

1898/19

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1838/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 14/03/2019  
 05:15 P.M.  
 S. 427728/2019  
 M.V. No 32, 20, 000



1898/19

E 612951

Visit Commission Case No. 511/19

Manjudevi Choudhary

# DEED OF CONVEYANCE (SALE)

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

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

15 MAR 2019

**JUDICIAL STAMP**

1015 No. 13.2.19

Sarathi Realtors Private Limited

Signature

Manjiv Devichandrasingh

Govt Stamp Vendor

Bangalore

Lic. No. 585/AM

07 / Bangalore

Manjiv Devichandrasingh



1010

Manjiv Devichandrasingh



1011

**Sarathi Realtors Pvt. Ltd.**

*Manjiv*  
Director



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalgaon

14 MAR 2019

① Sitababu Mishra  
Sp. Late Sitababu Mishra  
Panchayat - Sarthi Wadga 15042  
PC Bhakti Nagar  
Sevak Rd  
Rast-Talpur Sini  
Pin-734008



**VACANT LAND**

**AREA** : 2 KATHA 14.7 CHATTAK  
**MOUZA** : DABGRAM  
**PLOT No.** : 6/79 (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. 32,20,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE  
 14<sup>TH</sup> 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**".

Manju Devi Chaurasia

AND

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 Umapada 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

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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 2 Katha 14.7 Chattak, out of the aforesaid land, for a total consideration Rs. 32,20,000/- (Rupees Thirty Two Lakh and Twenty 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 2 Katha 14.7 Chattak for a total consideration Rs. 32,20,000/- (Rupees Thirty Two Lakh and Twenty Thousand Only) and the said land more particularly described in the Schedule below.

11/12/99

**NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

**THAT IN PURSUANCE** of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 32,20,000/- (Rupees Thirty Two Lakh and Twenty 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



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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

1/2  
1/2

SCHEDULE  
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND** measuring **02 KATHA 14.7 CHATTAK**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. Plot No. 6/79**, 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**, 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 .... 36 feet wide Thakur Panchanan Road,  
By West .... Land of Sarathi Realtors Private Limited.

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



**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 Kanchan Mishra  
Panchayat Road, Ward No 42  
Panchhattinger  
Sevoke Road  
Dist - Jalpaiguri  
Pin 734008

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

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

Mangal Devi Chaurasia

**VENDOR**

Sarathi Realtors Pvt. Ltd.

[Signature]  
**Director**

**PURCHASER**

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

[Signature]

**NIKUNJ SARAF**

**Advocate :: Siliguri**

Regn. No. WB/1287/2008.












(3)

Modan Mohan Chaurasia  
S/o Late Jagannath Chaurasia  
Cauldri (Gossainpur)

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

Mangini Devi chaurasia  
SIGNATURE



		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

Manju Devi Chaurasia

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

সম্পৰ্কিত ব্যক্তিৰ নাম / Relation Name

মদন মোহন চৌৰাসিয়া

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 : 272, Bishnupur BidyaNiketan  
Name M.E. School (L/W)

ইষ্টব্য: (ক) কেৱল এই ফটা পৰিচয় পত্ৰ শংকিত খকাতোৱেই দাপ্তৰিক ভোটাৰ  
তাৰিকাত আপোনাৰ নাম খকাৰ নিশ্চয়তা প্ৰদান নকৰে। প্ৰত্যেক নিৰ্বাচনৰ  
আগেয়ে দাপ্তৰিক ভোটাৰ তালিকাত আপোনাৰ নাম অগেয়ে নাই অসুগ্ৰহ কৰি  
চাওক। (খ) এই পৰিচয় পত্ৰত উল্লেখ থকা জন্মৰ তাৰিখটো ভোটাৰ তাৰিকাত  
নাম পৰীক্ষাৰ বাহিৰে অন্য কোনো ক্ষেত্ৰত বয়স বা জন্ম তাৰিখৰ প্ৰমাণ্য নহি  
হিচাপে গন্য 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

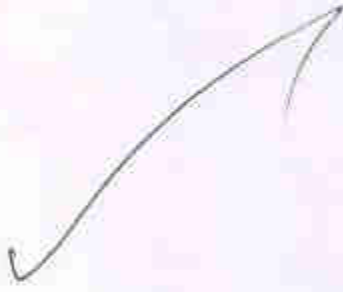
Manju Devi Chaurania





Sarathi Realtors Pvt. Ltd.

