

5672

5129/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 672793

C 672793

9/1056733
V/C-1181

अशोक प्रसाद साहू

Lalita Prasad

DEED OF CONVEYANCE



CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar,
Siliguri-II of Baganura

08 AUG 2016

NON JUDICIAL STAMP

N^o 2277 Date 23.02.2016.

B.R. Real Estate Pvt. Ltd.
Siliguri

Value 5000/- Five Thousand only.



अशोक प्रसाद साहू

Tannoy
Govt Stamp Vendor
Bagdogra
Licn. No- 546/RSS
07/1 Darjeeling

1396

अशोक प्रसाद साहू

1397

Lalita Prasad

DEED OF CONVEYANCE

Jagmohan Lodder
Sfo Rohat Lodder
Vedya Sagar Bally
Khalpara
P.O.S.P.S. Siliguri
Dist- Darjeeling



Adtl. Dist. Sub Registrar
Siliguri at Bagdogra, Dist. Darjeeling

05 AUG 2016

319/1102/1112/1212

Lodice Prasad

| | |
|-----------------|--------------------------------|
| Land measuring | : 0.02Acre |
| Set forth Value | : Rs.3,00,000/- |
| Pargana | : Patharghata |
| Mouza | : Panchnai |
| Khatian No. | : 359(L.R.) |
| R.S. Plot No. | : 424 |
| L.R. Plot No. | : 375 |
| J.L. No. | : 27 |
| Police Station | : Matigara (Now Pradhan Nagar) |
| District | : Darjeeling |

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS
THE **5th** DAY OF AUGUST, TWO THOUSAND SIXTEEN

~: B E T W E E N : ~

B.R.REAL ESTATE PVT. LTD. a private limited company incorporated under the Companies Act 1956, bearing its corporate identity No.U70101WB2007PTC117799 2007-2008 dated 13.08.2007, having its registered office near at D.D.T.S. Petrol Pump, 2nd Mile, Sevoke Road, Siliguri, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by one of its Director **SRI SUNIL KUMAR AGARWAL**, son of Late Bhimraj Agarwala, resident of Punjabi Para, P.O. Sevoke Road, P.S. Siliguri, Dist. Darjeeling - hereinafter called the "**PURCHASER/FIRST PARTY**" (which term or expression shall mean and include, unless excluded by or repugnant to the context its successors in office, executors, administrators, legal representatives and assigns) of the **FIRST PART**. [PAN No: AADCB2220K]

A N D



Handwritten signature and text:
Addl. Dist. Sub Registrar
Siliguri II, West Bengal

05 AUG 2016

31/12/2011

Lalji Prasad

(1) SRI ASHOK PRASAD SAH, & (2) SRI LALJI PRASAD SAH, both of them are sons of Late Surjyanath Prasad Sah, Nationality by Indian, Hindu by religion, Business by occupation, residing at Salbari, P.O. Sukna, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal- hereinafter collectively called the **"VENDORS/SECOND PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **SECOND PART.** [PAN No: AVQPP4940D]; [PAN No: BASPP1866J]

WHEREAS one Sri Surjyanath Prasad Sah (since deceased), S/o Late Haridwar Sah, i.e. the father of the Vendors/Second Party of these presents acquired the absolute ownership of all that 0.67 Acre of land comprising L.R. Plot No.367 (area measuring 0.15 Acre) & **L.R.Plot No.375** (area measuring 0.52 Acre), recorded in R.S. Khatian No.2/1 corresponding to L.R. Khatian No.125, within Mouza Panchnai, Pargana Patharghata, J.L. No.27, under P.S. Matigara (presently Pradhan Nagar), Dist. Darjeeling by virtue of a registered Deed of Sale executed in his favour by the erstwhile owner in possession of the land one SRI JATNURAM SAHA, S/o Late Sumaru Saha and the said document was executed and registered at the office of the A.D.S.R.Siliguri-II at Bagdogra being document No. **I-2601 for the year 2003.** And by dint of aforesaid purchase said Sri Surjyanath Prasad Sah (since deceased) became the sole and absolute owner in actual and physical possession of



