

1281/2020

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 070933

F 079933

17/02/2020  
 07:25 P.M.  
 S. 287111/2020  
 अम. रु. 50,00,000/-

PRIME DEVELOPERS

Partner

Smit Choudhary

Rekha Choudhary



# DEED OF CONVEYANCE

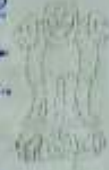
Certified that the Document is admitted for  
 Registration and the Signature Sheet in  
 the Endorsement Sheet attached to this  
 Document are part of this Document

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

18 FEB 2020

visit Commission Case No. 2824/2020

SL NO. 17531 Date 13, 2, 2020  
PURCHASER Prime Developers  
Full Address Siliguri  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1



*Susil Choudhry.*



429

*Susil Choudhry.*



430

*Rakha Choudhry.*



431

*RD*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No. 1 of 99-2000  
Add. DSR Office, Rajganj, Jalpaiguri



**PRIME DEVELOPERS**  
*Pratik*  
Partner

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

17 FEB 2020

*Saurav Sen*  
S/o Sri TN Sen



PRIME DEVELOPERS

*Swid Chaudhry*  
Partner

*Swid Chaudhry*

*Rekha Chaudhry*

Land Measuring	:	4.75 Decimals,
Mouza	:	Dabgram,
J. L. No.	:	2 (Two),
RS Sheet No.	:	8 & 12 (LR 63),
RS Plot No.	:	658 & 217 (LR 4),
RS Khatian No.	:	729, 730 & 724, (LR 362 & 363),
Police Station	:	Bhaktinagar,
District	:	Jalpaiguri,
Set Forth Valuation	:	Rs. 90,00,000/- only

THIS INDENTURE IS MADE ON THIS 17<sup>TH</sup> DAY OF FEBRUARY,  
TWO THOUSAND AND TWENTY.

*[Handwritten signature]*

*[Handwritten text]*

BETWEEN

PRIME DEVELOPERS

Partners

Sujit Choudhury

Rekha Choudhury

**PRIME DEVELOPERS** (PAN-AAXFP5657M), a partnership firm having its office at "City Mall Building" at Sevoke Road, Siliguri represented by one of its partners Sri Prateek Agarwal, Son of Sri Kamal Kumar Agarwal, Hindu by religion, Nationality Indian, Business by Occupation, resident of Gitanjali Apartment, Hakimpara, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN-734001, hereinafter called the **PURCHASER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the **ONE PART**.

AND

(1) **SRI SUJIT CHOUDHURY**, (PAN-AEUPC6121L), Son of Late Suresh Chandra Choudhury and (2) **SMT. REKHA CHOUDHURY**, (PAN-AEWPC0886L), Wife of Sri Sujit Choudhury, Hindu by religion, Indian by Nationality, No. 1 Retired from Service by Occupation and No. 2 Housewife by occupation, resident of 5, B.K. Bhadra Sarani, Hakimpara, P.O. & P.S. Siliguri, Dist. Darjeeling, PIN-734001, both hereinafter called the **VENDORS/SECOND PARTY**, (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives and assigns) of the **OTHER PART**.

PRIME DEVELOPERS

*Praveen*

Partner

*Susik Choudhury*

*Rekha Choudhury*

**WHEREAS** the Vendor/Second Party jointly acquired the ownership of a piece of land measuring 0.19 Acres by way of purchase from Smt. Sakuntala Devi Agarwala, Smt. Raj Kumari Agarwal, Smt. Sarda Devi Agarwal and Sri Jagadish Prasad vide Sale Deed registered on 27.10.1998 at the office of the Dist. Sub-Registrar Jalpaiguri, recorded in Book-I, Vol. No. 9, pages from 123 to 130, being No. 4676 for the year 1998.

**AND WHEREAS** being the joint owners in such possession the vendors of these presents constructed a Tin shaded single storeyed pucca structure upon the said land and thereafter mutated the same in their names with the concerned Land Reforms Office and obtained the separate LR Khatian being No. 362 and 363 in connection with the LR Plot No. 4 having an area in total measuring 0.198 Acres and subsequently initiated for building plan and in this process after having obtained the approval of the Site Plan being No. 633, dated 31.08.2019 and thereafter finally an approved building plan has been sanctioned in the names of the Vendors vide Plan No. 598 issued by the Siliguri Municipal Corporation and in the manners aforesaid the Vendors of these presents became in actual, khas and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

*[Handwritten signature]*



PRIME DEVELOPERS

Partner

Susil Choudhary

Rekha Choudhary

**AND WHEREAS** the vendors hereof being in need of money jointly decided to sell a portion of land measuring 4.75 Decimals, out of their total physical possession of land measuring 0.198 Acres together with tin shaded structure standing thereon more fully described in the schedule below free from all encumbrances whatsoever.

