

7924/21

8121/2021



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

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08-10-21
 2-1784691/21
 20=30

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Visit Commission Case No. 1081/21

SWABHUMI PROPERTIES PVT. LTD.

R. Anand
 Director

DEED OF CONVEYANCE

flay



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. To next sheet

Anand
 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

21 OCT 2021

SL NO. 14707 Date 27.9.2021
PURCHASER Shree Vinayak Constructions
Full Address Siltguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-T



SWABHUMI PROPERTIES PVT. LTD.

Roh. Agarwal

Director

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajdani, Jalpaiguri



1755

SWABHUMI PROPERTIES PVT. LTD.

Roh. Agarwal

Director



f

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

08 09 2021

Sank Chatterjee
No. Ashim Chatterjee
Khalpara Siltguri

DEED OF CONVEYANCE

THIS INDENTURE MADE ON THIS THE
8th DAY OF OCTOBER 2021

CONVEYANCE

PARGANA-BAIKUNTHAPUR

MOUZA- DABGRAM

P. S- BHAKTINAGAR

DIST. JALPAIGURI

LAND AREA: 193(ONE HUNDRED NINETY THREE) KATHAS

3(THREE) CHHATAKS

SET FORTH VALUE

Rs.14,42,00,000/-

J. L. NO. 2

R. S. SHEET NO. 5

L. R. SHEET NO. 5

R. S. KHATIAN NO. 282/1

L. R. KHATIAN NO. 545

R. S. PLOT NOS. 82 & 81/297

L.R. PLOT NO. 611

SILIGURI MUNICIPAL CORPORATION

BETWEEN

"SHREE VINAYAK CONSTRUCTIONS"(P. A. No. ADTFS6407P), a partnership firm, having its office at 3rd Mile, Sevoke Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, Pin-734001, in the State of West Bengal, represented by one of its partner SMT BANDANA SINGHANIA(P. A. No. AHBPS0603 H) (Aadhaar No. 6967 6686 0177) W/O Shri Sanjay Kumar Singhania, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Model Town-I Apartment, Pranami Mandir Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, Pin-734001, 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 directors/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the ONE PART.

Contd. to next Sheet

“SWABHUMI PROPERTIES PRIVATE LIMITED”(P. A. No. AAICS1623E), a Private Limited Company, incorporated under the companies Act 1956, having corporate Identity Number:- U70101WB2004PTC098644, dated 26-05-2004, having its Registered Office at 3rd Mile, Sevoke Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the State of West Bengal, represented by one of its director **SRI RAJENDRA KUMAR AGARWAL**(P. A. No. ACOMP4048E)(Aadhaar No.3857 4709 6261) S/O Late Keshar Dev Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, resident of Udham Singh Sarani, Ward No. 13, Sevoke Road, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal, hereinafter called the **"VENDOR"**(which expression shall mean and include unless excluded by or repugnant to the context its directors/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the **OTHER PART.**

WHEREAS the Vendor is the absolute owner in possession of all that piece and parcel of land measuring 106(One Hundred Six) Kathas 13(Thirteen) Chhataks, appertaining to R. S. Plot Nos. 82 & 81/297, recorded in R. S. Khatian No. 282/1, situated at Mouza-Dabgram, J. L. No. 2, Pargana-Baikunthapur, under R. S. Sheet No. 5, Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, executed on 12th day of June 2004, being Serial No. 2529, for they year 2004 and the said document was finalized in the year 2005, being Document No. 232, for the year 2005, registered at D.S.R Jalpaiguri, executed by **Sri Sheo Kumar Agarwal & Others** of Bidhan Road, Siliguri, Dist. Jalpaiguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the Vendor is also the absolute owner in possession of all that piece and parcel of land measuring 76(Seventy Six) Kathas 15(Fifteen) Chhataks, appertaining to R. S. Plot No. 82, recorded in R. S. Khatian No. 282/1, situated at Mouza-Dabgram, J. L. No. 2, Pargana-Baikunthapur, under R. S. Sheet No. 5, Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri by virtue of Deed of Conveyance, recorded in Book No. I, executed on 12th day of June 2004, being Serial No. 2530, for the year 2004 and the said document was finalized in the year 2005, being Document No. 233, for the year 2005, registered at D.S.R Jalpaiguri, executed by **Sri Sheo Kumar Agarwal & Others** of Bidhan Road, Siliguri, Dist. Jalpaiguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the Vendor is also the absolute owner in possession of all that piece and parcel of land measuring 24(Two four) Kathas 7(Seven) Chhataks, appertaining to R. S. Plot No. 82, recorded in R. S. Khatian No. 282/1, situated at Mouza-Dabgram, J. L. No. 2, Pargana-Baikunthapur, under R. S. Sheet No. 5, Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, executed on 08th day of April 2005, being Serial No. 1575, for the year 2005 and the said document was finalized in the year 2006, being Document No. 911, for the year 2006, registered at D.S.R Jalpaiguri, executed by **Sri Sheo Kumar Agarwal & Others** of Bidhan Road, Siliguri, Dist. Jalpaiguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS by Virtue of the aforesaid three Deed of Conveyance Vendor has become the sole, absolute and exclusive owner of the aforesaid Land total measuring 208(Two Hundred Eight) Kathas 3(Three) Chhataks, having permanent heritable and transferable right, title and interest therein.