05 AUG 2016

31/12/2015

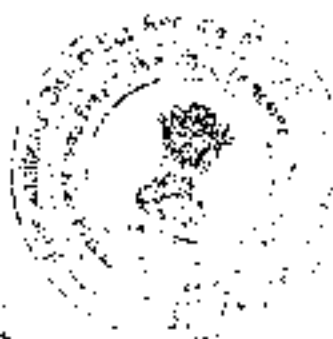
Lalji Prasad

all that said 0.67 Acre of land with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever. Further after purchasing the said land said Sri Surjyanath Prasad Sah (since deceased) had also duly mutated and recorded his name at the office of the B.L. & L.R.O. Matigara, and accordingly a new L.R. Khatian being No.359 was opened in his name by the said office.

AND WHEREAS being the absolute owner in possession of the said land said Surjyanath Prasad Sah died intestate leaving behind him his two sons namely SRI ASHOK SAH & SRI LALJI SAH, i.e. the Vendors/Second Party hereof of these presents as his sole legal heirs and successors and as per the provisions of Hindu Succession Act, 1956 the above named SRI ASHOK SAH & SRI LALJI SAH jointly inherited the aforesaid landed property in equal proportion and as such became the absolute co-owners of the land with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors/Second Party hereof now being in need of money for raising funds and also for some of their other developmental plans have decided to sell and have also offered for sale their 0.02 Acre of land out of aforesaid 0.67 Acre of land as fully and particularly described in the schedule below free from all encumbrances and charges whatsoever.





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U.S. GOVERNMENT PRINTING OFFICE

31/12/2017

5

Kalish Prasad

AND WHEREAS the Purchaser hereof was in search of a plot of land for its own purpose and relying on the statements of the Vendors as mentioned above has agreed to purchase the said land measuring 0.02 Acre (ZERO POINT ZERO TWO ACRE) as fully described in the schedule below and offered a price of the sum of Rs.3,00,000/- (Rupees Three Lacs) only for the said 0.02 Acre of land as mentioned in the schedule below free from all encumbrances and charges whatsoever.

AND 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 below scheduled land to the Purchaser hereof at or for the said price of the sum of Rs.3,00,000/- (Rupees Three Lacs) 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 pursuance to the aforesaid acceptance and also in consideration of the said sum of Rs.3,00,000/- (Rupees Three Lacs) 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, assign, transfer unto the purchaser the said vacant land hereby sole described in the schedule below and make over possession thereof to the purchaser together with all right, title, interest liberties, easements, privileges,





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Addl. Dist. Sub Registrar
Sirgaon II, Assam, Dist. II

05 AUG 2016

31/12/1951

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Lubie Prasad

appendices, 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 for ever peaceably and quietly without any interference or interruption from the Vendors or any person claiming under them, subject to the payment of rent etc. payable to the superior landlord - the State of West Bengal.

THE VENDORS do hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant 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 also be liable to pay adequate compensation to the purchaser.

THE VENDORS do hereby further declare that the entire land forming subject matter of the present conveyance was in actual and khas possession of the Vendors at the date of these presents and the Vendors do hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser is 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





Addl. Dist. Sub Registrar
Siliguri II - at Bagdogra Dist - Darjeeling

05 AUG 2016

31/11/2013
31/11/2013
31/11/2013

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Lubha Prasad

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 no suit, appeal or any other legal proceeding or litigation concerning the below scheduled property or any part thereof has been or is pending or filed at any time heretofore before any court of law within the knowledge of the Vendors and further there is no impediment or restriction under any law for the time being in force the Vendors selling, conveying and transferring the property as described in the schedule below.

THE VENDORS do hereby declare that the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said properties, nor did the predecessor-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other Act or statute applicable to the said property.

