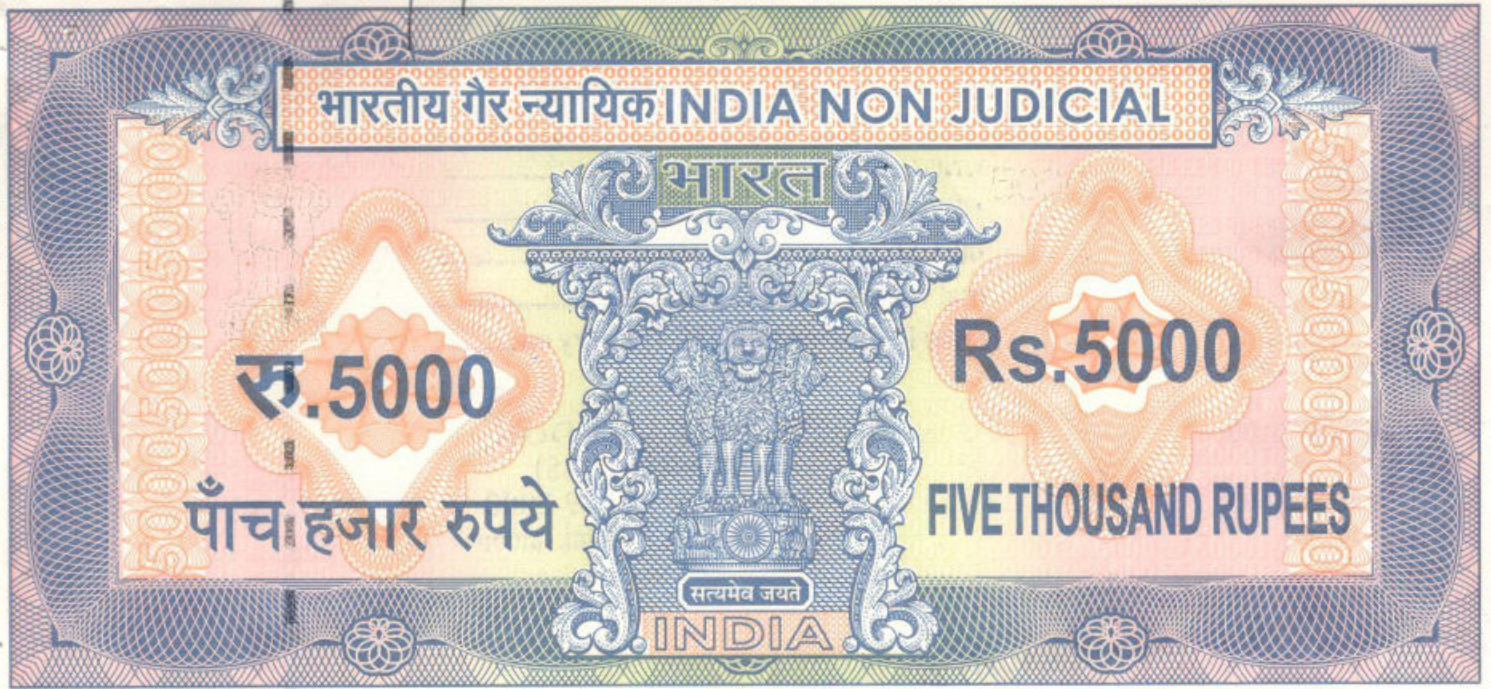


228/19

I 229/2019



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

E 451128

E 451128

10/01/2019
 07:30 P.M.
 S. 32764/2019
 M.V. Rs. 21,00,00/-

Visit Commission Case No. 35/19

Amid Saha

Kamal Kumar Garodia

Manoj Goswala

Kavita Garodia

Shakuntala Garodia

: 1 :