AND WHEREAS the vendor also recorded the aforesaid land in its name in the Record of Right at the Office of B. L. & L. R. O Rajganj and shall ever since one L. R. Khatian, being Khatian No. 545 was framed in the name of vendor, as per provision of W.B.L.R Act, 1955.

AND WHEREAS Vendor also converted the said land vide Conversion Case No. CN/2019/0701/1084 dated 13/12/2019 at the Office of D. L. & L. R. O, Jalpaiguri.

AND WHEREAS the Vendor and the Purchaser subsequently initiated for building plan and in this process after having obtained the approved L.U.C.C. memo number 3380/SJDA, dated 12/06/2019, approved by the S.J.D.A., Siliguri and having obtained the Fire Safety Recommendation vide Memo No. WBFES/NZ/FP/35/20, dated 08/10/2020 obtained from West Bengal Fire and Emergency Services, Government of West Bengal and the site plan was approved by Siliguri Municipal Corporation, being Plan No. 571, dated 15/07/2019 and the building Plan No. 594, dated 31-08-2019, sanctioned by Siliguri Municipal Corporation and the said building Plan was revised by a new Building Plan, being Plan No. 0109146207900091, dated 24-12-2020, approved by Siliguri Municipal Corporation and in the manners aforesaid the Vendors of these presents became in actual, khas, and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

AND WHEREAS the Vendor for future investing in immovable assets have offer for sale the above referred land measuring 193(One Hundred Ninety Three) Kathas 3(Three) Chhataks, out of total purchased land measuring 208(Two Hundred Eight) Kathas 3(Three) Chhataks to the Purchaser, for a total consideration of Rs.14,42,00,000/-(Rupees Fourteen Crores Forty Two Lakhs) only and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser has learnt the intention of the Vendor to sell the aforesaid land fully described in the schedule below approached the Vendor and offered to Purchase the above referred land measuring 193(One Hundred Ninety Three) Kathas 3(Three) Chhataks, for a total consideration of Rs.14,42,00,000/-(Rupees Fourteen Crores Forty Two Lakhs) only. Considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor finding the said offer of the Purchaser lucrative and profitable, has accepted the same and agreed to sell to the Purchaser the said land measuring 193(One Hundred Ninety Three) Kathas 3(Three) Chhataks, for a total consideration of Rs.14,42,00,000/-(Rupees Fourteen Crores Forty Two Lakhs) only.

AND

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.14,42,00,000/-(Rupees Fourteen Crores Forty Two Lakhs) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule below 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 Vendor does 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 Vendor or any person claiming through or under him.

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Ray

SWABHUMI PROPERTIES PVT. LTD.
R. Rajan
Director

AND

That the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the schedule below and which the Vendor does hereby transfer subsist and the Vendor has 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 VENDOR FURTHER DECLARES that it 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.

