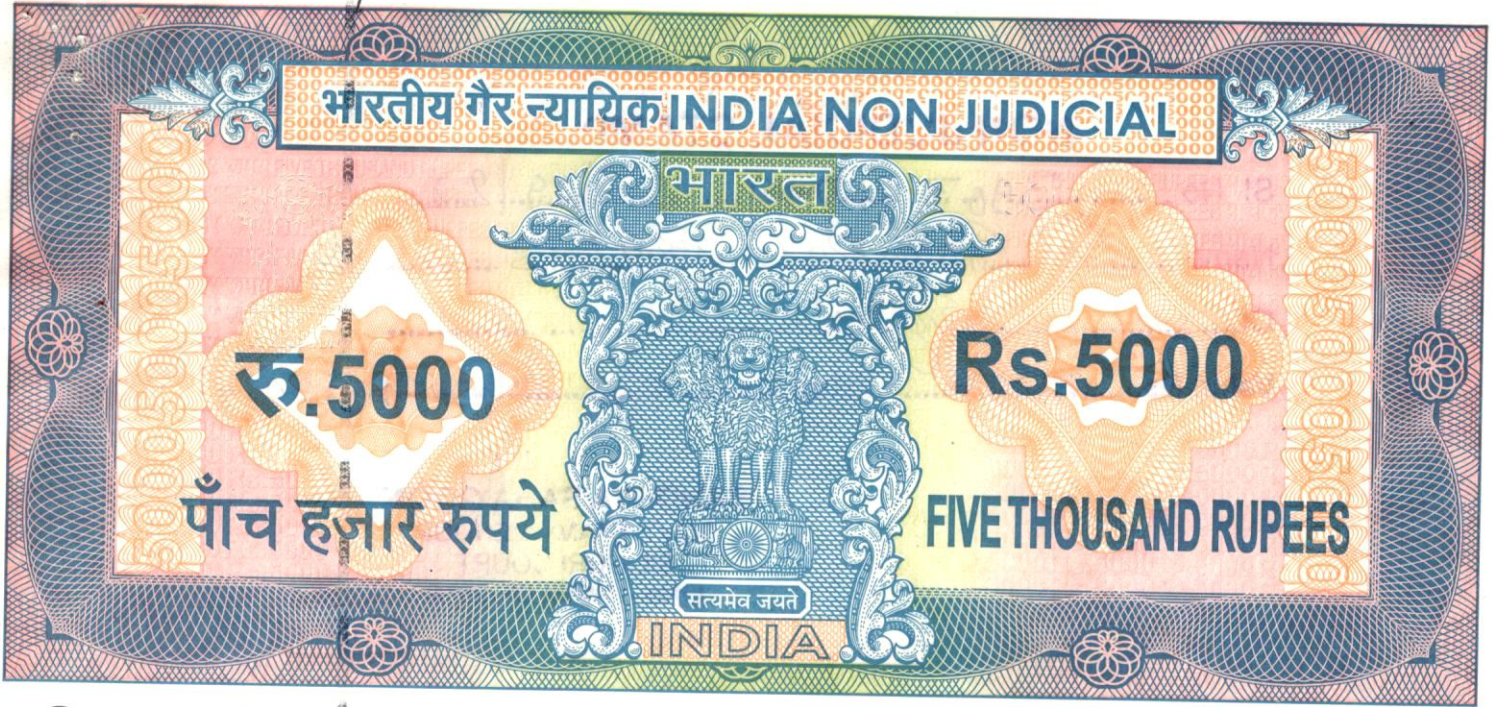


9386/22

I - 9267/20.22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 973942

DM  
1-58  
28/9/22

Q 2002828858/22



Susmit Karmakar

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS 27<sup>th</sup> DAY  
OF SEPTEMBER, TWO THOUSAND TWENTY TWO

BETWEEN

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

Contd.....P/2

DM  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 SEP 2022

NON JUDICIAL STAMP

SI No. 3903 Dated 23/09/22

Name Sri Ganapati Builders

Of Singuri

Value Rs. 5000 (Rupees five thousand only)



SANDHYA SARKAR GOON  
GOVT. STAMP VENDOR  
SILIGURI COURT  
L/No-174RM OF 20\*



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

Copy of this document is submitted to the Registrar and the signature sheet and the fee receipt attached to this document are part of this document.

