

1532/2020

I - 1568/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 079678

F 079678

25/02/2020
 07:00 P.M.
 S. 2874 47/2020
 m.v. Rs 85,00,000/-

PRIME DEVELOPERS

Partner

Srid Choudhary.

Rekha Choudhary.

DEED OF CONVEYANCE

Visit Commission Case No. 538/2020

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

Artd. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

02 MAR 2020



Sl. NO. 47333 Date 12, 02, 2020,

PURCHASER Prime Developers

Full Address Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



MS
STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Add. DSR Office, Rajgani, Jalpaiguri

Srijit Choudhry



551

Susik Choudhry



552

Rekha Choudhry



553



PRIME DEVELOPERS

Prasenjit

Partner

Sourav Sen
S/o Sri T N Sen

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

[Signature]
25 FEB 2020

PRIME DEVELOPERS

Partner

Sujit Choudhary.

Rekha Choudhary.

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. 85,00,000/- only

THIS INDENTURE IS MADE ON THIS ^{25th} DAY OF FEBRUARY,
TWO THOUSAND AND TWENTY.

BETWEEN

PRIME DEVELOPERS

Partner

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**.

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

PRIME DEVELOPERS

Partner

[Handwritten signature]

Sujit Choudhury

Rakha Choudhury

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 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.

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 more fully described in the schedule below free from all encumbrances and charges whatsoever.

PRIME DEVELOPERS

[Signature]

Partner

- *Sunita Chaudhary*

- *Rajni Chaudhary*

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. 85,00,000/- (Rupees eighty-five 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. 85,00,000/- (Rupees eighty-five 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 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

[Handwritten initials]

PRIME DEVELOPERS

Partner




✓ Sunit Choudhary

✓ Rekha Choudhary

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 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 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.

PRIME DEVELOPERS


Partner



✓ Srijit Choudhury.

✓ Rakha Choudhury.

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 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.

PRIME DEVELOPERS

[Signature]
Partner

✓ *Susil Choudhary.*

✓ *Rekha Choudhary.*

SCHEDULE

(Description of land hereby sold)

ALL THAT piece or parcel of vacant homestead land measuring 4.75 Decimals, out of the land measuring 0.198 Acres, 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 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 : 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) Sourav Sen
S/o Sri TN Sen
Bamkinn nagar, Sarkar Parva
P.O. Senake Road,
P.S. Bhaktinagar,
Dist. Jalpaiguri, (PIN - 734001)

2) Prasjit Paul
S/o - Palter Paul
East vivekananda Pally.
P.O. Rabindran Sarani
P.S. - Bhaktinagar.
Dist. Jalpaiguri
PIN - 734006.

PRIME DEVELOPERS

Travin

Partner

(SIGNATURE OF PURCHASER)

Sajid Choudhry

Rekha Choudhry

(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.

B

(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. 85,00,000/- (Rupees eighty-five 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					
RIGHT					



Smit Choudhry

Smit Choudhry

Signature with Date

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



Rekha Choudhry

Rekha Choudhry

Signature with Date

CLAIMANT SHEET

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



Prime

PRIME DEVELOPERS

Prime Partner

Signature with Date



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>Signature valid</p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGov. Finance Date: 2020.06.23 11:18:48 IST Reason: I have not signed 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 वस्तुस्थिति से सुनिश्चित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, देयता वसूली, सूचना के वितरण और इलेक्ट्रॉनिक जानकारी का आसानी से रखरखाव व बहाली आदि 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 अधिनियम, 1961 के तहत विभिन्न कई लेन-देन 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 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 कर देयता 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" स्थायी लेखा 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।

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFP5657M

नाम/नाम
PRIME DEVELOPERS

निगमन की तारीख
Date of Incorporation/Formation
20/06/2019



इस कार्ड के होने/होने पर सुझा सुचित करें/दीर्घः
असली पैन कार्ड, या पैन कार्ड का
उपयोग, उसे खरीदने,
कॉपी नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नवे दूप बंगला चौक,
पिन - 411 016.

