

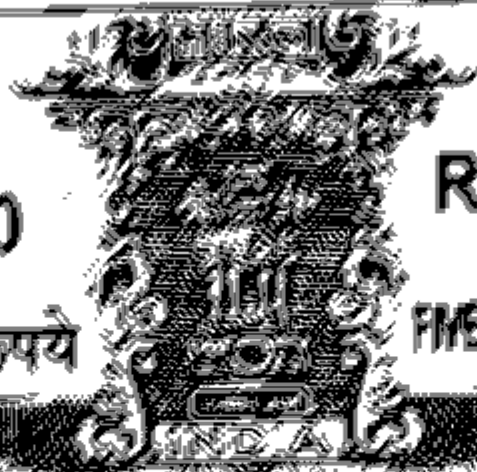
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल WEST BENGAL

976935

Visit Commission Case No. 19/19

Signature
Signature

DEED OF CONVEYANCE (SALE)

After the document is duly registered and the Signature Sheet is duly stamped and pasted on the document

Sub-Registrar
West Bengal

02 FEB 2019

67 11 11

6/11

Shri. Subir Chandra
Suresh Chandra

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 30TH
DAY OF THE MONTH OF JANUARY, 2018.

BETWEEN

SANTAL ENTERPRISE, a Partnership Firm. (PAN : ADOFS3041C),
having its office at Santdeep Building, Sevoke Road, P.O. & P.S. Siliguri, Pin
Code-734001, District Darjeeling, in the State of West Bengal. Represented by
its two PARTNERS, (1) SRI PRAVEEN GARG (PAN: AHBPG0607P) and
(2) SRI PRANAV GARG (PAN: AHGPG1286P), both are son of Sri
Satywanarayan Agarwal, Hindu by Faith, Indian by Nationality, Business by
Occupation. Resident of Church Road, P.O. & 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 its
partners, executors, administrators, legal representatives and assigns) of the
"ONE PART".

AND

1) SRI SHOME RATAN CHAURASIA, (PAN : ALGFC0758G) and
2) SRI SURESH CHAURASIA, (PAN : ACLPC3396E), both are son of Late
Tinkur Prasad Chaudharia, Hindu by Religion, Indian By Nationality, Business
by Occupation, Resident of Flat No 2, 47B Horadai Road, Kolkata, P.O.
Ballygunge, P.S. Karaya, Pin Code-700019, District- Kolkata, in the State of
West Bengal -- hereinafter jointly referred to and called as the "VENDORS"
(which expression shall unless excluded by or repugnant to the context be
deemed to include their heirs, executors, administrators, legal representatives
and assigns) of the "OTHER PART".

M. K. Chatterjee
J. Chatterjee

Page No. 3

WHEREAS one Sri Anant Roy and Radha Kanta Roy were the absolute owners of the land measuring 2.21 Acre having permanent, heritable and transferrable right, title and interest therein. Being owner in such possession the said Sri Anant Roy and Radha Kanta Roy sold and transferred land measuring 0.66 Acre or 2 Bigha, out of said land measuring 2.21 Acre, which was situated in Mouza Dabganj, Sheet No. 7 of Plot No. 80, Recorded in Khatam No. 71, in the District of Jalpaiguri unto and in favour of Sri Rabilal Mohal Chettri, son of Late Byom Bahadur Mohal Chettri, by a registered Deed of Sale being No. 140 for the year 1950 registered on 11-01-1950 at District Sub Registry Office Jalpaiguri and by virtue of the said purchase the said Rabi Lal Mohal Chettri acquired the said land measuring 0.66 Acres or 2 Bigha described in the Schedule below in his khus, actual and physical possession having permanent, heritable and transferable right, title and interest therein

AND

AND WHEREAS being owner in such possession the said Rabi Lal Mohal Chettri sold and transferred the said land measuring 2 Bigha or 0.66 Acre described in the Schedule below to and in favour of Smt. Sheela Devi Chaurasia wife of Thakur Prasad Chaurasia by a registered Deed of Sale being No. 119 for the year 1959 registered in Book No. 1, Volume No. 23, pages 194 to 196, registered on 18-03-1959 at District Sub Registry Office, Jalpaiguri and by virtue of the said purchase the said Smt. Sheela Devi Chaurasia became the absolute owner in physical possession of the land described in the Schedule below

AND

AND WHEREAS the said Smt. Sheela Devi Chaurasia being owner in physical possession gifted the said land measuring 2 Bigha or 0.66 Acre together with a piece building standing thereon known as 'Panchshree Niwas' to her three daughters and one son namely, Miss Damayanti Chaurasia, Miss Basanti

Shri. Lalit Chaurasia
Suresh Chaurasia

Page No. 4

Chaurasia and Miss Vijayanti Chaurasia and Sri Suresh Chaurasia by a registered Deed of Gift being No. 9785 for the year 1976 registered in Book No. 1, Volume No. 126, pages 207 to 212 registered on 04-12-1976 at District Sub Registry Office, Jalpaiguri and by virtue of the said Gift the said Miss Damayanti Chaurasia, Miss Basami Chaurasia and Miss Vijayanti Chaurasia and Sri Suresh Chaurasia became the joint owners of all that piece or parcel of land measuring 0.66 Acre or 2 Bigha together with building standing thereon known as 'Panchsheel Niwas' described in the Schedule below having permanent, heritable and transferrable right, title and interest therein.

AND

AND WHEREAS Miss Damayanti Chaurasia and Miss Vijayanti Chaurasia gifted their said undivided 0.33 Acre of land together with building standing thereon known as 'Panchsheel Niwas' to and in favour of their brother, Sri Shome Ratan Chaurasia (the Vendor No. 1 hereof) by a registered Deed of Gift being No. 3101 registered in Book No. 1, Volume No. 34, pages 125-132 registered on 12-12-1993 at Additional District Sub Registry Office, Jalpaiguri and by virtue of the said Gift the said Vendor No. 1 Sri Shome Ratan Chaurasia acquired undivided 50% share of the land together with building standing thereon known as 'Panchsheel Niwas' described in the Schedule below i.e. 0.33 Acre or 20 Katha or 1 Bigha of land as absolute owner thereof having permanent, heritable and transferrable right, title and interest therein.

AND

AND WHEREAS the said Smt. Basanti Chaurasia, daughter of Thakur Prasad Chaurasia being owner of undivided 10 Katha or 0.165 Acre of land together with building standing thereon gifted her said undivided 10 Katha land with building standing thereon to and in favour of her brother Sri Suresh Chaurasia (the Vendor No. 2 hereof) by a registered Deed of Gift being No. 3100 for the year 1993 registered in Book No. 1, Volume No. 34, Pages 119 - 124 registered on 12-12-1993 at Additional District Sub Registry Office, Jalpaiguri. That the

Shri. Ratan Chaurasia

Suresh Chaurasia

Vendor No. 2 Sri Suresh Chaurasia had also acquired undivided land measuring 10 Katha or 0.165 Acre together with building standing thereon by virtue of the said Deed of Gift No. 9785 for the year 1976 as aforesaid and he also acquired undivided land measuring 10 Katha or 0.165 Acre together with building standing thereon by virtue of the said Deed of Gift No. 3100 for the year 1993 and as such he became the owner of undivided land measuring 0.33 Acre or 20 Kathas together with building standing thereon having permanent, heritable and transferrable right, title and interest therein.

AND

AND WHEREAS in the manner aforesaid both the Vendors became the absolute owners in physical possession of the land total measuring 0.66 Acre or 2 Bigha together with building standing thereon known as 'Panchsheel Niwas' more particularly described in the Schedule below having permanent, heritable and transferrable right, title and interest therein.

AND

AND WHEREAS the name of the Vendor No.1 Sri Shome Ratan Chaurasia had been mutated in the office of the B.L.& L.R.O. Rajganj in respect of land measuring 0.33 Acre vide Mutation Case No. IX-II/513/R/08-09 dated 05-01-09. The name of the Vendor No. 2 Sri Suresh Chaurasia had also been mutated in the office of the B.L.& L.R.O. Rajganj in respect of land measuring 0.33 Acre vide Mutation Case No. IX-II/514/R/08-09 dated 05-01-09

AND

AND WHEREAS the name of the abovementioned Vendor No.1 Shome Ratan Chaurasia was duly recorded in the R.O.R vide L.R. Kharian No. 153 in L.R. Plot No.12, L.R. Sheet No. 24, II. No. 02, area measuring 0.33 Acre in Mouza Duhgram, District Jalpaiguri.

Shri Lalji Chaudhary

Shri Suresh Chaudhary

AND

AND WHEREAS the name of the abovenamed Vendor No. 2 Sri Suresh Chaudhary was duly recorded in the R.O.R vide 2 R. Khatian No. 163 in L.R. Plot No 12, U.R. Sheet No. 24, 3L. No. 02, area measuring 0.33 Acre in Mouza Jabgram, District Jalpaiguri.

AND

AND WHEREAS the Vendors being in need of fund have offered for sale their entire aforesaid land measuring 0.66 Acre or 2 Bigha together with approx 43 years old building known as 'Panchsheel Niwas' approx. area 34320 square feet standing thereon for a total consideration Rs. 8,75,00,000/- (Rupees Eight Crore and Seventy Five Lakh Only) free from all encumbrances and charges whatsoever and the said land together with building standing thereon is fully described in the Schedule below.

AND

AND WHEREAS the Purchaser has approached to the Vendors and offered to purchase the above referred land measuring 0.66 Acre or 2 Bigha together with building standing thereon for a total consideration Rs. 8,75,00,000/- (Rupees Eight Crore and Seventy Five Lakh Only) considering it to the prevailing highest market price, free from all encumbrances and charges whatsoever for the said land together with building standing thereon is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in total consideration of Rs. 8,75,00,000/- (Rupees Eight Crore and Seventy Five Lakh Only) paid by the Purchaser to the Vendors vide Account Payee Demand Drafts BILLS as per Memo of Consideration attached herein, the

Shri. Subin Chatterjee
Suresh Chatterjee

Page No 7

RECEIPT whereof the Vendors do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer in favour of the Purchaser, the aforesaid land together with building standing thereon 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 together with building standing thereon 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 together with building standing thereon 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 together with building known as 'Panchsheel Niwas' standing thereon 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 lease or assignment or tenancy or any other charges or encumbrances whatsoever upon the below Schedule land together with building standing thereon 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 other encumbrances whatsoever or if the title of the Vendors is defective, 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 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 peaceful possession of

Him Lal Chandra
Hemish Chandra

the below Schedule land together with building standing thereon by the Purchaser.

THAT the Vendors further declare that the entire land together with building known as 'Panchsheel Niwas' standing thereon forming subject matter of these presents is and was in the khas actual and physical peaceful possession of the Vendors on the date of these presents.

SCHEDULE

All that piece or parcel of land total measuring 0.66 Acre or 2 Bigha, together with a building known as 'Panchsheel Niwas' standing thereon, forming part of R.S. Plot No. 80 bama 778, R.S. Kharian No. 907, Sheet No. 68, corresponding to L.R. Plot No. 12, L.R. Kharian Nos. 155 and 163, I.R. Sheet No. 24, J.L. No. 02, Mouza Bahagram, Police Station Bhaktinagar, District Jalpaiguri, in Ward No. 41 of Siliguri Municipal Corporation. The classification of the said land as per R.O.R. is Bamu which is bounded and bounded as below:-

- By North : Ganesh Steel Syndicate Compound,
- By South : Ram Krishna Mission and others.
- By East : Vasant Vihar Complex.
- By West : Senake Road.

Contd. to next page

Shri. Lalit Chandra
Vendor No. 1 (Chaurasia)

Page No. 6

MEMO OF CONSIDERATION

WE, BOTH VENDORS HAVE RECEIVED full and final consideration amount of Rs. 4,37,50,000/- (Rupees Four Crore and Seventy Five Lakh Only) from the Purchaser against this Deed of Conveyance (Sale) as mentioned below -

Vendor No. 1 (Sri Shome Ratan Chaurasia)

Amount (Rs.)

Demand Drafts bearing Sl. Nos. 152930 to 152943 drawn on Bank of Baroda, H.C. Road, Siliguri dated 21.11.2017 from M/s. Mahamunda Abasan Pvt. Ltd., one of the Partner of Purchaser, Santal Enterprise.

1,25,00,000.00

RTGS made to Vendor's No. 1 Bank Account No. 35555857518, State Bank of India, 136 C (1) W-571, Kolkata from Purchaser's Bank Account No. 17800200091552, Bank of Baroda, H.C. Road, Siliguri on dated 29.11-2018

2,12,500.00

RTGS made to Vendor's No. 2 Bank Account No. 35555857518, State Bank of India, 136 C (1) W-571, Kolkata from Purchaser's Bank Account No. 17800200091552, Bank of Baroda, H.C. Road, Siliguri on dated 29.11-2018

2,00,000.00

4,37,500.00

:- 10 :-

Total Rs. 4,37,50,000-00

(Rupees Four Crore Thirty Seven Lakh and Fifty Thousand Only)

Shri. Lalit Chandra
VENDOR No. 1

Sri Suresh Chaurasia
Suresh Chaurasia

Vendor No. 2 (Sri Suresh Chaurasia)

Amount (Rs.)

1,25,00,000-00

Demand Drafts bearing Sl. Nos. 152944 to 152957
Drawn on Bank of Baroda, H.C. Road, Siliguri dated
21.11.2017 from M/s. Mahananda Aaraan Pvt. Ltd.,
one of the Partner of Purchaser, Santal Enterprise,

R/GS made to Vendor's No. 2 Bank Account
No. 917010082510374, Axis Bank.
IFSC CODE: AITB0000011, Kolkata from Purchaser's
Bank Account No. 07869200001552, Bank of Baroda,
H.C. Road, Siliguri on dated 29-01-2018

8,12,500-00

R/GS made to Vendor's No. 2 Bank Account
No. 917010082510374, Axis Bank,
IFSC CODE: AITB0000011, Kolkata from Purchaser's
Bank Account No. 07800200001552, Bank of Baroda,
H.C. Road, Siliguri on dated 29-01-2018

3,00,00,000-00

4,37,500-00

T.D.S @ 1%

Total Rs. 4,37,50,000-00

(Rupees Four Crore Thirty Seven Lakh and Fifty Thousand Only)

Suresh Chaurasia

VENDOR No. 2

IN WITNESSES WHEREOF all the Parties hereof in good health and conscious mind have put their respective signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. Ranjanna Das
State Magistrate, Forest Dept
Industrial Pally
Dist. Siliguri
West Bengal
Siliguri

The contents of this document have been gone through and understood personally by the Purchaser and the Vendors.

[Signature]

[Signature]

VENDORS

SANTAL ENTERPRISE
[Signature]
Partner

SANTAL ENTERPRISE
[Signature]

2. Vijayankh Rana
w/o Pradip Rana
3. Baburaj Rana
Kolkata - 700019

PURCHASER

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

[Signature]

NIKUNJ SARAF
Advocate :: Siliguri
Enrol No. F/1164/927/2008.



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RIGHT HAND					
LEFT HAND					











Manoj Kumar Choudhary
SIGNATURE












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LEFT HAND					
RIGHT HAND					

Manoj Kumar Choudhary
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
 LEFT HAND RIGHT HAND	LEFT HAND						
	RIGHT HAND						
		SANTAL ENTERPRISE					Partner
		SIGNATURE					

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
 LEFT HAND RIGHT HAND	LEFT HAND						
	RIGHT HAND						
		SANTAL ENTERPRISE					Partner
		SIGNATURE					

आयुक्त विभाग
INDUSTRIAL DEPARTMENT

भारत सरकार
GOVT. OF INDIA

वित्तिय संस्था संख्या
Financial Institution Number SA/

ADDP/1011/C



1974
1975
1976

SANTAL ENTERPRISE

Partner

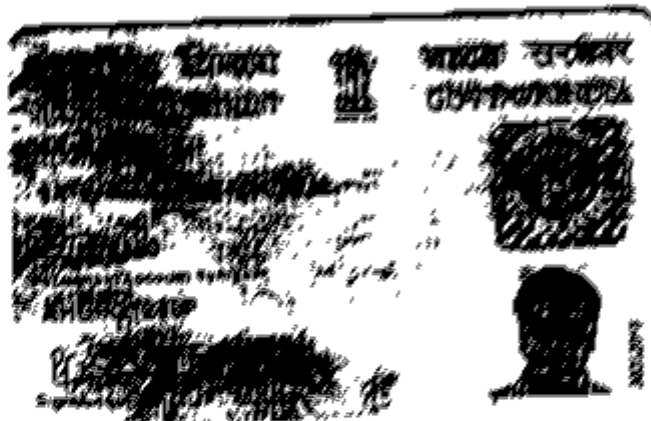
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Financial Institution Number SA/





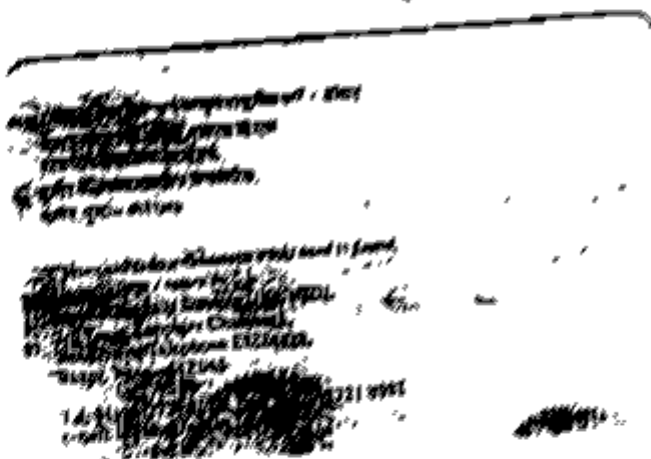
SANTAL ENTERPRISE
Partner





SANTAL ENTERPRISE

Sanjay
Partner





Alma Kati (unpublished)

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James Chambers



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 / LT/ Sheet of Query No/Year 07/110806/106/192/2018

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

S/	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	For Income Return Dra. No. 3, 478 PS - Karaya West Bengal	bc/191			
2	Shri Suresh Chandra Fdr No. 3, 478 Raza, P.O. - Natyaghar PS - Karaya West Bengal	Sales			
3	Shri Pradeep Office No. 10 Sector 5, Durgam Durgam, Hyderabad INDIA PIN - 500007	Business Entrepreneur Sole (Sole) Enterprise			