Signature of the Registrar

28 SEP 2022

|                                                  |                                       |
|--------------------------------------------------|---------------------------------------|
| <b>LAND AREA</b>                                 | <b>: 7 KATHA 7 CHHATAK;</b>           |
| <b>MOUZA</b>                                     | <b>: DABGRAM;</b>                     |
| <b>PLOT NUMBER</b>                               | <b>: 310 (R.S.) &amp; 500 (L.R.);</b> |
| <b>KHATIAN NUMBER</b>                            | <b>: 480 (R.S.) &amp; 641 (L.R.);</b> |
| <b>J.L. NUMBER</b>                               | <b>: 2;</b>                           |
| <b>PARGANA</b>                                   | <b>: BAIKUNTHAPUR;</b>                |
| <b>SHEET NUMBER</b>                              | <b>: 12 (R.S.) &amp; 71 (L.R.)</b>    |
| <b>WARD NUMBER</b>                               | <b>: 38 OF S.M.C.;</b>                |
| <b>POLICE STATION</b>                            | <b>: BHAKTINAGAR;</b>                 |
| <b>A.D.S.R. OFFICE</b>                           | <b>: BHAKTINAGAR;</b>                 |
| <b>DISTRICT</b>                                  | <b>: JALPAIGURI;</b>                  |
| <b>SET FORTH VALUE</b>                           | <b>: Rs. 1,10,00,000/-</b>            |
| <b>UNDER SILIGURI MUNICIPAL CORPORATION AREA</b> |                                       |

Susmit Karmakar

**THIS DEED OF CONVEYANCE IS MADE ON THIS 27<sup>th</sup> DAY  
OF SEPTEMBER, TWO THOUSAND TWENTY TWO**

**B E T W E E N**

**"SRI GANAPATI BUILDERS" [PAN NO : AESFS4569J]** a Partnership Firm, having its office at Rabindra Nagar Main Road, Siliguri, Post Office Rabindra Sarani, Police Station Siliguri, Pin No. 734006, District Darjeeling (W.B.) represented by five of its partners namely **[1] SRI LITON NANDI, [PAN NO : ABHPN0049A] [AADHAR NO : 517092114783]** Son of Late Sukumar Nandi @ Sukumar Nandy, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of 57, Ramkrishna Road, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling, **[2] SRI PANKAJ PODDAR, [PAN NO : AKZPP9696A] [AADHAR NO : 200279715224]**, Son of Late Haripada Poddar, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of East Vivekananda Pally, C.R. Das Sarani, Siliguri, Post office Rabindra Sarani, Police Station Bhaktinagar, Pin No. 734006, District Jalpaiguri, **[3] SRI UDIT AGARWAL, [PAN NO : ECHPA4852B] [AADHAR NO : 792163356192]** Son of Sri Jaiprakash Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation,



✓  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2022

resident of Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, [4] **SRI ASHISH GUPTA**, [PAN NO : **BTDPG5916Q**] [AADHAR NO : **841659438628**] Son of Sri Suresh Kumar Gupta, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, [5] **SMT. DOLLY DUTTA @ DOLLY NANDI**, [PAN NO : **AGAPD5176G**] [AADHAR NO : **736490953883**] Wife of Sri Liton Nandi, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of 57, Ramkrishna Road, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.) - hereinafter called the "**PURCHASER**"/"**FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, partners, administrators and assigns) of the **FIRST PART.**

**A N D**

**SRI SURAJIT KARMAKAR**, [PAN NO : **AODPK0514N**] [AADHAR NO : **401252428471**] Son of Sri Suresh Karmakar, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Swamiji Sarani, Hakimpara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.) - hereinafter called the "**VENDOR**"/"**SECOND PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART.**

**WHEREAS** (1) Dr. Shiv Prasad Guha, Son of Late Atindra Mohan Guha, (2) Smt. Sobha Guha, Wife of Dr. Shiv Prasad Guha, jointly acquired a Plot of Land measuring 2 Katha 8 Chattak, recorded in R.S. Khatian No. 480, appertaining to part of R.S. Plot No. 310, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.), Touzi No. 3, Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale being No. I-5500 for the year 1998 registered on 31.12.1998 recorded in Book No. I Volume No. 25 Pages from 253 to 256 registered at the office of the District Sub-Registry Jalpaiguri, executed by Smt. Lipika Roy, Wife of Sri Pranab Roy, being represented by and through her constituted attorney namely Sri Pranab Roy, Son of Late Tarapada Roy, by virtue of a registered General Power of Attorney being No. 527 for the year of 1996 registered at the office of the then Sub-Registrar Siliguri.