**AND WHEREAS** the Purchaser being in need of a plot of land in the locality has agreed to purchase the said property, more fully described in the schedule below and thereby offered the consideration to the tune of Rs. 90,00,000/- (Rupees ninety lac) only.

**AND WHEREAS** the Vendors considering the price so offered by the Purchaser as fair, reasonable and highest in view of the prevailing market rate of the property in question, have agreed to sell the said land, more fully described in the schedule below free from all encumbrances and charges whatsoever and the said property 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 total sum of Rs. 90,00,000/- (Rupees ninety lac) only hereof paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof as per the "Money Receipt" mentioned herein below) and the Vendors do hereby grant, sell, convey, transfer and assign unto the


PRIME DEVELOPERS

Partner

- Sushil Choudhary

- Rekha Choudhary

Purchaser the said land hereby sold as 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 him/them, subject to the payment of rent etc. payable to the Superior Landlord the Govt. of WB.

 **AND THE VENDORS** do hereby covenant with the Purchaser that the Vendors have full authority and power to transfer the said land described in schedule below unto and in favour of the Purchaser in the manner aforesaid and the Vendors or any person/persons claiming under him/them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser will execute all such acts, deeds and things whatsoever for further and more effectually assuring the Purchaser for his/her/their peaceful enjoyment and possession thereof and therein as shall and may be required.

**IT IS FURTHER** covenanted, by the Vendors that there exists no charge, mortgage, attachment or any other encumbrances whatso-

PRIME DEVELOPERS

*[Signature]*

Partner

*Susil Choudhary*

*Rakha Chaudhary*

ever on the landed property hereby transferred, expressed or intended so to be or in any part thereof and therein on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendors shall be liable to deal with according to law and shall also be liable to compensate the Purchaser for any loss, injury that the Purchaser may sustain in consequence thereof.

**IF FOR ANY DEFECT** in the title or for any act done suffered or to be done by the Vendors and with respect to the right of the land hereby transferred expressed or intended so to be by these presents, the Purchaser is deprived of possession or of enjoyment of the right and in land hereby conveyed or expressed or intended so to be or in any part thereof, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be from the date of such deprivation or dispossession and also shall be liable for adequate compensation for any loss or injury attended thereto to be sustained by the Purchaser in consequence thereof.

**IT IS FURTHER DECLARED** by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or transfer otherwise any interest or right in the land described in the schedule below and there subsists no



PRIME DEVELOPERS

Partner

Sunid Choudhary.

Rekha Choudhary.

such contract at the date of these presents with respect to the land hereby transferred or any recitals made in these presents will prove to be false, the Vendors will be liable to compensate the Purchaser adequately for the loss or injury to the Purchaser in consequence thereof.

#### SCHEDULE

(Description of land hereby sold)

*Handwritten: 4.75*  
*Handwritten: 0.198*  
*Handwritten: 550*  
*Handwritten: 3.25*  
*Handwritten: 1.5*

ALL THAT piece or parcel of homestead land measuring 4.75 Decimals, out of the land measuring 0.198 Acres, together with 22 years old single storeyed Tin Shaded structure measuring 550 Sq.ft. standing thereon, situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Sheet No. 8 & 12, (LR Sheet No. 63), recorded in RS Khatian No. 729, 730 & 724, (LR Khatian No. 362 & 363), in part of RS Plot No. 658 (LR Plot No. 4) Area (3.00+.25) 3.25 Decimals and in part of RS Plot No. 217 (LR Plot No. 4) Area 1.5 Decimals, Pargana Baikunthapur, Police Station Bhaktinagar, situated at Pranami Mandir Road Bye Lane, within Ward No. 40 of Siliguri Municipal Corporation, Dist. Jalpaiguri.

The aforesaid land hereby sold is butted and bounded as follows:-

By the North : Land of Vendors,  
By the South : Sold land of Vendors,  
By the East : Land and House of Jamuna Prasad,  
By the West : 22 Feet wide SMC Road.

Separate sheet containing the fingerprints and photographs of the parties is enclosed herewith forming part of these presents.

**IN WITNESS WHEREOF** the Vendors hereof being in sound health and full conscious mind have signed and executed this Deed of Conveyance (Sale), in presence of the following witnesses who have signed below on the day, month and year first above written.