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

Sl No.	Name of the Executor Category		Finger Print	Signature with date
1 Shri Prasad Garg 20/1/1948 Rajah, V. S. Sagar, Singur Me District Calcutta West Bengal India Pin-734001	Appressed at the Buyer Seller Intervenor			SANTUJ KUMAR DAS 
Sl No.	Name and Address of Identifier	Identifier of	Signature with date	
1 Santu Kumar Das 20/1/1948 Rajah, V. S. Sagar, P. S. Singur Me, Dist. Calcutta, West Bengal, India. PIN 734001	Shri Santu Kumar Das, Chartered Sec. Agent Khurda, Shri Prasad Garg, Shri Prasad Garg Singur Me, Dist. Calcutta, West Bengal, India. PIN 734001			

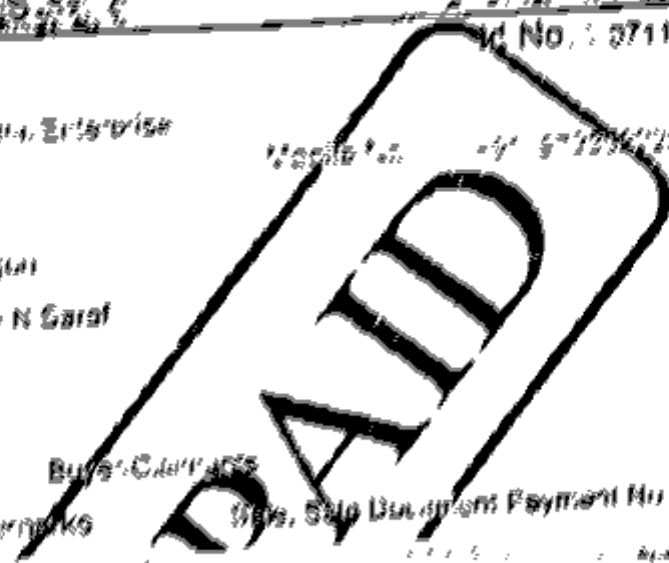
(Per & Stamp)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.S.R
 BHAKT NAGAR
 Calcutta West Bengal

**Govt. of West Bengal
Directorate of Registration & Stamp Revenue
Kolkata**

GRN: 19/2017/18 HW004551-2
 GRN (DRO): 24/17/2018/17/32
 BRN: 1724473
 Payment Mode: Counter Payment
 Bank: Bank of Baroda
 BRN Date: 25/11/2018

DEPOSITOR'S DETAILS

Id No.: 37115005104102/3/2018
 Name: Parul Enterprise
 Address: Singha
 Applicant Name: Mr. N. Saraf
 Purpose of payment / Remarks: Buy's Clearance
 Govt. Stamp Duty Payment No. 3



PAYMENT DETAILS

Sl. No.	"Identification" No.	Head of A/C Description	Head of A/C	Amount, ₹
		Stamp Duty		51297.6
		Reg. Fee		6750.4
Total				57948.0

Major Information of the Deed

Deed No. 1-0711-00671/2018 **Date of Registration** 02/02/2018
Query No / Year 0711-0000106102/2018 **Office where deed is registered**
Query Date 23/01/2018 7:55:37 PM **A D S R BHAKTINAGAR, District: Jalpaiguri**
Applicant Name, Address & Other Details N Saraf
 Sakur Tharu Sakur, District: Darjeeling, WEST BENGAL, Mouk No : 9632C78753
 Sakur, Mirzapur

Transaction [6101] Sale, Sale Document
Additional Transaction
 [4305] Other than Immovable Property, [4308] Other than Immovable Property, Agreement % of Agreement %
Market Value
 Rs. 536,00,000/-
Registration Fee
 Rs. 53,60,000/-
 Total Rs. 589,60,000/-
 Note: The above value is for the purpose of assessment only.

Land Details :

District: Jalpaiguri, P.S. Bhaktinagar, Municipality: SAKUR, MC Mouza: Darjeeling Sheet No. 8

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land RDR	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	RS 10775	104361	Industrial Use	2 Bigha	5,36,00,000/-	5,36,00,000/-	Width of Approach Road: 90 Ft. Adjacent to Metal Road.
Grand Total:					68Dec	536,00,000/-	536,00,000/-

Structure Details :

Sch No	Structure Details	Area of Structure	SelfForth Value (In Rs.)	Market value (In Rs.)	Other Details
1	Plot No 1 Area of 1.22 1144 Sq Ft. Sem Commercial use Marble floor, Age of Structure 43 Years Roof Type Flat. Intend of Completion Complete	1144	338,00,000/-	338,00,000/-	Structure type Structure
2	Plot No 2 Area of 1.22 1144 Sq Ft. Sem Commercial use Marble floor, Age of Structure 43 Years Roof Type Flat. Intend of Completion Complete	1144	338,00,000/-	338,00,000/-	Structure type Structure
3	Plot No 3 Area of 1.22 1144 Sq Ft. Sem Commercial use Marble floor, Age of Structure 43 Years Roof Type Flat. Intend of Completion Complete	1144	338,00,000/-	338,00,000/-	Structure type Structure
Total :		34320 sq ft	338,00,000/-	338,00,000/-	

Seller Details :

Sl No Name, Address, Photo, Finger print and Signature

1. **Shri Shome Ratan Chaurasia (Presentant)**

Son of Late Shri Late Prasad Chaurasia I.L. No. 3 475 Green Road, P O - Ballygunge, P S - Karaya, District Kolkata, West Bengal, India, PIN - 700014 Sex Male By Caste Hindu, Occupation, Business, Citizen of India, PAN No. AADPG2466E Status Indian, Executed by Self, Date of Execution 30/01/2018
Address: 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018

2. **Shri Suresh Chaurasia**

Son of Late Shri Late Prasad Chaurasia I.L. No. 3 475 Green Road, P O - Ballygunge, P S - Karaya, District Kolkata, West Bengal, India, PIN - 700014 Sex Male By Caste Hindu, Occupation, Business, Citizen of India, PAN No. AADPG2466E Status Indian, Executed by Self, Date of Execution 30/01/2018
Address: 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018

Buyer Details :

Sl No Name, Address, Photo, Finger print and Signature

Santia Enterprise

Representative of Santia Enterprise, 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018

Representative Details :

Sl No Name, Address, Photo, Finger print and Signature

1. **Shri Praveen Garg**

Son of Late Shri Late Prasad Chaurasia I.L. No. 3 475 Green Road, P O - Ballygunge, P S - Karaya, District Kolkata, West Bengal, India, PIN - 700014 Sex Male By Caste Hindu, Occupation, Business, Citizen of India, PAN No. AADPG2466E Status Indian, Executed by Self, Date of Execution 30/01/2018
Address: 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018

2. **Shri Pranav Garg**

Son of Late Shri Late Prasad Chaurasia I.L. No. 3 475 Green Road, P O - Ballygunge, P S - Karaya, District Kolkata, West Bengal, India, PIN - 700014 Sex Male By Caste Hindu, Occupation, Business, Citizen of India, PAN No. AADPG2466E Status Indian, Executed by Self, Date of Execution 30/01/2018
Address: 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018

Identifier Details :

Name & address

Shri, Raj Kanta Das

Son of Late Shri Late Prasad Das

Mohakalpathy, 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018
Address: 1st Date of Address 10/01/2018 Place Mys Residence Executed by Self Date of Execution 30/01/2018

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Sri Suresh Chandra Choudhary	Sundar Enterprise-33 Dec
2	Sri Suresh Chandra Choudhary	Sundar Enterprise-33 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Sri Suresh Chandra Choudhary	Sundar Enterprise-33 Dec
2	Sri Suresh Chandra Choudhary	Sundar Enterprise-19410 GURUKUL BH I I

Endorsement For Deed Number 1-071100671/2018

On 24-01-2018

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 8,75,00,000/-

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

On 30-01-2018

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

Presented by Sri Suresh Chandra Choudhary, Son of Late Prasad Choudhary, P.O. Ballygunge, Thana Karaya, Kolkata, West Bengal, India PIN- 700019 by caste Hindu of the Hindu religion.

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

Execution admitted on 30-01-2018 by Sri Suresh Chandra Choudhary, Son of Late Prasad Choudhary, P.O. Ballygunge, Thana Karaya, Kolkata, West Bengal, India PIN- 700019 by caste Hindu, by Profession Business, 2 Sri Suresh Choudhary, Son of Late Prasad Choudhary, P.O. Ballygunge, Thana Karaya, Kolkata, West Bengal, India PIN- 700019 by caste Hindu of the Hindu religion.

Witnessed by Sri Mahi Kumar Dixit, Son of Late Sagendra Prasad Dixit, Mansakapali, P.O. Sighi Thana Sighi, P.O. Sighi, West Bengal, India, PIN- 734001, by caste Hindu, by profession Officer.

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

Admitted by Sri Suresh Chandra Choudhary, Son of Late Prasad Choudhary, P.O. Ballygunge, Thana Karaya, Kolkata, West Bengal, India PIN- 700019 by caste Hindu, by Profession Business, 2 Sri Suresh Choudhary, Son of Late Prasad Choudhary, P.O. Ballygunge, Thana Karaya, Kolkata, West Bengal, India PIN- 700019 by caste Hindu of the Hindu religion.

Deed Number 1-0711-00671-2018-02-02(27/011)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 15199 to 15225

being No 071100671 for the year 2018.



Digitally signed by PEEMA DUKPA
Date: 2018.02.02 12:52:14 +05:30
Reason: Digital Signing of Deed.

(Pema Dukpa) 02-02-2018 12:51:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

2018/19

I - 2018/19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 951896

Handwritten notes and stamps in the top left corner, including a date stamp '09/09/18'.

Visit Commission Case No. [Handwritten]

DEED OF CONVEYANCE (SALE)



Notarized that the Document is a true and correct copy of the original and the signatories are the parties to the Document and part of the Document.

Notary Public, West Bengal

06 SEP 2018

Page No. 2

Page No. 2

VACANT LAND
AREA : 10 KATHA 10 CHAI TAK AND 19 SQ.FT.
MOUZA : DABGRAM
PLOT No. : 284/847 AND 285 (R.S.), 14 AND 15 (L.R.)
KHATTAN No. : 541 (R.S.), 99, 276, 277 AND 278 (L.R.)
R.S. SHEET No. : 08 (R.S.), 24 (L.R.)
J.L. No. : 02
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
S.M.C. WARD No. : 41
DISTRICT : JALPAIGURI
CONSIDERATION : Rs. 1,79,30,000/-

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 03RD DAY OF THE MONTH OF SEPTEMBER, 2018.

BETWEEN

SATLAL ENTERPRISE, (PAN : ADOFS3041C), a Partnership Firm, having its office at Santdeep Building, Sesoke Road, P.O & P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by its two **PARTNERS**, (1) **SRI PRAVEEN GARG** and (2) **SRI PRANAV GARG**, both are son of Sri Satyanarayan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, P.O & 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 its partners, executors, administrators, legal representatives and assigns) of the "**ONE PARTY**".

AND

KADHARANI ENDEAVOURS PRIVATE LIMITED, (PAN : AACR9912M), a Private Limited Company, Incorporated under the Companies Act, 2013 bearing its CIN No. U70200WB2017P1221750, dated 05.07.2017, having its office at 3rd Floor, Metro Plaza, S.F. Road, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal. Represented by one of its **DIRECTOR**, **SRI BIJAY KUMAR BHASSAL**, son of Late Lankaran Bhansali, Jain by Religion, Indian by Nationality, Business by Occupation, Resident of Milkpally, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal - hereinafter referred to and called as the "**VENDOR**" (which expression shall mean and include its director, executives, administrators, legal representatives and assigns) of the "**ONE PART**".

WHEREAS one Akal Singh, Benami Singh, Laban Singh and Banghura Singh were the recorded owners of all that piece and parcel of land recorded in R.S. Khata No 541 of Mouza Bahyram, M. No. 82, in the District of Jalpaiguri.

AND WHEREAS the abovesaid, Akal Singh, Benami Singh, Laban Singh and Banghura Singh thereafter sold and transferred a piece or parcel of land measuring 67 Decimals appurtenant to and forming part of R.S. Plot No. 285 and 284-847 of R.S. Sheet No. A, recorded in R.S. Khata No. 541 of Mouza Bahyram unto and in favour of Rabindra Nath Mitra and Geeta Mitra by virtue of a registered Sale Deed dated 17.05.1972, being Document No. 1-3145 for the year 1972 and the same was registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri.

AND WHEREAS the abovesaid, Rabindra Nath Mitra and Geeta Mitra thereafter jointly sold and transferred a piece or parcel of land measuring 4 Katha or 0.006 Acre appurtenant to and forming part of R.S. Plot No. 284-847

of R.S. Sheet No. 8, recorded in R.S. Khata No. 541 of Mouza Dabgram unto and in favour of Ashok Karmakar and Jaya Karmakar by virtue of a registered Sale Deed dated 10/06/2003, being Document No. 1-149 for year 2003 and the same was registered in the office of the District Sub Registrar, Jalpaiguri.

AND WHEREAS the abovesaid, Rabindra Nath Mitra and Geeta Mitra jointly also sold and transferred a piece or parcel of land measuring 10 Katha 10 Chatak and 19 Sq.Ft. appertaining to and forming part of R.S. Plot No. 285 and 284-847 of R.S. Sheet No. 8, recorded in R.S. Khata No. 541 of Mouza Dabgram unto and in favour of Maa Durga Merchandise Private Limited by virtue of a registered Sale Deed dated 12/12/2003, being Document No. 1-44 for the year of 2004 and the same was registered at the office of the Sub Registrar, Rajgunj.

AND WHEREAS the abovesaid, Ashok Karmakar and Jaya Karmakar jointly sold and transferred their piece or parcel of land measuring 4 Katha or 0.166 Acre appertaining to and forming part of R.S. Plot No. 284-847 of R.S. Sheet No. 8 recorded in R.S. Khata No. 541 of Mouza Dabgram unto and in favour of Maa Durga Merchandise Private Limited by virtue of a registered Sale Deed dated 03/01/2004, being Document No. 1-148 for the year of 2004 and the same was registered at the office of the Sub Registrar, Rajgunj.

AND WHEREAS the abovesaid, Maa Durga Merchandise Private Limited hereafter also sold and transferred its aforesaid total land measuring 14 Katha 10 Chatak and 19 Sq.Ft. vide the following eight separate registered Sale Deeds, i.e.,

- 1) Two Sale Deeds both dated 01/02/2012, being Document Nos. 1-773 and 1-761 for the year of 2012 registered at the office of the Additional District Sub Registrar, Rajgunj, unto and in favour of Smt. Manju Devi Agarwal, wife of Sri Dilip Kumar Agarwal, comprising land area measuring 1 Katha and land area measuring 2 Katha 5 Chatak respectively;

17/05/2012 142 Bhanu

- 2) Two Sale Deeds both dated 01.02.2012, being Document Nos. I-768 and I-772 for the year of 2012 registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Sri Dilip Kumar Agarwal, son of Rameshwar Lal Agarwal, comprising land area measuring 2 Katha 6 Chhattak and land area measuring 1 Katha respectively;
- 3) Two Sale Deeds both dated 01.02.2012, being Document Nos. I-767 and I-769 for the year of 2012 registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Sri Abhishek Agarwal, son of Sri Dilip Kumar Agarwal, comprising land area measuring 1 Katha and land area measuring 2 Katha 5 Chhattak respectively;
- 4) Two Sale Deeds both dated 30.05.2012, being Document No. I-4437 and I-4439 for the year of 2012, registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Geel Construction Company, comprising land area measuring 2 Katha 10 Chhattak 19 Sq.Ft. and land area measuring 2 Katha respectively;

AND WHEREAS the name of the abovenamed Smt Manju Devi Agarwal in respect of her aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 277 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0508 Acre in Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the name of the abovenamed Sri Dilip Kumar Agarwal in respect of his aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 276 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0557 Acre in Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the name of the abovenamed Sri Abhishek Agarwal in respect of his aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 278 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0508 Acre in Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the name of the abovenamed Goel Construction Company in respect of its aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 99 in corresponding L.R. Plot No. 15, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0783 Acre in Mouza Dabgram, District Jalpaiguri

AND WHEREAS abovenamed, Smt. Manju Devi Agarwal, Sri Dilip Kumar Agarwal, Sri Abhishek Agarwal and Goel Construction Company thereafter sold and transferred their entire respective aforesaid land unto and in favour of **RADHARAM ENDEAVOURS PRIVATE LIMITED** (the **VENDOR** hereinafter) vide five separate registered Deeds of Conveyance (Sale) as follows:-

- 1) Deed of Conveyance (Sale) dated 20.11.2017, being Document No. 1-6895 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, executed by Smt. Manju Devi Agarwal, comprising land area measuring 2 Katha 5 Chatak;
- 2) Deed of Conveyance (Sale) dated 20.11.2017, being Document No. 1-6575 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, executed by Sri Dilip Kumar Agarwal, comprising land area measuring 2 Katha 6 Chatak;
- 3) Deed of Conveyance (Sale) dated 22.11.2017, being Document No. 1-6572 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, jointly executed by Sri Dilip Kumar Agarwal and Smt. Manju Devi Agarwal, comprising land area measuring 2 Katha;
- 4) Deed of Conveyance (Sale) dated 20.11.2017, being Document No. 1-6894 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, executed by Sri Abhishek Agarwal, comprising land area measuring 3 Katha 5 Chatak; and
- 5) Deed of Conveyance (Sale) dated 02.07.2018, being Document No. 1-4448 for the year 2018, registered in the Office of the Additional District Sub

11/12/2017 K.P. Bhanu S.L.

Registrar Bhaktinagar, executed by Goel Construction Company, comprising land area measuring 4 Katha 10 Chatak 19 Sq.ft.

AND WHEREAS in the manner aforesaid the abovenamed, Radharani Endeavours Private Limited (the Vendor herein) became the absolute owner of the aforesaid land total measuring 14 Katha 10 Chatak and 19 Sq.Ft. 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 Vendor being in need of fund have offered for sale its land measuring 10 Katha 10 Chatak and 19 Sq.Ft., out of the aforesaid land, for a total consideration Rs. 1,79,30,000/- (Rupees One Crore Seventy Nine Lakh and Thirty Thousand Only) free from all encumbrances and charges whatsoever and the said land is fully described in the Schedule below.

