

1856/19

I 1791/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 612952

13/03/2019
 S. 427565/2019
 M.V. Rs. 4,12,30,000/-
 05:00 P.M.

Visit Commission Case No. 508/19

Moujib Debi Chatterjee

DEED OF CONVEYANCE (SALE)



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

Addl. District Sub-Registrar
 Bhaktinagar, Jalpaiguri

14 MAR 2019

JUDICIAL STAMP

Rs. 1300 12.3.19

Sarathi Realtors Private Limited

Siliguri

Value Rs. 1000 Amal Kumar
Tamimoy Roy

Govt Stamp Vendor

Bagdogra

Lic. No. 544/P&M

07 / Lalpating

Manju Devichaurany



006

Manju Devi Chaurany



007

Sarathi Realtors Pvt. Ltd.

[Signature]
Director



[Signature]

Addl. Dist. Sub-Registrar
Shakti Nagar, Dist. Jalpaiguri

① Jitendra K. Mishra
S/O Late Sankrishan Mishra
Pranab Nagar Ward 15042
Ps. Bhakti Nagar, Sevoke Rd
Dist. Jalpaiguri
Pin - 734008

13 MAR 2019



VACANT LAND

AREA : 46 KATHA 6.3 CHATTAK
MOUZA : DABGRAM
PLOT Nos. : 6/79 and 6/82 (R.S.), 266 and 267 (L.R.)
KHATIAN No. : 291/15 (R.S.), 1170 (L.R.)
SHEET No. : 04 (R.S.), 04 (L.R.)
J.L. No. : 02
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
S.M.C. WARD No. : 42
DISTRICT : JALPAIGURI
CONSIDERATION : Rs. 4,12,30,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE
 13TH DAY OF THE MONTH OF MARCH, 2019.**

BETWEEN

SARATHI REALTORS PRIVATE LIMITED, a Private Limited Company, having I.Tax PAN No. AAJCS8959A, registered under the Companies Act, 1956, bearing Certificate of Incorporation U45201WB2005PTC104790 Dated 18.08.2005, having its registered Office at Shree Shyam Complex, Ashrampara, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling. Represented by one of its **DIRECTOR, SRI BIJAY AGARWAL**, son of Sri Pawan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ashrampara, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal -- **HEREINAFTER** referred to and called as the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its directors, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

Marjhi Devi Chauranla

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Manju Devi Chaurasia
AND

Page No. 3

SMT. MANJU DEVI CHAURASIA, wife of Sri Madan Mohan Chaurasia, having I.Tax PAN No. ABNPC5111A, Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of Bishnupur, Main Road, P.O. Guwahati, P.S. Fatasil Ambari, Pin Code-781008, District Kamrup, in the State of Assam -- HEREINAFTER referred to and called as the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

AND WHEREAS one Sri Kabi Singh Roy, son of Kartick Chandra Roy was the sole and absolute owner in possession of all that land measuring 1.33 Acre by virtue of purchase from Sri Jatindra Nath Roy, Sri Fanindra Nath Roy and Sri Umopada Roy (who were the absolute owners-in-possession vide a registered Deed of Sale registered on 04.05.1959, being Document No. I-2466 for the year 1959, registered in the Office of the District Sub Registrar Jalpaiguri executed by the recorded owner-Padam Bahadur (Chhetri), son of Balbhadra Sharma) vide a registered Deed of Sale dated 10.04.1968, being Document No. I-4045 for the year 1968 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Kabi Singh Roy thereafter sold and transferred his land measuring 0.82½ Acre unto and in favour of Sri Bimal Krishna Biswas, son of Sri Jitendra Nath Biswas, by virtue of a registered Deed of Sale dated 19.06.1981, being Document No. I-2478 for the year 1981 and the same was registered in the Office of the then Sadar Joint Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Bimal Krishna Biswas thereafter sold and transferred his land measuring 2 Bigha 9 Katha 5 Chattak or 0.8136 Acre unto and in favour of Sri Vijay Kumar Agarwal, son of Bhajanlal Agarwal, by virtue of a registered Deed of Conveyance (Sale) dated 21.06.1996, being

1-1
1-1

Manju Devi Chaurasia

Document No. I-2198 for the year 1996 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Vijay Kumar Agarwal thereafter sold and transferred his land measuring 2 Bigha 9 Katha 5 Chattak or 0.8136 Acre unto and in favour of Smt. Manju Devi Chaurasia (the Vendor herein) by virtue of a registered Deed of Conveyance (Sale) dated 02.08.1999, being Document No. I-3718 for the year 1999 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS in this manner, the abovenamed, Smt. Manju Devi Chaurasia (the VENDOR herein) became the sole and absolute owner in possession of the aforesaid land in total measuring 2 Bigha 9 Katha 5 Chattak or 0.8136 Acre and ever since then the Vendor is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the name of the abovenamed Vendor in respect of her aforesaid land was duly mutated in the records of the concerned B.L. & L.R.O. Rajganj in R.O.R. and a new L.R. Khatian being No. 1170 was framed in her name under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the Vendor being in need of fund has offered for sale her land measuring 46 Katha 6.3 Chattak, out of the aforesaid land, for a total consideration Rs. 4,12,30,000/- (Rupees Four Crore Twelve Lakh and Thirty Thousand Only) free from all encumbrances and charges whatsoever and the said land is more particularly described in the Schedule below.

