

1165/2020

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पश्चिम बंगाल WEST BENGAL

F 078384

F 079934

14/02/2020  
 S. 268801/2020  
 M.V. No. 90,00,000

PRIME DEVELOPERS

*[Signature]*  
 Sisir Choudhury

*[Signature]*  
 Rakha Choudhury



### DEED OF SALE

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

*[Signature]*

Addl. District Sub-Registrar  
 Bhakti Nayar, Jalpaiguri

18 FEB 2020

S. NO. 47661 Date 17.02.2020  
PURCHASER Prime Developers  
Full Address Siliguri  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1



*JRD*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No. 1 of 99-2000  
Addl. BSR Office, Rajganj, Jalpaiguri

ACB850 4



*[Handwritten signature]*

ADDL. DIST. SUB-REGISTRAR  
BHAKTI NAGAR, DIST. JALPAIGURI

14 FEB. 2020



PRIME DEVELOPERS

Partner

Susik Choudhury.

Rekha Choudhury.

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 14<sup>TH</sup> DAY OF FEBRUARY,  
TWO THOUSAND AND TWENTY.

BETWEEN

PRIME DEVELOPERS

Partner

Sujit Choudhury.

Rekha Choudhury.

**PRIME DEVELOPERS** (PAN-AAAFP5657M), 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  
Partner

Sasit Choudhry.

Rajna Choudhry.

**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.



PRIME DEVELOPERS

*[Signature]*  
Partner

*Smit 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 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 total 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

PRIME DEVELOPERS

*[Signature]*  
Partner

*Smit Choudhary*

*Rohan Choudhary*

the 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 Purchasers 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 whatsoever on the landed property hereby transferred, expressed or

*[Signature]*

PRIME DEVELOPERS  
*Praveen*  
Partner

*Savit Choudhary*

*Rakha Choudhary*

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 such contract at the date of these presents with respect to the land



PRIME DEVELOPERS

Partner

Smit Choudhary.

Rekha Choudhary.

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)

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. situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Sheet No. B & 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 (Area  $3.00 \times 25 = 3.25$  Decimals) (LR Plot No. 4) and in part of RS Plot No. 217, (Area 1.5 Decimals (LR Plot No. 4), Pargana Baikunthapur, Police Station Bhaktinagar, situated at Pranami Mandir Road By 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 : Land of Sri Duli Chand Agarwal,  
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) Prasenjit Paul  
S/o - Panku Paul  
Eastvivekananda Pally.  
P.O. - Rabindra Sarani,  
P.S. - Bhaktinagar.  
Dist - Jalpaiguri  
Pin - 734006.

2) Subhadeep Choudhury  
S/o Surjit Choudhury  
B. B. K. Bhabra Sarani  
Hakimpura  
Siliguri - 734001.

**PRIME DEVELOPERS**

*[Signature]*  
Partner

**(SIGNATURE OF PURCHASER)**

*Sajid Choudhury.*

*Rakha 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.

*[Signature]*

**(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)



CLAIMANT SHEET

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



*Signature*

PRIME DEVELOPERS

*Signature*  
Partner

Signature with Date

EXECUTANT SHEET











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



Sunit Choudhary

Sunit Choudhary

Signature with Date

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



Rekha Choudhary

Rekha Choudhary

Signature with Date

**ELECTION COMMISSION OF INDIA**  
 भारत के निर्वाचन आयोग

**IDENTITY CARD** WB/D4/025/0887695

भारतीय पत्र





Elector's Name	Sunit Choudhury
निर्वाचक नाम	सुनील चौधरी
Father's Name	Suresh Chandra Choudhury
पिता का नाम	सुरेश चंद्र चौधरी
Sex	M
लिंग	पुरुष
Age as on 1.1.2003	57
१.१.२००३-के-वयन	५७

*Sunit Choudhury*

**Address:**  
 Hakim Para, Haren Mukherjee Road, 16 Sitgur Darjeeling  
 734401

**पता :**  
 हकीम पारा, हरेन मुखर्जी रोड, १६ सिटगुर दरजिलिंग ७३४४०१



**Facsimile Signature**  
 Electoral Registration Officer  
 निर्वाचन आयोग

Assembly Constituency: 25-Sitgur  
 विधानसभा निर्वाचन क्षेत्र : २५ - सिटगुर

District: Darjeeling जिला: दरजिलिंग  
 Date: 09.05.2003 दिनांक: ०९.०५.२००३



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 the nearest office of  
Income Tax PAN Services (PIL/ITHS)  
Plot No. 3, Sector 43, Gurgaon  
New Mumbai - 401 514

यदि यह कार्ड खो जाए, तो कृपया सूचित करें  
आयकर सेवा (PIL/ITHS)  
प्लॉट नं. 3, सेक्टर 43, गुरुगढ़  
नया मुंबई - 401 514