DEED OF SALE



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

Addl. District Sub-Registrar
 Bhakti Nagar, Jaipalguri

11 JAN 2019

✓ Amit Saha



154

0008

NO. 32176 Date 26.12.2018

PURCHASER Creative Dwellings

Full Address P.S. Bhaktinagar Dist - Jalpaiguri

Total value 5000/-

Stamp Purchased from JPG Treasury on 1



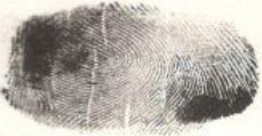
✓ Amit Saha



155

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

✓ Karel Kumar Garodia



156

✓ Manoj Garodia



157

✓ Kanika Garodia



158



Shakuntala Garodia

Addl. Dist Sub-Registrar
Bhaktinagar, Dist-Jalpaiguri

✓ Rajoul Priswas
Leopold Sankesh Palanar
Shakti Nagar, W.B. 41
P.S. Sevohri Road
Dist- Jalpaiguri

10 JAN 2019

:2: Amit Saha

Kamal Kumar Garodia

Manoj Garodia

Kavita Garodia,

Shakuntala Garodia

CONVEYANCE :-

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 2 KATHAS

CONSIDERATION: Rs.21,00,000/-

J.L NO. 2

R.S. SHEET NO. 8

R.S PLOT NO. 546

R.S. KHATIAN NO. 213

WITHIN SILIGURI MUNICIPAL CORPORATION AREA.

THIS INDENTURE MADE ON THIS THE
10th DAY OF JANUARY 2019

BETWEEN

CREATIVE DWELLINGS, a Partnership Firm, having its office at Sevoke Road, P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri - represented by one of its partner, **SRI AMIT PODDAR**, son of Late Binay Poddar, Hindu by Religion, Indian by Nationality, Business by occupation, Resident of Sevoke Road, P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri- hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the "**FIRST PART**". (PAN: AAOFC0932D).

AND



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

10 JAN 2019

: 3 :

Amrit Saha

Kamal Kumar Garodia

Manoj Garodia

Kavita Garodia

Shakuntala Garodia

SRI AMIT SAHA, son of Sri Sunil Saha, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Paresnagar, P.O Sevoke Road, P.S -Bhaktinagar, District Jalpaiguri - hereinafter called the "**VENDOR**"(which expression shall mean and include his heirs, executors, successors, representatives, administrators and assigns) of the of the "**SECOND PART**".

(PAN: DHSPS5753N)

AND

1. **SRI KAMAL KUMAR GARODIA** and

2. **SRI MANOJ GARODIA**, both sons of Sri Gauri Shankar Garodia,

3. **SMT KAVITA GARODIA**, wife of Sri Kamal Kumar Garodia and

4. **SMT SHAKUNTALA GARODIA**, wife of Sri Manoj Garodia, Hindu by Religion, Indian by Nationality, Business by Occupation, Residents of Gurunanak Sarani, Punjabi Para, P.O & P.S Siliguri, District Darjeeling -- hereinafter called the "**CONFIRMING PARTY**"(which expression shall mean and include their heirs, executors, successors, representatives, administrators and assigns) of the of the "**THIRD PART**". (PAN: AHKPG0138J) (PAN: AHEPG6219J) (PAN: AHEPG6218K) (PAN: AHEPG6217G)

WHEREAS abovenamed Vendor had purchased land measuring 2 Kathas from Sri Daru Roy, son of Late Sima Singh, by virtue of registered Deed of Sale, being Document No. I-1633, for the year 2015 and the same was registered in the office of Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS in the manner aforesaid the abovenamed Vendor became the owner of aforesaid land measuring 2 Kathas having permanent, heritable, transferable and marketable right, title and interest therein.



[Handwritten signature]

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

10 JUN 2019

: 4 :

Amrit Saha

Kamal Kumar Garodia

Manoj Garodia

Kavita Garodia

Shakuntala Garodia

AND WHEREAS the Confirming Party are in possession of the below Scheduled land and their names are recorded in the LR Khatian in the office of the BL & LRO, Rajganj, District Jalpaiguri.

AND WHEREAS the Purchaser, being desirous of purchasing the below **Scheduled** land measuring 2 Kathas approached the Vendor and the Confirming Party and offered to purchase the below Scheduled land from them, that is, whatever right, title and interest the said Vendor and the confirming party have in the below Scheduled land, for a total consideration price of Rs. 21,00,000/- (Rupees Twenty One Lacs Only).

