









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

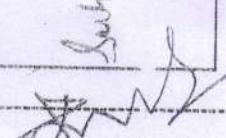
Signature / LTI Sheet of Query No/Year 07110000458090/2018

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr KISHAN MIMANI JORETHANG, P.O:- JORETHANG, P.S:- JORETHANG, District:- South, Sikkim, India, PIN - 737121	Represent ative of Seller [BALAJEE DEVELOP ERS ]			BALAJEE DEVELOPERS Kishan Mimani Partner 26.03.2018
2	Mr RAMESH BAIIA BABUPARA, P.O: SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004	Represent ative of Seller [BALAJEE DEVELOP ERS ]			BALAJEE DEVELOPERS Ramesh Baia Partner 26.3.2018
3	Mrs AMITA LAKHOTIA DR. KALINATH ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [BALAJEE DEVELOP ERS ]			BALAJEE DEVELOPERS Amita Lakhotia Partner 26.3.18



Sl. No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	Mr KISHAN MIMANI, Mr RAMESH BAJLA, Mrs AMITA LAKHOTIA	 Subrata Ganguly

  
 (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-0711-02139/2018	Date of Registration	27/03/2018
Query No / Year	0711-0000458090/2018	Office where deed is registered	
Query Date	20/03/2018 10:32:38 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	SANJAY KUMAR GARG PUNJABIPARA, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434019602, Status :Buyer/Claimant		
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. 70,00,000/-	Rs. 70,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,20,020/- (Article:23)	Rs. 70,014/- (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: Sevoke Road bye lane, Road Zone : (Payel Cinema hall -- Checkpost) , Mouza: Dabgram Sheet No - 6

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
1.1	RS-102	RS-449	Bastu	Dahala	5 Katha	70,00,000/-	70,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					8.25Dec	70,00,000 /-	70,00,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJEE DEVELOPERS</b> DR. KALINATH ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAHFB3125G, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BISWAKARMA PROMOTERS PRIVATE LIMITED</b> JYOTINAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: AADCB6841L, Status :Organization, Status : Not Executed



**Particulars Details :**

**Name, Address, Photo, Finger print and Signature**

1	<b>Mr KISHAN MIMANI (Presentant)</b> Son of Late BHAIKUDAN MIMANI JORETHANG, P.O:- JORETHANG, P.S:- JORETHANG, District:-South, Sikkim, India, PIN - 737121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BALAJEE DEVELOPERS (as PARTNER)
2	<b>Mr RAMESH BAJLA</b> Son of Late CHOUTHMAL BAJLA BABUPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BALAJEE DEVELOPERS (as PARTNER)
3	<b>Mrs AMITA LAKHOTIA</b> Wife of Mr PRADIP LAKHOTIA DR. KALINATH ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BALAJEE DEVELOPERS (as PARTNER)
4	<b>Mr SANJAY KUMAR GARG</b> Son of Late KHUSIRAM GARG PUNJABIPARA, 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, Status : Representative, Representative of : BISWAKARMA PROMOTERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India. Identifier Of Mr KISHAN MIMANI, Mr RAMESH BAJLA, Mrs AMITA LAKHOTIA	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BALAJEE DEVELOPERS	BISWAKARMA PROMOTERS PRIVATE LIMITED-8.25 Dec

**Endorsement For Deed Number : I - 071102139 / 2018**



## of Market Value(WB PUVI rules of 2001)

and that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,000/-



Tapash Kanti Ghosh

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

**On 26-03-2018**

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

Presented for registration at 16:30 hrs on 26-03-2018, at the Private residence by Mr KISHAN MIMANI ,

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

Execution is admitted on 26-03-2018 by Mr KISHAN MIMANI, PARTNER, BALAJEE DEVELOPERS (Partnership Firm), DR. KALINATH ROAD, P.O:-SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indentified by Mr SUBRATA GANGULY, , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

Execution is admitted on 26-03-2018 by Mr RAMESH BAJLA, PARTNER, BALAJEE DEVELOPERS (Partnership Firm), DR. KALINATH ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indentified by Mr SUBRATA GANGULY, , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

Execution is admitted on 26-03-2018 by Mrs AMITA LAKHOTIA, PARTNER, BALAJEE DEVELOPERS (Partnership Firm), DR. KALINATH ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indentified by Mr SUBRATA GANGULY, , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service



Tapash Kanti Ghosh

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



**Mode 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 Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 70,014/- ( A(1) = Rs 70,000/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2018 12:00AM with Govt. Ref. No: 192017180200765572 on 20-03-2018, Amount Rs: 70,014/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 21032018057 on 21-03-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,15,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1241, Amount: Rs.5,000/-, Date of Purchase: 15/03/2018, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2018 12:00AM with Govt. Ref. No: 192017180200765572 on 20-03-2018, Amount Rs: 4,15,020/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 21032018057 on 21-03-2018, 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**

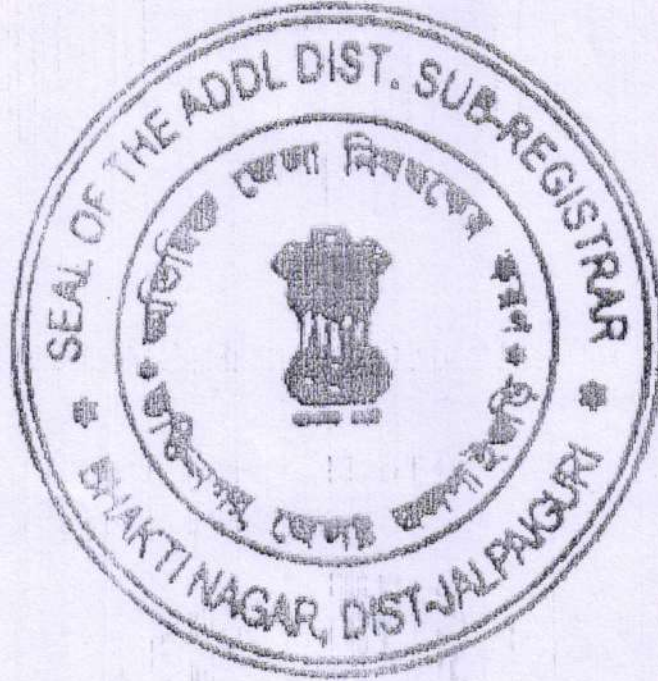


Seal of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 54093 to 54116

Serial No 071102139 for the year 2018.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2018.03.29 12:43:01 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 29-03-2018 12:42:45  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTI NAGAR  
West Bengal.

(This document is digitally signed.)