THE VENDORS do hereby also declare that no portion of the said properties has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said property and further there is no such any case pending under such Acts and statutes in respect of the below scheduled land. It is





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Addl. Dist. Sub Registrar
Siliguri II, at Bagdogra, Dist - Darjeeling
05 AUG 2016

319/105/SH/2/SH/2

Kabir Prasad

also expressly declared that no declaration/notification has been made or published for acquisition or requisition of the said properties or any portion thereof under the provisions of Land Acquisition Act or any other Act for the time being in force and that the said property or any part thereof are not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

THE VENDORS covenants that all rent, and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed has been accordingly observed and performed and in default or contravention the Vendors shall always be liable for payment of all arrears of rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said properties benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be for the period up to the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses, damages, claims, demands, consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay of payment thereof.





Addl. Dist-Sub Registrar
Siliguri II- as Registrar, Dist. Darjeeling

05 AUG 2016

312/103/2011/213

9

Subje Road

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

THE VENDORS do 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.

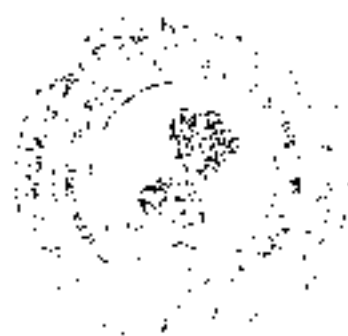
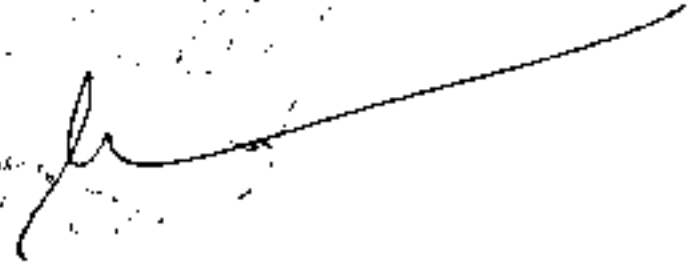
SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of vacant land measuring **0.02 Acre** out of total 0.67 Acre of land, classified as Rupni land and proposed to be use, By Company appertaining to and forming part of L.R. Plot No.375 corresponding to R.S. Plot No.424, recorded in L.R., Khatian No:359 corresponding to R.S.Khatian No.2/1, in Mouza Panchnai, Pargana Patharghata, J.L. No.27, within Gram Panchayat area, P.S. Matigara (now Pradhan Nagar), Dist. Darjeeling.

The aforesaid land is butted and bounded as follows:

By North : Land of Late Bhimraj Agarwalla & others
By South : Land of Nayan Rai
By East : Land of 17' wide Road
By West : Land of B.R.Real Estate Pvt. Ltd.



The set forth value of the aforesaid land is Rs.4,00,000/- (Rupees Four Lacs) only.

One separate sheet is enclosed herewith containing the fingerprints of the Vendor and Purchaser forming part of these presents.

The land measuring 0.02 Acre hereby sold is more particularly shown in the site plan marked with red border is annexed herewith forming a part of these presents.

IN WITNESSES WHEREOF THE VENDORS TO THIS Deed of Conveyance put their respective hands and signatures on these the presents on the day, month & year first above written.

WITNESSES:

1) Jag Mohan Poddar
S/o - Sri Rohit Poddar
Vedyasagar Pally, Khatone
P.O. P.S. - Siliguri
Dist: Darjeeling

अशोक प्रसाद साहू

Laloo Prasad

Signature of the Vendors

2)

Dinesh Kumar Kundu
S/o Mr. Ramprasad Kundu
Mitanbally
P.O. & P.S. Siliguri
Dist: Darjeeling
(W.B.)

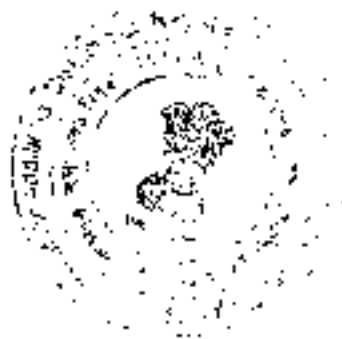
Drafted as per the instructions of the parties and explained the contents to the parties and printed in my office.

