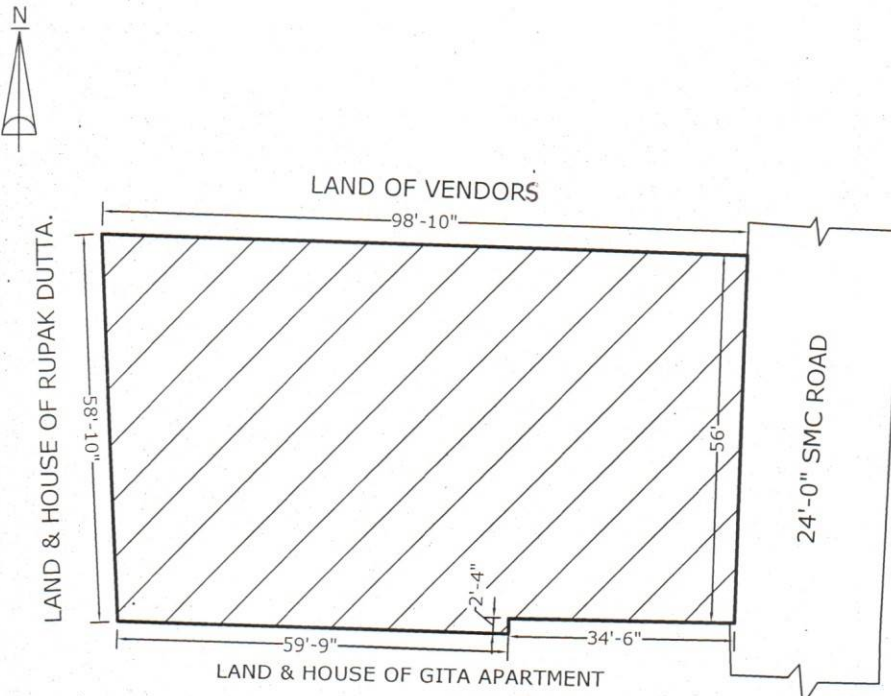
LAND SCHEDULE :-

MOUZA :- SILIGURI,
J.L.NO. :- 110(88)
SHEET NO. :- R.S.20
KHATIAN NO. :- R.S. 2570
PLOT NO. :- R.S. 11828 /13070
P.S. :- SILIGURI.
DIST. :- DARJEELING.

LAND AREA :-7 KATHA 12 CHATTAK

Arup Kumar Chanda

Prosenjit Roy
CONFIRMING PARTIES



Kanad Nandi Mojumder

Durba Dey Purkayastha

Samhita Nandi

Sharmista Nandi Palwal

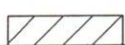
Sukla Nandi

SIGNATURE OF VENDORS
DRAWN BY:-

M. Achary
28/6/23

M. Achary
(SURVEYOR)
Regd. No. 3895/75
Subhaspally, Siliguri

SITE PLAN
SCALE:- 1" = 30'-0"
PROPOSED PLOT SHOWN



VENDOR



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Kanad Nandi

Kanad Nandi Mojundor

Signature



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Seeba

Seeba Dey Pankajpalle

Signature



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

S

Sanku

Sanku Nandi

Signature

VENDOR



Sharnish Nandi Pakiwal

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sharnish Nandi Pakiwal

Signature

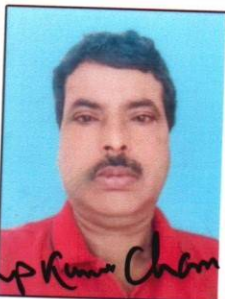


Sukla Nandi

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sukla Nandi

Signature



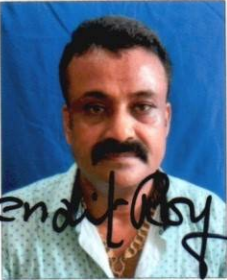










Anup Kumar Chandra

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Anup Kumar Chandra

Signature












VENDOR

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Rosenzil Roy</i>	LEFT HAND					
	RIGHT HAND					

Rosenzil Roy

Signature

PURCHASER

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

ORCHID INFRA

Opal Kundhoo
Partner

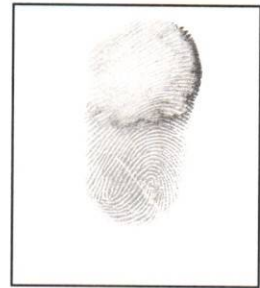
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Withun Pradhan

Signature of Identifier



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0402000240/2023	Date of Application	21/06/2023
Query No / Year	04022001589191/2023		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ AGARWAL		
Stampduty Payable	Rs.6,97,521/-		
Registration Fees Payable	Rs.1,90,514/-		
Applicant Name of the Visit Commission	Mr Manoj Agarwal		
Applicant Address	siliguri		
Place of Commission	APC SARANI, DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004		
Expected Date and Time of Commission	21/06/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			