If this card is lost / someone has card in hand,
please inform / report to :-
Income Tax PAN Services Unit, NSDL
5th Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Nave Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 2000, Fax: 91-20-2721 6081
e-mail: nstns@nsdl.co.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 (B) 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

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



Prateek


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/O4/G25/0867695
 পরিচয় পত্র





Electors Name	Sunit Choudhury
নির্বাচকের নাম	সুনিত চৌধুরী
Father's Name	Suresh Chandra Choudhury
পিতার নাম	সুরেশ চন্দ্র চৌধুরী
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2003	57
১.১.২০০৩-এ বয়স	৫৭

Sunit Choudhury

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

ঠিকানা :
 হাকিম পার্ক, হারেন মুখার্জী রোড - ১৬ শিলিগুরি দার্জিলিং - ৭৩৪৪০১




Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রণ অফিসার


Assembly Constituency: 25-Siliguri
 বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুরি

District: Darjeeling জেলা: দার্জিলিং
 Date: 09.05.2003 তারিখ: ০৯.০৫.২০০৩

आयकर विभाग
INCOME TAX DEPARTMENT
SUJIT CHOUDHURY
SURESH CHANDRA CHOUDHURY
01/03/1940
Permanent Account Number
AEUPC6121L
Signature



भारत सरकार
GOVT. OF INDIA



[Handwritten signature]

In case this card is lost / found, kindly inform nearest Income Tax PAN Service Centre, IITSE, Plot No. 3, Sector-II, CBD Belapur, Navi Mumbai - 400 614.
यदि इस कार्ड खोया/प्राप्त हुआ, कृपया नजदीकी आयकर पैन सेवा केंद्र, IITSE, प्लॉट नं. 3, सेक्टर-2, सीडीबी बेलपुर, नवी मुंबई-400 614 को सूचित करें।



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/04/025/0867696

পরিচয় পত্র



Elector's Name Rekha Choudhury

নির্বাচকের নাম বেণা 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 বছর ৪৮

Rekha Choudhury

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

ঠিকানা:
হাকিম পাড়া, হারেন মুখার্জী রোড, ১৬ সিলিগুরি-দার্জিলিং-৭৩৪৪০১

Facsimile Signature
Electoral Registration Officer
বিভাগীয় নিবন্ধন কর্মকর্তা

Assembly Constituency: 25-Siliguri

সংসদসভা নির্বাচন কেন্দ্র : ২৫-সিলিগুরি

District: Darjeeling জেলা: দার্জিলিং

Date: 09.05.2003 তারিখ: ০৯.০৫.২০০৩

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

REKHA CHOUDHURY

JITENDRA NATH CHAKRABORTY

25/12/1955

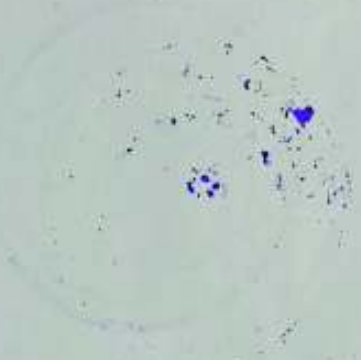
Permanent Account Number

AEWPC0886L

Rekha Choudhury
Signature



Rekha Choudhury.