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/04/025/0867696

পরিচয় পত্র



Elector's Name: Rekha Choudhury

নির্বাচকর নাম: রেখা চৌধুরী

Husband's Name: Sujit Choudhury

স্বামীর নাম: সুজিত চৌধুরী

Sex: F

লিঙ্গ: মহিলা

Age as on 1.1.2003: 48

১.১.২০০৩-এ বয়স: ৪৮

Address:  
Hakim Para, Haren Mukherjee Road, 16 Siliguri Darjeeling  
734401

*Rekha Choudhury*

Address:  
হাকিম প্যার, হারেন মুখের্জী রোড - ১৬ শিলিগুরি দার্জিলিং - ৭৩৪৪০১

Facsimile Signature  
Electoral Registration Officer

Assembly Constituency: 25-Siliguri

সংসদ নির্বাচন এলাকা: ২৫-শিলিগুরি

(In: 01.05.2003)

তারিখ: ০১.০৫.২০০৩

(In: 01.05.2003)

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT OF INDIA

REKHA CHOUDHURY  
JITENDRA NATH CHAKRABORTY

25/12/1955  
Personal Account Number

AEWPC0886L

REKHA  
CHOUDHURY  
Signature




REKHA CHOUDHURY.





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

नाम / Name	PRIME DEVELOPERS
निगमन/गठन की तारीख Date of Incorporation / Formation	20/06/2019
	
<p><b>Signature valid</b></p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGov Service Date: 2019.06.20 11:43 IST Reason: I am the PAN Sign Location: Mumbai</p>	

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक कार्डरूप में संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के प्रवाह, आकलन, कर मांग, देयता वसूला, वसूला के विवरण और अन्य संबंधित दस्तावेजों को शामिल रखने/पुनर्प्राप्त करने में मदद करती है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) जहाँ जहाँ अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B, का प्रदर्शन करें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto 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".  
संलग्न पैन कार्ड में एनहांस्ड 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।



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 (2) of Section 139A of Income Tax Act, 1961 and sub-rule (5) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

**PRIME DEVELOPERS**  
*(Signature)*  
Partner



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

ভাটিকাভুক্তি নম্বর/Enrolment No: 1215/91495/45859

Date: 19/11/2015  
PRATEEK AGARWAL (প্রতীক আগরওয়াল)  
S/O: Kamal Kumar Agarwal, GEETANJALI  
APARTMENT 3rd FLOOR, SYED MUSTAFA ALI  
ROAD, HAKIMPARA, WARD NO 13, Siliguri ( M. Corp),  
Dajeeling,  
West Bengal - 734001

উখ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আপনার আধার সংখ্যা/ Your Aadhaar No.:

9073 9879 2985



*Prateek*

Digitally signed by: Unique Identification Authority of India  
Date: 2015.11.19 2:40:27 IST

আধার-সাধারণ মানুষের অধিকার

1947  
1800 300 1947  
help@uidai.gov.in  
www.uidai.gov.in

- আধার সারা দেশে মানা
- আধার আধারের জন্য অংশনার একবারই তুলিকাভুক্তি করার অপসংকল্প আছে।
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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



প্রতীক আগরওয়াল  
PRATEEK AGARWAL  
জন্মতারিখ/ DOB: 28/11/1994  
পুংসন / MALE



ঠিকানা:

34/3: কামল কুমার  
আগরওয়াল, গীতান্জলী  
এপার্টমেন্ট তৃতীয় তলা, সৈয়দ  
মুস্তাফা আলী রোড,  
হাকিমপারা, ওয়ার্ড নং 13,  
শিলিগুড়ি (শেঁকড়সকা),  
দার্জিলিং,  
পশ্চিম বঙ্গ - 734001

Address:

S/O: Kamal Kumar Agarwal,  
GEETANJALI APARTMENT 3rd  
FLOOR, SYED MUSTAFA ALI  
ROAD, HAKIMPARA, WARD NO  
13, Siliguri ( M. Corp), Dajeeling,  
West Bengal - 734001

9073 9879 2985

আধার-সাধারণ মানুষের অধিকার

9073 9879 2985

Aadhaar-Aam Admi ka Adhikar

भारतीय निर्वाचन आयोग  
भारत शासक  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
MHX3973724



चरित्रक नाम : प्रवर्णक पाठ

lector's Name : Pravej Paul

कुररक नाम : पाठु पाठ

Father's Name : Patu Paul

ललर / Sex : लु / M

अरुद कुररक : XX / XX / 1990

Date of Birth

MHX3973724

कुररक:  
लु कुररकलन लु (लु कुररकलन) कुररकलन कुररक:  
लु कुररकलन लु कुररकलन 734006

address:  
Barba Vivekananda Pally (dekaha;  
Western) Shilguri (m Corp.) Bhaktinagar  
Japaiguri 734006