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred Land measuring 10 Katha 10 Chatak and 19 Sq.Ft. for a total consideration Rs. 1,79,30,000 - (Rupees One Crore Seventy Nine Lakh and Thirty Thousand Only) considering it to the prevailing highest market price, free from all encumbrances and charges whatsoever for the said land fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in total consideration of Rs. 1,79,30,000/- (Rupees One Crore Seventy Nine Lakh and Thirty Thousand Only) paid by the Purchaser to the Vendor vide Account Payee 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 in favour of the Purchaser, the aforesaid land as fully described in the Schedule below and also makes over his and peaceful possession thereof to the Purchaser together with all rights.

13.7.72 14.3.73 21.5.73

including all liberties, privileges, easements, 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 below Schedule land and which the Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the said 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 lease or assignment or tenancy or any other charges or 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 other encumbrances whatsoever or if the title of the Vendor is defective, 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 that the Purchaser may sustain 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 peaceful possession of the below Schedule land by the Purchaser.

THAT the Vendor has paid the stamp duty and registration fees for the below Schedule land.

IN WITNESSES WHEREOF the authorized signatories of the Vendor and the Purchaser hereof in good health and conscious mind have set and subscribed their respective seals and signatures on these presents on the day, month and year first above written

WITNESSES:

1. Kishore Kumar
of 100 Sanatan Road
Prasanna Nagar
Suburban Area
Mumbai
District

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

Witnessed by
Prasanna Kumar

VENDOR

Mrs. Bhabha E. ...
Partner

Mrs. Bhabha E. ...
Partner

PURCHASER

2. ...
...
...
...

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

N. S.
NIKUNJ SARAF
Advocate 12 Millguri
Regd. No. W11 1287/2008.

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser a total consideration amount of Rs. 1,79,30,000/- (Rupees One Crore Seventy Nine Lakh and Thirty Thousand only) against SALE of the within mentioned schedule property. The details of the payment are as follows:-

<u>Dated</u>	<u>Cheque/RTGS</u>	<u>Bank</u>	<u>Amount (Rs)</u>
17/07/2018	RTGS	Bank of Baroda	51,00,000/-
20/07/2018	RTGS	Bank of Baroda	36,00,000/-
26/07/2018	RTGS	Bank of Baroda	15,00,000/-
27/08/2018	RTGS	Bank of Baroda	25,00,000/-
28/08/2018	RTGS	Bank of Baroda	47,50,000/-
			Rs. 1,77,50,000/-
		1.1% Deducted	1,79,300/-
		Total Consideration Amount Rs.	1,79,30,000/-

11/08/2018

 11/08/2018

VENDOR



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

Pragyat Bhargava

SIGNATURE

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



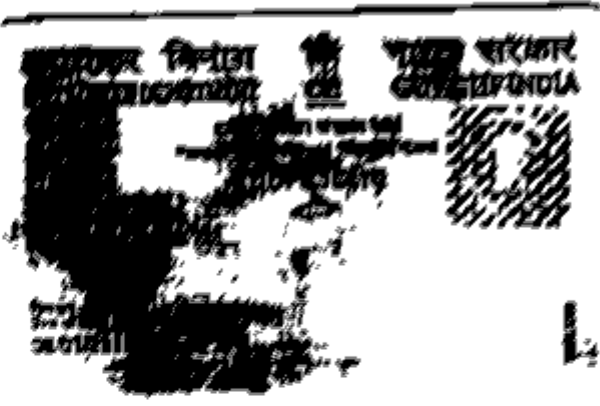

 Mr. Gerald Enterprise
 Partner
 SIGNATURE



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

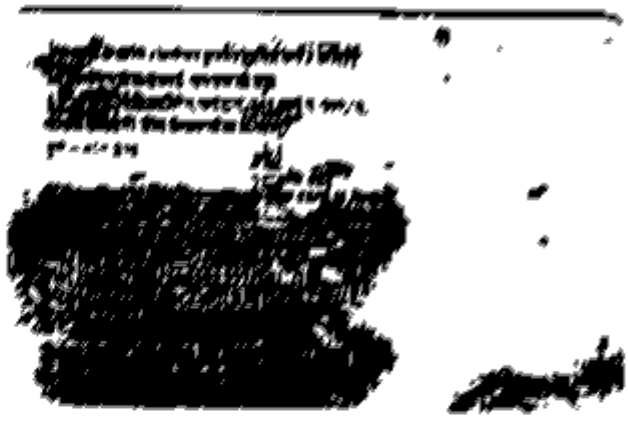



 Mr. Gerald Enterprise
 Partner
 SIGNATURE



Mrs. Bantol Enterprise
Partner

Mrs. Bantol Enterprise
Partner





Mr. Sandia Enterprises
Partner

Mr. Sandia Enterprises
Partner



प्रमाणित किया गया
प्रमाणित किया गया

SE

भारत सरकार
GOVT. OF INDIA



FRANAY GARD

SATYA NARAYAN AGARWAL

22/12/1981

...

ANQP/01200P

[Handwritten signature]



M/s. Sankal Enterprise

[Handwritten signature]

27/12/81

[Handwritten signature]

...

...

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

19/07/2016
Prigay (A) Bhowari
1/1/16

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

GRN 19-201819-027055441-1

Payment Mode Online Payment

GRN Date: 28/08/2018 15:50:43

Bank: State Bank of India

BRN: K00550YJ5

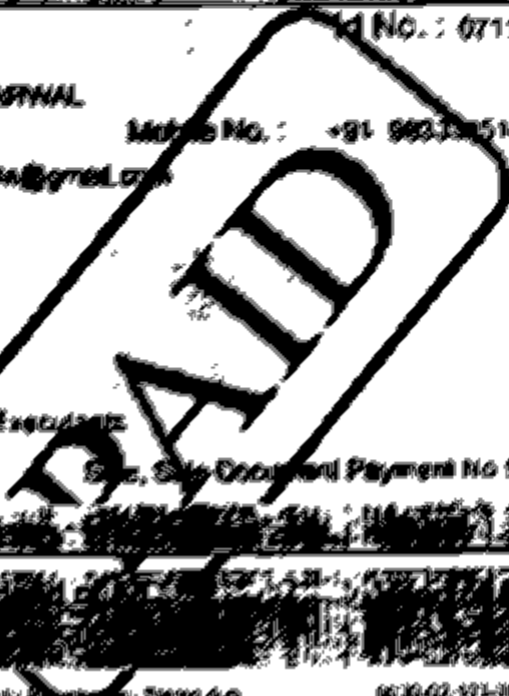
BRN Date: 28/08/2018 15:53:18

DEPOSITOR'S DETAILS

Ch No. : 07110001228259/5/2018

(Entry No. Entry Fee)

Name: KANLASH AGARWAL
 Contact No: 9733162554 Mobile No.: +91 983335100
 E-mail: gobaridagarwala@gmail.com
 Address: SILIGURI
 Applicant Name: Mr N Saraf
 Office Name:
 Office Address:
 Status of Depositor: Self/Extradante
 Purpose of payment / Remarks: Sale, Sale Document Payment No 5



PAYMENT DETAILS

Sl. No.	Ch No.	Description	Amount	Rate
1	07110001228259/5/2018	Priority Registration- Stamp duty	6039-02-191-363-02	1/10/18
2	07110001228259/5/2018	Priority Registration- Registration Fee	0000-01-124-31-1-16	1/10/18

Total

1429424

In Words

Rupees Fourteen Lakh Twenty nine Thousand Four Hundred Thirty Four only

TP Singh












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 Street of Gentry No/Year 07116001224299/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sr. Biju Kumar Bansah Mahapatra P.O. - Sigan Bazar P.S. - Sigan Sigan Mc. District - Jalpaiguri, West Bengal, India. PIN - 734305	Representative of Seller [Kashoran Enterprises Private Limited]			
2	Sr. Pranav Gang Church Road., P.O. - Sigan, P.S. - Sigan, Sigan Mc. District - Jalpaiguri West Bengal, India. PIN - 734001	Representative of Buyer [Santia Enterprise]			
3	Sr. Pranav Gang Church Road., P.O. - Sigan, P.S. - Sigan, Sigan Mc. District - Jalpaiguri, West Bengal, India. PIN - 734001	Representative of Buyer [Santia Enterprise]			

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Shr Kalesh Agarwal Son of Late Ramavtar Agarwal S F Road, P.O:- Sagan Bazar P S - Sagan, Sagan Mc, District - Darseling, West Bengal, India, Pin - 734306	Shr Bijay Kumar Bhattacharya, Shr Praveen Garg, Shr. Pranav Garg	<i>Kalesh Agarwal</i>


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

Major Information of the Deed

Deed No :	1-0711-05975/2018	Date of Registration	06/09/2018
Query No / Year	0711-0981225299/2018	Office where deed is registered	
Query Date	30/07/2018 6:34:29 PM	A.D.S R BHAKTINAGAR, District Jajpurgun	
Applicant Name, Address & Other Details	M Soral Thana Sirguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832076733, Status Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs 1,79,30,000/-	Rs 1,79,30,000/-		
Stamp Duty, Para(SD)	Registration Fee Paid		
Rs 1255.22 (Article 23)	Rs 1,79,314/- (Article A(1), E, E)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District, Jajpurgun, P S - Bhaktinagar, Municipality, SAILGURI MC, Road Axanayara Road, Mouza, Daligram Sheer, No - 2

Schl No	Plot Number	Khakani Number	Land Use Proposed	Land Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-242-841	RS-541	Bestu	Bestu	10.0344 Katha	1,68,90,000/-	1,68,90,000/-	Width of Approach Road: 1 Ft.,
L2	RS-285	RS-541	Bestu	Bestu	0.817 Katha	10,40,000/-	10,40,000/-	Width of Approach Road: 1 Ft.,
TOTAL :					17.5748Dec	179,30,000/-	179,30,000/-	
Grand Total :					17.5748Dec	179,30,000/-	179,30,000/-	

Seller Details :

Sl No Name, Address, Photo, Finger print and Signature

1 Radhawal Endeavours Private Limited

5 F - 5000 Sirguri P O - Sirguri Bazar P S - Sirguri, Sirguri Mc, District Darjeeling West Bengal, India, Pin - 734003, PAN No AAICR3912M, Status Organizer Executed by Representative, Executed by:

Signature of Representative

Buyer Details :

Sl No Name, Address, Photo, Finger print and Signature

1 Santiaji Enterprise

Sevatar Road, P O - Sirguri, P S - Sirguri, Sirguri Mc, District Darjeeling West Bengal, India, PIN - 734001, PAN No XDOFS3041C Status Organization, Executed by Representative

Major Information of the Deed - 1-0711-05975/2018-06/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Bijay Kumar Bhansali (Presentant) Son of Late Lankaran Bhansali Milanpally,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Dooarsing, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : Radharani Endeavours Private Limited (as Director)
2	Shri Praveen Garg Son of Shri Satyanarayan Agarwal Church Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Dooarsing, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : Santal Enterprise (as Partner)
3	Shri Pranav Garg Son of Shri Satyanarayan Agarwal Church Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Dooarsing, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : Santal Enterprise (as Partner)

Identifier Details :

Name & address
Shri Satyanarayan Agarwal Son of Late Lankaran Agarwal P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Dooarsing, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Identifier Of Shri: Bijay Kumar Bhansali, Shri Praveen Garg, Shri Pranav Garg

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Radharani Endeavours Private Limited	Santal Enterprise-18.5568 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Radharani Endeavours Private Limited	Santal Enterprise-1.01805 Dec

Endorsement For Deed Number : 1 - 071105075 / 2018

Major Information of the Deed : 1-0711-05075/2018-0509/2018

On 31-07-2018

Certificate of Market Value(MB Form rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 1,79,36,356/-

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

On 04-09-2018

Presentation(Under Section 22 & Rule 22A(b) of(1)(ii) of B. Registration Rules,1962)

Presented for registration at 21.35 hrs on 04-09-2018, at the Private residence by Shri Bijay Kumar Bhattacharya ..

Admission of Execution (Under Section 22, W.B. Registration Rules, 1962) (Representative)

Execution is admitted on 04-09-2018 by Shri Bijay Kumar Bhattacharya, Director, Radhakrishna Enterprises Private Limited (Private Limited Company), S F Road, Siliguri, P.O:- Siliguri Bazar, P S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal. mca PIN - 734005

Witnessed by Shri Kaushal Aggarwal, .. Son of Late Ramankar Aggarwal, S F Road, P O Siliguri Bazar, Thana: Siliguri City Town SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005 by caste Hindu, by profession Business

Execution is admitted on 04-09-2018 by Shri Pranab Gang, Partner, Sandal Enterprise (Partnership Firm), Senaka Road, P O - Siliguri P S - Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Witnessed by Shri Kaushal Aggarwal, .. Son of Late Ramankar Aggarwal, S F Road, P O Siliguri Bazar, Thana: Siliguri City Town SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 04-09-2018 by Shri Pranab Gang, Partner, Sandal Enterprise (Partnership Firm), Senaka Road, P O - Siliguri P S - Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Witnessed by Shri Kaushal Aggarwal, .. Son of Late Ramankar Aggarwal, S F Road, P O: Siliguri Bazar, Thana: Siliguri City Town SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu by profession Business

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

Stamp & Sign of the Deed - 1671105975 2018-6256-2018

On 15-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,79,314/- (A) = Rs 1,79,300/- E = Rs 14/- and Registration Fees paid by by online = Rs 1,79,314/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB (Online on 28/08/2018 3:53PM with Govt. Ref No: 192018180279864411 on 28-08-2018, Amount Rs 1,79,314/- Bank: State Bank of India (SBIN0000001), Ref. No. K00850735 on 28-08-2018, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 12,55,120/- and Stamp Duty paid by by online = Rs 12,55,120/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB (Online on 28/08/2018 3:53PM with Govt. Ref No: 192018180279864411 on 28-08-2018, Amount Rs 12,55,120/- Bank: State Bank of India (SBIN0000001), Ref. No. K00850735 on 28-08-2018, Head of Account 0030-02-103-001-18

Tapesh Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 01-09-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,55,120/- and Stamp Duty paid by Stamp Rs 12,55,120/-

Description of Stamp

1 Stamp Type: Court Fees, Amount Rs 30/-

2 Stamp Type: Impressed, Serial no 18078, Amount Rs 5,000/-, Date of Purchase: 18/08/2018, Vendor name: Jaya Kumar Das

Tapesh Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Hyper information of the Docd :- I-GP16-05875-2018-08/09/2018

Certificate of Registration under section 59 and Rule 53.

Registered in Book - I

Volume number 0711-2018, Page from 140727 to 140733
being No 071105975 for the year 2018.



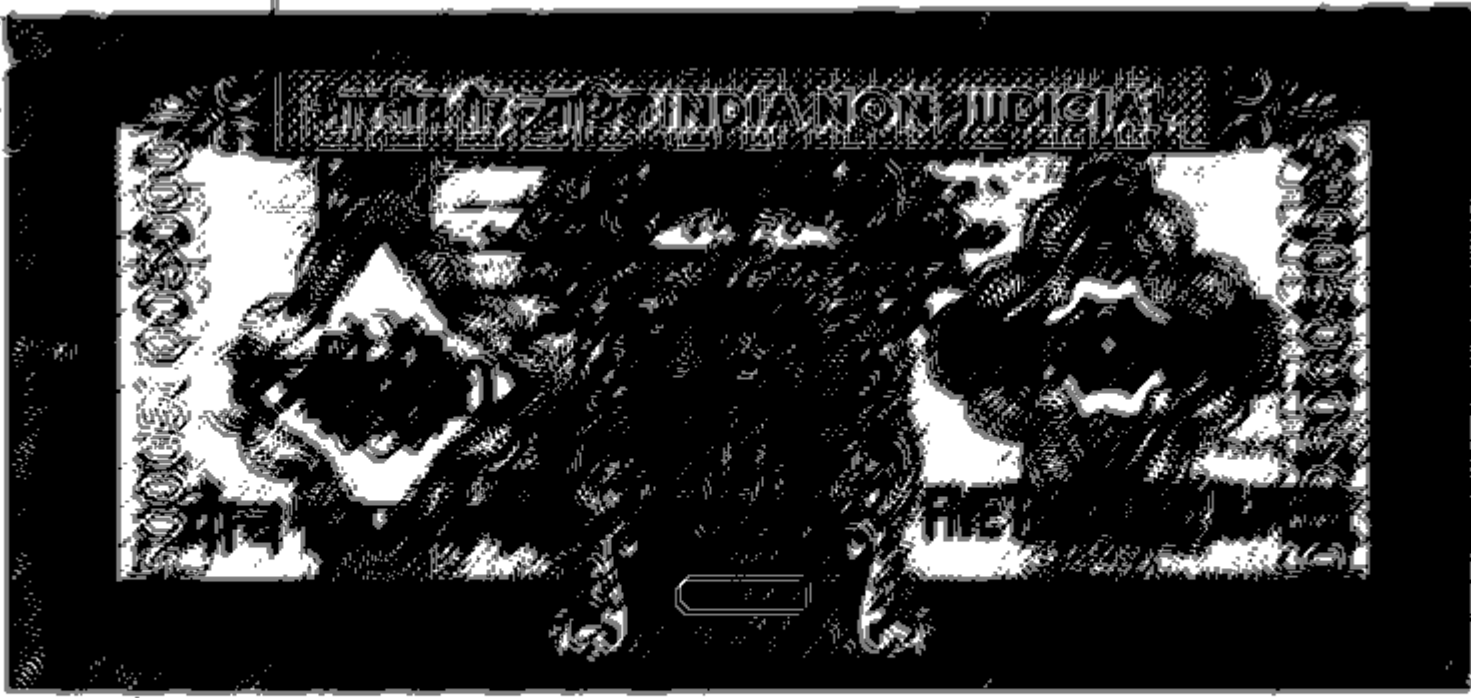
Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.09.06 17:12:06 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 05-09-2018 17:10:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)

6166/18

3 - 6018/18



गभिरकन एरिडरु बंगल WEST BENGAL

D 951943

Handwritten notes:
 05/09/2018
 09:10 A.M.
 S. 13.534 31/2/18

Vertical handwritten note:
 Ratan Kumar Khan

West Conveyance Code No. 1159/18

DEED OF CONVEYANCE (SALE)

Handwritten note:
 Get this deed drawn and registered in the name of the Entitled person. It is the duty of the party to the deed.