IT IS FURTHER DECLARE 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 Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

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

Raj

SWABHUMI PROPERTIES PVT. LTD.
R. K. Singh
Director

IT IS FURTHER DECLARE by the Vendor that the Vendor has 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 Vendor, is proved to be false, the Vendor 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 Vaccant land measuring **193(One Hundred Ninety Three) Kathas 3(Three) Chhataks**, appertaining to R. S. Plot Nos. **82 & 81/297** corresponding to L. R. Plot No. **611**, recorded in R. S. Khatian No. **282/1** corresponding to L. R. Khatian No. **545**, situated at Mouza-**DABGRAM**, J. L. No. **2**, R. S. Sheet No. **5** corresponding to L. R. Sheet No. **5**, Pargana-Baikunthapur, Police Station-Bhaktinagar, within S. M. C Ward No. "**XXXXII**", Located at **Bibekananda Nagar Road**, A.D.S.R Bhaktinagar, District Jalpaiguri. The ROR of land is Danga & proposed use of land is **Bastu**

PLOT WISE DETAILS OF ABOVE SCHEDULE

LAND USE		PLOT NO.		KHATIAN NO.		SHEET NO.		AREA
PROPOSED	ROR	R. S.	L. R.	R. S.	L. R.	R. S.	L. R.	
BASTU	DANGA	82	611	282/1	545	5	5	171 Kth. 6 Chh.
BASTU	DANGA	81/297	611	282/1	545	5	5	21 Kth. 13 Chh.
							Total =	193 Kth. 3 Chh.

Handwritten signature

The above schedule land is butted and bounded as follows:-

By the North : Land of Shree Vinayak Construction & Others

By the South : Land of Vendor

By the East : Land of Vendor

By the West : Ektiashal Primary School and 14 feet wide Pucca Road

IN WITNESS WHEREOF THE DIRECTOR OF VENDOR IN GOOD HEALTH AND CONCIIOUS MIND SET & SUBSCRIBED THE SEAL OF THE FIRM & PUT HIS SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

WITNESSES:

1. 

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


SWABHUMI PROPERTIES PVT. LTD.


Director

VENDOR

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

2.


S/O Pulok Kr. Agarwal
R/O - Khalpara, Siliguri
P.O - Siliguri Bazar
P.S - Siliguri
Dist - Darjeeling
Pin - 734005.



(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

EXECUTANT FINGER PRINT SHEET



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

SWABHUMI PROPERTIES PVT. LTD.

R. Agarwal
Director

SWABHUMI PROPERTIES PVT. LTD.

R. Agarwal
Signature Director

CLAIMANT FINGERPRINT SHEET



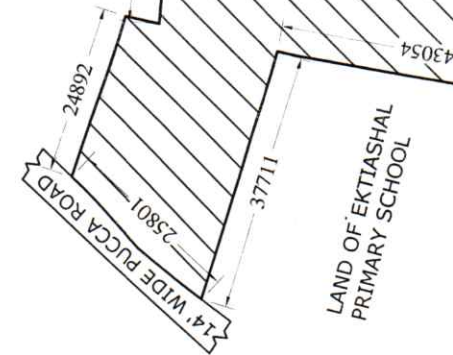
		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand						
Right Hand						

Shree Vinayak Constructions
Bandana Singhania
Partner

Shree Vinayak Constructions
Bandana Singhania
Signature Partner

NAME OF THE PURCHASER. :-
SHREE VINAYAK CONSTRUCTIONS.
 OFFICE AT NEAR VEGA CIRCLE,
 3 RD MILE, SEVOKE ROAD,
 P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,
 DIST. JALPAIGURI, PIN NO. 734001
 REPRESENTED BY ONE OF ITS PARTNER. :-
 SMT. BANDANA SINGHANIA.
 W/O. SRI SANJAY KUMAR SINGHANIA.
 RESIDING AT MODEL TOWER-I APARTMENT,
 PRANAMI MANDIR ROAD, SILIGURI,
 P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,
 DIST. JALPAIGURI, PIN NO. 734001

NAME OF THE VENDOR. :-
SWABHUMI PROPERTIES PVT. LTD.
 REGISTERED OFFICE AT NEAR VEGA CIRCLE,
 3 RD MILE, SEVOKE ROAD,
 P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,
 DIST. JALPAIGURI, PIN NO. 734001
 REPRESENTED BY ITS DIRECTOR. :-
 SRI RAJENDRA KUMAR AGARWAL.
 S/O. LATE KESHAR DEV AGARWAL.
 RESIDENT OF UDHAM SINGH SARANI,
 WARD NO. 13, SEVOKE ROAD,
 P.O. & P.S. SILIGURI, DIST. DARJEELING,
 PIN NO. 734001



