

6811/17

I-1961/18 I-6998/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 927946

1586970
~~Signature/Date~~
 verified

वेदिका निरं प्रोपर्टीज (प्रा.) लि.
 निरं प्रोपर्टीज (प्रा.) लि.
 निरं प्रोपर्टीज (प्रा.) लि.
 निरं प्रोपर्टीज (प्रा.) लि.
 निरं प्रोपर्टीज (प्रा.) लि.



Baidyanath Cons

Signature
 Baidyanath Cons

Rina Gupta

Partner

Page No. 1

DEED OF SALE

Visit Commission Case No. 1857/2017

Certified that the Document is admitted for
 Registration and the Signature Sheet,
 the Endorsement Sheet attached to the
 Document is a part of the Document

Addl. District Sub-Regi
 Bhakti Nagar, Jalpaiguri

07 DEC 2017

NON JUDICIAL STAMP

No. 516 Date 10.11.17

SOFT Baidyanath Constructions

of Jalgaon, Siiguri

Value Rs 5000/-



Handwritten text in Odia script, likely a signature or name.

S.S. Roy
(Sudhangshu Saren Roy)
Govt. Stamp Vender
L. No. 173/R. N.
Siiguri Court



2970

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2971

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2972

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2973

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

20 NOV 2017

Handwritten notes in the top left corner, including the name 'Baidyanath' and other illegible scribbles.

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Page No.2

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.
[Signature]
DIRECTOR

[Signature]
Rina Gupta
Partner

DEED OF SALE (CONVEYANCE)

Land measuring	: 22.3 Katha or 0.3686 Acre
Mouza	: DABGRAM,
J.L. No.	: 2,
Khatian No.	: 466/18 (R.S), 46, 47, 48 & 49 (L.R.),
Plot No.	: 62, 81, 61/339 & 61/342 (R.S), 312, 313 & 314 (L.R.)
Sheet No.	: 2 (R.S.) & (L.R.),
Police Station	: Bhaktinagar,
District	: Jalpaiguri,
Value	: Rs. 37,00,000/-

THIS INDENTURE IS MADE ON THIS THE 20th DAY OF NOVEMBER TWO THOUSAND SEVENTEEN.

BETWEEN

Handwritten notes in Bengali script, including the word 'বাইদ্যানাথ' (Baidyanath) and other illegible characters.

Raidyanath Construction

Swastik Villas Private Ltd.

Director

Santosh Kumar Gupta

Rina Gupta

Partner

"BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. **"SWASTIK VILLAS PRIVATE LTD"**, a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. **SRI SANTOSH KUMAR GUPTA**, son of Sri Bhrigu Prasad Gupta and 3. **SMT. RINA GUPTA**, wife of Sri Santosh Kumar Gupta – hereinafter called the **"PURCHASER"** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**. PAN - AASFB5803A.

AND

1. **SRI SAGAR CHANDRA ROY** alias **SAGAR ROY**,
2. **SRI CHAITU ROY**,
3. **SRI KSHIRODH ROY** alias **KHATU ROY**
4. **SRI PRADIP ROY**,

No. 1 to 4 are sons of Sri Chandra Kanta Roy, all are Hindu by religion, Indian by national, residing at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri in the state of West Bengal – hereinafter called the **"VENDORS"** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**. PAN of No. 1 BEPPR8973F, No. 2 CDVPR0133D, No. 3 ALTPR7905F & No. 4 AHLPR2403E.

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Baldyanath Constn...

Signature of Director

Signature of Partner

Signature of Partner

Partner

WHEREAS Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy was the absolute owner of the land measuring 0.66 Acre, appertaining to Plot Nos. 62, 81, 61/339 & 63/342, recorded under Khatian No. 466/18, situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 2, Pargana - Baikanthapur, under Dabgram - 1 Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Tapa Roy, son of Late Arjun Roy on 19-06-1981 and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 37 at Pages - 74 to 78, Being No. 2490 for the year 1981 and they were possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS the owners of such possession Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy sold and transferred their aforesaid land measuring 0.66 Acre to and in favour of Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh by virtue of a Deed of Sale, executed on 11-08-1989, and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 33 at Pages - 195 to 198, Being No. 3631 for the year 1989. By virtue of such Sale Deed Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh acquired the land measuring 0.66 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS thereafter the above named Chandra Kanta Singh @ Chandra Kanta Roy died intestate on 27-10-1997 leaving behind his four sons namely Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy as his only legal heirs and successors to inherit his aforesaid land measuring 0.66 Acre in equal 1/4th undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

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Page No.5

Baidyanath Constructions

SWASTI BUILDERS PVT. LTD.