**WITNESSES:**

- 1) Souparv Sen  
S/o Sri T N Sen  
Bamkim nagar, Sankarpara,  
P.O. Sevoke Road,  
P.S. Bhaktinagar.  
Dist. Jalpaiguri  
PIN- 734 002
- 2) Subhadeep Choudhury  
S/o Smit Choudhury  
B. B. K. Bhadra Swami  
Hakimpura  
Siliguri - 734001

**PRIME DEVELOPERS**

*Mukul*

Partner

(SIGNATURE OF PURCHASER)

✓ *Smit Choudhury*

✓ *Rekha Choudhury*

(SIGNATURE OF VENDORS)

Drafted by me as per the instructions of the parties and as per the available documents supplied by the party. Read over and explained to the parties by me in vernacular language and printed in my office.

*Babul Mazumder*  
(BABUL MAZUMDER)

Advocate, Siliguri

Enrolment No. W.B. 439 of 1998.



**"MONEY RECEIPT"**

We, Sri Sujit Choudhury and Smt. Rekha Choudhury the Vendors herein do hereby received the total agreed amount to the tune of Rs. 90,00,000/- (Rupees ninety lac) only by way of Bank Transfer.

✓ *Sujit Choudhury.*

✓ *Rekha Choudhury.*

\_\_\_\_\_  
(SIGNATURE)

**EXECUTANT SHEET**

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					

*Sunit Choudhary*

*Sunit Choudhary*

Signature with Date 17.2.20

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



*Rekha Chaudhary*

*Rekha Chaudhary*

Signature with Date 17.2.20

**CLAIMANT SHEET**

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



*Ramesh*

**PRIME DEVELOPERS**

*Ramesh*  
Signature with Date 17.02.2020





ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAXFP5657M

नाम Name	PRIME DEVELOPERS
निगम/पट्टन की तारीख Date of Incorporation / Formation	20/06/2019



**Signature valid**

Digitally signed by Income Tax PAN Services Unit, NSDC, eGov, Mumbai  
Date: 2019.06.28 11:18:48 IST  
Reason: I AM THE PAN Sign  
Location: Mumbai

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कारगर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, देसा बकला, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी का आसानी से खोजना व बहाली जैसी भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) *आयकर विभाग, 1961 के अन्तर्गत कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B का संदर्भ लें)*
- Possessing or using more than one PAN is against the law & may attract penalty up to Rs. 10,000. *एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।*
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". *अटलास पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।*

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAXFP5657M**

नाम / Name  
PRIME DEVELOPERS

निगम/पट्टन की तारीख  
Date of Incorporation / Formation  
20/06/2019

इस कार्ड के नीचे, नीचे या ऊपर चिपका कर/कोलर।  
आयकर पैन सेवा इकाई, एनएसडी, मुंबई  
5 वीं मंजिल, नीचे मॉडर्न,  
एचएच 244, सी-2-297/3,  
मोडर्न कॉलोनी, नैप डीप इंगलु चक, पारो,  
मुंबई - 411 016.

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

Income Tax PAN Services Unit, NSDC,  
5th Floor, Modern Shopping,  
HH No. 244, Survey No. 997/3,  
Modern Colony, Near Deep Bungalow Check,  
Paro - 411 016.

Tel: 91-20-2721 8081, Fax: 91-20-2721 4081  
e-mail: income@nsdc.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

**PRIME DEVELOPERS**  
*Praveen*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRATEEK AGARWAL

KAMAL KUMAR AGARWAL

28/11/1994

Permanent Account Number

BFAPA5520F

*Prateek*

Signature



28122012

PRIME DEVELOPERS

*Prateek*

Partner



**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/04/025/0867695

পরিচয় পত্র




Elector's Name Sujan Choudhury

নির্বাচকের নাম সুজিত চৌধুরী

Father's Name Suresh Chandan Choudhury

পিতার নাম সুরেশ চন্দ্র চৌধুরী


Sex M  
লিঙ্গ পুরুষ

Age as on 1.7.2003 57  
১.১.২০০০-এ বয়স ৫৭

*Sujan Choudhury*

Address:  
Hakim Para, Haran Mukherjee Road, 18 Siliguri Darjeeling  
734401

ঠিকানা:  
হাকিম পড়া, হরান মুখার্জী রোড, ১৮ শিলিগুড়ি দার্জিলিং ৭৩৪৪০১



Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন কর্মসূচির  
অফিসার

Assembly Constituency: 25-Siliguri  
নির্বাচন এলাকা : ২৫ - শিলিগুড়ি

District: Darjeeling  
জেলা: দার্জিলিং

Date: 09.05.2003  
তারিখ: ০৯.০৫.২০০৩

M/0775

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA


SUJIT CHOUDHURY  
SURESH CHANDRA CHOUDHURY

01/03/1940

Permanent Account Number  
AEUPC6121L

Signature



  
Sujit Choudhury

In case this card is lost, please notify at once, please to:  
Income Tax PAN Services Centre, 1/151,  
Plot No. 5, Sector II, CBD Belapur,  
New Mumbai-400 054.

