

225/19

230/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 451129

E 451129

10/01/2019  
 07:15 P.M.  
 S. 32601/2019  
 Mr. Rs 75,59,996/-



Aspic saha  
 Sanku mon...  
 Kanti Kumar Garodia  
 Manoj Garodia  
 Kavifa Garodia.  
 Shakuntale Garodia

Visit Commission Case No. 34/19

: 1 :

DEED OF SALE

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

Addl. District Sub-Registrar  
 Bhakti Nagar, Jelpaiguri



✓ Ashni Saha



147

0005

NO. 32177 Date 26.12.2018

✓ Ashni Saha

PURCHASER Creative Dwellings

Full Address P.S. Shakti Nagar Dist - Jalpaiguri

Total value 5000

Stamp Purchased from JPG Treasury on 1



148

✓ Santi Mandal



149

STAMP VENDOR

JAYA RANI DAS

Licence no-1 of 99-2000

Addl. DSR Office, Raigani, Jalpaiguri

✓ Soubar Das



150

✓ Kamel Kumar Garodia



151

✓ Manoj Goswami



152

✓ Kavita Garodia



153

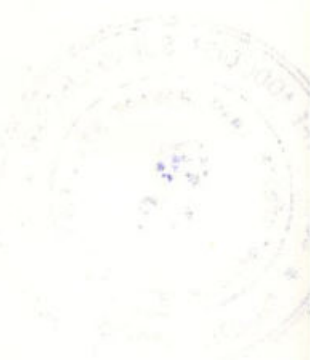
✓ Shakuntala Garodia



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

10 JAN 2019

Prigod Prigwas  
Lees - Saastab Prigwas  
Shakti Nagar W.P. 41  
P.S. Sevoke Road - W.P. 41  
Dist. Jalpaiguri



Ashit Saha

Sanku Mondal

, Sanku Mondal

Kamal Kumar Garodia

Manoj Goswami

Kavita Garodia

Shakuntala Garodia

: 2 :

**CONVEYANCE :-**

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 8 KATHAS

CONSIDERATION: Rs.75,00,000/-

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  
...10<sup>TH</sup>... 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  
Shakti Nagar, Dist. Jalpaiguri

10 JAN 2019

ASHIT SAHA

SANTI MANDAL

: 3 :

KAMAL KUMAR GARODIA

MANOJ GARODIA

KAVITA GARODIA

SHAKUNTALA GARODIA

1. **SRI ASIT SAHA**, son of Sri Sunil Saha
2. **SRI SANTI MANDAL**, son of Sri Swapan Mandal and
3. **SRI SOURAV BISWAS**, son of Sri Santosh Biswas, all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 Resident of Paresh Nagar, P.O Sevoke Road, P.S - Bhaktinagar, District Jalpaiguri , No.2 & 3 are residents of Shastri Nagar, P.O Sevoke Road, P.S - Bhaktinagar, District Jalpaiguri - hereinafter called the "**VENDORS**"(which expression shall mean and include their heirs, executors, successors, representatives, administrators and assigns) of the of the "**SECOND PART**". (PAN: CNFPS2266C), (PAN: DJSPM2633D), (PAN: AXSPB1782D).

**A N D**

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 No.1 Sri Asit Saha**, had purchased land measuring 3 Kathas from Sri Daru Roy, son of Late Sima Singh, by virtue of registered Deed of Sale, being Document No. I-1632, for the year 2015 and the same was registered in the office of Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.



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

10 JAN 2010

Ashit Saha

Santi Mandal

.. 4 ..

Kamal Kumar Garodia

Manoj Biswas

Kanika Garodia

Shakuntala Garodia

WHEREAS abovenamed **Vendor No.2 Sri Santi Mandal**, had purchased land measuring 2 Kathas 8 Chhataks from Sri Daru Roy, son of Late Sima Singh, by virtue of registered Deed of Sale, being Document No. I-1634, for the year 2015 and the same was registered in the office of Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

WHEREAS abovenamed **Vendor 3. Sri Sourav Biswas** had purchased land measuring 2 Kathas 8 Chhataks from Sri Daru Roy, son of Late Sima Singh, by virtue of registered Deed of Sale, being Document No. I-1635, 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 Vendors became the owners of aforesaid land measuring 8 Kathas having permanent, heritable, transferable and marketable right, title and interest therein.