Handwritten signature and date:
 07 SEP 2018

07 SEP 2018

TRIPURA NO. B.M.M. 14

VACANT LAND

AREA : 4 KATHA ✓
MOUZA : DABGRAM
PLOT No. : 224/247 AND 225 (R.S.), 14 AND 15 (L.R.)
KHATIAN No. : 541 (R.S.), 99, 276, 277 AND 278 (L.R.)
R.S. SHEET No. : 08 (R.S.), 24 (L.R.)
J.L. No. : 02
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
S.M.C. WARD No. : 41
DISTRICT : JALPAIGURI
CONSIDERATION : Ra. 37,20,000/-

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 04TH DAY OF THE MONTH OF SEPTEMBER, 2018.

BETWEEN

SANTLAL ENTERPRISE, (PAN : ADOP53041C), a Partnership Firm, having its office at Santdeep Building, Seroke Road, P.O. & P.S. Silihari, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by its two **PARTNERS**, (1) **SRI PRAVEEN GARG** and (2) **SRI PRANAV GARG**, both are son of Sri Satyamurayan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, P.O. & P.S. Silihari, 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 its partners, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

TP/2017/10/23/10/10/10

AND

RADHARANI ENDEAVOURS PRIVATE LIMITED, (PAN : AAICR3912M), a Private Limited Company, Incorporated under the Companies Act, 2013 bearing its CIN No. U70200WB2017PTC221750, dated 05.07.2017, having its office at 3rd Floor, Metro Plaza, S.F.Road, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal, Represented by one of its DIRECTOR, SRI BIJAY KUMAR BHANSALI, son of Late Lunakaran Bhansali, Jain by Religion, Indian by Nationality, Business by Occupation, Resident of Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal -- hereinafter referred to and called as the "VENDOR" (which expression shall mean and include its director, executors, administrators, legal representatives and assigns) of the "OTHER PART".

WHEREAS one Akal Singh, Benami Singh, Laban Singh and Barighura Singh were the recorded owners of all that piece and parcel of land recorded in R.S. Khatian No. 541 of Mouza Dabgram, JL.No. 02, in the District of Jalpaiguri.

AND WHEREAS the abovenamed, Akal Singh, Benami Singh, Laban Singh and Barighura Singh thereafter sold and transferred a piece or parcel of land measuring 67 Decimal appertaining to and forming part of R.S. Pkt No. 285 and 284/247 of R.S. Sheet No. 8, recorded in R.S. Khatian No. 541 of Mouza Dabgram unto and in favour of Rabindra Nath Mitra and Geeta Mitra by virtue of a registered Sale Deed dated 17.05.1972, being Document No. 1-3145 for the year 1972 and the same was registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri.

AND WHEREAS the abovenamed, Rabindra Nath Mitra and Geeta Mitra thereafter jointly sold and transferred a piece or parcel of land measuring 4 Katha or 0.066 Acre appertaining to and forming part of R.S. Pkt No. 284/247

Page No. 4

of R.S. Sheet No. 8, recorded in R.S. Khatian No. 541 of Mouza Dabgram unto and in favour of Ashok Karmakar and Jaya Karmakar by virtue of a registered Sale Deed dated 10.06.2003, being Document No. 1-4849 for year 2003 and the same was registered in the office of the District Sub Registrar, Jalpaiguri.

AND WHEREAS the abovenamed, Rabindra Nath Mitra and Geeta Mitra jointly also sold and transferred a piece or parcel of land measuring 10 Katha 10 Chatrak and 19 Sq.Ft. appertaining to and forming part of R.S. Plot No. 285 and 284/847 of R.S. Sheet No. 8, recorded in R.S. Khatian No. 541 of Mouza Dabgram unto and in favour of Maa Durga Merchandise Private Limited by virtue of a registered Sale Deed dated 12.12.2003, being Document No. 1-44 for the year of 2004 and the same was registered at the office of the Sub Registrar, Rajganj.

AND WHEREAS the abovenamed, Ashok Karmakar and Jaya Karmakar jointly sold and transferred their piece or parcel of land measuring 4 Katha or 0.066 Acre appertaining to and forming part of R.S. Plot No. 284/847 of R.S. Sheet No. 8 recorded in R.S. Khatian No. 541 of Mouza Dabgram unto and in favour of Maa Durga Merchandise Private Limited by virtue of a registered Sale Deed dated 03.01.2004, being Document No. 1-148 for the year of 2004 and the same was registered at the office of the Sub Registrar, Rajganj.

AND WHEREAS the abovenamed, Maa Durga Merchandise Private Limited thereafter also sold and transferred its aforesaid total land measuring 14 Katha 10 Chatrak and 19 Sq.Ft. vide the following eight separate registered Sale Deeds, i.e.:

- 1) Two Sale Deeds both dated 01.02.2012, being Document Nos. 1-773 and 1-761 for the year of 2012 registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Smt. Manju Devi Agarwal, wife of Sri Dilip Kumar Agarwal, comprising land area measuring 1 Katha and land area measuring 2 Katha 5 Chatrak respectively;

... an Endorsement Certificate

... for ...

- 2) Two Sale Deeds both dated 01.02.2012, being Document Nos. I-768 and I-772 for the year of 2012 registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Sri Dilip Kumar Agarwal, son of Rameshwar Lal Agarwal, comprising land area measuring 2 Katha 6 Chatak and land area measuring 3 Katha respectively;
- 3) Two Sale Deeds both dated 01.02.2012, being Document Nos. I-767 and I-769 for the year of 2012 registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Sri Abhishek Agarwal, son of Sri Dilip Kumar Agarwal, comprising land area measuring 1 Katha and land area measuring 2 Katha 3 Chatak respectively;
- 4) Two Sale Deeds both dated 30.05.2012, being Document No. I-4437 and I-4439 for the year of 2012, registered at the office of the Additional District Sub Registrar, Rajganj, unto and in favour of Goel Construction Company, comprising land area measuring 2 Katha 10 Chatak 19 Sq.Ft. and land area measuring 2 Katha respectively.

AND WHEREAS the name of the abovenamed Smt. Manju Devi Agarwal in respect of her aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 277 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0508 Acre in Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the name of the abovenamed Sri Dilip Kumar Agarwal in respect of his aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 276 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0557 Acre in Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the name of the abovenamed Sri Abhishek Agarwal in respect of his aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 278 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0508 Acre in Mouza Dabgram, District Jalpaiguri.

132
aka

AND WHEREAS the name of the abovenamed Goel Construction Company in respect of its aforesaid land was duly recorded in the R.O.R vide L.R. Khattam No. 99 in corresponding L.R. Plot No. 15, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0783 Acre in Mouza Dabgrara, District Jalpaiguri.

AND WHEREAS abovenamed, Smt. Manju Devi Agarwal, Sri Dilip Kumar Agarwal, Sri Abhishek Agarwal and Goel Construction Company thereafter sold and transferred their entire respective aforesaid land unto and in favour of **RADHARANI ENDEAVOURS PRIVATE LIMITED** (the **VENDOR** herein) vide five separate registered Deeds of Conveyance (Sale) as follows:-

- 1) Deed of Conveyance (Sale) dated 20.11.2017, being Document No. I-6895 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, executed by Smt. Manju Devi Agarwal, comprising land area measuring 2 Katha 5 Chatak;
- 2) Deed of Conveyance (Sale) dated 20.11.2017, being Document No. I-6575 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, executed by Sri Dilip Kumar Agarwal, comprising land area measuring 2 Katha 6 Chatak;
- 3) Deed of Conveyance (Sale) dated 22.11.2017, being Document No. I-6572 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, jointly executed by Sri Dilip Kumar Agarwal and Smt. Manju Devi Agarwal, comprising land area measuring 2 Katha;
- 4) Deed of Conveyance (Sale) dated 20.11.2017, being Document No. I-6894 for the year 2017, registered in the Office of the Additional District Sub Registrar Bhaktinagar, executed by Sri Abhishek Agarwal, comprising land area measuring 3 Katha 5 Chatak; and
- 5) Deed of Conveyance (Sale) dated 02.07.2018, being Document No. I-4448 for the year 2018, registered in the Office of the Additional District Sub

220-01 Indorens Purqis Ltd.
T. S. 17. 1. 1942 B. S. 1. 1. 1942
D. S. 1. 1. 1942

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 below Schedule land and which the Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the said 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 lease or assignment or tenancy or any other charges or 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 other encumbrances whatsoever or if the title of the Vendor is defective, 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 that the Purchaser may sustain 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 peaceful possession of the below Schedule land by the Purchaser.

THAT the Vendor has paid the stamp duty and registration fees for the below Schedule land.

Page No. 9

THAT the Vendor further declare that the entire land forming subject matter of these presents is and was in the khas actual and physical peaceful possession of the Vendor on the date of these presents.

SCHEDULE

All that piece or parcel of VACANT LAND total measuring 4 (FOUR) KATHA, out of which land measuring 2 Katha appertains to and forms part of R.S. Plot No. 284/947 and land measuring 2 Katha appertains to and forms part of R.S. Plot No. 285, both Recorded in R.S. Khutian No. 541, R.S. Sheet No. 08 corresponding to L.R. Plot Nos. 14 and 15, L.R. Khutian Nos. 99, 276, 277 and 278, L.R. Sheet No. 24, situated within MOUZA DABGRAM, S.L. No. 02, within the jurisdiction of Ward No. 41 of Siliguri Municipal Corporation, at Alahayata Road, Police Station Bhakimagar, District Jalpaiguri. The classification of the land is Bary and proposed land use is Bary which is bounded and bounded as below:-

- By North ... Land of Santal Enterprise.
- By South ... 22 feet wide Road.
- By East ... Building of Madhusan Agarment.
- By West ... Land and building of Randerishna Mission.

Contd. to next page

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

WITNESSES:-

1. Kailash Agrawal
S/o. Late Ram Anandjand
Haruti More Nivas
Sukanta Sarani
Mitalpaly
Siliguri-

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

Prabir K. Bhattacharya
Prabir K. Bhattacharya

VENDOR

2. Raj Kumar Das
Late Anand Das Das
Sant Deep Building
Sevce Road
Siliguri

Raj Kumar Das
Raj Kumar Das
Partner

Raj Kumar Das
Raj Kumar Das
Partner

PURCHASER

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

Nikunj Saraf

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

MEMO OF CONSIDERATION












RECEIVED from the within-named Purchaser a total consideration amount of Rs. 87,20,000/- (Rupees Eighty Seven Lakh and Twenty Thousand Only) against **SALE** of the within mentioned Schedule property. The details of the payment are as follows:-

Dated	Cheque/RTGS	Bank	Amount (Rs)
28.08.2018	RTGS	Bank of Baroda	86,32,800/-
			Rs. 86,32,800/-
		T.D.S. Deducted	87,200/-
		Total Consideration Amount Rs.	87,20,000/-

THIRU

 THIRU












VENDOR

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

1492 Social Enterprise

 Partner

SIGNATURE

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

1492 Social Enterprise

 Partner

SIGNATURE



Mr. Dental Enterprise
Partner

Mr. Dental Enterprise
for [unclear]
Partner








Mr. Donald Enterprises
Partner



PRANAY GATE
LAJPA NARAYAN AGARWAL
22/12/1963
AMQP12345



MR. SURESH KUMAR
Suresh Kumar

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 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

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Elector's Name : **शिव प्रसाद**
 Gender : **Male**
 Caste : **SC**
 Polling Station : **XXXXXX**
 Father's Name : **XXXXXX**
 P.W. No. : **XXXXXX**
 Locality : **XXXXXX**

Jodhpur Enterprises Private Ltd.,
 Bhilai, K.R. Bhambhani
 Bhilai

XXXXXXXXXXXXX

Name : **XXXXXX**
 Address : **XXXXXX**

Address : **XXXXXX**
XXXXXX

(Handwritten signature)

Name : **XXXXXX**
 In Witness Whereof, I have signed and affixed my seal
 Facsimile Signature of the District
 Registration Officer for
 XXXXX Constituency

This card is valid only for the purpose of
 registration of voters for the purpose of
 the election of members of the
 XXXXX Constituency. It is not valid for
 any other purpose.

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

GRN: 19-201819-027876309-1 Payment Mode: Online Payment
 GRN Date: 28/08/2018 18:52:33 Bank: State Bank of India
 BRN: IK008BYJZ2 BRN Date: 28/08/2018 18:53:38

No. : 07110001358431/4/2018
(Slurry No / Duty Year)

Name : KAILASH AZARMA
 Contact No. :
 E-mail : gobindagarwala@gmail.com
 Address : JALIGURI
 Applicant Name : Mr N Sanjiv
 Office Name :
 Office Address :
 Status of Depositor : Seller/Executor
 Purpose of payment / Remarks : Payment No-4

1	07110001358431/4/2018	Property Registration Duty	000000-100-003-02	510220
2	07110001358431/4/2018	Property Registration Fee	000000-104-001-18	87214

Total 605434

In Words : Rupees Six Lakh Five Thousand Four Hundred and Four only

/s/ *T. Sanyal* or *T. Sanyal*





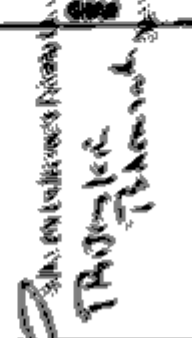






Government of West Bengal


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

OFFICE OF THE A.D.J.R. BHAKTINAGAR, District Name :Jaipur

Signature / LTI Sheet of Query No/Year 07110501266431/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with Seal
1	Shri Bijay Kumar (Shanesh Mianpally, P.O.- Silguri Bazar, P.S.- Silguri, Silguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Representative of Seller (Registrar Endevours Private Limited)			
2	Shri Pranav Gang Church Road., P.O.- Silguri P.S.- Silguri, Silguri Mc, District:- Darjeeling, West Bengal, India, PIN- 734001	Representative of Buyer (Santal Enterprise)			
3	Shri Pranav Gang Church Road., P.O - Silguri P.S.- Silguri, Silguri Mc, District:- Darjeeling, West Bengal, India, PIN- 734001	Representative of Buyer (Santal Enterprise)			

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Sri Kamesh Agarwal Sri of Late Ramabhar Agarwal S F Road, P O- Siliguri Bazar, P.S- Siliguri, Siliguri Md. District- Darjeeling, West Bengal, India. PIN- 734005	Sri Bijay Kumar Bihansali, Sri Prasen Gang, Sri Prasen Gang	

(Type name and show)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-06018/2018	Date of Registration :	07/09/2018
Query No / Year	0711-0001368431/2018	Office where deed is registered	
Query Date	26/08/2018 12:48:01 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832076730, Status : Advocate		
Transaction	Additional Transaction :		
[1101] Sale, Sale Document	[A305] Other than Immovable Property, Declaration [No of Declaration : 1], [A306] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs 87,20,000/-	Rs. 87,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 5,23,220/- (Ards.23)	Rs. 87,214/- (Article A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

District: Jalpaiguri, P.S.- Bhaktinagar, Municipality: SILIGURI MC, Road: Akshaytam Road, Mouza: Debgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use BOR	Area of Land	SetForth Value In Rs.	Market Value In Rs.	Remarks
L1	RS-284/047	RS-541	Bestu	Bestu	2 Katha	43,60,000/-	43,60,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.
L2	RS-285	RS-541	Bestu	Bestu	2 Katha	43,60,000/-	43,60,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.
TOTAL :					6.80Dec	87,20,000/-	87,20,000/-	
Grand Total :					6.80Dec	87,20,000/-	87,20,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Radharani Endeavours Private Limited S. F. Road, Siliguri., P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, PAN No.:- AAACR3912M, Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Santel Enterprise Sewaha Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001 PAN No.: ADCF83041C, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Bijay Kumar Bhansali (Presentant) Son of Late Lunkan Bhansali Miranpally, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Racherani Endeavours Private Limited (as Director)
2	Shri Praveen Gang Son of Shri Sahyanarayan Agarwal Church Road, 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 : Santel Enterprise (as Partner)
3	Shri Pranav Gang Son of Shri Sahyanarayan Agarwal Church Road, 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 : Santel Enterprise (as Partner)

Identifier Details :

Name & address	
Shri Kailash Agarwal Son of Late Rameshwar Agarwal S. F. Road, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . Identifier Of Shri Bijay Kumar Bhansali, Shri Praveen Gang, Shri Pranav Gang	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Racherani Endeavours Private Limited	Santel Enterprise-3.3 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Racherani Endeavours Private Limited	Santel Enterprise-3.3 Dec

Endorsement For Deed Number : J - 671100018 / 2018

On 21-09-2018 [REDACTED]
Certificate of Market Value (MS PURV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 87,20,000/-



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

On 05-09-2018 [REDACTED]
Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)

Presented for registration at 09:00 hrs on 05-09-2018, at the Private residence by Shri Bijay Kumar Bhanuak

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

Execution is admitted on 05-09-2018 by Shri Bijay Kumar Bhanuak, Director, Rajshree Endeavours Private Limited (Private Limited Company), S. F. Road, Sagun, P.O:- Sagun Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Shri Kailash Agarwal, Son of Late Ramenar Agarwal, S. F. Road, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 05-09-2018 by Shri Prasenjit Garg, Partner, Sankal Enterprises (Partnership Firm), Savoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Kailash Agarwal, Son of Late Ramenar Agarwal, S. F. Road, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 05-09-2018 by Shri Pranav Garg, Partner, Sankal Enterprises (Partnership Firm), Savoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Kailash Agarwal, Son of Late Ramenar Agarwal, S. F. Road, P.O: Siliguri Bazar, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business



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

Major Information of the Deed > J-671100018/2018-07/00/2018

On 07-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87,214/- (A(1) = Rs 87,200/- E = Rs 14/-) and Registration Fees paid by by online = Rs 87,214/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 28/08/2018 8:53PM with Govt. Ref. No: 192018190279763001 on 28-08-2018, Amount Rs: 87,214/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK005SYJ22 on 28-08-2018, Head of Account 0030-09-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,29,220/- and Stamp Duty paid by by online = Rs 5,18,220/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 28/08/2018 8:53PM with Govt. Ref. No: 192018190279763001 on 28-08-2018, Amount Rs: 5,18,220/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK005SYJ22 on 28-08-2018, Head of Account 0030-02-103-005-02

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

On 07-08-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 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. 5,29,220/- 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 18878, Amount: Rs.5,000/-, Date of Purchase: 21/08/2018, Vendor name: Jaya Ram Das

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

Certificate of Registration under section 92 and Rule 93.