**A N D**

**WHEREAS** one Smt. Pratima Dasgupta, Wife of Sri Dipak Kumar Dasgupta, acquired a Plot of Land measuring 2 Kathas 7 Chattak, recorded in R.S. Khatian No. 480, appertaining to part of R.S. Plot No. 310, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.), Touzi No. 3, Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale being No. I-5501 for the year 1998 registered on 31.12.1998 recorded in Book No. I Volume No. 25 Pages from 257 to 260 registered at the office of the District Sub-Registry Office Jalpaiguri, executed by Smt. Lipika Roy, Wife of Sri Pranab Roy, being represented by and through her constituted attorney namely Sri Pranab Roy, Son of Late Tarapada Roy, by virtue of a registered General Power of Attorney being No. 527 for the year of 1996 registered at the office of the then Sub-Registrar Siliguri.

Sunita Karmakar  
11/05/20

**A N D**

**WHEREAS** another Sri Pulin Chandra Debnath, Son of Late Krishna Chandra Debnath, acquired a Plot of land measuring 2 Katha 8 Chattak, recorded in R.S. Khatian No. 480, appertaining to part of R.S. Plot No. 310, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.), Touzi No. 3, Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale being No. I-5502 for the year 1998 registered on 31.12.1998 recorded in Book No. I Volume No. 25 Pages from 261 to 264 registered at the office of the District Sub-Registry Office Jalpaiguri, executed by Smt. Lipika Roy, Wife of Sri Pranab Roy, being represented by and through her constituted attorney namely Sri Pranab Roy, Son of Late Tarapada Roy, by virtue of a registered General Power of Attorney being No. 527 for the year of 1996 registered at the office of the then Sub-Registrar Siliguri.

**A N D**

**WHEREAS** being the owner in such possession said (1) Dr. Shiv Prasad Guha, Son of Late Atindra Mohan Guha, (2) Smt. Sobha Guha, Wife of Dr. Shiv Prasad Guha, (3) Smt. Pratima Dasgupta, Wife of Sri Dipak Kumar Dasgupta, and (4) Sri Pulin Chandra Debnath, Son of Late Krishna Chandra Debnath, being represented by and through their constituted attorney namely Sri Dibbendu Dasgupta, Son of Sri Jogesh Chandra Dasgupta (by virtue of three separate registered General Power of Attorney being Nos. 149, 145,

- 5 -

146 Dated 15.06.2006 registered at the office of the Sub-Registrar Bongaigau, Assam), sold and transfer their aforesaid total Land measuring 7 Katha 7 Chhatak, recorded in R.S. Khatian No. 480, appertaining to part of R.S. Plot No. 310, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.), Touzi No. 3, Police Station Bhaktinagar, District Jalpaiguri, to and in favour of Sri Pran Krishna Paul, Son of Sri Sreedam Paul, by virtue of a registered Deed of Sale being Deed No. I-2091 for the year 2008 registered on 30.06.2008 recorded in Book No. I CD Volume No. 4 Pages from 4670 to 4678 in the District Sub-Registry office at Jalpaiguri.

**A N D**

**WHEREAS** being the owner in such possession said Sri Pran Krishna Paul, Son of Late Sreedam Paul, sold and transfer his said total Land measuring 7 Katha 7 Chhatak, recorded in R.S. Khatian No. 480, appertaining to part of R.S. Plot No. 310, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.), Touzi No. 3, Under Siliguri Municipal Corporation Area Ward No. 38, Police Station Bhaktinagar, District Jalpaiguri, to and in favour of present vendor namely Sri Surajit Karmakar, Son of Sri Suresh Karmakar, by virtue of a registered Deed of Sale being No. I-4672 for the year of 2012 recorded in Book No. I CD Volume No. 13 Pages from 4660 to 4674 and the same was registered at the office of the then Additional District Sub-Registrar office Rajganj.