Debdip Dutta
14/3/2016



[DEBDIP DUTTA]


Advocate, Siliguri
Enrol. No. WB/762/ 2003



[Handwritten signature]

105 APR 1954

| | | |
|--|---|---|
| नाम / नाम / नाम | PERMANENT ACCOUNT NUMBER |  |
|  | ACCPA8147N | |
| नाम / NAME | SUNIL KUMAR AGARWAL | |
| पिता का नाम / FATHER'S NAME | BHIMRAJ AGARWALA | |
| जन्म तिथि / DATE OF BIRTH | 08-03-1976 | |
| हस्ताक्षर / SIGNATURE |  |  |
| | सूना कुमर अग्रवाल | आयकर अधिनियम, 1961 |
| | | COMMISSIONER OF INCOME-TAX, W.B. - II |



1

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

B R REAL ESTATE PRIVATE
LIMITED

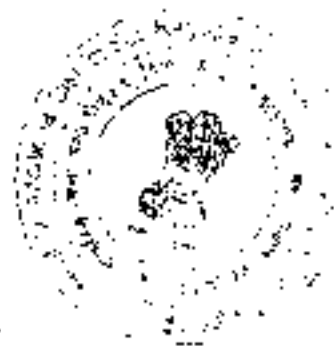
1306/2007
Permit/Account Number

AADC B2220K

Signature



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9. 2. 1932


ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड


WB/04/014/0333/58



| | |
|-----------------------------------|-----------------------------|
| Elector's Name निर्वाचक का नाम | Prasad Ashok प्रसाद अशोक |
| Father's Name/ Husband's Name | Surya |
| Sex/लिंग | Male |
| Age as on 01.01.95 05.02.95 | 25 |

✓ अशोक प्रसाद साह

Address
 शांति नगर
 Mangara
 Darjeeling
 बिहार
 प्रसाद अशोक
 पहचान
 कार्ड

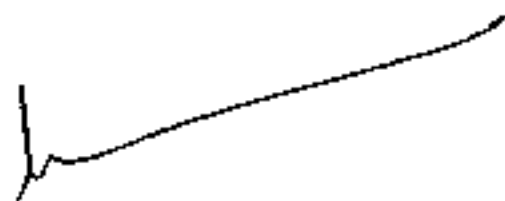


Witnessed by: Prasad Ashok
 प्रसाद अशोक

For: Prasad Ashok
 प्रसाद अशोक

| | |
|----------------|----------|
| Place स्थान | Siuguri |
| Date दिनांक | 13.03.95 |
| | १०.०६.९५ |

11/11/16

A handwritten signature in black ink, consisting of a vertical stroke followed by a long, sweeping horizontal line that curves upwards at the end.

05 AUG 2016


ELECTION COMMISSION OF INDIA
 भारतका निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड

WB/04/025/0339159



Elector's Name : Prasad Lalji
 निर्वाचक नाम : प्रसाद लालजी


Father/Mother/
 Husband's Name : Surya
 पिता/माता/पति नाम : सुर्या

Sex : Male
 लिंग : पुरुष

Age as on 01.01.95 : 22
 ०१.०१.९५ - वय : २२

✓ Prasad Prasad

Address :
 Shalbari Hat
 Matigara
 Durgajung
 जिला :
 भाजवाड़ी हाट
 मटिगारा
 दुरजुंग



Electoral Registration Officer
 निर्वाचक-विभाग अधिकारी

For Sriguri Assembly Constituency
 श्रीगुरी विधानसभा निर्वाचन क्षेत्र

Place : Sriguri
 स्थान : श्रीगुरी

Date : 13.03.15
 तारीख : १३.०३.१५

1475



[Handwritten signature]

