

4267/19

I - 4073/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 458788

23/06/2019  
 05:00 PM  
 B. 217307/2019  
 M.V. No. 4, 13, 00, 000

Visit Commission Case No. 1027/19

Dr. Pranjali Chatterjee  
 Ramesh Chatterjee

# DEED OF CONVEYANCE (SALE)



Certified that the Document of  
 Registration and the Signature Sheet &  
 the Enforcement Sheet attached to this  
 Document are part of this Document

  
 Addl. District Sub-Registrar  
 Jalpaiguri

24 JUN 2019

SL. NO. 11120 Date 13.6.2019  
PURCHASER Sarathi Realtors Pvt Ltd  
Full Address Siliguri  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1

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



2041

*Dr. Prayash Chaudhary*



2042

*Ramesh Chaudhary*



2043



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

Sarathi Realtors Pvt. Ltd.

*Pranay*  
Director

23 JUN 2019

*S. Prasen Mishra*  
*to Late Srinivasa Mishra*  
*Prasad, Treasury Wada*  
*150-42*  
*Sarathi Realtors*  
*Post Siliguri*

*Dr. Ramesh Chandra*  
*Ramesh Chandra*

**VACANT LAND**

AREA : 46 KATHA 8 CHATTAK  
MOUZA : DABGRAM  
PLOT Nos. : 6/79, 6/82 and 6/105 (R.S.), 266 (L.R.)  
KHATIAN No. : 291/15 (R.S.), 1168 and 1169 (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. 4,13,00,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE  
20<sup>TH</sup> DAY OF THE MONTH OF JUNE, 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 No. **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"**.

*222*  
*222*

*Sri Pradeep Chaurasia*  
*Ramesh Chaurasia*

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**AND**

1. **SRI OM PRAKASH CHAURASIA (CHOURASIA)**, having I.Tax PAN No. ABUPC2948L and ;
2. **SRI RAMESH CHAURASIA (CHOURASIA)**, having I.Tax PAN No. ABUPC2949M) ;

Both are sons of Late Kailash Nath Chaurasia (Chourasia), Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Bankim Nagar, S.M.C. Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal -- **HEREINAFTER** jointly referred to and called as the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

**AND WHEREAS** Sri Pradeep Chaurasia (Chourasia), Sri Om Prakash Chaurasia (Chourasia) and Sri Ramesh Chaurasia (Chourasia) had jointly purchased for valuable consideration all that piece or parcel of land measuring 2 Bigha 9 Katha 5 Chattak or 0.8136 Acre from Sri Dharam Chand Daga, son of Sri Jasakaran Daga, by virtue of a registered Deed of Conveyance (Sale) dated 02.08.1999, being Document No. I-3719 for the year 1999 and the same was registered in the Office of the District Sub Registrar Jalpaiguri having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** the abovenamed Sri Pradeep Chaurasia (Chourasia) thereafter gifted his entire  $1/3^{\text{rd}}$  share of his aforesaid land i.e., land measuring 16 Katha 7 Chattak or 0.2712 Acre unto and in favour of his brothers, Sri Om Prakash Chaurasia (Chourasia) and Sri Ramesh Chaurasia (Chourasia) by virtue of a registered Deed of Gift dated 24.06.2011, being Document No. I-2390 for the year 2011 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

**AND WHEREAS** in this manner, the abovenamed, Sri Om Prakash Chaurasia (Chourasia) and Sri Ramesh Chaurasia (Chourasia), (the **VENDORS** herein) became the absolute owners in possession of the aforesaid land in total

*has*  
*all*

In Ramprakash  
Ramprakash

Page No. 4

measuring 2 Bigha 9 Katha 5 Chattak or 0.8136 Acre and ever since then the Vendors are 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 names of the abovenamed Vendors in respect of their aforesaid land were duly mutated in the records of the concerned B.L. & L.R.O. Rajganj in R.O.R. and new L.R. Khatian No. 1168 (in the name of Vendor No. 1 herein) and L.R. Khatian No. 1169 (in the name of Vendor No. 2 herein) were framed in their respective names under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the Vendors being in need of fund have offered for sale their land measuring 46 Katha 8 Chattak, out of the aforesaid land, for a total consideration Rs. 4,13,00,000/- (Rupees Four Crore and Thirteen Lakh 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 Vendors and offered to purchase the above referred land measuring 46 Katha 8 Chattak for a total consideration Rs. 4,13,00,000/- (Rupees Four Crore and Thirteen Lakh Only) and the said land more particularly described in the Schedule below.