यदि यह कार्ड खो जाए, तो तुरंत सूचित करें, कृपया  
आयकर PAN सेवा केंद्र, 1/151,  
प्लॉट नं. 5, सेक्टर II, CBD बेलपुर,  
नया मुंबई-400 054।





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/04/025/0867696

পরিচয় পত্র



Elector's Name Rekha Choudhury

নির্বাচকের নাম রেখা চৌধুরী

Husband's Name Sujit Choudhury

স্বামীর নাম সুজিত চৌধুরী

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2003 48

১.১.২০০৩-এ বয়স ৪৮

*Rekha Choudhury*

Address:

Hakim Para, Haron Mukherjee Road, 16 Siliguri Darjeeling  
734401

ঠিকানা:

হাকিম পাড়া, হারন মুখার্জী রোড, ১৬ শিলিগুরি দার্জিলিং - ৭৩৪৪০১

Facsimile Signature  
Electoral Registration Officer  
বিভাগীয় নির্বাচন কর্মসূচী

Assembly Constituency: 25-Siliguri

সংসদীয় নির্বাচন কেন্দ্র: ২৫-শিলিগুরি

No. 171CE Darjeeling

কেন্দ্র: দার্জিলিং

date: 03.05.2003

তারিখ: ০৩.০৫.২০০৩



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

REKHA CHOUDHURY  
JITENDRA NATH CHAKRABORTY

25/12/1955  
Permanent Account Number  
AEWPC0886L

REKHA  
CHOUDHURY  
Signature



Rekha Choudhury.



भारत निर्वाचन आयोग  
भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

NGW2287613



निर्वाचक नाम : लीला देव

Elector's Name : Soumy Sen

पिता का नाम : तारकानाथ देव

Father's Name : Tarakanath Sen

लिंग/लिंग : पुरु / M

जन्म तिथि : 29/04/2000

Date of Birth

Souman Sen

NGW2287613

पता:  
मण्डल घाट, गारुडारी, कोटवाली,  
जालपागुर-735132

Address:  
MANDAL GHAT, GARUDBARI, KOTWALI,  
JALPAIGURI-735132

Date: 25/01/2019

17 - जालपागुर (SC) संसदीय क्षेत्र के लिए  
निर्वाचन आयोग के अधिकारी द्वारा जारी

Facsimile Signature of the Electoral  
Registration Officer for

17 - Jalsigur(SC) Constituency

ध्यान दें: यदि आप इस कार्ड को बदलना चाहते हैं, तो आपको अपने पते को बदलने के लिए  
संबंधित निर्वाचन आयोग के अधिकारी से संपर्क करना होगा।

In case of change in address mention this Card No.  
in the relevant Form for intalling your name in the  
roll at the changed address and to obtain the card  
with same number

191 / 1011



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 07110000287111/2020

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 Sujit Choudhury 5, B. K. Bhadra Sarani, Hakimpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			Sujit Choudhury 17.2.2020
2	Mrs Rekha Choudhury 5, B. K. Bhadra Sarani, Hakimpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			Rekha Choudhury 17.2.2020
3	Mr Prateek Agarwal Gitanjali Apartment, Hakimpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Prime Developers]			PRIMEDEVELOPERS Partner 17/02/2020



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sourav Sen Son of Mr T. N. Sen Sarkar Para, Bankim Nagar, P.O.- Sevoke Road, P.S.- Bhaktinagar, Silguri Mc, District - Jalpaiguri, West Bengal, India, PIN - 734001	Mr Sujit Choudhury, Mrs Rekha Choudhury, Mr Prateek Agarwal			Sourav Sen 17.02.2020

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

### Major Information of the Deed

Deed No :	I-0711-01206/2020	Date of Registration	18/02/2020
Query No / Year	0711-0000287111/2020	Office where deed is registered	
Query Date	16/02/2020 6:53:46 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Babul Mazumder Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9476388555, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 90,00,000/-	Rs. 90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,40,020/- (Article:23)	Rs. 90,014/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