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 8 Kathas approached the Vendors and the Confirming Party and offered to purchase the below Scheduled land from them, that is, whatever right, title and interest the said Vendors and the confirming party have in the below Scheduled land, for a total consideration price of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only).



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

10 JAN 2019



Ashish Sahna

Sanku Nandini

Shyam Mishra

: 5 :

Kamal Kumar Garodia

Munoj Goswami

Kavita Garodia

Shakuntala Garodia

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 Vendors and Confirming Party respectively for a total consideration/price of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only).

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

That in pursuance of the said offer and acceptance and also in consideration of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) out of which Rs. 43,25,000/- (Rupees Forty Three Lacs Twenty Five Thousand Only) is paid by the Purchaser to the Vendors and Rs 31,75,000/- (Rupees Thirty One Lacs Seventy Five Thousand Only) is paid to the Confirming party, the receipt whereof the Vendors and the Confirming party do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors 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.

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



Asst. Dist. Sub-Registrar  
Bhakti Nagar, Dist-Jaipur

10 JAN. 2019

Ashisaha

Ganhi nandini

सुमनस कान्ति

: 6 :

Kamal Kumar Ganadich

Preraj Ganadich

Kavita Ganadich

Shakuntala Ganadich

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

THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDORS 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.



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

10 JAN 2019

Ashit Saha

Sanku mandal

Sanjay Kumar

:7:

Ranby Abant Ranby

Menoj Goswami

Kashita Goswami

Shakuntala Goswami

### SCHEDULE

=====

All that piece or parcel of vacant homestead land measuring 8 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 .... Land of Amit Saha

West ... Land of Narayani Busicom Private Limited



*[Handwritten signature]*

Add. District Registrar,  
Shakti Nagar, Dist-Jaipur

10 JAN 2019

: 8 :

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. Bijoul Biswas  
Leet: Santosh Biswas  
Shakti 21908 W.D-41  
P.S. Serobe Road  
D.S. Jalpaiguri

Ashiswaha  
Santosh Biswas

-----  
VENDORS

Kamal Kumar Garodia  
Manoj Garodia  
Kanifa Garodia.  
Shaktuntala Garodia

-----  
CONFIRMING PARTY

2. Amit Saha  
Son of Samil Saha  
Siliguri

Drafted by me and Printed in  
my office :-

Manoj Agarwal

Advocate, Siliguri.












Enrolment No. F-505/434/1997



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

10 JAN 2019



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












*Ashit Saha*

Signature

 <i>Santu Mandal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Santu Mandal*

Signature

 <i>Suresh Das</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Suresh Das*

Signature



*[Handwritten signature]*

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

10 JAN 2010



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

Kamal K. Garodia

Kamal K. Garodia  
Signature



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

Manoj Garodia

Manoj Garodia  
Signature



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

Kavita Garodia












Kavita Garodia  
Signature














*[Handwritten signature]*

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

10 JAN 2019

		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
 SHAKUNTALA GARODIA	LEFT HAND					
	RIGHT HAND					

CREATIVE DWELLINGS  
Signature  
PARTNER



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

10 JAN 2019

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ASIT SAHA  
SUNIL SAHA

09/12/1987  
Permanent Account Number  
CNFPS2266C

ASIT SAHA  
Signature



ASHIT SAHA

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाएँ :  
आयकर पैन सेवा यूनिट, यूटीआईएसएल  
प्लॉट नं. ३, सेक्टर ११, सीडीबी बेलपुर,  
नवी मुंबई-४०० ६१४.