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

**THAT IN PURSUANCE** of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 4,13,00,000/- (Rupees Four Crore and Thirteen Lakh Only) paid by the Purchaser to the Vendors by Cheques/RTGS, the RECEIPT whereof the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS do 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

Dr. Pimpal Chaurasia  
Ramesh Chaurasia

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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 VENDORS** do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors do hereby transfer subsists and the Vendors have 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 Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

**THAT THE VENDORS FURTHER DECLARE** 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 land or any part thereof the Vendors 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 Vendors have 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 Vendors shall be liable to

10/10/10

*In Ramooh Chaurasia*

*Ramooh Chaurasia*

Page No. 6

compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

**THAT THE VENDORS** 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 VENDORS FURTHER DECLARE** that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendors on the date of these presents.

*Witness  
Hand*

Continued to next page

In presence of  
Ramesh Chaurasia

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**SCHEDULE**  
**(DESCRIPTION OF THE LAND HEREBY SOLD)**

All that piece or parcel of **VACANT LAND** in total measuring **46 KATHA 8 CHATTAK**, situated within **MOUZA DABGRAM**, out of which land measuring 1 Katha appertains and forms part of **R.S. Plot No. 6/79**, land measuring 1 Katha 8 Chattak appertains and forms part of **R.S. Plot No. 6/82** and land measuring 44 Katha appertains and forms part of **R.S. Plot No. 6/105**, all Recorded in **R.S. Khatian No. 291/15, R.S. Sheet No. 4**, all corresponding to **L.R. Plot No. 266**, Recorded in **L.R. Khatian Nos. 1168 and 1169, 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 ... Land of Sarathi Realtors Private Limited,
- By South ... Land of Rai & Company and Others,
- By East .... Land of Sri Om Prakash Chaurasia and Sri Ramesh Chaurasia,
- By West .... Land of Nirmala Convent School.

That the photographs and the fingerprints of the Vendors 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 Vendors and the authorized signatory of the Purchaser herein in good health and sound conscious mind have set and subscribed their signatures and seal respectively on these presents on the day, month and year first above written.

**WITNESSES:-**

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

1. Sitaran Mishra  
S/o Late Ganesh Mishra  
Panna Nagar Ward  
50-42  
PS Basthi, Jhansi  
Dist Salpuri  
Siliy

Dr. Pranshu Chauhan  
Ramesh Chaurasia

**VENDORS**

2. Pradeep Chauhan  
S/o Lt. Kailash Nath Chauhan  
Bankim Nagar  
Jockey Market Road  
Siliy

Sarathi Realtors Pvt. Ltd.

Pradeep  
Director

**PURCHASER**

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

Nikunj Saraf  
**NIKUNJ SARAF**  
Advocate :: Siliguri  
Regn. No. WB/1287/2008.

आयकर विभाग  
TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
SARATHI REALTORS PRIVATE LIMITED  
18/08/2005  
AAJCS885A

Sarathi Realtors Pvt. Ltd.  
*[Signature]*  
Director

018  
18/08



Sarathi Realtors Pvt. Ltd.