Government of West Bengal

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






OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022001589191/2023







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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Kanad Nandi Mojumder Alias Mr Kanad N Majumdar SKYLARK BUILDING, RIBONG SKYLARK BUILDING, City:- , P.O:- LABAN, P.S:-LABAN, District:-East Khasi Hills, Meghalaya, India, PIN:- 793004	Seller			<i>Kanad Nandi Mojumder 21/08/23</i>
2	Smt Durba Dey Purkayastha Alias Smt Durba Dey 4-d GITANJALI APARTMENT, 406 GARFA MAIN ROAD, City:- , P.O:- SANTOSHPUR, P.S:- Amharst Street, District:- Kolkata, West Bengal, India, PIN:- 700075	Seller			<i>Durba Dey Purkayastha 21/08/23</i>

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt SAMHITA NANDI 369 Purbacchal (Ruchira Residency), Tower-5, Floor-10, Flat-3, Kalitala Main Road, City:- Kolkata, P.O:- Haltu, P.S:-Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700078	Seller			<i>Samhita Nandi</i> 21/08/23
4	Smt Sharmistha Nandi Paliwal FLAT D-5, SUBHAM RESIDENCY, KHARGHULI ROAD, MALIBAGAN, City:- , P.O:- KHARGULI, P.S:- GEETA NAGAR, District:-Kamrup, Assam, India, PIN:- 781004	Seller			<i>Sharmistha Nandi</i> Paliwal 21/08/23
5	Smt SUKLA NANDI ST. JOSEPH SCHOOL ROAD, PHASIDEWA MORE, MATIGARA, BARATISHAL, City:- , P.O:- RANIDANGA, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734010	Seller			<i>Sukla Nandi</i> 21/08/23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr ARUP KUMAR CHANDA APC SARANI, DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004	Seller			<i>Arup Kumar Chanda</i> 21/06/23
7	Mr PROSENJIT ROY PRATIMA BANDHOPADHYA SARANI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Seller			<i>Prosenjit Roy</i> 21/06/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mithun Pradhan Son of Mr Satyen Pradhan Milan More, Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Mr Kanad Nandi Mojumder, Smt Durba Dey Purkayastha, Smt SAMHITA NANDI, Smt Sharmistha Nandi Paliwal, SUKLA NANDI, Mr ARUP KUMAR CHANDA, Mr PROSENJIT ROY			<i>Mithun Pradhan</i> 21/06/23

Syangden
(Sangha Ratna Syangden)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SILIGURI
Darjeeling, West Bengal

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Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
21 JUN 2023

Major Information of the Deed

Deed No :	I-0402-01640/2023	Date of Registration	23/06/2023
Query No / Year	0402-2001589191/2023	Office where deed is registered	
Query Date	20/06/2023 5:18:31 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, 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], [4311] Other than Immovable Property, Receipt [Rs : 51,00,000/-]		
Set Forth value	Market Value		
Rs. 1,27,00,000/-	Rs. 1,39,49,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,97,521/- (Article:23)	Rs. 1,90,514/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.30 -- Ward No.30) , Mouza: Siliguri, JI No: 88, Pin Code : 734004

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-11828/13070	RS-2570	Bastu Bastu	7 Katha 12 Chatak	1,27,00,000/-	1,39,49,997/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :				12.7875Dec	127,00,000 /-	139,49,997 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Kanad Nandi Mojumder, (Alias: Mr Kanad N Majumdar) (Presentant) Son of Late Debidas Nandi Mojumder SKYLARK BUILDING, RIBONG SKYLARK BUILDING, City:- , P.O:- LABAN, P.S:-LABAN, District:-East Khasi Hills, Meghalaya, India, PIN:- 793004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxx7G, Aadhaar No: 92xxxxxxxx0560, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>

2	<p>Smt Durba Dey Purkayastha, (Alias: Smt Durba Dey) Daughter of Late Debidas Mojumder 4-d GITANJALI APARTMENT, 406 GARFA MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx2H, Aadhaar No: 56xxxxxxxx7090, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>
3	<p>Smt SAMHITA NANDI Daughter of Late SHIBA DAS NANDI 369 Purbacchal (Ruchira Residency), Tower-5, Floor-10, Flat-3, Kalitala Main Road, City:- Kolkata, P.O:- Haltu, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxx1f, Aadhaar No: 88xxxxxxxx6469, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>
4	<p>Smt Sharmistha Nandi Paliwal Daughter of Late Sibadas Nandi FLAT D-5, SUBHAM RESIDENCY, KHARGHULI ROAD, MALIBAGAN, City:- , P.O:- KHARGULI, P.S:-GEETA NAGAR, District:-Kamrup, Assam, India, PIN:- 781004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9G, Aadhaar No: 51xxxxxxxx7446, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>
5	<p>Smt SUKLA NANDI Wife of Late SIBADAS NANDI ST. JOSEPH SCHOOL ROAD, PHASIDEWA MORE, MATIGARA, BARATISHAL, City:- , P.O:- RANIDANGA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx3L, Aadhaar No: 62xxxxxxxx3292, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>
6	<p>Mr ARUP KUMAR CHANDA Son of Mr AMULYYA KUMAR CHANDA APC SARANI, DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx0D, Aadhaar No: 22xxxxxxxx4361, Status :Confirming Party, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>
7	<p>Mr PROSENJIT ROY Son of Mr SADHAN CHANDRA ROY PRATIMA BANDHOPADHYA SARANI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3E, Aadhaar No: 31xxxxxxxx9179, Status :Confirming Party, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ORCHID INFRA 1ST FLOOR, METRO HEIGHTS, 2ND MILE, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIPAK MUNDHRA Son of Mr BIJAY KUMAR MUNDHRA 3RD FLOOR, PLOT NO. 9, PANCHWATI HOUSING COMPLEX,, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 59xxxxxxx7075 Status : Representative, Representative of : ORCHID INFRA (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Pradhan Son of Mr Satyen Pradhan Milan More, Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			