*[Handwritten Signature]*  
Director





Sarathi Realtors Pvt. Ltd.

*Signature*  
Date





**DRIVING LICENCE**

Licence No.: WB 7320100158605

Date of Issue: 09.04.10      Valid Upto: 02.02.30

Name: JUTENDRA MISHRA

M/W: S.K. MISHRA

Address: PROMODNAGAR, W. NO. 42,  
SALUGARA, SILIGURI, D.J.

Date of Birth: 03.02.1980

Blood Group: A+

Licensing Authority: SILIGURI

*Jitendra Mishra*

**LICENCED TO DRIVE ALL OVER INDIA CATEGORY X/11**

*Jitendra Mishra* (Signature)      JMC

<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"/>	Tractor
<input checked="" type="checkbox"/>	Motor Cycle with gear
<input checked="" type="checkbox"/>	Motor Cycle without gear

1. Vision of front, side and square
2. Driving competence of ordinary speed
3. Driving competence of restricted the road
4. Driving on left hand and right hand
5. Driving on road with extended permission
6. Change of vehicle in the LIC
7. Refusal to grant licence while driving a car



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 07110000427728/2019

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	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
Sl No.	Name and Address of identifier	Identifier of	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: 19-201819-037532337-1

Payment Mode Online Payment

GRN Date: 13/03/2019 15:44:14

Bank : State Bank of India

BRN : CKI8283911

BRN Date: 13/03/2019 15:45:03

DEPOSITOR'S DETAILS

Id No. : 07110000427728/4/2019

(Query No./Query Year)

Name : Sarathi realtors private limited

Contact No. : Mobile No. : +91 9800000039

E-mail :

Address : Siliguri

Applicant Name : Mrs Manju Devi Chaurasia

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	07110000427728/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	180220
2	07110000427728/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	32214

Total

220434

In Words : Rupees Two Lakh Twenty Thousand Four Hundred Thirty Four only

## Major Information of the Deed

Deed No :	I-0711-01838/2019	Date of Registration	15/03/2019
Query No / Year	0711-0000427728/2019	Office where deed is registered	
Query Date	12/03/2019 4:36:49 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Manju Devi Chaurasia Thana : FATASIL AMBARI, District : Kamrup, ASSAM, Mobile No : 9800061000, Status : Seller/Executant		
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. 32,20,000/-	Rs. 32,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,93,220/- (Article:23)	Rs. 32,214/- (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 Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6/79	RS-291/15	Bastu	Bastu	2 Katha 14.7 Chatak	32,20,000/-	32,20,000/-	Width of Approach Road: 36 Ft, Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.8159Dec</b>	<b>32,20,000 /-</b>	<b>32,20,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Manju Devi Chaurasia (Presentant)</b> 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: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sarathi Realtors Private Limited</b> 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

Major Information of the Deed :- I-0711-01838/2019-15/03/2019



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Bijay Agarwal</b> 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
<b>Shri Jitendra Mishra</b> Son of Late Sri Krishan Mishra Ward No. 42, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008			
Identifier Of Smt Manju Devi Chaurasia, Shri Bijay Agarwal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Devi Chaurasia	Sarathi Realtors Private Limited-4.81594 Dec

**Endorsement For Deed Number : I - 071101838 / 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 32,20,000/-



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

**On 14-03-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:15 hrs on 14-03-2019, at the Private residence by Smt Manju Devi Chaurasia, Executant

Major information of the Deed :- I-0711-01838/2019-15/03/2019

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

Execution is admitted on 14/03/2019 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 14-03-2019 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 15-03-2019**

**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 32,214/- ( A(1) = Rs 32,200/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 3:45PM with Govt. Ref. No: 192018190375323371 on 13-03-2019, Amount Rs: 32,214/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI8283911 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. 1,93,220/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,88,220/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1015, Amount: Rs 5,000/-, Date of Purchase: 13/03/2019, Vendor name: Tanmoy Roy

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

Online on 13/03/2019 3:45PM with Govt. Ref. No: 192018190375323371 on 13-03-2019, Amount Rs: 1,88,220/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI8283911 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**

Major Information of the Deed :- I-0711-01838/2019-15/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 44836 to 44859

being No 071101838 for the year 2019.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2019.03.18 17:48:11 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 18-03-2019 17:46:34

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)