**A N D**

**WHEREAS** being owner in such possession said Sri Surajit Karmakar, Son of Sri Suresh Karmakar, had mutated his name at the office of the B.L. & L.R.O. Rajganj in respect of his said landed property and therefore a new khatian had been issued in his favour vide L.R. Khatian No. 641, Bearing L.R. Plot No. 500, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Touzi No. 3, Under Siliguri Municipal Corporation Area Ward No. 38, Police Station Bhaktinagar, District Jalpaiguri, and since then in his khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

**A N D**

Surajit Karmakar

- 6 -

**WHEREAS** the Vendor now being in need of money for his developmental plans and scheme have decided to sell his said total Land measuring 7 Katha 7 Chhatak, fully described in the Schedule below, free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the First Party/Purchaser being in need of a plot of land have accepted the said offer of the Second Party/Vendor and agreed to purchase the said Land measuring 7 Katha 7 Chhatak, as described in the Schedule below and offered the sum of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh) only, free from all encumbrances and charges whatsoever.

**A N D**

**WHEREAS** the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell the below scheduled Land to the purchaser hereof at or for the price of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh) only paid by the Purchaser to the Vendor hereof (and the receipt whereof the vendor do hereby acknowledge and grant full discharge from the payment thereof) the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR do hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor the Purchaser are

Susmita Karmakar



deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as their own landed property having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other persons or person whomsoever claiming through or under him.

THE VENDOR do hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deed or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

### **SCHEDULE OF THE LAND**

**ALL THAT PIECE OR PARCEL OF** Vacant Land measuring 7 Katha 7 Chhatak (R.O.R. Dahala and Proposed Land use Industrial), recorded in R.S. Khatian No. 480, corresponding to L.R. Khatian No. 641, appertaining to part of R.S. Plot No. 310, corresponding to L.R. Plot No. 500, Situated at Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Touzi No. 3, Under Siliguri Municipal Corporation Area Ward No. 38, Road Zone - Sree Maa Sarani, Registry office at Additional District Sub-Registrar Bhaktinagar, Police Station Bhaktinagar, District Jalpaiguri, in the state of West Bengal.

The said land is butted and bounded as follows:-

North : Land & House of Anoy Sarkar and 10 Ft. Wide Road;  
South : 20 Ft. Wide S.M.C. Road;  
East : Land & House of Samir Das & Pradip Mahanta;  
West : 6 Ft. Wide Road and Land of Nirmalaya Chakraborty.

A Separate Sheet Containing the Fingerprints of the Vendor and Purchaser are enclosed herewith forming part of these presents.

✓ Surejit Verma



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

28 SEP 2027

IN WITNESS WHEREOF the Vendor hereof, in his good health and conscious mind, have set and subscribed his hands on the day, month and year hereinbefore mentioned.

**WITNESSES:**

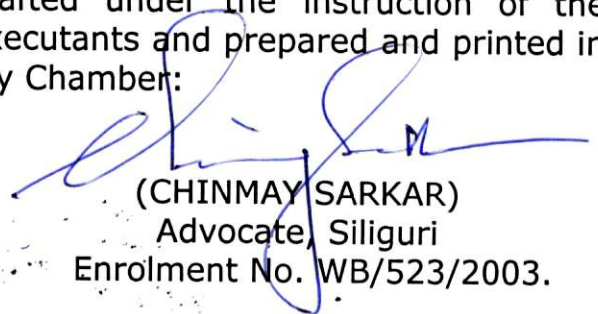
1. Subhadip Dutta  
No. Lt. Nanda Dutta  
Lake Town  
P.S. Bhaktinagar  
Dist - Jalpaiguri  
734007

✓ Susojit Karmakar

**(SIGNATURE OF THE VENDOR)**












2. Babusoma Das  
S/O. H. Das  
Hakimpur  
P.S. Siliguri,  
Dist Darjeeling  
734001

Readover and translated the contents of this indenture to the Parties hereof and drafted under the instruction of the Executants and prepared and printed in my Chamber:

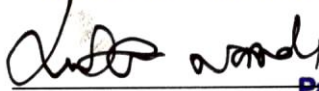













(CHINMAY SARKAR)  
Advocate, Siliguri  
Enrolment No. WB/523/2003.