Identifier Of Mr Kanad Nandi Mojumder, Smt Durba Dey Purkayastha, Smt SAMHITA NANDI, Smt Sharmistha Nandi Paliwal, Smt SUKLA NANDI, Mr ARUP KUMAR CHANDA, Mr PROSENJIT ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kanad Nandi Mojumder	ORCHID INFRA-3.19688 Dec
2	Smt Durba Dey Purkayastha	ORCHID INFRA-3.19688 Dec
3	Smt SAMHITA NANDI	ORCHID INFRA-2.13168 Dec
4	Smt Sharmistha Nandi Paliwal	ORCHID INFRA-2.13168 Dec
5	Smt SUKLA NANDI	ORCHID INFRA-2.1304 Dec

On 21-06-2023

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

Presented for registration at 17:50 hrs on 21-06-2023, at the Private residence by Mr Kanad Nandi Mojumder Alias Mr Kanad N Majumdar, 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 1,39,49,997/-

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

Execution is admitted on 21/06/2023 by 1. Mr Kanad Nandi Mojumder, Alias Mr Kanad N Majumdar, Son of Late Debidas Nandi Mojumder, SKYLARK BUILDING, RIBONG SKYLARK BUILDING, P.O: LABAN, Thana: LABAN, , East Khasi Hills, MEGHALAYA, India, PIN - 793004, by caste Hindu, by Profession Business, 2. Smt Durba Dey Purkayastha, Alias Smt Durba Dey, Daughter of Late Debidas Mojumder, 4-d GITANJALI APARTMENT, 406 GARFA MAIN ROAD, P.O: SANTOSHPUR, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Smt SAMHITA NANDI, Daughter of Late SHIBA DAS NANDI, 369 Purbacchal (Ruchira Residency), Tower-5, Floor-10, Flat-3, Kalitala Main Road, P.O: Haltu, Thana: Maniktala, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. Smt Sharmistha Nandi Paliwal, Daughter of Late Sibadas Nandi, FLAT D-5, SUBHAM RESIDENCY, KHARGHULI ROAD, MALIBAGAN, P.O: KHARGULI, Thana: GEETA NAGAR, , Kamrup, ASSAM, India, PIN - 781004, by caste Hindu, by Profession Business, 5. Smt SUKLA NANDI, Wife of Late SIBADAS NANDI, ST. JOSEPH SCHOOL ROAD, PHASIDEWA MORE, MATIGARA, BARATISHAL, P.O: RANIDANGA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession House wife, 6. Mr ARUP KUMAR CHANDA, Son of Mr AMULYYA KUMAR CHANDA, APC SARANI, DESHBANDHU PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 7. Mr PROSENJIT ROY, Son of Mr SADHAN CHANDRA ROY, PRATIMA BANDHOPADHYA SARANI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business Indetified by Mr Mithun Pradhan, , , Son of Mr Satyen Pradhan, Milan More, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Syngden

Sangha Ratna Syngden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 23-06-2023

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 1,90,514.00/- (A(1) = Rs 1,39,500.00/- ,B = Rs 51,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,90,514/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2023 8:04PM with Govt. Ref. No: 192023240104928738 on 20-06-2023, Amount Rs: 1,90,514/-, Bank: SBI EPay (SBLEPay), Ref. No. 0058105955013 on 20-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

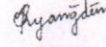
Certified that required Stamp Duty payable for this document is Rs. 6,97,521/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 6,92,521/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 266, Amount: Rs.5,000.00/-, Date of Purchase: 06/06/2023, Vendor name: T ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2023 8:04PM with Govt. Ref. No: 192023240104928738 on 20-06-2023, Amount Rs: 6,92,521/-, Bank: SBI EPay (SBlePay), Ref. No. 0058105955013 on 20-06-2023, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 44741 to 44766

being No 040201640 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.06.28 15:04:33 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/06/28 03:04:33 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)