कुररक: 07622998

कुररक (कुररकलन कुररक) कुररक कुररक कुररक  
कुररक कुररकलन कुररक कुररक कुररक  
Printable Signature of the Electoral  
Registration Officer for  
11-Rajraj (SC) Constituency

कुररक कुररकलन लु कुररक कुररक कुररक कुररक कुररक  
कुररक कुररक कुररक कुररक कुररक कुररक कुररक कुररक  
कुररक कुररक कुररक कुररक कुररक कुररक कुररक कुररक  
In case of change in address mention the Card No.  
in the relevant Form for obtaining your name in the  
list at the changed address and to obtain the card  
at that address.

*Pravej Paul*



### Major Information of the Deed

Deed No :	I-0711-01179/2020	Date of Registration	18/02/2020
Query No / Year	0711-0000266801/2020	Office where deed is registered	
Query Date	12/02/2020 5:33:33 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 assement 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,



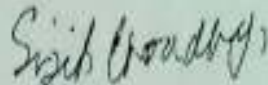



District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Pranami Mandir Road Bye Lane Ward No.40, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

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,
		<b>TOTAL :</b>			<b>3.25Dec</b>	<b>58,00,000 /-</b>	<b>58,00,000 /-</b>	
		<b>Grand Total :</b>			<b>4.75Dec</b>	<b>82,00,000 /-</b>	<b>82,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	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					
<b>Total :</b>		<b>550 sq ft</b>	<b>8,00,000 /-</b>	<b>8,00,000 /-</b>	

**Seller Details :**



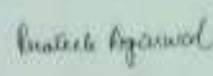
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Sujit Choudhury</b> <b>(Presentant)</b> Son of Late Suresh Chandra Choudhury Executed by: Self, Date of Execution: 14/02/2020 , Admitted by: Self, Date of Admission: 14/02/2020 ,Place : Office	 14/02/2020	 LTI 14/02/2020	<b>Signature</b>  14/02/2020
S, 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: 14/02/2020 , Admitted by: Self, Date of Admission: 14/02/2020 ,Place : Office				
2	<b>Name</b> <b>Mrs Rekha Choudhury</b> Wife of Mr Sujit Choudhury Executed by: Self, Date of Execution: 14/02/2020 , Admitted by: Self, Date of Admission: 14/02/2020 ,Place : Office	 14/02/2020	 LTI 14/02/2020	<b>Signature</b>  14/02/2020
S, 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: 14/02/2020 , Admitted by: Self, Date of Admission: 14/02/2020 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<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



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Prateek Agarwal</b> Son of Mr Kamal Kumar Agarwal Date of Execution - 14/02/2020, , Admitted by: Self, Date of Admission: 14/02/2020, Place of Admission of Execution: Office	 Feb-14 2020 1:48PM	 L1 14/02/2020	<b>Signature</b>  14/02/2020
Gitanjali Apartment, Hakimpura, Siliguri, 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: 90xxxxxxx2985 Status : Representative, Representative of : PRIME DEVELOPERS (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Prasenjit Paul</b> Son of Mr Paltu Paul East Vivekananda Pally, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006	 14/02/2020	 14/02/2020	 14/02/2020
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 14-02-2020

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

Presented for registration at 13:25 hrs on 14-02-2020, at the Office of the A.D.S.R. BHAKTINAGAR 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 14/02/2020 by 1. Mr. Sujit Choudhury, Son of Late Suresh Chandra Choudhury, 5, B. K. Bhadra Sarani, Hakimpara, 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, Hakimpara, P.O: Siliguri, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Identified by Mr. Prasenjit Paul, Son of Mr. Paltu Paul, East Vivekananda Pally, P.O: Rabindra Sarani, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-02-2020 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

Identified by Mr. Prasenjit Paul, Son of Mr. Paltu Paul, East Vivekananda Pally, P.O: Rabindra Sarani, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

**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 14/02/2020 10:54AM with Govt. Ref. No: 192019200183244161 on 14-02-2020, Amount Rs: 90,014/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 14379235 on 14-02-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

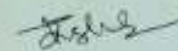
Certified that required Stamp Duty payable for this document is Rs. 5,40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,35,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 47661, Amount: Rs. 5,000/-, Date of Purchase: 14/02/2020, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2020 10:54AM with Govt. Ref. No: 192019200183244161 on 14-02-2020, Amount Rs: 5,35,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 14379235 on 14-02-2020, Head of Account 0030-02-103-003-02

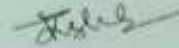


Tapash Kanti Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

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.



**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 34752 to 34778  
being No 071101179 for the year 2020.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2020.02.24 14:01:52 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/02/24 02:01:52 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)