05 AĞ 2016

FINGER PRINTS OF SOMIL KUMAR AGARWAL



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

SIGNATURE

FINGER PRINTS OF ASHOK PRASAD SAH



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

✓

✓
SIGNATURE

FINGER PRINTS OF LALJI PRASAD SAH



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

✓

✓
SIGNATURE

✓



[Handwritten Signature]
Addl. Dist-Sub Registrar
Siliguri II- at Bagdogra, Dist. Darjeeling

05 AUG 2016



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

| | | | |
|--|---|---------------------|------------|
| Visit Commission Case No / Year | 0403001181/2016 | Date of Application | 27/07/2016 |
| Query No / Year | 04030001056733/2016 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Applicant Name of QueryNo | Mr Debdip Dutta | | |
| Stampduty Payable | Rs. 15,000/- | | |
| Registration Fees Payable | Rs. 3,289/- | | |
| Applicant Name of the Visit Commission | Mr D Dutta | | |
| Applicant Address | siliguri | | |
| Place of Commission | Salbari, P.O - Sukna, P.S - Pradhan Nagar, Siliguri Mc, District - Darjeeling, West Bengal, India, PIN - 734009 | | |
| Expected Date and Time of Commission | 27/07/2016 6:13 PM | | |
| Fee Details | J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/- | | |
| Remarks | | | |





Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001056733/2016

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 Ashok Prasad Sah Salbari, P.O.- Sukna, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734009 | Seller |  |  |  |
| 2 | Mr Lalji Prasad Sah Salbari, P.O.- Sukna, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734009 | Seller |  |  |  |
| Sl No. | Name and Address of identifier | | Signature with date | | |
| 1 | Mr Jagmohan Poddar Son of Mr Rohit Poddar Vidyasagarpally, Khalpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 | Mr Ashok Prasad Sah, Mr Lalji Prasad Sah, Mr Sunil Kumar Agarwal |  | | |

(Suraj Lepcha)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Darjeeling, West Bengal

05 AUG 2016

ADD THE ...
...
...



Seller, Buyer and Property Details

A. Seller & Buyer Details

| Presentant Details | |
|--------------------|--|
| SL No. | Name and Address of Presentant |
| 1 | Mr Ashok Prasad Sah Son of Late Surjyanath Prasad Sah Salbari, P.O:- Sukna, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734009 |

| Seller Details | |
|----------------|--|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | Mr Ashok Prasad Sah Son of Late Surjyanath Prasad Sah Salbari, P.O:- Sukna, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVQPP4940D,; Status : Individual; Date of Execution : 05/08/2016; Date of Admission : 05/08/2016; Place of Admission of Execution : Pvt. Residence |
| 2 | Mr Lalji Prasad Sah Son of Late Surjyanath Prasad Sah Salbari, P.O:- Sukna, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BASPP1866J,; Status : Individual; Date of Execution : 05/08/2016; Date of Admission : 05/08/2016; Place of Admission of Execution : Pvt. Residence |



| Buyer Details | | | |
|---------------|--|-----------|--------------|
| SL No. | Name, Address, Photo, Finger print and Signature | | |
| 1 | B. R. Real Estate Pvt Ltd Near D. D. T. S. Petrol Pump, 2nd Mile, Sevoke Roa, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 PAN No. AADCBB2220K,; Status : Organization; Represented by not executed as given below:- | | |
| 1(1) | Mr Sunil Kumar Agarwal Punjabipara, P.O:- Haidarpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution : | Photo | Finger Print |
| | | Signature | |

B. Identifire Details

| Identifier Details | | | |
|--------------------|---|--|-----------|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Mr Jagmohan Poddar Son of Mr Rohit Poddar Vidyasagarpally, Khalpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, | Mr Ashok Prasad Sah, Mr Lalji Prasad Sah, Mr Sunil Kumar Agarwal | |