*Sarathi*  
Director

**आयकर विभाग**      भारत सरकार  
**INCOME TAX DEPARTMENT**      **GOVT OF INDIA**

**OM PRAKASH CHAURASIA**  
**KALASH NATH CHAURASIA**

29/07/1972  
 Permanent Account Number  
**ABUPC2948L**

*Om Prakash Chaurasia*



*Om Prakash Chaurasia*

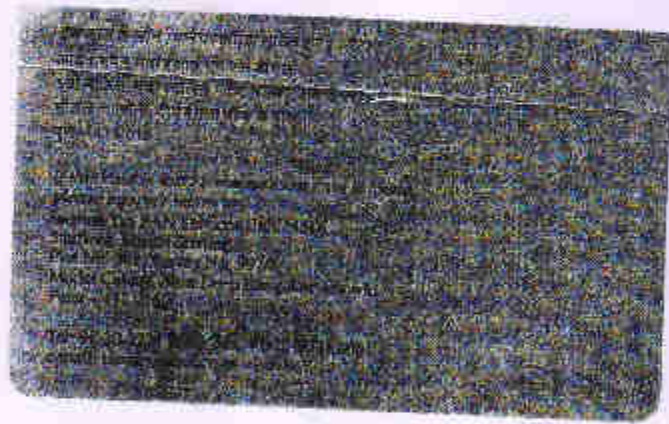
आयकर विभाग, प्रमुख कार्यालय, दिल्ली  
 आयकर विभाग, प्रमुख कार्यालय  
 आयकर विभाग, प्रमुख कार्यालय  
 आयकर विभाग, प्रमुख कार्यालय

With care to the following for card to come  
 प्रमुख कार्यालय, दिल्ली  
 आयकर विभाग, प्रमुख कार्यालय (NSI)  
 3rd Floor, Bapatnagar Chamber,  
 New Delhi Telephone Exchange  
 Floor, Phone No. 441 045

Tel. 31 23 37 1 (NSI) (NSI) (NSI) (NSI)  
 e-mail: nsai@nsi.gov.in



Ramosh Chauraria





Ramosh Chaurasia

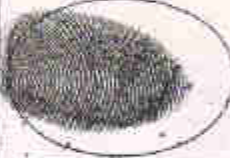













## CLAIMANT FINGER PRINT SHEET



*Original*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					












Sarathi Realtors Pvt. Ltd.

*Original*












Director

Signature of presentant



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Anurag Chaurasia</i>	LEFT HAND					
	RIGHT HAND					

Anurag Chaurasia  
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ramesh Chaurasia</i>	LEFT HAND					
	RIGHT HAND					

Ramesh Chaurasia  
SIGNATURE











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

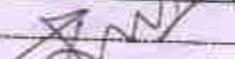
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name : Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000911307/2019

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	Shri Om Prakash Chaurasia (Chourasia) Bankim Nagar, Ward No. 41, P.O.- Sevoke Road, P.S.- Bhaktinagar, Siliguri Mc, District- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
2	Shri Ramesh Chaurasia (Chourasia) Bankim Nagar, Ward No. 41, P.O.- Sevoke Road, P.S.- Bhaktinagar, Siliguri Mc, District- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
3	Shri Bijay Agarwal Ashrampara, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc, District- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Sarathi Realtors Private Limited]			

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 Salugara, Ward No. 42, P.O.- Salugara, P.S.- Bhaktinagar, District-Jalpaiguri, West Bengal, India, PIN - 734008	Shri Om Prakash Chaurasia (Chourasia), Shri Ramesh Chaurasia (Chourasia), Shri Bijay Agarwal			

  
(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-0711-04073/2019	Date of Registration	24/06/2019
Query No / Year	0711-0000911307/2019	Office where deed is registered	
Query Date	13/06/2019 5:16:18 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. 4,13,00,000/-	Rs. 4,13,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,91,020/- (Article 23)	Rs. 4,13,014/- (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: Thakur Panchanan Lane (Word no.41),  
Mouza: Dabgram Sheet No - 4, Ward No: 42 JI No: 2, Pin Code : 734008