Registered in Book - I

Volume number 0711-2018, Page from 141825 to 141851

being No 071108918 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2018.09.07 17:25:22 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 07-09-2018 17:25:47

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

7251/18

7 = 1760/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

D 954230

Handwritten notes in Bengali script, including dates and times like '09:40 P.M.' and '26/03/18'.

Vertical handwritten text in Bengali script.

Not Commission Case No. 142/18

DEED OF CONVEYANCE (SALE)



Handwritten signature and text, including a note: 'This deed is subject to the provisions of the Registration Act & Enforcement of Documents Act, 1908 and the Registration Act & Enforcement of Documents Act, 1908 are part of the instrument.' Below it is the name 'Asst. District Registrar'.

31 OCT 2018

Page 1

24825
 12/10/2019
 500/-
 (Purchased from PG Trustup)

STAMP VERIFIED
 JAWAHAR DASH
 10/10/2019
 (Stamp Office, Rajahmundry)

म. ए. ल. ए. दे. दे.

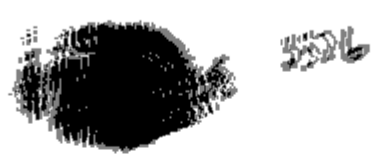


3324

म. ए. ल. ए. दे. दे.



3325



3326

म. ए. ल. ए. दे. दे.

म. ए. ल. ए. दे. दे.

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Page No. 2

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS
THE 30TH DAY OF THE MONTH OF OCTOBER, 2018.**

BETWEEN

SANTAL ENTERPRISE, (PAN : ADOFS3041C), a Partnership Firm, having its office at Santdeep Building, Sevoke Road, P.O. & P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal. Represented by its two PARTNERS, (1) **SRI PRAVEEN GARG** and (2) **SRI PRANAV GARG**, both are son of Sri Satyanarayan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, P.O. & 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 its partners, executors, administrators, legal representatives and assigns) of the "ONE PART".

AND

SRI MAHAT BAHADUR CHHETRI, (PAN : BXCFC1167L), son of Late Rahilal Mahat Bahadur alias Rahilal Mahat Chhetri alias Dhan, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Baghpora Road, Kurseong, P.O. & P.S. Kurseong, Pin Code-734203, District Darjeeling, in the State of West Bengal -- hereinafter referred to and called as the "**VENDOR**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

WHEREAS one Rahilal Mahat Bahadur was the recorded owner of all that piece and parcel of land comprised in R.S. Plot Nos. 80/778, 81/779, under R.S. Sheet No. 8, recorded in R.S. Khatian No. 90.1 of Mouza Dabgram, J.L.No. 02, in the District of Jalpaiguri.

123
7/12/19
22/1

Page No. 3

AND WHEREAS the abovenamed Rabihal Mahat Bahadur thereafter died intestate leaving behind his son, Sri Mahat Bahadur Chhetri as his only legal heir and successor to inherit his properties as per the Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid the abovenamed Sri Mahat Bahadur Chhetri (the Vendor herein) became the sole and absolute owner of the aforesaid properties which is fully described in the Schedule "A" and Schedule "B" below and ever since then the Vendor is in exclusive and peaceful possession of the same 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 Sri Mahat Bahadur Chhetri (the Vendor herein) was duly recorded in the R.O.R. vide L.R. Khatian No. 217 in corresponding L.R. Plot No. 8 (0.0334 Acre) and L.R. Plot No. 12 (0.2240 Acre), L.R. Sheet No. 24, J.L. No. 02 of Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the Vendor being in need of fund has offered for sale his tin shed residential structure total measuring 2802 Sq.Ft. together with right, title and interest in the land on which the structure stands for a total consideration Rs.29,70,000/- (Rupees Twenty Nine Lakh and Seventy Thousand Only) free from all encumbrances and charges whatsoever and the said land on which the structure stands is fully described in the Schedule "A" below and the said structure is fully described in the Schedule "B" below

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred to Schedule "B" property for a total consideration Rs.29,70,000/- (Rupees Twenty Nine Lakh and Seventy Thousand Only) considering it to be the prevailing highest market price, free from all encumbrances and charges whatsoever for the said property fully described in the Schedules below.

29/7/2024

Page No 4

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in total consideration of Rs.29,70,000/- (Rupees Twenty Nine Lakh and Seventy Thousand Only) paid by the Purchaser to the Vendor vide Account Payee 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 in favour of the Purchaser, the aforesaid Schedule 'B' property which stands in the Schedule "A" 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 property 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 below Schedule 'B' property which the Vendor does hereby transfer subsists and has full authority to transfer the said Schedule 'B' property 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 lease or assignment or tenancy or any other charges or encumbrances whatsoever upon the below Schedule 'B' property 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 other encumbrances whatsoever or if the title of the Vendor is defective, 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 that the Purchaser may sustain in consequence thereof.

29/7/24

१३३
२५/१०/२०२०

Page No. 5

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 peaceful possession to the Purchaser for the below mentioned Schedule 'A' property which stands on the Schedule "A" below.

THAT the Vendor further declare that the entire below Schedules property forming subject matter of these presents is and was in the khas actual and physical peaceful possession of the Vendor on the date of these presents.

THAT the stamp duty and registration fee is borne by the Vendor of these presents.

SCHEDULE 'A'

--All that piece or parcel of LAND total measuring 0.0643 Acre, out of which land measuring about 0.06 Acre appertains to and forms part of R.S. Plot No. 20/778 and land measuring 0.0043 Acre appertains to and forms part of R.S. Plot No. 21/779, Both Recorded in R.S. Khatian No. 90.1, R.S. Sheet No. 8 corresponding to L.R. Plot No. 12, L.R. Sheet No. 24, situated within MOUZA DABGRAM, A. No. 02, within the jurisdiction of Ward No. 41 of Siliguri Municipal Corporation, Near unmentioned road, Police Station Bhaktinagar, District Jalpaiguri. The classification of the land is Bastu and proposed land use is Bastu which is butted and bounded as below :-

By North : Gianesh Steel Syndicate Compound.
By South : Land of Santal Enterprise.
By East : Land and Tin-Shed Structure of Vendor.
By West : Land of Santal Enterprise.

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SCHEDULE 'B'

All that Tin-shed residential structure total measuring 2802 Square Feet, having cemented flooring about fifty seven years old together with right, title and interest in the Schedule 'A' land on which the structure stands.

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

WITNESSES:-

1. Dipak Pradhan
S/o - Sri Anupam Lal Pradhan
P.O. - Kuchhewary.
Dist - Ballysore.

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

[Handwritten signature]

VENDOR

2. Rajat Das
S/o Late. L. C. Das
Sevoke Road
P.O. P.S. - Siliguri
Dist - Ballysore.

[Signature]
Santal Enterprise
Partner

M/s. Santal Enterprise
[Signature]
Partner

PURCHASER

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

[Signature]

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












MEMO OF CONSIDERATION

RECEIVED from the Purchaser the total consideration amount of **Rs.29,70,000/-** (Rupees Twenty Nine Lakh and Seventy Thousand Only) against **SALE** of these presents. The details of the payment are as follows:-












Date	Description	Amount
26/10/2018	RTGS from Bank of Baroda, Hill Cart Road Branch, Siliguri	Rs. 25,00,000/-
29/10/2018	RTGS from Bank of Baroda, Hill Cart Road Branch, Siliguri	Rs. 4,70,000/-
Total Amount		Rs. 29,70,000/-














VENDOR

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


 Mr. Santal Enterprise
 Partner
 Signature

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


 Mr. Santal Enterprise
 Partner
 Signature

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


SIGNATURE



महानगर दिल्ली





Santol Enterprise
Partner

For more information, please contact us at:
1. Phone: +65 6334 1111
2. Email: info@santol.com.sg
3. Website: www.santol.com.sg

आयकर विभाग
INCOME TAX DEPARTMENT
PROMISSORY GARRANT



भारत सरकार
GOVT. OF INDIA

SATYA NARAYAN AGARWAL



EMPLOYEE

For signature for Loan of Rs. 100000/-

AMOUNT 100000

[Signature]



M/s Sandal Enterprises

[Signature]

आयकर विभाग, भारत सरकार, नई दिल्ली
आयकर विभाग, भारत सरकार, नई दिल्ली
आयकर विभाग, भारत सरकार, नई दिल्ली
आयकर विभाग, भारत सरकार, नई दिल्ली
आयकर विभाग, भारत सरकार, नई दिल्ली

If any need to know / information contact at phone
Please inform / write to
Income Tax PAN Services Unit, NWTL
1st Floor, Republic Chambers,
New Market Telephone Exchange
Kolkata, Phone - 411 667

Tel: 91-033-2555 2555, 2555-2555 2555
e-mail: pan@panindia.gov.in

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-030002500-1 Payment Mode: Online Payment
GRN Date: 29/10/2018 17:39:37 Bank: AXIS Bank
BRN: 799326519 GRN Date: 29/10/2018 17:42:18

Id No.: 071100016423775/2018

(Query No - Query Year)

Name: MAHAT BAHADUR CHMETER
Contact No.: +91 9382523378
E-mail:
Address: KURSED
Applicant Name: Mr Praveen Gang
Office Name:
Office Address:
Status of Depositor: Seller/Executive
Purpose of payment / Remarks: Sale, Sale Deed/Deed Payment No 5



1	071100016423775/2018	Property Registration- Stamp duty	0000-02-100-000-02	173200
2	071100016423775/2018	Property Registration- Registration Fee	0000-03-100-001-10	20714

Total

202914

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

Handwritten signature





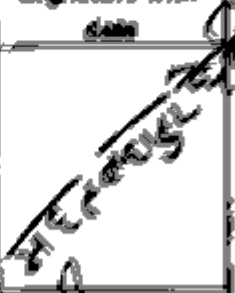






Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 07110001642377/2018

(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 Mahal Bahadur Chhatra Boghora Road, P O - Kuresong P S - Kuresong, District - Darjeeling, West Bengal, India, PIN - 734203	Seller			
2	Shri Pawan Garg Church Road, P.O - Siliguri, P.S - Siliguri, Siliguri Mc. District - Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santial Enterprise)			
3	Shri Pawan Garg Church Road, P O - Siliguri, P.S - Siliguri, Siliguri Mc. District - Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santial Enterprise)			

Sl. No.	Name and Address of Identifier	Identifier of	Signature with Date
1	Shri Dipak Pradhan Son of Shyam Lal Pradhan Kurseong., P.O - Kurseong. P.S:- Kurseong. District-Bardhaman, West Bengal, India, PIN - 734233	Shri Mahat Bahadur Chakraborty, Shri Prasen Gang, Shri Prasen Gang	

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

Major Information of the Deed

Deed No :	1-0711-05968/2018	Date of Registration	31/10/2018
Query No / Year	0711-0591642377/2018	Office where deed is registered	
Query Date	27/10/2018 11:29:29 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Praveen Gang Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No : 9719022202, Status Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4325] Other than Immovable Property, Declaration [No of Declaration : 1], [4328] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 29,70,000/-		Rs. 29,70,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,78,220/- (Article 23)		Rs. 29,714/- (Article A(1), II, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Apartment Details :

District: Jalpaiguri, P.S.- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 8, Road: Un-Mentioned Road, Road Zone : Zone Name: (Ward No. 41 - Ward No. 41), Pin Code : 734001

Ss h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 40775	RS - 991	Area of Asbestos/Tin Shed: 2814	27,70,000/-	27,70,000/-	Gr. Floor, Apartment Type: Asbestos/Tin Shed Structure Residential Use, Floor Type: Cemented, Age of Flat: 57 Year, Approach Road Width: 1 Ft., New Flat.
A2	RS - 41779	RS - 991	Area of Asbestos/Tin Shed: 182	2,00,000/-	2,00,000/-	Gr. Floor, Apartment Type: Asbestos/Tin Shed Structure Residential Use, Floor Type: Cemented, Age of Flat: 57 Year, Approach Road Width: 1 Ft., New Flat.

Seller Details :

S/ No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Rabhai Mahat Bahadur (Chhetri) (Dom) Baghpora Road., P.O.- Kurseong, P.S.- Kurseong, District- Darjeeling, West Bengal, India. PIN - 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No.: BXCPC1187L, Status : Individual, Executed by: Self, Date of Execution: 30/10/2018 , Admitted by: Self, Date of Admission: 30/10/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2018 , Admitted by: Self, Date of Admission: 30/10/2018, Place : Pvt. Residence

Major Information of the Deed :- 1-0711-05968/2018-31/10/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santal Enterprise Santaleo Building, Seroka Road,, P.O:- Silguri, P.S:- Silguri, Silguri Mc, District-Darjeeling, West Bengal, India. PIN - 734001 , PAN No.:: ADOFS0041C, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Praveen Garg Son of Shri Satyanarayan Agarwal Church Road,, P.O:- Silguri, P.S:- Silguri, Silguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. Status : Representative, Representative of : Santal Enterprise (as Partner)
2	Shri Pranav Garg Son of Shri Satyanarayan Agarwal Church Road,, P.O:- Silguri, P.S:- Silguri, Silguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. Status : Representative, Representative of : Santal Enterprise (as Partner)

Identifier Details :

Name & address
Shri Dipak Pradhan Son of Shyam Lal Pradhan Kurseong,, P.O:- Kurseong, P.S:- Kurseong, District-Darjeeling, West Bengal, India, PIN - 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri Mahat Bahadur Chhetri, Shri Praveen Garg, Shri Pranav Garg

Transfer of property for A1

Sl.No	From	To, with area (Name-Area)
1	Shri Mahat Bahadur Chhetri	Santal Enterprise-2914.000000 Sq Ft

Transfer of property for A2

Sl.No	From	To, with area (Name-Area)
1	Shri Mahat Bahadur Chhetri	Santal Enterprise-186.000000 Sq Ft

Major information of the Deed :- 1-0711-06998/2018-31/10/2018

On 28-10-2018

Certificate of Market Value(RB PUVI rates of 2001)

* Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,70,000/-


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

On 20-10-2018

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 21:10 hrs on 20-10-2018, at the Private residence by Shri Mahal Bahadur Chhetri
Executant.

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

Execution is admitted on 20/10/2018 by Shri Mahal Bahadur Chhetri, Son of Late Rabindral Mahal Bahadur (Chhetri)
(Dorm), Basighona Road, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by
caste Hindu, by Profession Business

Identified by Shri Dipak Pradhan, , , Son of Shyam Lal Pradhan, Kurseong, P.O: Kurseong, Thana: Kurseong, ,
Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

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

Execution is admitted on 20-10-2018 by Shri Pranav Gang, Partner, Santal Enterprise (Partnership Firm), Santaldeep
Building, Sevaka Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc. District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Dipak Pradhan, , , Son of Shyam Lal Pradhan, Kurseong, P.O: Kurseong, Thana: Kurseong, ,
Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

Execution is admitted on 20-10-2018 by Shri Pranav Gang, Partner, Santal Enterprise (Partnership Firm), Santaldeep
Building, Sevaka Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc. District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Dipak Pradhan, , , Son of Shyam Lal Pradhan, Kurseong, P.O: Kurseong, Thana: Kurseong, ,
Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business


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

On 21-10-2018

Certificate of Admissibility(Rule 41,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 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 29,714/- (A(1) = Rs 28,700/- E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/10/2018 5:42PM with Govt. Ref. No: 182018190300825001 on 20-10-2018, Amount Rs: 29,714/-, Bank:
AXIS Bank (UTBS0000005), Ref. No 289328518 on 20-10-2018, Head of Account 9030-03-104-001-18

Major Information of the Deed :- I-0711-96968/2018-31/10/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,73,220/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,73,220/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 24825, Amount: Rs 5,000/-, Date of Purchase: 12/10/2018, Vendor name: Jaya Rent Den

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2018 5:42PM with Govt Ref No 192218190500220001 on 23-10-2018, Amount Rs: 1,73,220/-, Bank: AXIS Bank (011000000015), Ref. No 299228519 on 23-10-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- 14711-06950/2018-31/10/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0711-2018, Page from 183542 to 183583
being No 071106968 for the year 2018.**



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.10.31 17:25:13 +05:30
Reason: Digital Signing of Deed.

**(Tapash Kanti Ghosh) 31-10-2018 17:34:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR.
West Bengal.**

(This document is digitally signed.)

7202/18

I 6766/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



Handwritten notes in Bengali script, including dates and times like '09:00 A.M.' and '09-16-18'.

WEST BENGAL

D 954014

Visa Commission Case No. 1991/18

Vertical handwritten text in Bengali script.

DEED OF CONVEYANCE (SALE)



Printed text: 'Registered and the Signatures Enrolled For Enforcement shall attached to the Document are part of this Document'

Handwritten signature and date '02 NOV 2018'.

02 NOV 2018

No. 25029 dt. 26.10.2018
 "PURCHASE" / Stamp Collection
 All Address Chennai
 Total value 500
 Payer/Purchaser Name J.P. Prasad

STAMP VENDOR

STAMP VENDOR
 JAYA KAMAL DAS
 License No-1 of 99-2100
 100, P.S. Office, Rajahmundry



5317

STAMP VENDOR



5328

Stamp Collection



Add. Secy. Sub-Registrar
 Chennai Nagar, Rajahmundry



5337

Stamp Collection

Handwritten signature

31 OCT 2018

STAMP VENDOR
 No-1 of 99-2100
 100, P.S. Office, Rajahmundry

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21319
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Page No. 2

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS
THE 31ST DAY OF THE MONTH OF OCTOBER, 2018.**

BETWEEN

SANTAL ENTERPRISE (PAN : ADOFS3041C), a Partnership Firm, having its office at Santdeep Building, Sevoke Road, P.O. & P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by its two PARTNERS, (1) **SRI PRAVEEN GARG** and (2) **SRI PRANAV GARG**, both are son of Sri Satyanarayan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, P.O. & 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 its partners, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

AND

SRI MAHAT BAHADUR CHHETRI (PAN : BXCPC1167L), son of Late Rabhila Mahat Bahadur alias Rabhila Mahat Chhetri alias Dom, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Baghara Road, Kurseong, P.O. & P.S. Kurseong, Pin Code-734205, District Darjeeling, in the State of West Bengal - hereinafter referred to and called as the "**VENDOR**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

WHEREAS one Rabhila Mahat Bahadur was the recorded owner of all that piece and parcel of land comprised in R.S. Plot Nos. 80/778, 81/779, under R.S. Sheet No. 8, recorded in R.S. Khatian No. 901 of Mouza Dubgram, AL.No. 62, in the District of Jalpaiguri.