PROS HAL 0 1

20192 31/12/18



*[Handwritten signature]*

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  
**DJSPM2633D**

QR Code

नाम / Name  
**SANTI MANDAL**

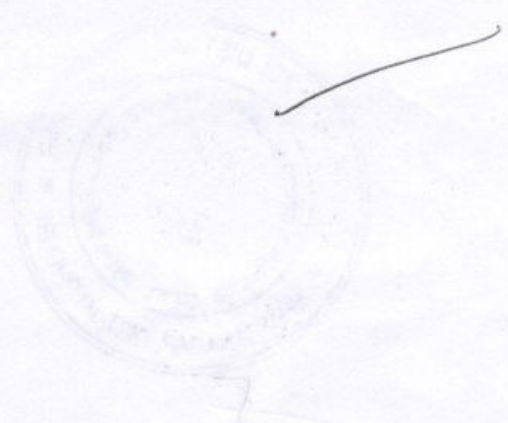
पिता का नाम / Father's Name  
**SWAPAN MANDAL**

जन्म की तिथि / Date of Birth  
**14/07/1994**

*Santi Mandal*  
हस्ताक्षर / Signature



*Santi Mandal*



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*Handwritten signature*



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

10 JAN 2019

आयकर विभाग  
INCOME TAX DEPARTMENT  
SOURAV BISWAS  
SANTOSH BISWAS

12/03/1974

Permanent Account Number  
AXSPB1782D

*Sourav Biswas*  
Signature

भारत सरकार  
GOVT. OF INDIA



*Sourav Biswas*



*[Faint, illegible text]*

*[Faint, illegible text]*



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**



**मार्क / Mark**  
**हस्ताक्षर / Signature**

24102018

*Manoj garodia*



**इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें:**  
**आयकर विभाग, इकाई, एन.एस.सी.एल.**  
**5 वीं फ्लोर, मादुरी स्टार्लिंग,**  
**प्लॉट नं. 341, सर्वे नं. 997/8,**  
**मॉडल कॉलोनी, नजद बंगला चौक, 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, Maduri Sterling,**  
**Plot No. 341, Survey No. 997/8,**  
**Model Colony, Near Deep Bungalow Chowk,**  
**Pune - 411 016.**

**Tel: 91-20-2721 2030, Fax: 91-20-2721 8081**  
**e-mail: [info@nsdl.gov.in](mailto:info@nsdl.gov.in)**

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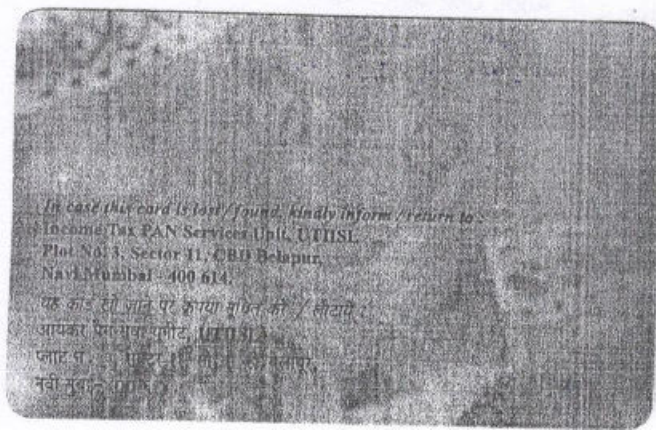


Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

10 JAN 2019



Kamal Kumar Garodia





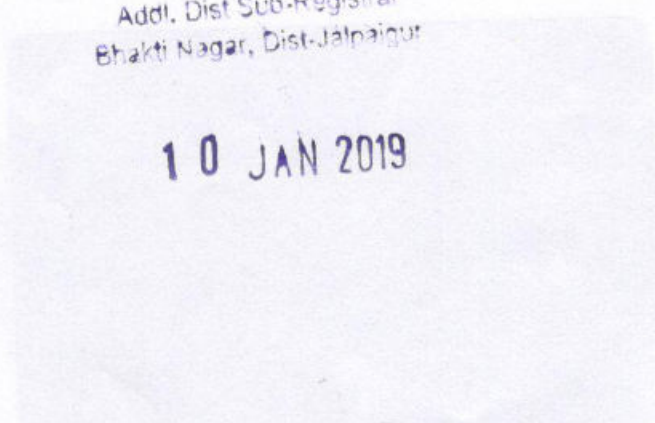
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Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaigur

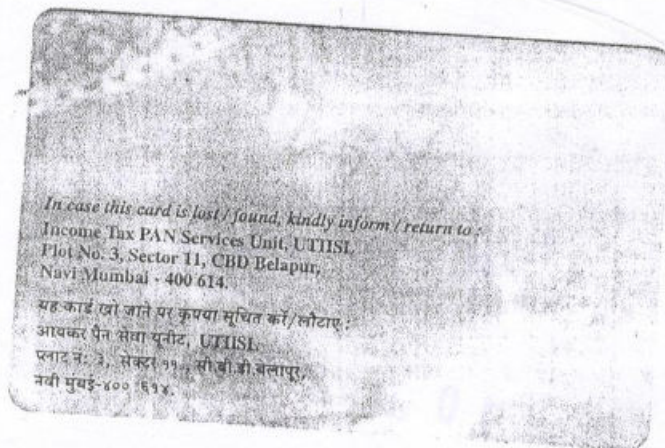
10 JAN 2019







Kavita Garodia.

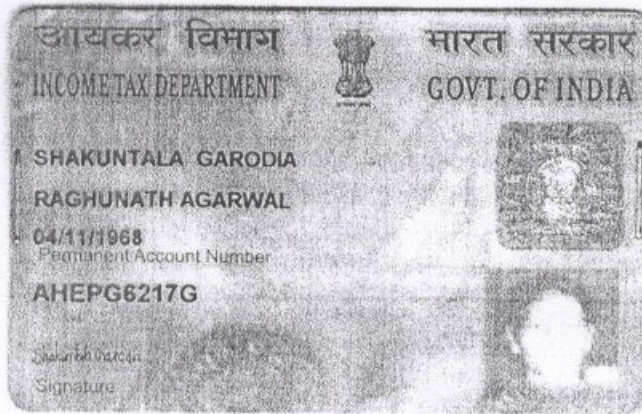


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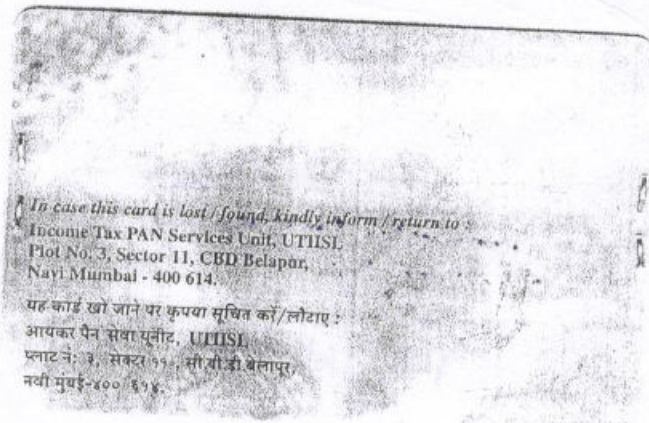


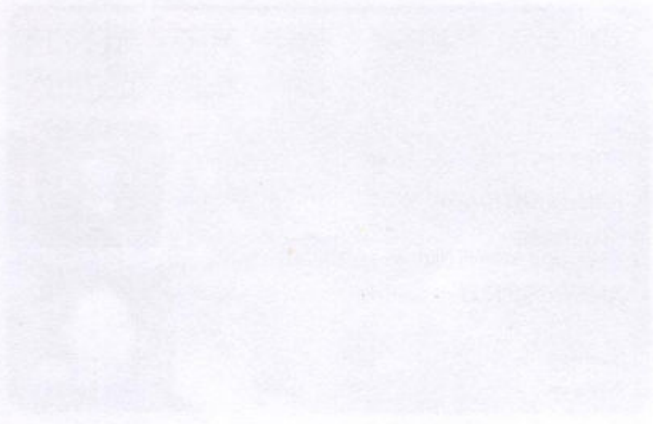
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

10 JAN 2019



Shakuntala Garodia





शुद्धता का मंत्र



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

10 JAN 2019

आयकर विभाग  
INCOME TAX DEPARTMENT

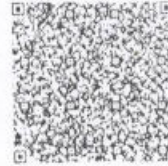


भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAOFC0932D

नाम (Name)  
CREATIVE DWELLINGS



30/12/18

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



यस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर सेवा इकाई, एन एस डीएल  
चौथी मंजिल, मन्त्री 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: tininfo@nsdl.co.in