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred land measuring 46 Katha 6.3 Chattak for a total consideration Rs. 4,12,30,000/- (Rupees Four Crore Twelve Lakh and Thirty Thousand Only) and the said land more particularly described in the Schedule below.

Ms
A.S.

Manju Devi Chaurasia

Page No. 4

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456

Moujib Devi Chatterjee

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 4,12,30,000/- (Rupees Four Crore Twelve Lakh and Thirty Thousand Only) paid by the Purchaser to the Vendor by Cheques/RTGS, the RECEIPT whereof the Vendor does hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDOR does hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.

THAT THE VENDOR does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THAT IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THAT THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid

h.s.
h.s.

Marju Devi Chandra

Page No. 6

land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

THAT THE VENDOR further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

THAT THE VENDOR FURTHER DECLARES that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendor on the date of these presents.

Continued to next page

As
Sub

...

Manju Devi Chaurasia

SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND** in total measuring **46 KATHA 6.3 CHATTAK**, situated within **MOUZA DABGRAM**, out of which land measuring about 42 Katha appertains and forms part of **R.S. Plot No. 6/79** and land measuring about 4 Katha 6.3 Chattak appertains and forms part of **R.S. Plot No. 6/82**, Recorded in **R.S. Khatian No. 291/15, R.S. Sheet No. 4**, corresponding to **L.R. Plot Nos. 266 and 267**, Recorded in **L.R. Khatian No. 1170, L.R. Sheet No. 4, J.L. No. 02**, Pargana Baikunthapur, within the jurisdiction of Siliguri Municipal Corporation **Ward No. 42**, Near Thakur Panchanan Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land is bastu and proposed land use is also bastu.

The said land is butted and bounded as follows :-

- By North ... Sold land of D.R. Chhetri & Gorachand Parida,
- By South ... Land of Sri Om Prakash Chaurasia and Sri Ramesh Chaurasia,
- By East Land of Smt. Manju Devi Chaurasia,
- By West Land of Nirjala Convent School.

That the photographs and the fingerprints of the Vendor and the authorized signatory of the Purchaser are duly affixed upon separate sheets which shall always form PART of these presents.

Continued to next page

Handwritten scribble

Handwritten scribble

IN WITNESSES WHEREOF the Vendor and the authorized signatory of the Purchaser herein in good health and sound conscious mind have set and subscribed their signatures and seals respectively on these presents on the day, month and year first above written.

WITNESSES:-

1. Jitendra Mishra
S/o Late Sri Krishna Mishra
Pranoid Nagar Ward No 4
Ps. Bhaktinagar
Severe Road Siliguri
Pin- 734008.
Dist Jalpaiguri

The contents of this document have been gone through and understood personally.

Maya Devichandran

VENDOR

2. Dinesh Mishra
S/o Sri Madhu Kant Mishra
Gossainpur, Bagdogra
Dist:- Darjeeling
Pin:- 734014
West Bengal.

Sarathi Realtors Pvt. Ltd.

[Signature]
Director

PURCHASER

Drafted as per instructions, readover & explained by me & printed in my office

② Madan Mohan Choudhary

S/o Late Jagmoh Choudhary












[Signature]
(ASSAY)

[Signature]

NIKUNJ SARAF

Advocate :: Siliguri

Regn. No. WB/1287/2008.












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

Maya Devi Chauhan

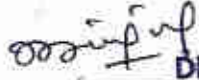
Maya Devi Chauhan

SIGNATURE

orig

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

Sarathi Realtors Pvt. Ltd.