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Page No 3

AND WHEREAS the abovenamed Rabital Mahat Bahadur thereafter died intestate leaving behind his son, Sri Mahat Bahadur Chhetri as his only legal heir and successor to inherit his properties as per the Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid the abovenamed Sri Mahat Bahadur Chhetri (the Vendor herein) became the sole and absolute owner of the aforesaid properties which is fully described in the Schedule "A" and Schedule "B" below and ever since then the Vendor is in exclusive and peaceful possession of the same 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 Sri Mahat Bahadur Chhetri (the Vendor herein) was duly recorded in the R.O.R. vide L.R. Khatian No. 217 in corresponding L.R. Plot No. 8 (0.0334 Acre) and L.R. Plot No. 12 (0.2240 Acre), L.R. Sheet No. 24, II, No. 02 of Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the Vendor being in need of fund has offered for sale his tin shed residential structure total measuring 2790 Sq.Ft. together with right, title and interest in the land on which the structure stands for a total consideration Rs.29,55,000/- (Rupees Twenty Nine Lakh and Fifty Five Thousand Only) free from all encumbrances and charges whatsoever and the said land on which the structure stands is fully described in the Schedule 'A' below and the said structure is fully described in the Schedule 'B' below

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred to Schedule 'B' property for a total consideration Rs.29,55,000/- (Rupees Twenty Nine Lakh and Fifty Five Thousand Only) considering it to the prevailing highest market price, free from all encumbrances and charges whatsoever for the said property fully described in the Schedules below.

Handwritten signature and date: 21/10/13

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in total consideration of Rs.29,55,000/- (Rupees Twenty Nine Lakh and Fifty Five Thousand Only) paid by the Purchaser to the Vendor vide Account Payee 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 in favour of the Purchaser, the aforesaid Schedule 'B' property which stands in the Schedule "A" 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 property 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 below Schedule 'B' property which the Vendor does hereby transfer subsists and has full authority to transfer the said Schedule 'B' property 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 lease or assignment or tenancy or any other charges or encumbrances whatsoever upon the below Schedule 'B' property 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 other encumbrances whatsoever or if the title of the Vendor is defective, 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 that the Purchaser may sustain in consequence thereof.

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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 peaceful possession to the Purchaser for the below mentioned Schedule 'B' property which stands on the Schedule 'A' below.

THAT the Vendor further declare that the entire below Schedules property forming subject matter of these presents is and was in the khas actual and physical peaceful possession of the Vendor on the date of these presents.

THAT the stamp duty and registration fee is borne by the Vendor of these presents.

SCHEDULE 'A'

All that piece or parcel of LAND total measuring 0.0641 Acre, appertaining to and forms part of B.S. Plot No. 81/779, Recorded in R.S. Khatian No. 90/1, R.S. Sheet No. 8 corresponding to L.R. Plot No. 12, L.R. Sheet No. 24, situated within MOUZA DABGRAM, JL. No. 02, within the jurisdiction of Ward No. 41 of Biliguri Municipal Corporation, near unmentioned road, Police Station Bhaktinagar, District Jalpaiguri. The classification of the land is Bastu and proposed land use is Bastu which is butted and bounded as below:

By North : Ganesh Steel Syndicate Compound,
By South : Land of Santlal Enterprise,
By East : Land and Tin-Shed Structure of Vendor.
By West : Land of Santlal Enterprise.

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SCHEDULE 'B'

All that Tin-shed residential structure total measuring 2790 Square Feet, having cemented flooring about fifty seven years old together with right, title and interest in the Schedule 'A' land on which the structure stands.

IN WITNESSES WHEREOF the Vendor and the authorized signatories of Purchaser herein in good health and conscious mind have set and subscribed their respective seals and signatures 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. *Shri Pradham*
S/o - *Shri Chyomdal Pradham*
No. 15 - *Kursumy*
Dist - *Chhota Nagpur*

श्री प्रधम

VENDOR

2. *Rajendra*
S/o. *Ata - h. e. Das*
Govoke Road
B. P. S. - Siliguri
Dist - Jalpaiguri

M/s. Santal Enterprises
Partner

M/s. Santal Enterprises
Partner

PURCHASER

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

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

MEMO OF CONSIDERATION












RECEIVED from the Purchaser the total consideration amount of Rs.29,55,000/- (Rupees Twenty Nine Lakh and Fifty Five Thousand Only) against SALE of these presents. The details of the payment are as follows:-

Date	Description	Amount
29/10/2018	RTGS from Bank of Baroda, Hill Cart Road Branch, Siliguri	Rs. 29,55,000/-
	Total Amount	Rs. 29,55,000/-












29/10/18



VENDOR

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


 Mr. Santal Enterprises
 Partner
 SIGNATURE

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

Mr. Santal Enterprises

 Partner
 SIGNATURE












Government of West Bengal

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

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

Signature / LTR Sheet of Gentry Hall No. 871 0005164234322018

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

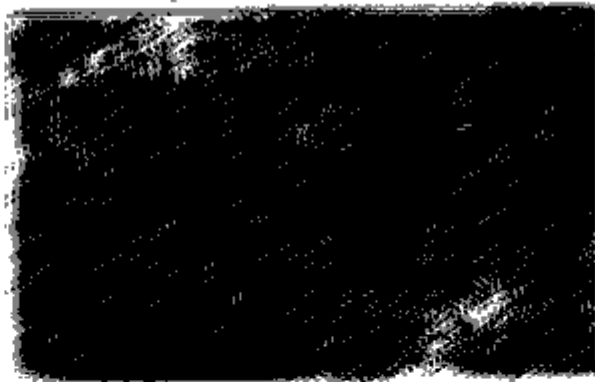
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with Stamp
1	Shri Mahat Bahadur Chhatra Baghpora Road, P.O - Kurseong, P.S - Kurseong, District - Darjeeling, West Bengal, India, PIN - 734003	Seller			
2	Shri Prasen Gang Church Road, P.O - Siliguri, P.S - Siliguri, Siliguri M.S. District - Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santia Enterprise)			
3	Shri. Prasen Gang Church Road, P.O - Siliguri, P.S - Siliguri, Siliguri M.S. District - Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santia Enterprise)			

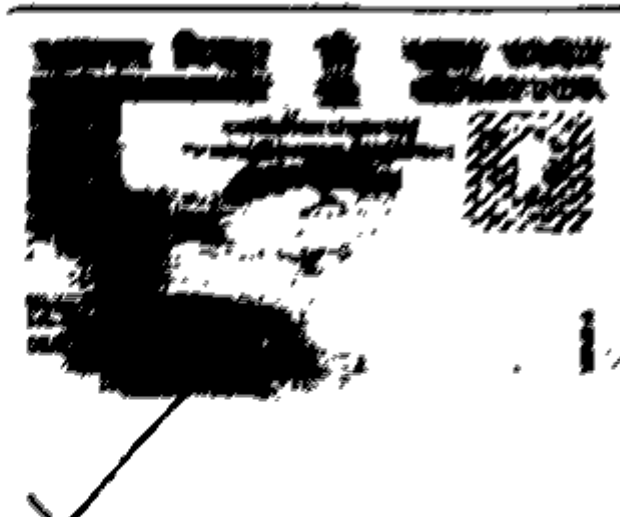
Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Shri Dipak Pradhan Son of Shyam Lal Pradhan Kurseong, P.O.-Kurseong, P.S.- Kurseong, District-Darjeeling, West Bengal, India, PIN - 734203	Shri Mahat Bahadur Chhetri, Shri Praveen Garg, Shri Pranav Garg	<i>Dipak Pradhan</i>

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



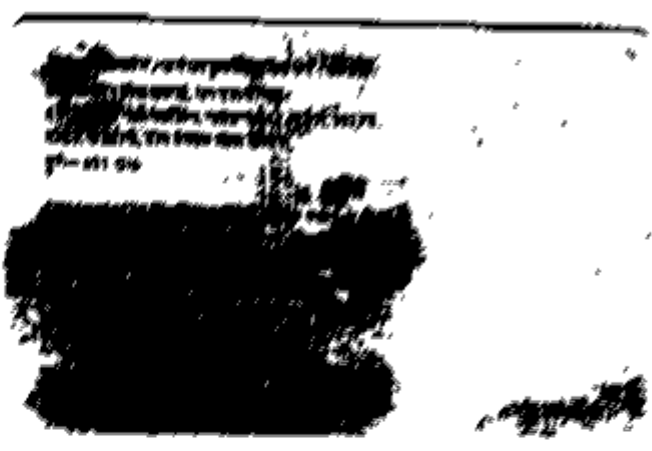
अप बचपु देसी





Mr. Santal Enterprises
Partner

Mr. Santal Enterprises
Leon Gay





[Handwritten signature]
Mr. Santal Enterprises
Partner

[Faded, illegible text block]

संघीय रिजर्व
भारत सरकार
प्रधान मंत्री
राष्ट्रीय राजस्व विभाग



भारत सरकार
GOVT OF INDIA



आयुक्त
राजस्व विभाग



[Handwritten signature]



M/s. Santal Enterprises
[Handwritten signature]
Partner

आयुक्त, राजस्व विभाग, दिल्ली 110015
आयुक्त, राजस्व विभाग, दिल्ली 110015
आयुक्त, राजस्व विभाग, दिल्ली 110015
दूरभाष - 411 015

If this card is lost / destroyed, please send it to
Director, Income Tax, Delhi 110015
1st Floor, Supreme Chambers,
11th Street, Connaught Place,
Delhi, India - 110 015

Tel: 41-411015 (Ext. 411015) 411015
Fax: 41-411015

GOVT. OF WEST BENGAL
 Directorate of Registration & Stamp Revenue
 e-Challan

SRN: 18-201819-030023054-1 Payment Mode: Online Payment
 GRN Date: 29/10/2018 17:50:48 Bank: AXIS Bank
 BRN: 299023964 SRN Date: 29/10/2018 17:53:08

Id No.: 0711000164238304/2018
(Query to Query Year)

Name: MAHAT BAHADUR CHUTTEL
 Contact No.: +91 9382583376
 E-mail:
 Address: KURSEO
 Applicant Name: Mr Praveen Gang
 Office Name:
 Office Address:
 Status of Depositor: Shareholder
 Purpose of payment / Remarks: Sale Deed Payment (No)



1	0711000164238304/2018	Property Registration- Stamp duty	0030-02-138-000-02	172900
2	0711000164238304/2018	Property Registration- Registration Fee	0030-03-104-001-16	2664

in Words: **Total** 201854
 Rupees Two Lakh One Thousand Eight Hundred Eighty Four only

महा नारायण देवी

Major Information of the Deed

Deed No :	I-0711-00084/2018	Date of Registration
Query No / Year	0711-0001642383/2018	Office where deed is registered
Query Date	27/10/2018 11:35:28 PM	A.O.S.R. BHAKTINAGAR, District: Jalpaiguri
Applicant Name, Address & Gender Details	Prasen Gang Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9733022202, Status Buyer/Claimant	
Transaction	Additional Transaction	
(0161) Sale, Sale Document	(4305) Other than Immovable Property, Declaration (No of Declaration : 1), (4306) Other than Immovable Property, Agreement (No of Agreement : 1)	
Set Forth value	Market Value	
Rs. 29,55,000/-	Rs. 29,55,000/-	
Stamp duty Paid(SD)	Registration Fee Paid	
Rs. 1,77,329/- (Article:23)	Rs. 29,584/- (Article:A(1), E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)	

Apartment Details :

District: Jalpaiguri, P.S.- Bhokānagar, Municipality: SILIGURI MC, Mouza: Dahgram Sheet No - 8, Road: Un-Mentioned Road, Road Zone : Zone Name: (Ward No. 41 - Ward No. 41), Pin Code : 734001

Sr. n	Plot No	Khatian	Floor Area	Set Forth	Market value	Other Details
No.	Details	Details	(In Sq.Ft.)	Value (In Rs.)	(In Rs.)	
A1	RS - 81/779	RS - 90/1	Area of Asbestos/Tin Shed: 2790	29,55,000/-	29,55,000/-	Gr. Floor, Apartment Type: Asbestos/Tin Shed Structure Residential Use, Floor Type: Cemented, Age of Flat: 57 Year, Approach Road Width: 1 Ft., New Flat.

Seller Details :

S/ No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Ratal Mahat Bahadur (Chhetri) (Dom) Baghpora Road., P.O:- Kurseong, P.S:- Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXKPC1167L, Status: Individual, Executed by: Self, Date of Execution: 31/10/2018 Admitted by: Self, Date of Admission: 31/10/2018 Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2018 Admitted by: Self, Date of Admission: 31/10/2018 Place: Pvt. Residence

Major Information of the Deed :- I-0711-00084/2018-02/11/2018

Sl No	Name, Address, Photo, Finger print and Signature
1	Santlal Enterprise Santdeep Building, Sewaks Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India PIN - 734001, PAN No.: AAOFS3041C, Status :Organization, Escuted by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Praveen Garg Son of Shri Satyanarayan Agarwal Church Road,, 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 : Santlal Enterprise (as Partner)
2	Shri Pranav Garg Son of Shri Satyanarayan Agarwal Church Road,, 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 : Santlal Enterprise (as Partner)

Identifier Details :

Name & address	
Shri Dipak Pradhan Son of Bhyam Lal Pradhan Kurseong,, P.O:- Kurseong, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734253, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri Mahat Behadur Chhetri, Shri Praveen Garg, Shri Pranav Garg	

Transfer of property for A1

Sl.No	From	To, with area (Name-Area)
1	Shri Mahat Behadur Chhetri	Santlal Enterprise-2799.000000 Sq Ft

Endorsement For Deed Number : 1 - 071106984 / 2018

Major Information of the Deed :- 1-0711-06984/2018-02/11/2018

On 29-10-2018

Certificate of Market Value (WB PVI) rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed of Rs 29,55,000/-



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

Jalpaiguri, West Bengal

On 31-10-2018

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1952)

Presented for registration at 09:00 hrs on 31-10-2018, at the Private residence by Shri Mahat Bahadur Chhetri, Executioner.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1952)

Execution is admitted on 31/10/2018 by Shri Mahat Bahadur Chhetri, Son of Late Rabindral Mahat Bahadur (Chhetri) (Dom), Baghona Road,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business

Identified by Shri Dipak Pradhan, , Son of Shyam Lal Pradhan, Kurseong,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1952) (Representative)

Execution is admitted on 31-10-2018 by Shri Pranav Garg, Partner, Santal Enterprise (Partnership Firm), Santaldeep Building, Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Dipak Pradhan, , Son of Shyam Lal Pradhan, Kurseong,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

Execution is admitted on 31-10-2018 by Shri Pranav Garg, Partner, Santal Enterprise (Partnership Firm), Santaldeep Building, Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Dipak Pradhan, , Son of Shyam Lal Pradhan, Kurseong,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business



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

Jalpaiguri, West Bengal

On 02.11.2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped under schedule 1A, Article number : 21 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,564/- (Adi) = Rs 29,564/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,564/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2018 @ 5:53PM with Govt. Ref. No: 152218190392830541 on 28-10-2018, Amount Rs: 29,564/-, Bank: Axis Bank (UTI1500000005), Ref. No. 209328864 on 28-10-2018, Head of Account 0005-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,72,320/- and Stamp Duty paid by Stamp Rs 0,000/-, by online = Rs 1,72,320/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 25053, Amount: Rs 5,000/-, Date of Purchase: 28/10/2018, Vendor name: Jyoti Rank Des

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2018 @ 6:53PM with Govt. Ref. No: 152218190392830541 on 28-10-2018, Amount Rs: 1,72,320/-, Bank: Axis Bank (UTI1500000005), Ref. No. 259328864 on 28-10-2018, Head of Account 0005-02-103-003-02



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

Certificate of Registration under Section 92 and Rule 69,
registered in Book - I
Volume number 0711-2018, Page from 164345 to 164366
being No 071106084 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.11.02 17:15:34 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 02-11-2018 17:14:41
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)

8/17/18

7019/2018



Handwritten notes: 01/10/2018, S. No. 164-2386, M.V. No. 29, 85, 07-45 P.M.

WEST BENGAL

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Handwritten vertical text: 25/12/2018

Visit Commission Case No. 1993/18

DEED OF CONVEYANCE (SALE)



Certified that the Documents to be registered and the Signatures etc. of the Parties, sent Sheet attached to this Document are part of this Document.
Atm. David Sub-Regis.
District Registrar, Jalpaiguri

02 MAY 2018

No. 25222 on 29.10.2017
 PURCHASER Srihat Kalangit
 All Addressee Srihat
 Total Value 5000
 Stamp Purchased from JPS Treasury on 1

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STAMP VENDOR
 JAYA RANI DAS
 Licence no-1 of 99-2010
 Add. DSE Office, Rajpuri, Jaipur


 3350

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 Mrs. Santia E...
 Partner




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Sri Sri Sri Sri
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**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS
THE 01ST DAY OF THE MONTH OF NOVEMBER, 2018.**

BETWEEN

SANTAL ENTERPRISE, (PAN : ADOFS3041C), a Partnership Firm, having its office at Santdeep Building, Sevoke Road, P.O. & P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by its two **PARTNERS**, (1) **SRI PRAVEEN GARG** and (2) **SRI PRANAV GARG**, both are son of Sri Satyanarayan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, P.O. & 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 its partners, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.

AND

SRI MAHAT BAHADUR CHHETRI, (PAN : BXCPC1167L), son of Late Rabihal Mahat Bahadur alias Rabihal Mahat Chhetri alias Doma, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Baghgora Road, Kurseong, P.O. & P.S. Kurseong, Pin Code-734203, District Darjeeling, in the State of West Bengal – hereinafter referred to and called as the **"VENDOR"** (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **"OTHER PART"**.

WHEREAS one Rabihal Mahat Bahadur was the recorded owner of all that piece and parcel of land comprised in R.S. Plot Nos. 80-778, 81-779, under R.S. Sheet No. 8, recorded in R.S. Khattam No. 901 of Mouza Dubgram, JL. No. 02, in the District of Jalpaiguri.