C. Transacted Property Details

| Land Details | | | | | | |
|--------------|--|---|--------------|------------------------|----------------------|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: Darjeeling, P.S:- Malcoira, Gram Panchayat: PATHARGHATA, Mouza: Ponchari | LR Plot No:- 375 , LR Khatian No:- 359 | 0.02 Acre | 3,00,000/- | 3,00,000/- | Proposed Use: To Be Use By Company, ROR: Rupni, Property is on Road |



| Transfer of Property from Seller to Buyer | | | | |
|---|----------------------|---------------------------|------------------|------------------------|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L1 | Mr Ashok Prasad Saha | B. P. Real Estate Pvt Ltd | 1 | 50 |
| | Mr Lalji Prasad Saha | B. P. Real Estate Pvt Ltd | 1 | 50 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|---|
| Applicant's Name | Debasish Datta |
| Address | Natal Sanki, Achrampara, Thana : Siliguri, District : Darjeeling, WEST BENGAL |
| Applicant's Status | Advertiser |



Office of the A.D.S.R. BAGDOGRA, District: Darjeeling

Endorsement For Deed Number : I - 040305129 / 2016

Query No/Year 04030001050733/2016 Serial no/Year 0403005672 / 2016
Deed No/Year I - 040305129 / 2016
Transaction [0101] Sale, Sale Document
Name of Presentant Mr Ashok Prasad Sah Presented At Private Residence
Date of Execution 05-08-2016 Date of Presentation 05-08-2016

Remarks

On 27/07/2016

Certificate of Market Value (M.B. 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 3,00,000/-

(Suraj Lepcha)

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

On 05/08/2016

Presentation (Under Section 52 & Rule 22A(3) 45(1), W.B. Registration Rules, 1962)

Presented for registration at 10:27 hrs. on 05/08/2016, at the Private residence by Mr Ashok Prasad Sah, one of the Executants.

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962)

Execution is admitted on 05/08/2016 by

Mr Ashok Prasad Sah, Son of Late Surjamoeh Prasad Sah, Salbari, P.O: Sukna, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business

Identified by Mr Jagmohan Poodar, Son of Mr Rana Poodar, Vidyasagarpally, Khalpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Private Service

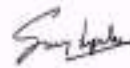
Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution is admitted on 05/08/2016 by

Mr Lalji Prasad Sah, Son of Late Surjamoeh Prasad Sah, Salbari, P.O: Sukna, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business

Identified by Mr Jagmohan Poodar, Son of Mr Rana Poodar, Vidyasagarpally, Khalpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Private Service





(Suraj Lepcha)

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

On 08/08/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,289/- (A(1) = Rs 3,289/-) and Registration Fees paid by Cash Rs 0/-, by online Rs 3,289/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 3,289/- is paid by online on 05/08/2016 4:45:34 PM in Govt. Ref. No. 192016170017411982 on 04-08-2016, Bank: Bank of Baroda (BARODINCLIB) Ref. No. 10523588 on 05/08/2016, Head of Account 0030-03-104-001-16

Certificate of Admissibility (Rule 43, West Bengal Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online Rs. 10,000/-

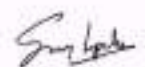
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 10,000/- is paid by online on 05/08/2016 4:45:34 PM in Govt. Ref. No. 192016170017411982 on 04-08-2016, Bank: Bank of Baroda (BARODINCLIB) Ref. No. 10523588 on 05/08/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 10/- is paid as Court Fee
2. Rs 5,000/- is paid in Improved type of Stamp, Serial no. 0277, Purchased on 23/02/2016, Vendor named T Roy.



(Suraj Lepcha)

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



Certificate of Registration under section 30 and Rule 69.

Registered in Book - I

Volume number 003-2016, Page from 108242 to 108265

being No 040305129 for the year 2016.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
DN: cn=Suraj Lepcha, o=Suraj Lepcha, ou=Suraj Lepcha, email=Suraj.Lepcha@bagdogra.nic.in, c=IN
Date: 2016.08.08 17:43:21 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 08/08/2016 17:43:20

ADDITIONAL DISTRICT SUB-REGISTRAR,

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

West Bengal.

(This document is digitally signed.)