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-6/79	RS-291/15	Bastu	Bastu	1 Katha	8,90,000/-	8,90,000/-	Width of Approach Road: 1 Ft.
L2	RS-6/82	RS-291/15	Bastu	Bastu	1 Katha 8 Chatak	13,35,000/-	13,35,000/-	Width of Approach Road: 1 Ft.
L3	RS-6/105	RS-291/15	Bastu	Bastu	44 Katha	3,90,75,000/-	3,90,75,000/-	Width of Approach Road: 1 Ft.
<b>TOTAL :</b>					<b>76.725Dec</b>	<b>413,00,000 /-</b>	<b>413,00,000 /-</b>	
<b>Grand Total :</b>					<b>76.725Dec</b>	<b>413,00,000 /-</b>	<b>413,00,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Om Prakash Chaurasia (Chourasia) (Presentant )</b> Son of Late Kailash Nath Chaurasia (Chourasia) Bankim Nagar, Ward No. 41, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABUPC2948L, Status :Individual, Executed by: Self, Date of Execution: 23/06/2019 , Admitted by: Self, Date of Admission: 23/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/06/2019 , Admitted by: Self, Date of Admission: 23/06/2019 ,Place : Pvt. Residence

**Ramesh Chaurasia (Chourasia)**

Son of Late Kailash Nath Chaurasia (Chourasia) Bankim Nagar, Ward No. 41, P.O.- Sevoke Road, P.S.- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABUPC2949M, Status :Individual, Executed by: Self, Date of Execution: 23/06/2019  
 , Admitted by: Self, Date of Admission: 23/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/06/2019  
 , Admitted by: Self, Date of Admission: 23/06/2019 ,Place : Pvt. Residence

**Buyer Details :**

Sl 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

**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 Salugara, Ward No. 42, P.O.- Salugara, P.S.- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008			
Identifier Of Shri Om Prakash Chaurasia (Chourasia), Shri Ramesh Chaurasia (Chourasia), Shri Bijay Agarwal			

Transfer of property for L1		
	From	To. with area (Name-Area)
	Shri Om Prakash Chaurasia (Chourasia)	Sarathi Realtors Private Limited-0.825 Dec
2	Shri Ramesh Chaurasia (Chourasia)	Sarathi Realtors Private Limited-0.825 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Om Prakash Chaurasia (Chourasia)	Sarathi Realtors Private Limited-1.2375 Dec
2	Shri Ramesh Chaurasia (Chourasia)	Sarathi Realtors Private Limited-1.2375 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Om Prakash Chaurasia (Chourasia)	Sarathi Realtors Private Limited-36.3 Dec
2	Shri Ramesh Chaurasia (Chourasia)	Sarathi Realtors Private Limited-36.3 Dec

**Endorsement For Deed Number : I - 071104073 / 2019**

**On 14-06-2019**

**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 4,13,00,000/-



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

**On 23-06-2019**

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

Presented for registration at 17:00 hrs on 23-06-2019, at the Private residence by Shri Om Prakash Chaurasia (Chourasia) , one of the Executants

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

Execution is admitted on 23/06/2019 by 1. Shri Om Prakash Chaurasia (Chourasia), Son of Late Kailash Nath Chaurasia (Chourasia), Bankim Nagar, Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Ramesh Chaurasia (Chourasia), Son of Late Kailash Nath Chaurasia (Chourasia), Bankim Nagar, Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

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

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

is admitted on 23-06-2019 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, Salugara, Ward No. 42, 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 24-06-2019**

**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 4,13,014/- ( A(1) = Rs 4,13,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,13,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/06/2019 10:26AM with Govt. Ref. No: 192019200030016021 on 24-06-2019, Amount Rs: 4,13,014/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKJ7956268 on 24-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,91,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 28,86,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 11120, Amount: Rs.5,000/-, Date of Purchase: 13/06/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/06/2019 10:26AM with Govt. Ref. No: 192019200030016021 on 24-06-2019, Amount Rs: 28,86,020/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKJ7956268 on 24-06-2019, 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**

ate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0711-2019, Page from 102335 to 102357  
being No 071104073 for the year 2019.



Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2019.06.26 12:30:48 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 26-06-2019 12:29:20  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)