CREATIVE DWELLINGS

*Mediator*  
PARTNER

STATE OF BIHAR  
GOVT. OF BIHAR  
REGISTRATION DEPARTMENT  
BHOJIPUR



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



22/02/2013

इस कार्ड के खाने / पाने पर कृपया सूचित करें / लीडर  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वी 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](mailto:tininfo@nsdl.co.in)

01 MAR 2013

STATE OF JHARKHAND  
GOVT. OF JHARKHAND

REGISTRATION DEPARTMENT  
JHARKHAND

REGISTRATION NO. \_\_\_\_\_

DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_

REGISTRATION CHARGE \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_

DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_

REGISTRATION CHARGE \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_

DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_

REGISTRATION CHARGE \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_

DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_

REGISTRATION CHARGE \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_

DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_

REGISTRATION CHARGE \_\_\_\_\_



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

10 JAN 2019




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIPUL BISWAS  
SANTOSH BISWAS  
12/06/1970

Permanent Account Number  
ADXPB1696B

Signature

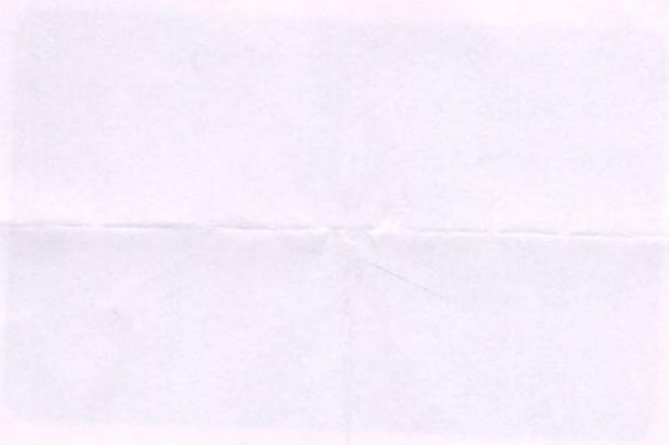


*Santosh Biswas*



*Income Tax Department  
Government of India*

*12/06/1970*



অনুলিপি প্রেরণ



*[Handwritten signature]*

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 07110000032601/2019

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 ASIT SAHA PARESH NAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			<i>ASIT SAHA</i>
2	Mr SANTI MANDAL SHASTRI NAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			<i>Santi Mandal</i>
3	Mr SOURAV BISWAS SHASTRI NAGAR,, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			<i>Sourav Biswas</i>

Handwritten text at the bottom of the page, possibly a signature or date.




Signature with Date	Finger Print	Stamp	Remarks
<i>Neelima Kumar</i>			
<i>Manoj Kumar</i>			
<i>Prakash Kumar</i>			



*[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	Mr KAMAL KUMAR GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
5	Mr MANOJ GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
6	Mrs KAVITA GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
7	Mrs SHAKUNTALA GARODIA GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			


<p>Signature</p> <p><i>[Faint signature]</i></p>	<p>Finger Print</p> <p><i>[Faint fingerprint]</i></p>	<p><i>[Faint text]</i></p>	<p><i>[Faint text]</i></p>
<p>Signature</p> <p><i>[Faint signature]</i></p>	<p>Finger Print</p> <p><i>[Faint fingerprint]</i></p>	<p><i>[Faint text]</i></p>	<p><i>[Faint text]</i></p>
<p>Signature</p> <p><i>[Faint signature]</i></p>	<p>Finger Print</p> <p><i>[Faint fingerprint]</i></p>	<p><i>[Faint text]</i></p>	<p><i>[Faint text]</i></p>
<p>Signature</p> <p><i>[Faint signature]</i></p>	<p>Finger Print</p> <p><i>[Faint fingerprint]</i></p>	<p><i>[Faint text]</i></p>	<p><i>[Faint text]</i></p>

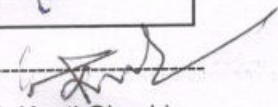


*[Handwritten signature]*

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

10 JAN 2019

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 ASIT SAHA, Mr SANTI MANDAL, Mr SOURAV BISWAS, Mr KAMAL KUMAR GARODIA, Mr MANOJ GARODIA, Mrs KAVITA GARODIA, Mrs SHAKUNTALA GARODIA	 12/05/2018