AND WHEREAS the Second Party and the Third Party in order to avoid litigation have sorted out their differences and have agreed to sell the below scheduled land to the Purchaser in the capacity of Vendor and Confirming Party respectively for a total consideration/price of Rs. 21,00,000/- (Rupees Twenty One Lacs Only).

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 21,00,000/- (Rupees Twenty One Lacs Only) out of which Rs. 6,75,000/- (Rupees Six Lacs Seventy Five Thousand Only) is paid by the Purchaser to the Vendor and Rs 14,25,000=00 /- (Rupees Fourteen Lacs Twenty Five Thousand Only) is paid to the Confirming party, the receipt whereof the Vendor and the Confirming party do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof. the Vendor and the confirming Party do 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 liberties, privileges, easement, appendices, appurtenances whatsoever 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



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

10 JAN 2019

Amit Saha

: 5 :

Kamal Kumar Garodia

Manoj Garodia

Kavita Garodia

Shakuntala Garodia

And 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.

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 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 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 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 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.

THE VENDOR and the Confirming Party hereby declares that they shall have no objection if the below Scheduled land is recorded in the name of the purchaser in the office of the BL& LRO Rajganj, District Jalpaiguri.



[Handwritten signature]

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

10 July 2019

: 6 :

Anil Saha

Kamal Kumar Agarwal

Manoj Goswami

Manita Choudhary

Shakuntala Ghoshal

SCHEDULE

All that piece or parcel of vacant homestead land measuring 2 Kathas, situated at Mouza Dabgram, appertains to and forms part of R.S Plot No. 546, L.R Plot No. 111, Recorded in R.S. Khatian No. 213, L.R Khatian No.163,161,162 and 164 situated at Mouza Dabgram, Baro Bari Road, S.M.C Ward No. 41, J.L. No. 2, R.S. Sheet No. 8, LR Sheet No. 43 within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri.

The said land is bounded and butted as follows:-

North ... Land and House of Dipankar Biswas

South ... Land and House of Prabhat Kumar Roy

East 23 Feet wide Pucca Road

West ... Land of Creative Dwellings



(Handwritten signature)

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

10 JAN 2019

: 7 :

IN WITNESS WHEREOF, the Vendor and the Confirming Party does hereunto set their respective hands on the day, month and year first above written

WITNESSES:-

1. Rajesh Biswas
Lead- Santosh Biswas
Shree Nagar - W-41
1-5- Service Road
Dist: Jalpaiguri

Amit Saha

VENDOR

Kamal Kumar Garodia
Manoj Garodia

2. Ashit Saha

S/O Sanil Saha

PARAS NAGER,

DIST: JALPAIGURI

Kavita Garodia

Shakuntala Garodia

CONFIRMING PARTY

Drafted by me and Printed in
my office :-

Manoj Agarwal












Advocate, Siliguri.

Enrolment No. F-505/434/1997














Addl. Dist Sub-Registrar
Ehatkinagar, Dist-Jalpaiguri












10 JAN 2019

 <i>Anand Saha</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

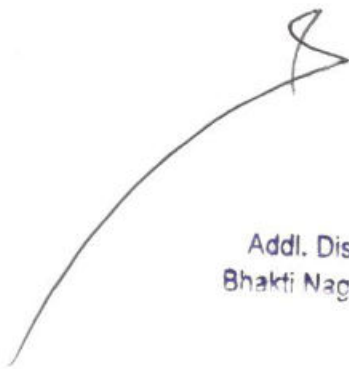
Anand Saha
Signature

 <i>Kamel Kumar Garodia</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Kamel Kumar Garodia
Signature

 <i>Manoj Garodia</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Manoj Garodia
Signature



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

10 JAN 2019

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












Kavita Garodia

Signature

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

shakuntala garodia

Signature

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

CREATIVE DWELLINGS

Shalabh
PARTNER

Signature



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

10 JAN 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT SAHA
SUNIL SAHA
01/10/1980

Permanent Account Number
DHSPS5753N

Amit Saha
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीडीपी बेलपुर,
नवी मुंबई-400 614.