**(CLAIMANT SHEET)**


| PHOTO                                                                             |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
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|  | LEFT HAND  |  |  |  |  |  |
|                                                                                   | RIGHT HAND |  |  |  |  |  |









**SRI GANAPATI BUILDERS**

  
 (SIGNATURE) **Partner**

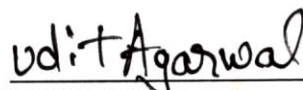
| PHOTO                                                                               |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
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|                                                                                     | RIGHT HAND |  |  |  |  |  |

**SRI GANAPATI BUILDERS**

  
 (SIGNATURE) **Partner**

| PHOTO                                                                               |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
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|                                                                                     | RIGHT HAND |  |  |  |  |  |

**SRI GANAPATI BUILDERS**

  
 (SIGNATURE) **Partner**












**(CLAIMANT SHEET)**

| PHOTO                                                                                                    |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
|----------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Aswini Gupta</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                          | RIGHT HAND |  |  |  |  |  |

SRI GANAPATI BUILDERS

*Aswini Gupta*  
Partner

(SIGNATURE)










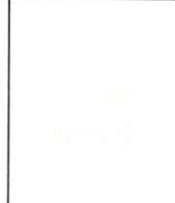

| PHOTO                                                                                                     |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|-----------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Sally Nandi</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                           | RIGHT HAND |  |  |  |  |  |

SRI GANAPATI BUILDERS

*Sally Nandi*

(SIGNATURE)

# EXECUTANT SHEET

| PHOTO                                                                                                         |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|---------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Suryjit Karmakar</i> | LEFT HAND  |    |    |    |    |    |
|                                                                                                               | RIGHT HAND |  |  |  |  |  |

*Suryjit Karmakar*  
\_\_\_\_\_  
SIGNATURE

# IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Subhadip Dutta

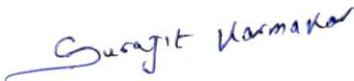
Signature of Identifier

## MEMO OF CONSIDERATION

Received the sum of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh) only as consideration money from the Purchasers, paid by Cash/Cheque/Draft as stated below:

| <u>NAME OF BANKS:</u> | <u>CHEQUE/DRAFT NOS:</u> | <u>DATE :</u> | <u>AMOUNT:</u>     |
|-----------------------|--------------------------|---------------|--------------------|
| HDFC BANK LTD         | 000032                   | 05.10.2021    | Rs. 15,00,000.00   |
| HDFC BANK LTD         | 000031                   | 25.10.2021    | Rs. 15,00,000.00   |
| HDFC BANK LTD         | 000034                   | 25.10.2021    | Rs. 5,00,000.00    |
| HDFC BANK LTD         | NEFT                     | 07.10.2021    | Rs. 15,00,000.00   |
| HDFC BANK LTD         | RTGS                     | 25.02.2022    | Rs. 20,00,000.00   |
| BANDHAN BANK LTD      | 4712988                  | 20.09.2022    | Rs. 25,00,000.00   |
| BANDHAN BANK LTD      | 433138                   | 20.09.2022    | Rs. 15,00,000.00   |
| TOTAL                 |                          |               | Rs. 1,10,00,000.00 |

(Rupees One Crore Ten Lakh) only.

  
(SIGNATURE OF THE VENDOR)



## Major Information of the Deed



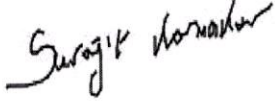
|                                         |                                                                                                                                                      |                                            |            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|
| Deed No :                               | I-0711-09267/2022                                                                                                                                    | Date of Registration                       | 28/09/2022 |
| Query No / Year                         | 0711-2002828858/2022                                                                                                                                 | Office where deed is registered            |            |
| Query Date                              | 20/09/2022 10:57:39 PM                                                                                                                               | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri |            |
| Applicant Name, Address & Other Details | CHINMAY SARKAR<br>HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, 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. 1,10,00,000/-                       | Rs. 1,10,00,000/-                                                                                                                                    |                                            |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                |                                            |            |
| Rs. 5,50,020/- (Article:23)             | Rs. 1,10,014/- (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: Sree Maa Sarani (Word no.38), Mouza: Dabgram Sheet No - 12, , Ward No: 38 JI No: 2, Pin Code : 734006

| Sch No               | Plot Number | Khatian Number | Land Use Proposed       | Use ROR | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                                                       |
|----------------------|-------------|----------------|-------------------------|---------|-------------------|-------------------------|-----------------------|-----------------------------------------------------------------------------------------------------|
| L1                   | RS-310      | RS-480         | Proposed Industrial Use | Dahala  | 7 Katha 7 Chatak  | 1,10,00,000/-           | 1,10,00,000/-         | Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0705-I -04672-2012 |
| <b>Grand Total :</b> |             |                |                         |         | <b>12.2719Dec</b> | <b>110,00,000 /-</b>    | <b>110,00,000 /-</b>  |                                                                                                     |