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



10/05/2018

दिनांक 10/1/2019	श्री. जयदेव शिंदे व श्री. राजेश शिंदे पत्नी श्री. जयदेव शिंदे रा. 2, कृष्णा गार्डन, भक्ति नगर, जिल्हा जालपाणूर, जिल्हा जालपाणूर, महाराष्ट्र.	श्री. जयदेव शिंदे व श्री. राजेश शिंदे पत्नी श्री. जयदेव शिंदे रा. 2, कृष्णा गार्डन, भक्ति नगर, जिल्हा जालपाणूर, जिल्हा जालपाणूर, महाराष्ट्र.
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(Type in Hindi)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.R.  
 BHAKTI NAGAR  
 DIST. JALPAIGURI



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

**10 JAN 2019**



## Major Information of the Deed

Deed No :-	I-0711-00230/2019	Date of Registration	11/01/2019
Query No / Year	0711-0000032601/2019	Office where deed is registered	
Query Date	07/01/2019 6:16:49 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 : 31,75,000/-]	
Set Forth value		Market Value	
Rs. 75,00,000/-		Rs. 75,59,996/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,53,711/- (Article:23)		Rs. 1,07,427/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-546	RS-213	Bastu	Bastu	8 Katha	75,00,000/-	75,59,996/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>13.2Dec</b>	<b>75,00,000 /-</b>	<b>75,59,996 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ASIT SAHA (Presentant )</b> 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.:: CNFPS2266C, 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	<b>Mr SANTI MANDAL</b> Son of Mr SWAPAN MANDAL SHASTRI 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.:: DJSPM2633D, 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

3	<p><b>Mr SOURAV BISWAS</b>  Son of Late SANTOSH BISWAS SHASTRI 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.:: AXSPB1782D, 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</p>
4	<p><b>Mr KAMAL KUMAR GARODIA</b>  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</p>
5	<p><b>Mr MANOJ GARODIA</b>  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.:: 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>
6	<p><b>Mrs KAVITA GARODIA</b>  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>
7	<p><b>Mrs SHAKUNTALA GARODIA</b>  Wife of Mr MANOJ 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.:: 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>CREATIVE DWELLINGS</b>  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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr AMIT PODDAR</b>  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 :**

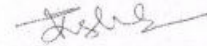
Name & address	
Mr BIPUL BISWAS Son of Late SANTOSH BISWAS SHASTRINAGAR, NEAR TIRANGA MORE, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr ASIT SAHA, Mr SANTI MANDAL, Mr SOURAV BISWAS, 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 ASIT SAHA	CREATIVE DWELLINGS-3 Katha
2	Mr SANTI MANDAL	CREATIVE DWELLINGS-2 Katha 8 Chatak
3	Mr SOURAV BISWAS	CREATIVE DWELLINGS-2 Katha 8 Chatak

**Endorsement For Deed Number : I - 071100230 / 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 75,59,996/-



**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 19:15 hrs on 10-01-2019, at the Private residence by Mr ASIT 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 ASIT 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 SANTI MANDAL, Son of Mr SWAPAN MANDAL, SHASTRI NAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr SOURAV BISWAS, Son of Late SANTOSH BISWAS, SHASTRI NAGAR,, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. 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, 5. Mr MANOJ 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, 6. 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, 7. Mrs SHAKUNTALA GARODIA, Wife of Mr MANOJ 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

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 1,07,427/- ( A(1) = Rs 75,600/- ,B = Rs 31,750/- ,E = Rs 77/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,07,427/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/01/2019 6:01PM with Govt. Ref. No: 192018190327711341 on 10-01-2019, Amount Rs: 1,07,427/-,  
Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 50854085 on 10-01-2019, Head of Account 0030-03-104-001-16

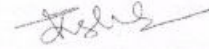
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,53,711/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,48,711/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 32177, 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 6:01PM with Govt. Ref. No: 192018190327711341 on 10-01-2019, Amount Rs: 4,48,711/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 50854085 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 7504 to 7534

being No 071100230 for the year 2019.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2019.01.15 12:02:40 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 15-01-2019 12:01:36  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)