Amit Saha

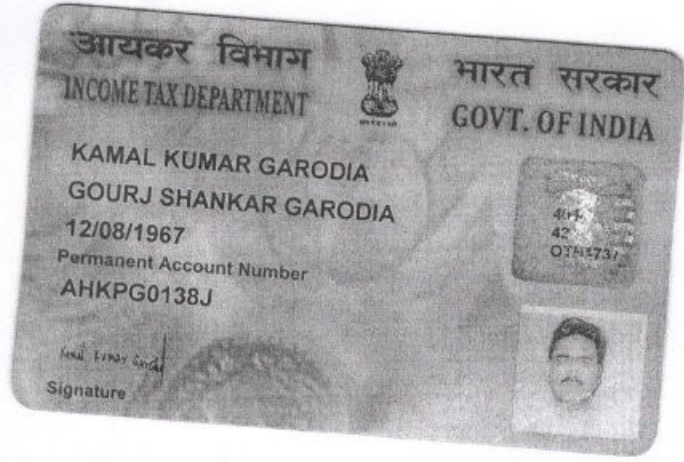
Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614

Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614

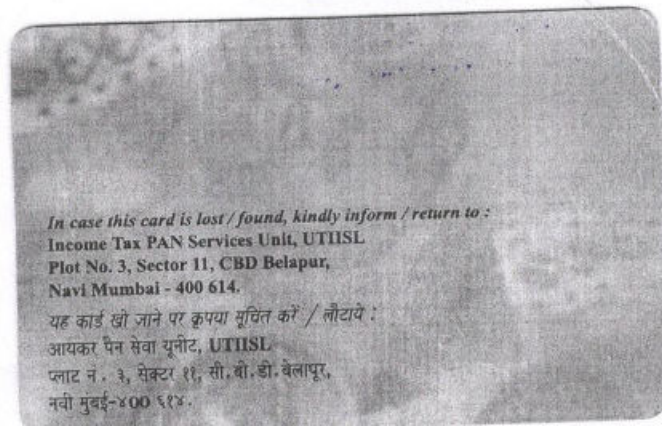


Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

10 JAN 2019



Kamal Kumar Garodia






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

10 JAN 2019

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHEPG6219J



नाम / Name
MANOJ GARODIA

पिता का नाम / Father's Name
GAURISHANKAR GARODIA


जन्म की तारीख /
Date of Birth
14/03/1962

हस्ताक्षर / Signature
Manoj Garodia

24102018

Manoj Garodia

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर सेवा इकाई, एन एम डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

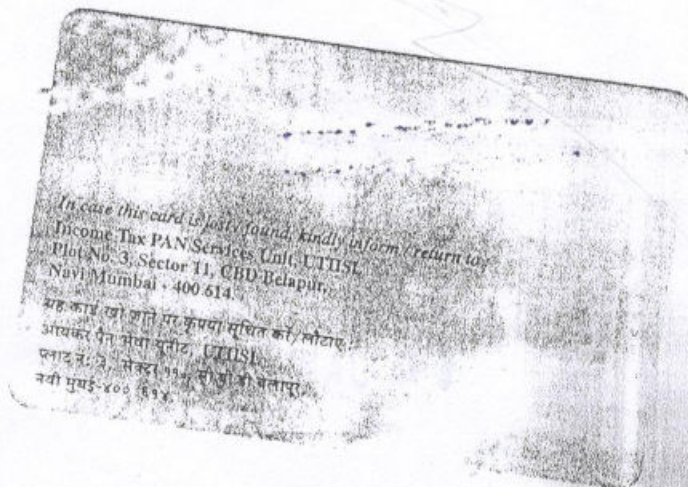


Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaigun

10 JAN 2019



Kavita Garodia





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

10 JAN 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAKUNTALA GARODIA
RAGHUNATH AGARWAL

04/11/1968
Permanent Account Number

AHEPG6217G

Shakuntala Garodia
Signature



Shakuntala Garodia

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :
आयकर पैन सेवा यूनिट, UTIISL,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