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AND WHEREAS the abovenamed Bahadur Bahadur thereafter died intestate leaving behind his son, Sri Bahadur Bahadur Chhetri as his only legal heir and successor to inherit his properties as per the Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid the abovenamed Sri Bahadur Bahadur Chhetri (the Vendor herein) became the sole and absolute owner of the aforesaid properties which is fully described in the Schedule "A" and Schedule "B" below and ever since then the Vendor is in exclusive and peaceful possession of the same 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 Sri Bahadur Bahadur Chhetri (the Vendor herein) was duly recorded in the R.O.R. vide L.R. Khatam No. 217 in corresponding L.R. Plot No. 8 (0.0334 Acres) and L.R. Plot No. 12 (0.2240 Acres), L.R. Sheet No. 24, M. No. 02 of Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the Vendor being in need of fund has offered for sale his finished residential structure total measuring 2820 Sq.Ft. together with right, title and interest in the land on which the structure stands for a total consideration Rs.29,85,000/- (Rupees Twenty Nine Lakh and Eighty Five Thousand Only) free from all encumbrances and charges whatsoever and the said land on which the structure stands is fully described in the Schedule 'A' below and the said structure is fully described in the Schedule 'B' below.

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred to Schedule 'B' property for a total consideration Rs.29,85,000/- (Rupees Twenty Nine Lakh and Eighty Five Thousand Only) considering it to be the prevailing highest market price, free from all encumbrances and charges whatsoever for the said property fully described in the Schedules below.

29.85.000/-

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NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in total consideration of Rs.29,85,000/- (Rupees Twenty Nine Lakh and Eighty Five Thousand Only) paid by the Purchaser to the Vendor vide Account Payee Cheques/RIGS, 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 in favour of the Purchaser, the aforesaid Schedule 'B' property which stands in the Schedule "A" 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 property 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 below Schedule 'B' property which the Vendor does hereby transfer subsists and has full authority to transfer the said Schedule 'B' property 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 lease or assignment or tenancy or any other charges or encumbrances whatsoever upon the below Schedule 'B' property 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 other encumbrances whatsoever or if the title of the Vendor is defective, 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 that the Purchaser may sustain in consequence thereof.

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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 peaceful possession to the Purchaser for the below mentioned Schedule 'B' property which stands on the Schedule 'A' below.

THAT the Vendor further declare that the entire below Schedules property forming subject matter of these presents is and was in the khas actual and physical peaceful possession of the Vendor on the date of these presents.

THAT the stamp duty and registration fee is borne by the Vendor of these presents.

SCHEDULE 'A'

All that piece or parcel of LAND total measuring 0.0647 Acre, appertaining to and forms part of R.S. Plot No. 81/779, Recorded in R.S. Khatian No. 90/1, R.S. Sheet No. 8 corresponding to L.R. Plot No. 12, L.R. Sheet No. 24, situated within MOUZA DABGRAM, TL. No. 02, within the jurisdiction of Ward No. 41 of Soliguri Municipal Corporation, near unmentioned road, Police Station Bhoktānagar, District Jalpaiguri. The classification of the land is Bastu and proposed land use is Bastu which is butted and bounded as below:-

- By North : Ganesh Steel Syndicate Compound.
- By South : Land of Santlal Enterprise.
- By East : Land and Tin-Shed Structure of Vendor.
- By West : Land of Santlal Enterprise.

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MEMO OF CONSIDERATION

RECEIVED from the Purchaser the total consideration amount of Rs.29,85,000/- (Rupees Twenty Nine Lakh and Eighty Five Thousand Only) against SALE of these presents. The details of the payment are as follows:-












Date	Description	Amount
29.10.2018	CHEQUE drawn on Bank of Baroda, Hill Cart Road Branch, Siliguri	Rs. 29,85,000/-
Total Amount		Rs. 29,85,000/-


 मरहम...

VENDOR












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


 Mr. Sarthal Enterprise
 Partner
 SIGNATURE

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

Mr. Sarthal Enterprise

 Partner
 SIGNATURE

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

12/3/2010

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

Signators / LTI Sheet of Query No/Year 0714506/18/2356/2018

I. Signatures 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 Mahat Bahadur Chitreni Baghpora Road, P.O - Kurumong, P.S - Kurumong, District - Darjeeling, West Bengal, Insg. PIN - 734203	Seller			
2	Shri Pranav Garg Church Road, P.O - Siliguri, P.S - Siliguri, Siliguri Mc. District - Darjeeling, West Bengal, Insg. PIN - 734001	Represent ative of Buyer (Santal Enterprise			
3	Shri Pranav Garg Church Road, P.O - Siliguri, P.S - Siliguri, Siliguri Mc, District - Darjeeling, West Bengal, Insg. PIN - 734001	Represent ative of Buyer (Santal Enterprise			

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Shri Dipak Pradhan Son of Shyam Lal Pradhan Kurseong, P.O. - Kurseong, P.S. - Kurseong, District - Darjeeling, West Bengal, India, PIN - 734203	Sri Mahat Bahadur Chhetri, Sri Preveen Garg, Sri Pranav Garg	


(Tapati Kanti Ghosh)

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



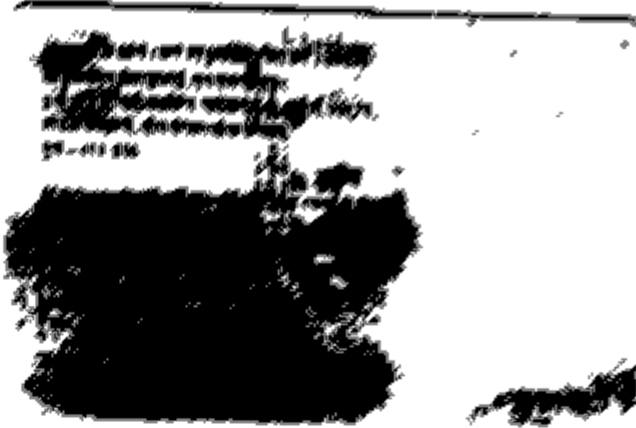
सर्व बंधन छोड़ो





Mr. Bartel Entorp
Partner

Mr. Bartel Entorp
Partner



आयुर्वेद विभाग
AYURVED DEPARTMENT
PUNJAB GOVT.



भारत सरकार
GOVT. OF INDIA

SARITA HARSHAN AGARWAL



५२५५१३३

Prescription Account Number

५२५५१३३०९

[Signature]
Signature



M/s. Bantel Enterprises

[Signature]
Partner



आयुर्वेद विभाग / आयुर्वेद विभाग / आयुर्वेद विभाग
आयुर्वेद विभाग, पंजाब सरकार
आयुर्वेद विभाग, पंजाब सरकार
आयुर्वेद विभाग - ५२५५१३३

If this card is lost / someone else has got it found,
please inform / return to -
Director, AYURVED DEPARTMENT, GOVT.
100 PIPES, SEWALIKE (SUMMER),
PUNJAB GOVERNMENT COLLEGE,
GURU, PUNJAB - 143 045

Tel: 01-262-218, 40130, 40131, 40132, 40133, 40134, 40135, 40136, 40137, 40138, 40139, 40140, 40141, 40142, 40143, 40144, 40145, 40146, 40147, 40148, 40149, 40150, 40151, 40152, 40153, 40154, 40155, 40156, 40157, 40158, 40159, 40160, 40161, 40162, 40163, 40164, 40165, 40166, 40167, 40168, 40169, 40170, 40171, 40172, 40173, 40174, 40175, 40176, 40177, 40178, 40179, 40180, 40181, 40182, 40183, 40184, 40185, 40186, 40187, 40188, 40189, 40190, 40191, 40192, 40193, 40194, 40195, 40196, 40197, 40198, 40199, 40200, 40201, 40202, 40203, 40204, 40205, 40206, 40207, 40208, 40209, 40210, 40211, 40212, 40213, 40214, 40215, 40216, 40217, 40218, 40219, 40220, 40221, 40222, 40223, 40224, 40225, 40226, 40227, 40228, 40229, 40230, 40231, 40232, 40233, 40234, 40235, 40236, 40237, 40238, 40239, 40240, 40241, 40242, 40243, 40244, 40245, 40246, 40247, 40248, 40249, 40250, 40251, 40252, 40253, 40254, 40255, 40256, 40257, 40258, 40259, 40260, 40261, 40262, 40263, 40264, 40265, 40266, 40267, 40268, 40269, 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GOVT. OF WEST BENGAL
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 10-201819-030100809-1
 GRN Date: 30/10/2018 10:02:39
 BRN: 298341135

Payment Mode: Online Payment
 Bank: AXIS Bank
 BRN Date: 30/10/2018 10:05:07

DE: Id No.: 071100016423885/2018
 (Stamp No/Challan No)

Name: MAHAT BAHADUR CHAKRABARTI
 Contact No.: +91 982562376
 E-mail:
 Address: KURSTED
 Applicant Name: Mr Praveen Gang
 Office Name:
 Office Address:
 Status of Depositor: Senior Executive
 Purpose of payment / Remarks:



1	071100016423885/2018	Property Registration- Stamp duty	0000-02-763-000-02	11/01/20
2	071100016423885/2018	Property Registration- Registration Fee	0000-03-004-001-16	20/06/16
Total				203394

In Words: Rupees Two Lakh Three Thousand Nine Hundred Eighty Four only

अपत बहादुर चक्री

Major Information of the Deed

Deed No :	14711-07018/2018	Date of Execution :	02/11/2018
Crusy No / Year	0711-0001642386/2018	Crusy	0711
Crusy Date	27/10/2018 11:37:44 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Prasen Gang Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9739022202, Status: Buyer/Claimant		
Transaction			
(0101) Sale, Sale Documents	(0205) Other than Immovable Property, Declaration (No of Declaration : 1), (0308) Other than Immovable Property, Agreement (No of Agreement : 1)		
Sel Forth value	Rs. 29,85,000/-		
Stamp duty Paid(50)	Rs. 29,85,000/-		
Rs. 1,79,720/- (Article 23)	Rs. 29,85,000/- (Article A)(1), E. E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip. (Urban area)		

Apartment Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Debgram Sheet No - 8, Road: Un-mentioned Road, Road Zone : Zone Name: (Ward No. 41 - Ward No. 41), Pin Code : 734001

Sl No	Plot No Details	Station Details	Floor Area In Sq. Ft.	Sel Forth Value	Stamp Duty	Remarks
A-1	RS - 81/779	RS - 90/1	Area of Assessment/Tax Sited: 2822	29,85,000/-	29,85,000/-	Gr. Floor Apartment Type: Additional/In Shed Structure Residential Use , Floor Type: Cemented, Age of Flat: 57 Year, Approach Road Width: 1 Ft. , New Flat.

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chakraborty (Presentant) Son of Late Purnali Mahat Bahadur (Chakraborty) (Om) Baghpora Road, P.O:- Kurumong, P.S:- Kurumong, District:- Darjeeling, West Bengal, India, PIN - 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXCPC1167L, Status: Individual, Executed by: Self, Date of Execution: 01/11/2018 Admitted by: Self, Date of Admission: 01/11/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2018 Admitted by: Self, Date of Admission: 01/11/2018, Place: Pvt. Residence

Major information of the Deed :- 14711-07018/2018-02/11/2018

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Santol Enterprise Santol Building, Senaka Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No :- ADOFS3041C, Status:- Organization, Executed by: Representative

Representative Details :

Sl No	Name Address, Photo, Finger print and Signature
1	Shri Praveen Garg Son of Shri Satyendraayan Agarwal Church Road,, 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 : Santol Enterprise (as Partner)
2	Shri Pranav Garg Son of Shri Satyendraayan Agarwal Church Road,, 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 : Santol Enterprise (as Partner)

Identifier Details :

Shri Dipak Pradhan Son of Shyam Lal Pradhan Kurseong,, P.O:- Kurseong, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Identifier Of Shri Mahal Bahadur Chhetri, Shri Praveen Garg, Shri Pranav Garg	
--	--

Transfer of property for A1

Sl.No	From	To, with area (Name-Area)
1	Shri Mahal Bahadur Chhetri	Santol Enterprise-2520.97500 Sq Ft

Endorsement For Deed Number : 1 - 071107918 / 2018

Major Information of the Deed :- 1-0711-07918/2018-02/11/2018

On 10/11/2018

Certificate of Market Value (As per rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 29.85.000/-

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

On 10/11/2018

Presentation (Under Section 17(1) of the Registration Act, 1908)

Presented for registration at 12.45 hrs on 01-11-2018, at the Private residence by Smt Mahal Banadur Chhetri, Executant.

Admission of Execution (Under Section 17(1) of the Registration Act, 1908)

Execution is admitted on 01/11/2018 by Smt Mahal Banadur Chhetri, Son of Late Rabul Mahal Banadur (Ekhori) (Domt. Baghpora Road, P.O. Kurseong, Thana: Kurseong, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business

Identified by Smt Dipak Pradhan, , Son of Shyam Lal Pradhan, Kurseong, P.O. Kurseong, Thana: Kurseong, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

Admission of Execution (Under Section 17(1) of the Registration Act, 1908)

Execution is admitted on 01-11-2018 by Smt Pranee Gang. Partner, Santal Enterprise (Partnership Firm), Santaldeep Building, Sevoke Road, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc. District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Smt Dipak Pradhan, , Son of Shyam Lal Pradhan, Kurseong, P.O. Kurseong, Thana: Kurseong, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

Execution is admitted on 01-11-2018 by Smt Pranee Gang. Partner, Santal Enterprise (Partnership Firm), Santaldeep Building, Sevoke Road, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc. District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Smt Dipak Pradhan, , Son of Shyam Lal Pradhan, Kurseong, P.O. Kurseong, Thana: Kurseong, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

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

On 29/10/2018

Certificate of Admissibility (Title 42, M.S. Registration Rules-1973)

Admissible under rate 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1959.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,854/- (A(1) = Rs 29,850/- & = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,854/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/10/2018 10:05AM with Govt. Ref. No: 192018190301906001 on 30-10-2018, Amount Rs: 29,854/-,
Bank: AXIS Bank (UT1900000005), Ref. No. 299341135 on 30-10-2018, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,74,120/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,74,120/-

Description of Stamp

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

2 Stamp Type: impressed, Serial no 25222, Amount: Rs.5,000/-, Date of Purchase: 29/10/2018, Vendor name: Jyoti Ray Dsa

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/10/2018 10:05AM with Govt. Ref. No: 192018190301906001 on 30-10-2018, Amount Rs: 1,74,120/-,
Bank: AXIS Bank (UT1900000005), Ref. No. 299341135 on 30-10-2018, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 90 and Rule 53.

Registered in Book - I

Volume number 0711-2018, Page from 164387 to 164388
being No 071107913 for the year 2018.



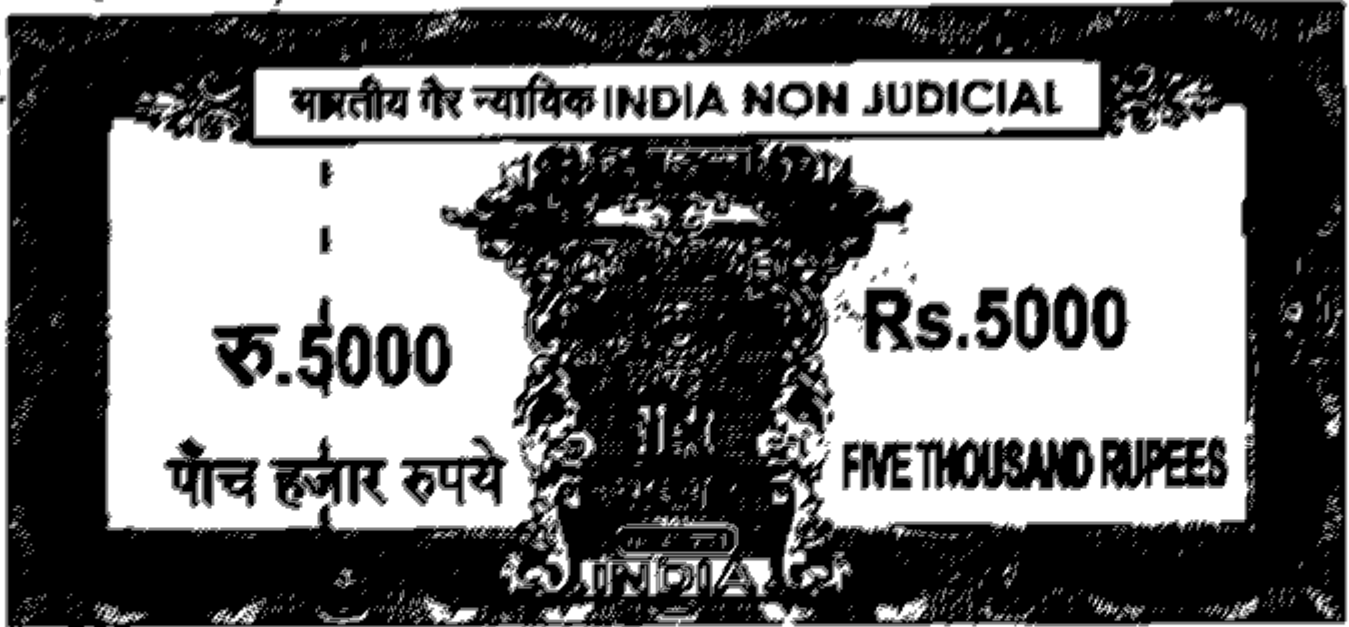
Digitally signed by TAPASHI KANTI
GHOSH
Date: 2018.11.02 17:17:31 +05:30
Reason: Digital Signing of Deed.

(Tapani Kanti Ghosh) 02-11-2018 17:16:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)

7251/18

7071/2018



पश्चिम बंगाल WEST BENGAL

D 954236

02/11/2018
 9: 09: 50 A.M.
 S. 1642380/2018
 my. D. 29.65.000

Visit Commission Case No. 1990/18

महेश कुमार

DEED OF CONVEYANCE (SALE)



Check that the Payment is made
 to the Registrar and the Signature Sheet &
 the Endorsement Sheet attached to the
 Instrument are part of this Document

[Signature]
 Add. District Sub-Registrar
 Kolkata Nagar, Kolkata

05 NOV 2018

No. 2527-0 Date 30.10.2018
 PURCHASER Sachin Kumar
 All Address Sahyadri
 and value 5000
 Stamp Purchased from PG Treasury on 30.10.2018

STAMP VENDOR
JAYA RANI DAS
 Licence no-1 of 94-2017
 Mail DSB Office, Raipur, India.