Director

Signature of Director

Signature of Partner

Partner

AND

WHEREAS thus by virtue of inheritance Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy became the absolute owners of the land measuring 0.66 Acre and they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in addition to their other plot of land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently four separate khatian has been finally published in their names bearing Khatian Nos. 46, 47, 48, 49, appertaining to Plot No. 312, 314 & 313 and others, Sheet No. 02 of Mouza - Dabgram.

AND

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and has also offered for sale their part of land measuring 22.30 Katha or 0.3686 Acre as fully described in the Schedule appended below disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

Handwritten mark or signature on the left margin.

AND

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors have agreed to purchase the said land measuring 22.30 Katha or 0.3686 Acre more fully described in the Schedule appended below and offered a price of the sum of Rs. 37,00,000/- (Rupees Thirty seven lakhs) only free from all encumbrances and charges whatsoever.

AND

Handwritten notes in Bengali script, including the words "বিক্রয়" (Sale) and "স্বাক্ষর" (Signature).

Rajyanath Chatterjee
Swastik Vastu (P) Ltd.
Director

Handwritten signature of the Director.

Rina Gupta

Partner

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 37,00,000/- (Rupees Thirty seven lakhs) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 37,00,000/- (Rupees Thirty seven lakhs) only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS do hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

Handwritten notes in Hindi: "निवेदन", "विशेष", "व्यक्ति", "जिसे", "निवेदन", "करना", "है", "उसके", "लिए", "यह", "पत्र", "लिख", "रहा", "हूँ".

Pradyvanath Constructions
Swastik Villas (P) Ltd.
Director

Signature
Rina Gupta

Partner

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Rajganj and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

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

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

Handwritten mark or signature.

১৯৯০ খ্রিঃ ১০/৩/১৯৯৫ (১৫০)
১৯৯৫ খ্রিঃ ১০/৩/১৯৯৫ (১৫০)
১৯৯৫ খ্রিঃ ১০/৩/১৯৯৫ (১৫০)

১৯৯৫ খ্রিঃ ১০/৩/১৯৯৫
১৯৯৫ খ্রিঃ ১০/৩/১৯৯৫
১৯৯৫ খ্রিঃ ১০/৩/১৯৯৫

Page No.8

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

DIRECTOR

Sanjeev Kumar Gupta

Rina Gupta
Partner

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 22.30 Katha or 0.3686 Acre, at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O., Rajganj, recorded in Khatian No. 466/18 (R.S.), 46, 47, 48 & 49 (L.R.), included in Plot Nos. 62, 81, 61/339 & 61/342 (R.S.), 312, 313 & 314 (L.R.), (Land measuring 0.05 Acre in Plot No. 62 and Land measuring 0.05 Acre in Plot No. 81 and Land measuring 0.1086 Acre in Plot No. 61/339 and Land measuring 0.16 Acre in Plot No. 61/342), situated within Pargana - Baikanthapur, Mouza - DABGRAM, J.L. No. 2, Sheet No. 2 (R.S.) 2 (L.R.), under Dabgram - I Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, Addl. District Sub-Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal and the said demised land is butted and bounded as follows :-

- By the North : Land of Akhil Roy, Sagar Roy & Chaitu Roy
- By the South : Land of Radha Kanta Roy
- By the East : Land of Purchaser.
- By the West : Land of Sagar Roy & others (Vendors).

Within the aforesaid boundary the Vendors hereby sales 22.30 Katha or 0.3686 Acre of land to the Purchaser hereof by these presents.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Sulekha Singha
S/o Samir Singha
New Miran Pally
P.O. P.S. - Siliguri
Dist - Dooars
Pin - 734001.

2. অমলিন বসু
শ্রী দেবু বসু
ব্রহ্ম দেবদেব
পা: সান্দ্রাবার
খানা: অক্ষিতপুর
ফোন: ফোন পাঠিয়েছি

Handwritten signatures and notes in Bengali script, including the name 'Baidyanath' and 'SWASTIK VILLAS PVT. LTD.'.