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

10 JAN 2019

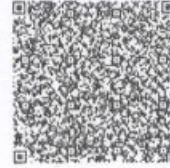
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFC0932D



नाम / Name
CREATIVE DWELLINGS

03012019

निगमन / गठन की तारीख
Date of Incorporation/Formation
27/12/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
E-mail: urinfo@nsdl.co.in

CREATIVE DWELLINGS

Shalini
PARTNER



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

10 JAN 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT PODDAR

VINAY KUMAR PODDAR

13/04/1983

Permanent Account Number

AJSPP9907C


Signature



22/10/2013



इस कार्ड को खोने / पाने पर कृपया सूचित करें / नोट करें
आयकर पैन सेवा इकाई, एन.एस.डी.एल
5^थ मंजिल, मंत्री स्टर्लिंग फ्लैट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to*


Income Tax PAN Services Unit, NSDI
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep-Bungalow Chowk,
Pune - 411 016.


Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



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

10 JAN 2019


 ভারতের নির্বাচন কমিশন
 পবিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/03/021/108779

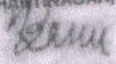



নির্বাচকের নাম : বিপুল বিশ্বাস
 Elector's Name : Bipul Biswas
 পিতার নাম : সন্তোষ বিশ্বাস
 Father's Name : Santosh Biswas
 লিঙ্গ/Sex : পুং/M
 জন্ম তারিখ
 Date of Birth : 12/07/1970

WB/03/021/108779

ঠিকানা:
 শাস্ট্রিনগর, শিলিগুরি সিটি কর্পোরেশন, জলপাইগুড়ি, 734001

Address:
 SHASTRINAGAR, SILIGURI (M
 CORP.), BHIMTANAGAR, JALPAIGURI,
 734001



Date: 12/08/2010

19-দাগগ্রাম-ফুলবারি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসারের স্বাক্ষরে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 19-Dabgram-Phulbari Constituency

বিধান পরিবর্তন হলে লগ্নি বিধান পরিবর্তন ফর্ম সহ মালিকের নাম
 পরিবর্তন করে নতুন ঠিকানা পরিবর্তন ফর্ম জমা দিতে হবে এবং
 পরিবর্তন ফর্মটি সংগ্রহ করতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Bipul Biswas



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

10 JAN 2019



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 07110000032764/2019

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 AMIT SAHA PARESH NAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
2	Mr KAMAL KUMAR GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
3	Mr MANOJ GARODIA GURU NANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			

<p>Signature with Seal</p> <p><i>[Handwritten Signature]</i></p>		<p>[Faint text]</p>	<p>[Faint text]</p>
<p>Signature with Seal</p> <p><i>[Handwritten Signature]</i></p>		<p>[Faint text]</p>	<p>[Faint text]</p>
<p>Signature with Seal</p> <p><i>[Handwritten Signature]</i></p>	<p>[Faint text]</p>	<p>[Faint text]</p>	<p>[Faint text]</p>






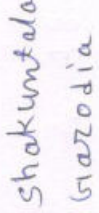



[Handwritten Signature]

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

10 JAN 2019

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


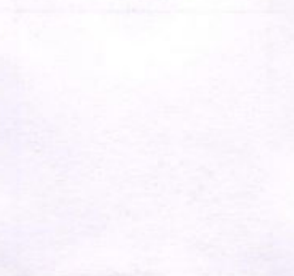


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs KAVITA GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
5	Mrs SHAKUNTALA GARODIA GURU NANAK SARANI, PUNJABI PARA, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr BIPUL BISWAS Son of Late SANTOSH BISWAS SHASTRINAGAR, NEAR TIRANGA MORE, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Mr AMIT SAHA, Mr KAMAL KUMAR GARODIA, Mr MANOJ GARODIA, Mrs KAVITA GARODIA, Mrs SHAKUNTALA GARODIA			