महाराष्ट्र देवी

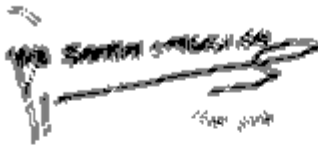


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महाराष्ट्र देवी



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Add. Dist. Sub-Registrar
 District Office, Raipur, India.

महाराष्ट्र देवी

महाराष्ट्र देवी

अंशुक प्रोद्योग
 अंशुक प्रोद्योग लॉ प्रोद्योग
 अंशुक प्रोद्योग
 अंशुक प्रोद्योग

7/13/18
12/18

Page No. 2

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS
THE 02nd DAY OF THE MONTH OF NOVEMBER, 2018.**

BETWEEN

SANTAL ENTERPRISE, (PAN : ADOFS3041C), a Partnership Firm, having its office at Santdeep Building, Sevoke Road, P.O. & P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by its two **PARTNERS**, (1) **SRI PRAVEEN GARG** and (2) **SRI PRANAV GARG**, both are son of Sri Satyanarayan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, P.O. & 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 its partners, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

AND

SRI MAHAT BAHADUR CHHETRI, (PAN : BXCPC1167L), son of Late Rabihal Mahat Bahadur alias Rabihal Mahat Chhetri alias Dasa, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Baghgora Road, Kurseong, P.O. & P.S. Kurseong, Pin Code-734203, District Darjeeling, in the State of West Bengal -- hereinafter referred to and called as the "**VENDOR**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

WHEREAS one Rabihal Mahat Bahadur was the recorded owner of all that piece and parcel of land comprised in R.S. Plots Nos. 80/778, 81/779, under R.S. Sheet No. 8, recorded in R.S. Khata No. 901 of Mouza Dabgram, JL. No. 02, in the District of Jalpaiguri.

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111
112

Page No. 2

AND WHEREAS the abovesaid Rabilal Mahal Bahadur hereafter died intestate leaving behind his son, Sri Mahal Bahadur Chhetri as his only legal heir and successor to inherit his properties as per the Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid the abovesaid Sri Mahal Bahadur Chhetri (the Vendor herein) became the sole and absolute owner of the aforesaid properties which is fully described in the Schedule "A" and Schedule "B" below and ever since then the Vendor is in exclusive and peaceful possession of the same 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 abovesaid Sri Mahal Bahadur Chhetri (the Vendor herein) was duly recorded in the R.O.R. vide L.R. Khuntia No. 217 in corresponding L.R. Plot No. 8 10.9334 Acres and L.R. Plot No. 12 10.2240 Acres L.R. Sheet No. 24 J.L. No. 02 of Mouza Dabgram, District Jalpaiguri.

AND WHEREAS the Vendor being in need of fund has offered for sale his unshed residential structure total measuring 2000 Sq.Ft. together with right, title and interest in the land on which the structure stands for a total consideration Rs.29,65,000/- (Rupees Twenty Nine Lakh and Sixty Five Thousand Only) free from all encumbrances and charges whatsoever and the said land on which the structure stands is fully described in the Schedule "A" below and the said structure is fully described in the Schedule "B" below.

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred to Schedule "B" property for a total consideration Rs.29,65,000/- (Rupees Twenty Nine Lakh and Sixty Five Thousand Only) considering it to the prevailing highest market price, free from all encumbrances and charges whatsoever for the said property fully described in the Schedules below.

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Handwritten signature and text: 25/12/2018

Page No. 4

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in total consideration of Rs.29,65,000 - (Rupees Twenty Nine Lakh and Sixty Five Thousand Only) paid by the Purchaser to the Vendor vide Account Payee Cheques/RICIS, the RECEIPT whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer in favour of the Purchaser, the aforesaid Schedule 'B' property which stands in the Schedule "A" 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 property 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 below Schedule 'B' property which the Vendor does hereby transfer subsists and has full authority to transfer the said Schedule 'B' property 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 lease or assignment or tenancy or any other charges or encumbrances whatsoever upon the below Schedule 'B' property 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 other encumbrances whatsoever or if the title of the Vendor is defective, 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 that the Purchaser may sustain in consequence thereof.

Handwritten mark or signature at the bottom left corner.

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Page No. 3

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 peaceful possession to the Purchaser for the below mentioned Schedule 'B' property which stands on the Schedule 'A' below.

THAT the Vendor further declare that the entire below Schedules property forming subject matter of these presents is and was in the khas actual and physical peaceful possession of the Vendor on the date of these presents.

THAT the stamp duty and registration fee is borne by the Vendor of these presents.

SCHEDULE 'A'

All that piece or parcel of LAND total measuring 0.0643 Acre, appertaining to and forms part of R.S. Plot No. 815779, Recorded in R.S. Khata No. 901, R.S. Sheet No. 8 Corresponding to L.R. Plot No. 8 and 12, L.R. Sheet No. 24, situated within MOLZA DABGRAM, II, No. 02, within the jurisdiction of Ward No. 41 of Siliguri Municipal Corporation, near unmentioned road, Police Station Bhaktinagar, District Jalpaiguri. The classification of the land is Bata and proposed land use is Bata which is butted and bounded as below:-

By North : Ganesh Steel Syndicate Compound.
By South : Land of Santal Enterprise.
By East : Vasant Vihar Complex.
By West : Land of Santal Enterprise.

SCHEDULE 'B'

All that Tin-shed residential structure total measuring 2800 Square Feet, having cemented flooring about fifty seven years old together with right, title and interest in the Schedule 'A' land on which the structure stands.

IN WITNESSES WHEREOF the Vendor and the authorized signatories of Purchaser herein in good health and conscious mind have set and subscribed their respective seals and signatures 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.

Ripak Pradhan
S/O - SAN SAGUNAL PRADHAN
PO/PS - KUMHONY
Dist - COCHIN

২৪২ ১৯১২ ৫৫

VENDOR

2.

Rajaram
S/o. Late L. S. Das
Sevke Road
PO, P.S - Siliguri
Dist. Jalpaiguri

Mrs. Santal Entorprau
Partner

Mrs. Santal Entorprau
Partner

PURCHASER

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

Nikunj Saraf

NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB 1287 2008.

MEMO OF CONSIDERATION












RECEIVED from the Purchaser the total consideration amount of Rs.29,65,000/- (Rupees Twenty Nine Lakh and Sixty Five Thousand Only) against SALE of these presents. The details of the payment are as follows:-

Date	Description	Amount
30.10.2018	C.M.E. drawn on Bank of Baroda, Mill Cam Road Branch, Siliguri	Rs. 29,65,000/-
	Total Amount	<u>Rs. 29,65,000/-</u>
















VENDOR

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












Mrs. Cordell Enterprise


 SIGNATURE.

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

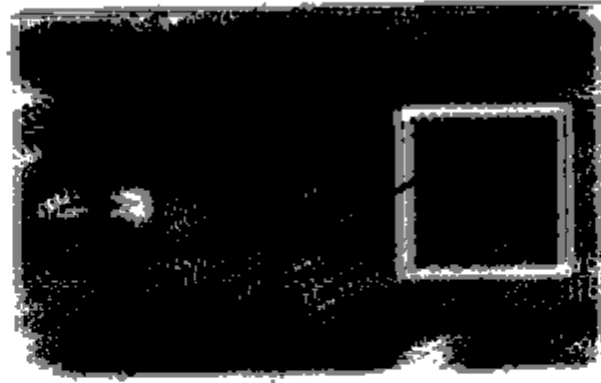
Mrs. Cordell Enterprise


 SIGNATURE

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



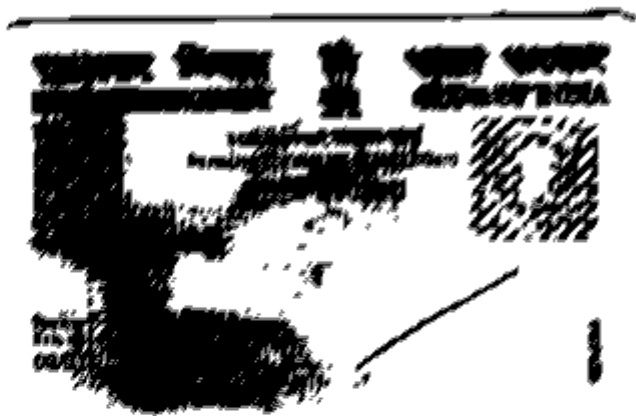
 SIGNATURE



महाराष्ट्र शासन

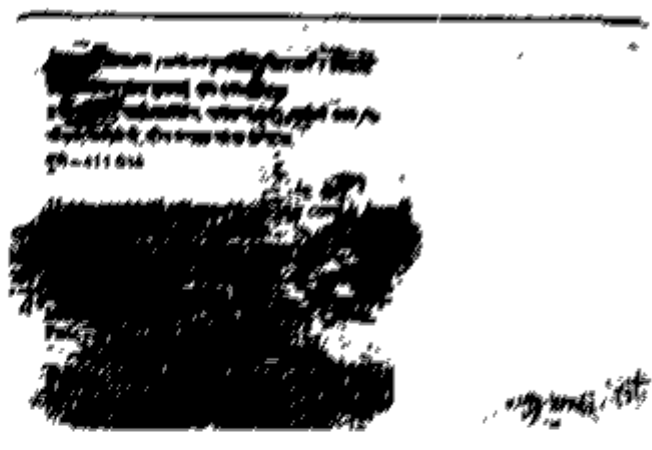


महाराष्ट्र शासन
महाराष्ट्र शासन



Mia Sandai Entarisa
Partner

Mia Sandai Entarisa
Partner



[Faint, illegible handwritten or printed text]



[Handwritten Signature]
Mrs. Bantel Enterprises
Partner

[Handwritten mark]

[Faded and illegible text block]

आयकर विभाग
INCOME TAX DEPARTMENT
PREMIER GATE
SOFTY INFORMATION AGENCIES
20/01/2003
Computerized Document Number
ANRSPR01298F



भारत सरकार
GOVT. OF INDIA



[Handwritten signature]

Ms. Sarthi Enterprises
[Handwritten signature]
Member

[Handwritten mark]

आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
दूरभाष नं. - 011-2612

दुसरे कार्यालयों के सम्पर्क सूची के लिए
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
दूरभाष नं. - 011-2612

दूरभाष नं. - 011-2612
दूरभाष नं. - 011-2612

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-030101193-1

Payment Mode: Online Payment

GRN Date: 30/10/2018 10:10:48

Bank: AXIS Bank

BRN: 298341357

BRN Date: 30/10/2018 10:11:38

Id No.: 07110001642380/4/2018

(Years Inc./Grady Year)

Name: MAHAT BAHADUR CHETRI

Contact No.: +91 9382583378

E-mail:

Address: KURSEC

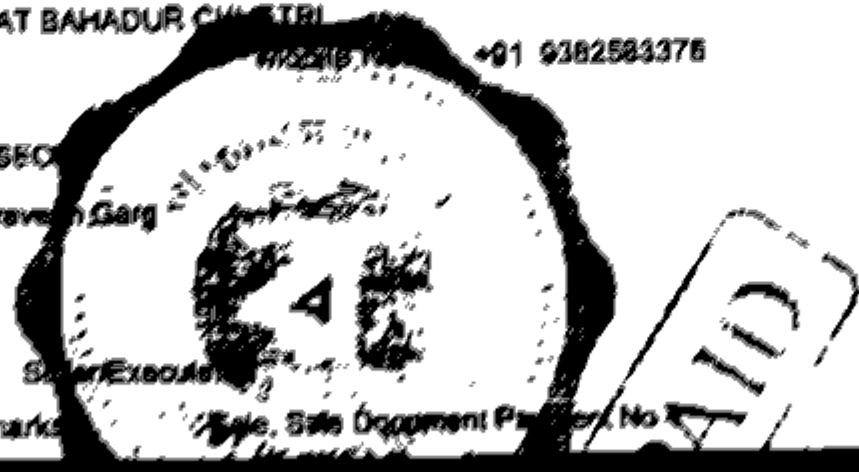
Applicant Name: Mr Praveen Garg

Office Name:

Office Address:

Status of Depositor: Seller/Executor

Purpose of payment / Remarks: Sale, Sale Document Particular No.



1	07110001642380/4/2018	Property Registration- Stamp duty	0030-02-189-003-02	172920
2	07110001642380/4/2018	Property Registration- Registration Fee	0030-03-184-001-15	29664

Total

202584

In Words: Rupees. Two Lakh Two Thousand Five Hundred Eighty Four only

₹ 2,02,584/-



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 0711905/1942380/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Mahal Behadur Chhen Begonia Road, P.O.-Kurasong, P.S.-Kurasong, District- Dinajpur, West Bengal India, PIN - 734203	Seller			
2	Shri Pranav Gang Church Road, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc, District- Dinajpur, West Bengal, India, PIN - 734001	Representative of Buyer (Santal Enterprise)			
3	Shri Pranav Gang Church Road, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc, District- Dinajpur, West Bengal, India, PIN - 734001	Representative of Buyer (Santal Enterprise)			

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	San Dosh Pradhan Son of Shyam Lal Pradhan Kurseong, P O - Kurseong, P S - Kurseong, District - Darjeeling, West Bengal, India, PIN - 734203	Sri Mahat Bakadur Chhetri, Shri Praveen Garg, San Praveen Garg	

(Tapati Kanti Ghosh)

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

Major Information of the Deed

Deed No :	1-0711-07071/2018	Date of Registration	05/11/2018
Query No / Year	0711-0001542380/2018	Office where deed is registered	
Query Date	27/10/2018 11:32:48 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Farveem Gang Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9733022202, Status Buyer/Customer		
Transaction	Additional Transaction		
(0107) Sale, Sale Document	(0308) Other than Immovable Property, Declaration [No of Declaration : 1], (0309) Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 29,65,000/-	Rs. 29,65,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,77,920/- (Article:23)	Rs. 29,654/- (Article A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Apartment Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Deogram Sheet No - 8, Road: Un-mentioned Road, Road Zone : Zone Nipam (Plan No. 41 - Ward No. 41), Pin Code : 734001

Sr No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 81/778	RS - 90/1	Area of Assessment (In Shed: 2800	29,65,000/-	29,65,000/-	Gr. Floor, Apartment Type: Asbestos/Fin Shed Structure Residential Use, Floor Type: Cemented, Age of Flat: 57 Year, Approach Road Width: 1 Ft., New Flat.

Seller Details :

Sr No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Rabhai Mahat Bahadur (Chhetri) (Born: Baghora Road, P.O:- Kurseong, P.S:- Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXGPC1157L, Status: Individual, Executed by: Self, Date of Execution: 02/11/2018, Admitted by: Self, Date of Admission: 02/11/2018, Place : P.M. Residence, Executed by: Self, Date of Execution: 02/11/2018, Admitted by: Self, Date of Admission: 02/11/2018, Place : P.M. Residence

Major Information of the Deed :- 1-0711-07071/2018-05/11/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santlal Enterprise Santloop Building, Seroka Road,, P.O:- Sagan, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India. PIN - 734001, PAN No:- ADOFS3241C, Status: Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Praveen Gang Son of Shri Satyanarayan Agarwal Church Road,, 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 : Santlal Enterprise (as Partner)
2	Shri Pranav Gang Son of Shri Satyanarayan Agarwal Church Road,, 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 : Santlal Enterprise (as Partner)

Identifier Details :

Name & address
Shri Dipak Pradhan Son of Shyam Lal Pradhan Kumbesing,, P.O:- Kumbesing, P.S:- Kumbesing, District:-Darjeeling, West Bengal, India, PIN - 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri Mahal Bahadur Chatter, Shri Praveen Gang, Shri Pranav Gang

Transfer of property for A1

Sl.No	From	To, with area (Name-Area)
1	Shri Mahal Bahadur Chatter	Santlal Enterprise-2000 000000 Sq Ft

Endorsement For Deed Number :- 1-071107071/2018

Major information of the Deed :- 1-0711-07071/2018-05/11/2018

On 28-11-2018

Certificate of Market Value(MB P/M) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,55,000/-



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

On 02-11-2018

Presentation(Under Section 52 & Rule 22A(3) 40(1),W.B. Registration Rules,1962)

Presented for registration at 08:50 hrs on 02-11-2018, at the Private residence by Shri Mahat Bahadur Chatterji, Esqygnl.

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

Execution is admitted on 02/11/2018 by Shri Mahat Bahadur Chatterji, Son of Late Rasal Mahat Bahadur (Chatterji) (Dom), Baghara Road,, P.O:- Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business

Identified by Shri Dipak Pradhan, , , Son of Shyam Lal Pradhan, Kurseong,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

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

Execution is admitted on 02-11-2018 by Shri Prasen Garg, Partner, Serial Enterprise (Partnership Firm), Sandeep Building, Seroka Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Dipak Pradhan, , , Son of Shyam Lal Pradhan, Kurseong,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business

Execution is admitted on 02-11-2018 by Shri Pranay Garg, Partner, Serial Enterprise (Partnership Firm), Sandeep Building, Seroka Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Dipak Pradhan, , , Son of Shyam Lal Pradhan, Kurseong,, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by profession Business



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

Major information of the Deed :- 1-07-11-0707 1/2018-05-11-2018

On 05-11-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rules, 1982 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 29,854/- (A(1) = Rs 29,850/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,854/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 30/10/2018 10:11AM with Govt. Ref. No: 192018190001011831 on 30-10-2018, Amount Rs: 29,854/-, Bank: AXIS Bank (UT180000005), Ref. No. 298341357 on 30-10-2018, Head of Account 0030-03-134-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,72,920/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,72,920/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 25270, Amount: Rs. 5,000/-, Date of Purchase: 30/10/2018, Vendor name: Jays Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2018 10:11AM with Govt. Ref. No: 192018190001011831 on 30-10-2018, Amount Rs: 1,72,920/-, Bank: AXIS Bank (UT180000005), Ref. No. 298341357 on 30-10-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- 140711-07107102018-05/11/2018

Certificate of Registration under section 60 and Rule 53.

Registered in Book - I

Volume number 0711-2018, Page from 164538 to 164559

Using No 071107071 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.11.06 16:39:57 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 06-11-2018 16:39:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR,
West Bengal.

(This document is digitally signed.)