 ভারতের নির্বাচন কমিশন
 পতাকা পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

NGW2287613




নির্বাচকের নাম : সৌভাট সেন
 Elector's Name : Soubar Sen
 পিতার নাম : তারেশনাথ সেন
 Father's Name : Tarashnath Sen
 লিঙ্গ/সঙ্গ : পুং / M
 জন্ম তারিখ : 29/04/2000
 Date of Birth

Soubar Sen

NGW2287613

ঠিকানা:
 মন্ডল ঘাট, গারালবারি, কোচবিড়ি,
 জলপাইগুড়ি-735132

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

Date: 29/10/2019

17 - জলপাইগুড়ি (সংস্কৃতি স্তম্ভ) নির্বাচন কেন্দ্র
 নির্বাচন কমিশন অফিসারের স্বাক্ষর করা হল।

Facsimile Signature of the Electoral
 Registration Officer for

17 - Jalpaiguri(SC) Constituency

টিকানা পরিবর্তন হলে যত্নে টিকানা পরিবর্তন সূচী পত্র
 পূরণ করে নির্বাচন কমিশন অফিসারের কাছে
 জমা দিতে হবে এই পরিবর্তনের স্বাক্ষর করা হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including 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

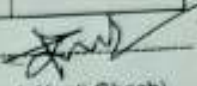
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000287447/2020

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, Nb. K. Bhadra Nsarani, Hakimpara, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			<i>Sujit Choudhury- 25.2.20</i>
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			<i>Rekha Choudhury- 25.2.20.</i>
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 Developer s]			<i>PRIME DEVELOPERS Partner 25/02/2020</i>

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 Sarker Para, Bankim Nagar, P.O.- Sevoke Road, P.S.- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Mr Sujit Choudhury, Mrs Rekha Choudhury, Mr Prateek Agarwal			<i>Sourav Sen</i> 25.02.2020


 (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-0711-01568/2020	Date of Registration	02/03/2020
Query No / Year	0711-0000287447/2020	Office where deed is registered	
Query Date	16/02/2020 8:29:07 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. 85,00,000/-	Rs. 85,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,10,020/- (Article:23)	Rs. 85,014/- (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 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	30,00,000/-	30,00,000/-	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 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	50,00,000/-	50,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	RS-658	RS-730	Bastu	Patit	0.25 Dec	5,00,000/-	5,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			3.25Dec	55,00,000 /-	55,00,000 /-	
		Grand Total :			4.75Dec	85,00,000 /-	85,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Sujit Choudhury (Presentant) Son of Late Suresh Chandra Choudhury 5, Nb. K. Bhadra Nsarani, 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: 75xxxxxxx6979, Status :Individual, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence</p>
2	<p>Mrs Rekha Choudhury 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: 79xxxxxxx4493, Status :Individual, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Prime Developers 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Prateek Agarwal 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: 90xxxxxxx2985 Status : Representative, Representative of : Prime Developers (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sourav Sen 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

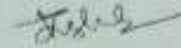
Transfer of property for L3

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

On 18-02-2020

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 85,00,000/-



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

On 25-02-2020

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

Presented for registration at 19:00 hrs on 25-02-2020, at the Private residence by Mr Sujit Choudhury , one of the Executants.

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

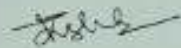
Execution is admitted on 25/02/2020 by 1. Mr Sujit Choudhury, Son of Late Suresh Chandra Choudhury, 5, Nb. K. Bhadra Nsarani, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Retired Person, 2. Mrs Rekha Choudhury, 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

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 25-02-2020 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 27-02-2020

Payment of Fees

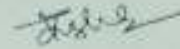
Certified that required Registration Fees payable for this document is Rs 85,014/- (A(1) = Rs 85,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 85,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 2:47PM with Govt. Ref. No: 192019200194865661 on 25-02-2020, Amount Rs: 85,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 14468309 on 25-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,10,020/- and Stamp Duty paid by by online = Rs. 5,05,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/02/2020 2:47PM with Govt. Ref. No: 192019200194865661 on 25-02-2020, Amount Rs: 5,05,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 14468309 on 25-02-2020, 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 02-03-2020**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

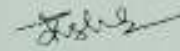
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,10,020/- 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 47333, Amount: Rs.5,000/-, Date of Purchase: 12/02/2020, Vendor name: Jaya Rani Das



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 44075 to 44101

being No 071101568 for the year 2020.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2020.03.05 18:00:31 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/03/05 06:00:31 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)