LAND SCHEDULE. :-

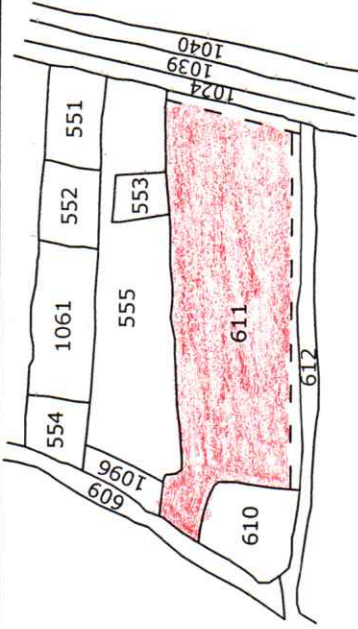
MOUZA. :- DABGRAM.
 J. L. NO. :- 02
 SHEET NO. :- R.S. 5, L.R. 5
 KHATIAN NO. :- R.S. 282/ 1
 L.R. 545
 PLOT NO. :- R.S. 82, 81/297 L.R. 611
 PARGANA. :- BAIKUNTHAPUR.
 P.S. :- BHAKTINAGAR.
 DIST. :- JALPAIGURI.

SITE PLAN.

SCALE. :- 1:1100

PROPOSED PLOT SHOWN.

NOTE. :- MAP PREPARED AS PER EXISTING SITE PLAN, NOT PHYSICAL SURVEY

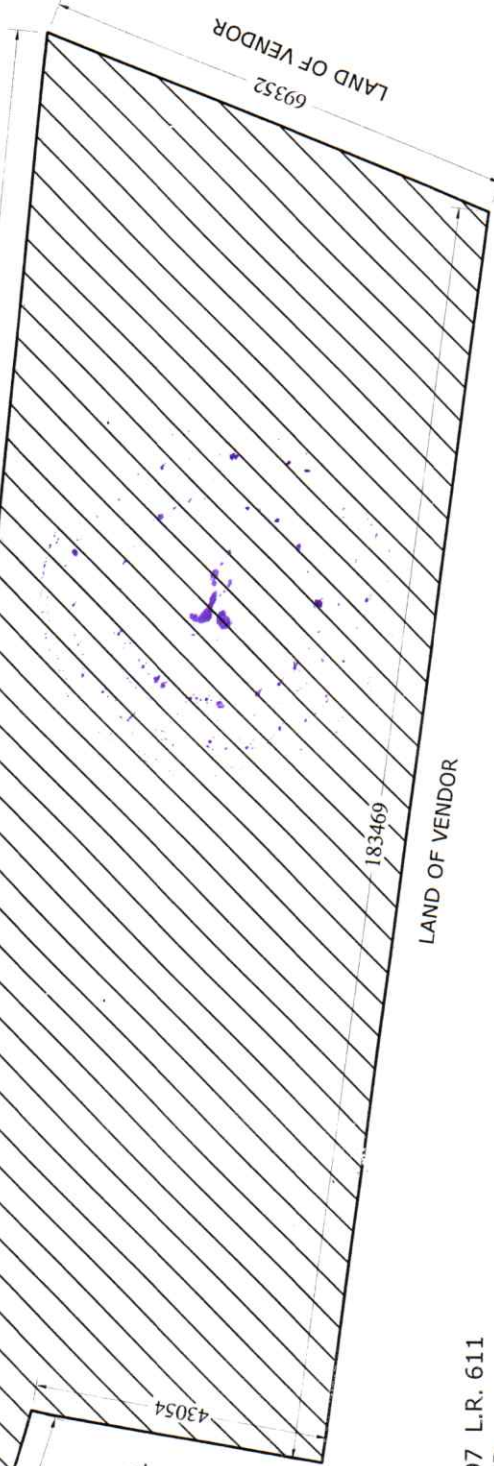


PART TRACE MAP OF MOUZA. DABGRAM, J. L. NO. 02, SHEET NO. L.R. 5,
 PARGANA. BAIKUNTHAPUR, P.S. BHAKTINAGAR, DIST. JALPAIGURI,
 SCALE. :- 16" = 1 MILE, PROPOSED PLOT SHOWN

AREA STATEMENT. :-

KHATIAN NO.		PLOT NO.		AREA IN	
R.S.	L.R.	R.S.	L.R.	KATHA	CHATTAK
282/1	545	82	611	171.0	6.0
282/1	545	81/297	611	21.0	13.0
TOTAL AREA. :-				193.0	3.0

LAND OF SHREE VINAYAK CONSTRUCTION & OTHERS
 197117



SWABHUMI PROPERTIES PVT. LTD.