Signature of the Vendors

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

Handwritten signature of the Director

DIRECTOR

Handwritten signature of the Partner

Handwritten signature of the Partner

Signature of the Purchaser

Partner

Drafted, read over and explained by me and computerized in my chamber :-











Handwritten signature of Tapash Nandi

(Tapash Nandi)
Advocate, Siliguri

Enrolment No. WB -1030/2002



Finger Prints of-----

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













Signature



ಸ್ರೀ ಪಿ.ಎಸ್.ಎಸ್. 3060
ಶ್ರೀ ಪಿ.ಎಸ್.ಎಸ್.

Finger Prints of-----

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











ಸ್ರೀ ಪಿ.ಎಸ್.ಎಸ್. 3060
ಶ್ರೀ ಪಿ.ಎಸ್.ಎಸ್.

Signature



[Handwritten signature]

Finger Prints of-----

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











[Handwritten signature]

Signature

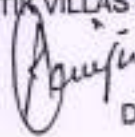
□



Finger Prints of-----

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

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.












DIRECTOR

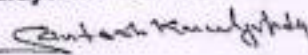
Signature Partner



Finger Prints of-----

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

Baidyanath Constructions







Signature _____ Part

]



Finger Prints of-----

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

Baidyanath Constructions

Rina Gupta
Partner

Signature











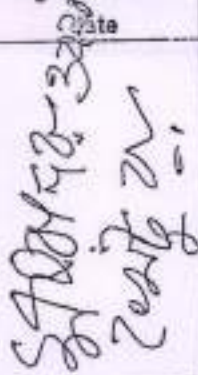
Government of West Bengal

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









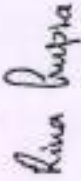
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001586970/2017





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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sagar Chandra Roy Alias Mr Sagar Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007	Seller			
2	Mr Chaitu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
3	Mr Kshirodh Roy Alias Mr Khatu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Seller			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Pradip Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc. District:-Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
5	Mr Santosh Kumar Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc. District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Buyer (BAIDYAN ATH CONSTR UCTIONS			
6	Mrs Rina Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Buyer (BAIDYAN ATH CONSTR UCTIONS			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Alope Pariyar Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Buyer (BAIDYAN ATH CONSTR UCTIONS			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, P.O:- Siliguri, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Santosh Kumar Gupta, Mrs Rina Gupta, Mr Alope Pariyar			

(Pema Dukpa)

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KSHIRODH ROY
CHANDRA KANTA ROY

01/01/1968
Permanent Account Number
ALTPR7905F

Kshirodh Roy
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP ROY

CHANDRA KANTA ROY

01/02/1979

Permanent Account Number

AHLPR2403E

Signature

Signature



In case this card is lost / found, kindly inform / return to:-
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD-Balepur,
New Mumbai - 400 514.

आयकर विभाग, उत्तिसी
आयकर पैन सेवाएँ इकाई, उत्तिसी
प्लॉट नं. 3, सेक्टर 11, सीडी-बालपुर,
नई मुंबई - 400 514

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAGAR CHANDRA ROY
CHANDRAKANTA ROY
11/02/1953

Permanent Account Number
BEPPR8973F

Sagar Chandra Roy

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAITU ROY
CHANDRAKANTA ROY
01/01/1950

Permanent Account Number
CDVPR0133D

Chaitu Roy
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AASFB5803A

नाम / Name
RAJYANATH CONSTRUCTIONS

प्रमाणित/उप की तारीख
Date of Interpellation/Formation
12/09/2017

17/09/2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOKE PARIYAR

RAM NARAYAN PARIYAR

18/01/1960
Permanent Account Number
AFJPP6668R

Aloke Pariyar

Signature





18/01/2011

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

SANTOSH KUMAR GUPTA
BHRIGU PRASAD GUPTA
E/12/1969
Demerit Account Number
AGLRG2553P



In case this card is lost / Altered, Invalid to use / Return to
Income Tax PAN Services Unit, ITSL
Plot No. 3 Sector 11, CBD Belapur
New Mumbai - 400 614
Phone No. 22222222

नाम लेखा संख्या / PERMANENT ACCOUNT NUMBER		
AGLPG2282K		
	नाम / NAME	RINA GUPTA
	पिता का नाम / FATHER'S NAME	TRIBANI PRASAD
	जन्म तिथि / DATE OF BIRTH	05-03-1978
हस्ताक्षर / SIGNATURE	<i>Rina Gupta</i>	<i>Shahin</i>
		अधीक्षक, (संग. प्र.), कोलकाता COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के को / सिद्धांतकार द्वारा जारी करने
 वाले अधिकारी को सूचित / भारत का ई
 संगठन अधिकार अधिनियम (संविधि एवं तकनीकी),
 पी-7,
 चौकरींग/बे-स्क्वैर,
 कोलकाता - 700 069.