Director

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABNPC5111A



नाम/ Name
MANJU DEVI CHAURASIA

पिता का नाम/ Father's Name
JAGDISH CHOUDHURY

जन्म की तारीख/ Date of Birth
24/11/1958

हस्ताक्षर/ Signature



02052018

Manju Devi Chaurasia



ভাৰতীয় নিৰ্বাচন আয়োগ
ELECTION COMMISSION OF INDIA



ভোটাৰ ফটো পৰিচয় পত্ৰ
ELECTOR PHOTO IDENTITY CARD

GZH2708056



ভোটাৰৰ নাম / Elector's Name

মঞ্জু চৌৰাসিয়া

MANJU CHAURASIYA

সন্দৰ্ভিত ব্যক্তিৰ নাম / Relation Name

মদন মোহন চৌৰাসীয়া

MADAN MOHAN CHAURASHIYA

Manju Devi Chaurasiya

লিঙ্গ / Sex : মহিলা / Female

Date of Birth / Age : 52 Yrs

ঠিকনা : গাওঁ/চহৰ-বিষ্ণুপুৰ পথ, থানা-ফটাশিল
আমবাৰী, মহকুমা- গুৱাহাটী,
জিলা-কামৰূপ (মহানগৰ), (অসম)

Address : Vill./Town-BISHNUPUR PATH,
P.S.-Fatasil Ambari, Sub-Divn.-Guwahati,
Dist.- KAMRUP (METRO), (Assam)

Date:01/10/13

Electoral Registration Officer

বিধানসভা সমষ্টিৰ নং ও নাম : 54, গুৱাহাটী পশ্চিম

Assembly Constituency : 54, GAUHATI
No. and Name WEST

খণ্ড নং ও নাম : 272, বিষ্ণুপুৰ বিদ্যানিকেতন
এম.ই.স্কুল (বাওঁ শাখা)

Part No. and Name : 272, Bishnupur BidyaNiketan
M.E.-School (L/W)

প্ৰত্যেক (ক) কেৱল এই ফটো পৰিচয় পত্ৰ মগত থকাতোৱেই সাম্প্ৰতিক ভোটাৰ তালিকাত আপোনাৰ নাম থকাৰ নিশ্চয়তা প্ৰদান নকৰে । প্ৰত্যেক নিৰ্বাচনৰ আগেয়ে সাম্প্ৰতিক ভোটাৰ তালিকাত আপোনাৰ নাম আছেনে নাই অনুসন্ধান কৰি চাওক । (খ) এই পৰিচয় পত্ৰত উল্লেখ থকা জন্মৰ তাৰিখটো ভোটাৰ তালিকাত নাম পঞ্জীয়নৰ বাহিৰে অন্য কোনো ক্ষেত্ৰত বয়স বা জন্ম তাৰিখৰ প্ৰমাণ্য নথি হিচাপে গণ্য কৰা নহব।

Note: (a) Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every Election. (b) Date of birth mentioned in this card shall not be treated as proof of age/ D.O.B. for any purpose other than registration in electoral roll.

3580744

Majid Devi Choudhary

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SARATHI REALTORS PRIVATE LIMITED
18/08/2005
AAJCS8959A

Sarathi Realtors Pvt. Ltd.

[Signature]
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ACFPA9197F

नाम
BHAVY AGARWAL

पंजीकृत नाम
PAWAN KUMAR AGARWAL

आयकर विभाग, दिल्ली
02/11/1975



SECRET

Sarathi Realtors Pvt. Ltd.

Sarathi
Director

DRIVING LICENCE

Licence No.: W.B. 7320100158605

Date of Issue: 09.04.10 Valid Upto: 02.02.30

Name: JITENDRA MISHRA




S/DW: S.K.MISHRA

Address: PROMODNAGAR, W.NO.42,
SALUGARA, SILIGURI, DJ.

Date of Birth: 03.02.1980

Blood Group: A+

Licensing Authority: SILIGURI

Jitendra Mishra

LICENCED TO DRIVE ALL OVER INDIA CATEGORY X/M/T

Jitendra Mishra **SURE**

<input type="checkbox"/>	Light Motor Vehicle
<input type="checkbox"/>	Medium Goods Vehicle
<input type="checkbox"/>	Medium Passenger Motor Vehicle
<input type="checkbox"/>	Heavy Goods Vehicle
<input type="checkbox"/>	Heavy Passenger Vehicle
<input type="checkbox"/>	Auto Rickshaw/Van
<input type="checkbox"/>	Tractor
<input checked="" type="checkbox"/>	Motor Cycle with gear
<input checked="" type="checkbox"/>	Motor Cycle without gear

1. Violation of traffic rules and signals
2. Driving dangerously at excessive speed.
3. Driving without valid Registration/Tax/Permit
4. Driving without valid Driver and Vehicle Licence.
5. Driving with weight exceeding Permitted weight.
6. Charges as provided in 304 IPC.
7. Reckless Driving while driving a taxicab.