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Jalpaiguri, West Bengal

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

10 JAN 2019

Major Information of the Deed

Deed No :	I-0711-00229/2019	Date of Registration	11/01/2019
Query No / Year	0711-0000032764/2019	Office where deed is registered	
Query Date	07/01/2019 6:56:41 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AMIT PODDAR SEVOKE ROAD, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9635071111, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 10], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 14,25,000/-]		
Set Forth value	Market Value		
Rs. 21,00,000/-	Rs. 21,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,26,111/- (Article:23)	Rs. 35,327/- (Article:A(1), E, E, B)		
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: Baro Bari Road (Word no.41), Mouza: Dabgram Sheet No - 8 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-546	RS-213	Bastu	Bastu	2 Katha	21,00,000/-	21,00,001/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	21,00,000 /-	21,00,001 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT SAHA (Presentant) Son of Mr SUNIL SAHA PARESH NAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DHSPS5753N, Status :Individual, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence
2	Mr KAMAL KUMAR GARODIA Son of Mr GAURI SHANKAR GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHKPG0138J, Status :Confirming Party, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence

3.	<p>Mr MANOJ GARODIA Son of Mr GAURI SHANKAR GARODIA GURU NANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHEPG6219J, Status :Confirming Party, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence</p>
4	<p>Mrs KAVITA GARODIA Wife of Mr KAMAL KUMAR GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHEPG6218K, Status :Confirming Party, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence</p>
5	<p>Mrs SHAKUNTALA GARODIA Wife of Mr MANOJ GARODIA GURU NANAK SARANI, PUNJABI PARA, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHEPG6217G, Status :Confirming Party, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>CREATIVE DWELLINGS SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: AAOFC0932D, Status :Organization, Status : Not Executed</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr AMIT PODDAR Son of Late BINAY PODDAR SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : CREATIVE DWELLINGS (as PARTNER)</p>

Identifier Details :

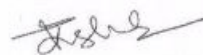
Name & address	
Mr BIPUL BISWAS Son of Late SANTOSH BISWAS SHASTRINAGAR, NEAR TIRANGA MORE, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr AMIT SAHA, Mr KAMAL KUMAR GARODIA, Mr MANOJ GARODIA, Mrs KAVITA GARODIA, Mrs SHAKUNTALA GARODIA	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr AMIT SAHA	CREATIVE DWELLINGS-3.3 Dec

Endorsement For Deed Number : I - 071100229 / 2019**On 08-01-2019****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 21,00,001/-



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

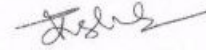
On 10-01-2019**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:30 hrs on 10-01-2019, at the Private residence by Mr AMIT SAHA , one of the Executants.

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

Execution is admitted on 10/01/2019 by 1. Mr AMIT SAHA, Son of Mr SUNIL SAHA, PARESH NAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr KAMAL KUMAR GARODIA, Son of Mr GAURI SHANKAR GARODIA, GURUNANAK SARANI, PUNJABI PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr MANOJ GARODIA, Son of Mr GAURI SHANKAR GARODIA, GURU NANAK SARANI, PUNJABI PARA, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mrs KAVITA GARODIA, Wife of Mr KAMAL KUMAR GARODIA, GURUNANAK SARANI, PUNJABI PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 5. Mrs SHAKUNTALA GARODIA, Wife of Mr MANOJ GARODIA, GURU NANAK SARANI, PUNJABI PARA, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr BIPUL BISWAS, , Son of Late SANTOSH BISWAS, SHASTRINAGAR, NEAR TIRANGA MORE, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



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

On 11-01-2019

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 35,327/- (A(1) = Rs 21,000/- ,B = Rs 14,250/- ,E = Rs 77/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,327/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2019 6:07PM with Govt. Ref. No: 192018190327715221 on 10-01-2019, Amount Rs: 35,327/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 50854536 on 10-01-2019, Head of Account 0030-03-104-001-16

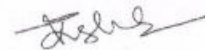
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,26,111/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,21,111/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 32176, Amount: Rs.5,000/-, Date of Purchase: 26/12/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2019 6:07PM with Govt. Ref. No: 192018190327715221 on 10-01-2019, Amount Rs: 1,21,111/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 50854536 on 10-01-2019, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
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 0711-2019, Page from 7164 to 7188

being No 071100229 for the year 2019.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.01.14 15:03:17 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 14-01-2019 15:01:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)