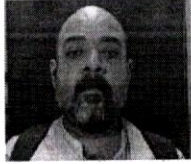

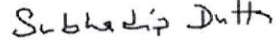
**Seller Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                                                                          | Name,Address,Photo,Finger print and Signature                                                                                                                                                      |                                                                                                 |                                                                                                        |                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                              | Name                                                                                                                                                                                               | Photo                                                                                           | Finger Print                                                                                           | Signature                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Shri SURAJIT KARMAKAR (Presentant)</b><br>Son of Shri SURESH KARMAKAR<br>Executed by: Self, Date of Execution: 28/09/2022<br>, Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office | <br>28/09/2022 | <br>LTI<br>28/09/2022 | <br>28/09/2022 |
| SWAMIJI SARANI, HAKIMPARA, SILIGURI, 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.:: AOxxxxxx4N, Aadhaar No: 40xxxxxxxx8471, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office |                                                                                                                                                                                                    |                                                                                                 |                                                                                                        |                                                                                                   |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SRI GANAPATI BUILDERS</b><br>RABINDRA NAGAR, SILIGURI, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 , PAN No.:: AExxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

**Identifier Details :**

| Name                                                                                                                                                                                      | Photo                                                                                             | Finger Print                                                                                      | Signature                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Shri SUBHADIP DUTTA</b><br>Son of Late N DUTTA<br>LAKE TOWN, SILIGURI, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 | <br>28/09/2022 | <br>28/09/2022 | <br>28/09/2022 |
| Identifier Of Shri SURAJIT KARMAKAR                                                                                                                                                       |                                                                                                   |                                                                                                   |                                                                                                     |

**Transfer of property for L1**

| SI.No | From                  | To. with area (Name-Area)         |
|-------|-----------------------|-----------------------------------|
| 1     | Shri SURAJIT KARMAKAR | SRI GANAPATI BUILDERS-12.2719 Dec |

**Endorsement For Deed Number : I - 071109267 / 2022**

**On 28-09-2022**

**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 13:58 hrs on 28-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri SURAJIT KARMAKAR ,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 1,10,00,000/-

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

Execution is admitted on 28/09/2022 by Shri SURAJIT KARMAKAR, Son of Shri SURESH KARMAKAR, SWAMIJI SARANI, HAKIMPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri SUBHADIP DUTTA, , , Son of Late N DUTTA, LAKE TOWN, SILIGURI, P.O: BHAKTINAGAR, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,10,014.00/- ( A(1) = Rs 1,10,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 10:12PM with Govt. Ref. No: 192022230129450661 on 26-09-2022, Amount Rs: 1,07,114/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 88101329 on 26-09-2022, Head of Account 0030-03-104-001-16 Online on 28/09/2022 5:49PM with Govt. Ref. No: 192022230131104671 on 28-09-2022, Amount Rs: 2,900/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 88171334 on 28-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

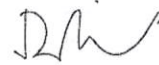
Certified that required Stamp Duty payable for this document is Rs. 5,50,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,45,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3903, Amount: Rs.5,000.00/-, Date of Purchase: 23/09/2022, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 10:12PM with Govt. Ref. No: 192022230129450661 on 26-09-2022, Amount Rs: 5,30,520/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 88101329 on 26-09-2022, Head of Account 0030-02-103-003-02 Online on 28/09/2022 5:49PM with Govt. Ref. No: 192022230131104671 on 28-09-2022, Amount Rs: 14,500/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 88171334 on 28-09-2022, Head of Account 0030-02-103-003-02



**Biswarup Goswami**  
**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 0711-2022, Page from 212213 to 212230  
being No 071109267 for the year 2022.



*DM*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2022.10.18 13:58:03 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/10/18 01:58:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)