In case this card is lost/damaged, kindly inform/return to
 the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta-700 069.

Major Information of the Deed

Deed No.	I-0711-01961/2018	Date of Registration	20/03/2018
Query No./Year	0711-0001586970/2017	Office where deed is registered	
Query Date	18/11/2017 2:05:49 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth Value	Market Value		
Rs. 37,00,000/-	Rs. 37,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,85,000/- (Article:23)	Rs. 37,000/- (Article:A(1))		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 2

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-62	RS-466/18	Bastu	Bastu	0.05 Acre	5,00,000/-	5,00,000/-	Property is on Road
L2	RS-81	RS-466/18	Bastu	Bastu	0.05 Acre	5,00,000/-	5,00,000/-	Property is on Road
L3	RS-61/339	RS-466/18	Bastu	Bastu	0.1086 Acre	11,00,000/-	11,00,000/-	Property is on Road
L4	RS-61/342	RS-466/18	Bastu	Bastu	0.16 Acre	16,00,000/-	16,00,000/-	Property is on Road
TOTAL :					36.86Dec	37,00,000 /-	37,00,000 /-	
Grand Total :					36.86Dec	37,00,000 /-	37,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Sagar Chandra Roy, (Allas: Mr Sagar Roy) (Presentant) Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BEPPR8973F, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence
2	Mr Chaitu Roy Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDVPR0133D, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

- 3	Mr Kshirodh Roy, (Allas: Mr Khatu Roy) Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALTPR7905F, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence
4	Mr Pradip Roy Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHLPR2403E, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence

Buyer Details :

S/No	Name,Address,Photo,Finger print and Signature
1	BAIDYANATH CONSTRUCTIONS Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AASFB5803A, Status :Organization, Executed by: Representative

Representative Details :

S/No	Name,Address,Photo,Finger print and Signature
1	Mr Santosh Kumar Gupta Son of Mr Bhrgu Prasad Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
2	Mrs Rina Gupta Wife of Santosh Kumar Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
3	Mr Aloke Pariyar Son of Lata Ram Narayan Pariyar Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)

Identifier Details :

Name & address
Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, P.O:- Siliguri, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Santosh Kumar Gupta, Mrs Rina Gupta, Mr Aloke Pariyar

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Ghandra Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-4 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-4 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-4 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-4 Dec

Endorsement For Deed Number : I - 071101961 / 2018

On 20-11-2017

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

Presented for registration at 18:15 hrs on 20-11-2017, at the Private residence by Mr Sagar Chandra Roy Alias Mr Sagar Roy, one of the Executants.

Certificate of Market Value(WB FUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 37,00,000/-

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

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

Execution is admitted on 20/11/2017 by 1. Mr Sagar Chandra Roy, Alias Mr Sagar Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Others, 2. Mr Chaitu Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 3. Mr Kshirodh Roy, Alias Mr Khatu Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 4. Mr Pradip Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-11-2017 by Mr Santosh Kumar Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

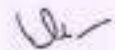
Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2017 by Mrs Rina Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2017 by Mr Alope Parlyar, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk



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

On 23-11-2017

Payment of Fees

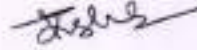
Certified that required Registration Fees payable for this document is Rs 37,000/- (A(1) = Rs 37,000/-) and Registration Fees paid by by online = Rs 37,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 12:00AM with Govt. Ref. No: 192017180115600822 on 18-11-2017, Amount Rs: 37,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90013662 on 20-11-2017, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,000/- and Stamp Duty paid by online = Rs 1,80,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 12:00AM with Govt. Ref. No: 192017180115600822 on 18-11-2017, Amount Rs: 1,80,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90013662 on 20-11-2017, 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

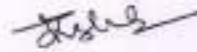
On 07-12-2017

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,000/- 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 516, Amount: Rs.5,000/-, Date of Purchase: 10/11/2017, Vendor name: S S Roy

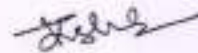


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 20-03-2018

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.



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

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 44076 to 44110
being No 071101961 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.03.20 17:38:29 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-03-2018 17:35:50
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)