1 2 3 4 5 6 7



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 07110000427565/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Devi Chaurasia Bishnupur Main Road, P.O:- Guwahati, P.S:- FATASIL AMBARI, District-Kamrup, Assam, India, PIN - 781008	Seller			
2	Shri Bijay Agarwal Ashrampara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [Sarathi Realtors, Private Limited]			 Sarathi Realtors Pvt. Ltd. Director
SI No.	Name and Address of identifier	Identifier or	Photo	Finger Print	Signature with date
1	Shri Jitendra Mishra Son of Late Sri Krishan Mishra Ward No. 42, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Smt Manju Devi Chaurasia, Shri Bijay Agarwal			


(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-037524505-1
GRN Date: 13/03/2019 13:59:54
BRN: CKI8251789
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 13/03/2019 14:00:47

DEPOSITOR'S DETAILS

Id No. : 07110000427565/5/2019
[Query No./Query Year]

Name : Sarathi realtors private limited
Contact No. : Mobile No. : +91 9800000039
E-mail :
Address : Siliguri
Applicant Name : Mr Bijay Agarwal
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	07110000427565/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	2881120
2	07110000427565/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	412314

In Words : Rupees Thirty Two Lakh Ninety Three Thousand Four Hundred Thirty Four only

Total

3293434

Major Information of the Deed

Deed No :	I-0711-01791/2019	Date of Registration	14/03/2019
Query No / Year	0711-0000427565/2019	Office where deed is registered	
Query Date	12/03/2019 4:22:17 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Bijay Agarwal Ashrampara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9800000039, 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. 4,12,30,000/-	Rs. 4,12,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,86,120/- (Article:23)	Rs. 4,12,314/- (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: Thakur Panchanan Lane (Word no.41),
Mouza: Dabgram Sheet No - 4, Ward No: 42 Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-6/79	RS-291/15	Bastu	Bastu	42 Katha	3,73,15,000/-	3,73,15,000/-	Width of Approach Road: 1 Ft.,
L2	RS-6/82	RS-291/15	Bastu	Bastu	4 Katha 6.3 Chatak	39,15,000/-	39,15,000/-	Width of Approach Road: 1 Ft.,
TOTAL :					76.5497Dec	412,30,000 /-	412,30,000 /-	
Grand Total :					76.5497Dec	412,30,000 /-	412,30,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Manju Devi Chaurasia (Presentant) Wife of Shri Madan Mohan Chaurasia Bishnupur Main Road, P.O:- Guwahati, P.S:- FATASIL AMBARI, District:- Kamrup, Assam, India, PIN - 781008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ABNPC5111A, Status :Individual, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sarathi Realtors Private Limited Shree Shyam Complex, Ashrampara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAJCS8959A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Bijay Agarwal Son of Shri Pawan Kumar Agarwal Ashrampara, 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 : Sarathi Realtors Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jitendra Mishra Son of Late Sri Krishan Mishra Ward No. 42, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jaipalguri, West Bengal, India, PIN - 734008			
Identifier Of Smt Manju Devi Chaurasia, Shri Bijay Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Manju Devi Chaurasia	Sarathi Realtors Private Limited-69.3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt Manju Devi Chaurasia	Sarathi Realtors Private Limited-7.24969 Dec

Endorsement For Deed Number : I - 071101791 / 2019

Major Information of the Deed :- I-0711-01791/2019-14/03/2019

On 12-03-2019

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 4,12,30,000/-



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

On 13-03-2019

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

Presented for registration at 17:00 hrs on 13-03-2019, at the Private residence by Smt Manju Devi Chaurasia, Executant

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

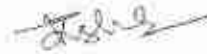
Execution is admitted on 13/03/2019 by Smt Manju Devi Chaurasia, Wife of Shri Madan Mohan Chaurasia, Bishnupur Main Road, P.O: Guwahati, Thana: FATASIL AMBARI, Kamrup, ASSAM, India, PIN - 781008, by caste Hindu, by Profession House wife

Identified by Shri Jitendra Mishra, , Son of Late Sri Krishan Mishra, Ward No. 42, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Others

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

Execution is admitted on 13-03-2019 by Shri Bijay Agarwal, Director, Sarathi Realtors Private Limited (Private Limited Company), Shree Shyam Complex, Ashrampara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Jitendra Mishra, , Son of Late Sri Krishan Mishra, Ward No. 42, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, 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 14-03-2019

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 4,12,314/- (A(1) = Rs 4,12,300/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,12,314/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 2:00PM with Govt. Ref. No: 192018190375245051 on 13-03-2019, Amount Rs: 4,12,314/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI8251789 on 13-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,86,120/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 28,81,120/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1300, Amount: Rs.5,000/-, Date of Purchase: 12/03/2019, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 2:00PM with Govt. Ref. No: 192018190375245051 on 13-03-2019, Amount Rs: 28,81,120/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI8251789 on 13-03-2019, 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 0711-2019, Page from 42517 to 42541
being No 071101791 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.03.14 17:39:33 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 14-03-2019 17:38:40
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)