#### Land Details :

District: Jalpaiguri, P.S.- Bhaktinagar, Municipality: SILIGURI MC, Road: Pranami Mandir Road Bye Lane Ward No 40, Mouza: Dabgram Sheet No - 12, JI No: 2, 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-217	RS-724	Bastu	Patit	1.5 Dec	24,00,000/-	24,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,

District: Jalpaiguri, P.S.- Bhaktinagar, Municipality: SILIGURI MC, Road: Pranami Mandir Road Bye Lane Ward No.40, Mouza: Dabgram Sheet No - 8, JI No: 2, 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
L2	RS-658	RS-729	Bastu	Patit	3 Dec	54,00,000/-	54,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	RS-658	RS-730	Bastu	Patit	0.25 Dec	4,00,000/-	4,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
TOTAL :					3.25Dec	58,00,000 /-	58,00,000 /-	
Grand Total :					4.75Dec	82,00,000 /-	82,00,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	550 Sq Ft.	8,00,000/-	8,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 22 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		550 sq ft	8,00,000 /-	8,00,000 /-	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Sujit Choudhury (Presentant )</b>            Son of Late Suresh Chandra Choudhury 5, B. K. Bhadra Sarani, Hakimpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEUPC6121L, Aadhaar No: 75xxxxxxxx6979, Status :Individual, Executed by: Self, Date of Execution: 17/02/2020            , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2020            , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Rekha Choudhury</b>            Wife of Mr Sujit Choudhury 5, B. K. Bhadra Sarani, Hakimpara, 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.:: AEWPC0886L, Aadhaar No: 79xxxxxxxx4493, Status :Individual, Executed by: Self, Date of Execution: 17/02/2020            , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2020            , Admitted by: Self, Date of Admission: 17/02/2020 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Prime Developers</b>            City Mall Building, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAXFP5657M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Prateek Agarwal</b>            Son of Mr Kamal Kumar Agarwal Gitanjali Apartment, Hakimpara, 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, , Aadhaar No: 90xxxxxxxx2985 Status : Representative, Representative of : Prime Developers (as Partner)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sourav Sen</b>            Son of Mr T. N. Sen            Sarkar Para, Bankim Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001</p>			
Identifier Of Mr Sujit Choudhury, Mrs Rekha Choudhury, Mr Prateek Agarwal			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-0.75 Dec
2	Mrs Rekha Choudhury	Prime Developers-0.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-1.5 Dec
2	Mrs Rekha Choudhury	Prime Developers-1.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-0.125 Dec
2	Mrs Rekha Choudhury	Prime Developers-0.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-275.00000000 Sq Ft
2	Mrs Rekha Choudhury	Prime Developers-275.00000000 Sq Ft

**On 17-02-2020**

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

Presented for registration at 19.25 hrs on 17-02-2020, at the Private residence by Mr. Sujit Choudhury, one of the Executants.

**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 90,00,000/-.

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

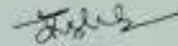
Execution is admitted on 17/02/2020 by 1. Mr Sujit Choudhury, Son of Late Suresh Chandra Choudhury, 5, B. K. Bhadra Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Retired Person, 2. Mrs Rekha Choudhury, Wife of Mr Sujit Choudhury, 5, B. K. Bhadra Sarani, Hakimpura, 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 Sourav Sen, , Son of Mr T. N. Sen, Sarkar Para, Bankim Nagar, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 17-02-2020 by Mr Prateek Agarwal, Partner, Prime Developers (Partnership Firm), City Mall Building, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Sourav Sen, , Son of Mr T. N. Sen, Sarkar Para, Bankim Nagar, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others



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

**On 18-02-2020**

**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 90,014/- ( A(1) = Rs 90,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 5:26PM with Govt. Ref. No: 192019200185796891 on 17-02-2020, Amount Rs: 90,014/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 14397329 on 17-02-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,35,020/-

#### Description of Stamp

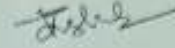
1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 47531, Amount: Rs.5,000/-, Date of Purchase: 13/02/2020, Vendor name: Jaya Rani Das

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

Online on 17/02/2020 5:26PM with Govt. Ref. No: 192019200185796891 on 17-02-2020, Amount Rs: 5,35,020/-,

Bank: AXIS Bank ( UTIB0000005), Ref. No: 14397329 on 17-02-2020, 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 0711-2020, Page from 33658 to 33684  
being No 071101206 for the year 2020.



Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2020.02.20 13:28:31 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/02/20 01:28:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)