R. K. Agarwal
 Director

DRAWN BY. :-

M. Acharya
 Surveyor

SIGNATURE OF THE VENDOR

(Regd. No. 15414/1)
 Substantially Satisfied

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADTFS6407P



नाम / Name
SHREE VINAYAK CONSTRUCTIONS

10102018

निगमन / गठन की तारीख
Date of Incorporation / Formation
18/08/2018

Shree Vinayak Constructions
Bandana Singhania
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHBPS0603H


नाम /NAME
BANDANA SINGHANIA

पिता का नाम /FATHER'S NAME
KANHAIYA LAL TULSIYAN

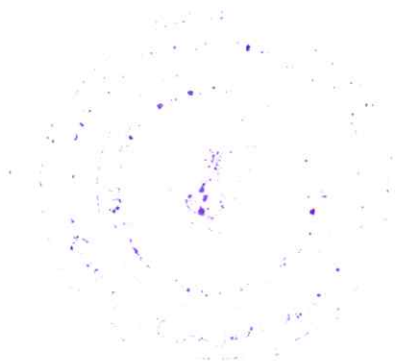
जन्म तिथि /DATE OF BIRTH
04-04-1972

हस्ताक्षर /SIGNATURE
Bandana Singhania

आयकर आयुक्त(सिस्टम), शिलांग
COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG



Bandana Singhania





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



Enrolmnt No/Enrolment No.: 2017/00200/02324

Bandana Singhania (BANDANA SINGHANIA)

INFORMATION

W/O Sanjay Kumar Singhania, MODEL TOWN
APARTMENT, FLAT NO-P2, PRANAMI MANDIR
ROAD, WARD NO-40, OPP. PRANAMI MANDIR,
HAIDERPARA, SILIGURI, Jalpaiguri,
West Bengal - 734001

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Date: 09/07/2016

Your Aadhaar No/ Your Aadhaar No.:

6967 6686 0177



MEERA AADHAAR, MERI PEHACHAN



1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified

Digitally signed by DS UNIQUE
IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.07.09 11:32:14 IST

- Aadhaar is valid throughout the country.
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- Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Bandana Singhania
DOB: 04/04/1972
Female / FEMALE



Address:

W/O Sanjay Kumar Singhania,
MODEL TOWN
APARTMENT, FLAT NO-P2,
PRANAMI MANDIR ROAD, WARD
NO-40, OPP. PRANAMI MANDIR,
HAIDERPARA, SILIGURI,
Jalpaiguri,
West Bengal - 734001

6967 6686 0177

6967 6686 0177

MEERA AADHAAR, MERI PEHACHAN

MEERA AADHAAR, MERI PEHACHAN

Bandana Singhania

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICS1623E



नाम / Name
SWABHUMI PROPERTIES PRIVATE
LIMITED

05122019

निगमन / गठन की तारीख
Date of Incorporation / Formation
26/05/2004

SWABHUMI PROPERTIES PVT. LTD.

R. Aganwal
Director

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ACMPA4048E



नाम /NAME

RAJENDRA KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

KESHAR DEV AGARWAL

जन्म तिथि /DATE OF BIRTH

05-10-1952

हस्ताक्षर /SIGNATURE

RK Agarwal

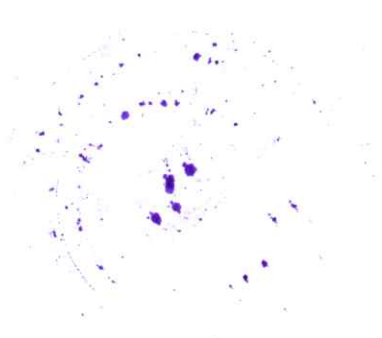
CB Das

आयकर अधिकारी, प. व. प्र. वि.

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

RK Agarwal

RK Agarwal




 ভারত সরকার
 Government of India


 রাজেন্দ্র কুমার আগরওয়াল
 RAJENDRA KUMAR AGARWAL
 পিতা : কেশর দেও আগরওয়াল
 Father: Keshar Deo Agarwal
 জন্মতারিখ / DOB : 05/10/1962
 পুরুষ / Male






3857 4709 6261

আধার - সাধারণ মানুষের অধিকার

R K Agarwal

R K Agarwal

3857 4709 6261

ঠিকানা :
 S/O Keshar Deo Agarwal,
 UDHAM SINGH SARANI,
 SEVOKI ROAD, WARD NO 13,
 সিগুন (M Corp), Dangeing,
 সিগুন, West Bengal, 734001

Unique Identification Authority of India

R K Agarwal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADZPC8846Q




नाम /NAME
SANTU CHAKRABORTY

पिता का नाम /FATHER'S NAME
ASHIM CHAKRABORTY

जन्म तिथि /DATE OF BIRTH
07-07-1982

हस्ताक्षर /SIGNATURE
Santu
Chakraborty

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



Santu Chakraborty









Government of West Bengal

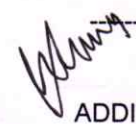
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112001784691/2021

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	Shri RAJENDRA KUMAR AGARWAL UDHAM SINGH SARANI, WARD NO. 13, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Seller [SWABHU MI PROPER TIES PRIVATE LIMITED]			SWABHUMI PROPERTIES PVT. LTD. Director 
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Shri RAJENDRA KUMAR AGARWAL,			



(Tulsi Lama)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-08121/2021	Date of Registration	21/10/2021
Query No / Year	0711-2001784691/2021	Office where deed is registered	
Query Date	13/09/2021 1:21:02 PM	0711-2001784691/2021	
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. 14,42,00,000/-		Rs. 15,85,68,279/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 79,28,434/- (Article:23)		Rs. 15,85,697/- (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: Bibekananda Nagar Road Ward No 42, Mouza: Dabgram Sheet No - 5, JI No: 2, 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	RS-82	RS-282/1	Bastu	Bastu	171 Katha 6 Chatak	12,80,00,000/-	14,06,64,581/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	RS-81/297	RS-282/1	Bastu	Bastu	21 Katha 13 Chatak	1,62,00,000/-	1,79,03,698/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			318.7594Dec	1442,00,000 /-	1585,68,279 /-	
	Grand Total :				318.7594Dec	1442,00,000 /-	1585,68,279 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWABHUMI PROPERTIES PRIVATE LIMITED 3RD MILE, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE VINAYAK CONSTRUCTIONS 3RD MILE, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri RAJENDRA KUMAR AGARWAL (Presentant) Son of Late KESHAR DEV AGARWAL UDHAM SINGH SARANI, WARD NO. 13, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx8E, Aadhaar No: 38xxxxxxxx6261 Status : Representative, Representative of : SWABHUMI PROPERTIES PRIVATE LIMITED (as DIRECTOR)
2	Smt BANDANA SINGHANIA Wife of Shri SANJAY KUMAR SINGHANIA MODEL TOWN-1 APARTMENT, PRANAMI MANDIR ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3H, Aadhaar No: 69xxxxxxxx0177 Status : Representative, Representative of : SHREE VINAYAK CONSTRUCTIONS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			

Identifier Of Shri RAJENDRA KUMAR AGARWAL,

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SWABHUMI PROPERTIES PRIVATE LIMITED	SHREE VINAYAK CONSTRUCTIONS-282.769 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	SWABHUMI PROPERTIES PRIVATE LIMITED	SHREE VINAYAK CONSTRUCTIONS-35.9906 Dec

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 79,28,434/- and Stamp Duty paid by online = Rs 79,23,434/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 6:13PM with Govt. Ref. No: 192021220093941571 on 06-10-2021, Amount Rs: 79,23,434/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 709670758 on 06-10-2021, Head of Account 0030-02-103-003-02

M. Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 21-10-2021

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 79,28,434/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 14707, Amount: Rs.5,000/-, Date of Purchase: 27/09/2021, Vendor name: Jaya Rani Das

M. Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 220250 to 220280
being No 071108121 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.10.28 12:39:33 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/10/28 12:39:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)