

157/18

I - 157/18 / 2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 951896

Handwritten notes:
 15/09/18
 19/09/18
 19/09/18

Visit Commission Case No. 1507/18

Vertical handwritten text:
 15/09/18

DEED OF CONVEYANCE (SALE)



Certified that the Document is a true
 Registration and the Signature, Seal and
 the Endorsement Sheet attached in the
 Document are part of this Document.

Signature
 Add. District Sub-Registrar
 District Jhalpaiguri, West Bengal

06 SEP 2018

No. 18078 Date 16.8.2018

PURCHASER Santel Enterprise

Full Address Siliguri

Total value 5000/-

Stamp Purchased from JPC Treasury on 1

Prasenjit Das Bhattacharya
Director



STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 79-2000
Addl. TSR Office, Kalyani, Bardhaman

Prasenjit Das Bhattacharya



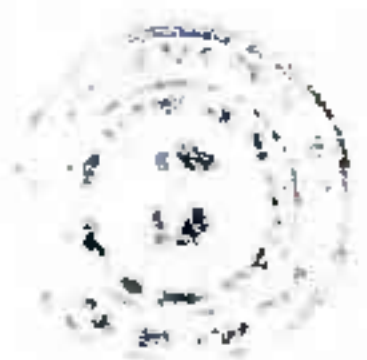
Santel Enterprise
Partner



Addl. Dist Sub-Registrar
Bhakt Nagar, Dist-Jamshedin



04 SEP 2018



Santel Enterprise
Partner

Mailanki Ghoshal
S/o Late Raju Anwar Ghoshal
Manik Mallik
Gulamba Sarani
Wardhapaty

TPS/10/10/2018

VACANT LAND
AREA : 10 KATHA 10 CHATTAK AND 19 SQ.FT.
MOUZA : DABGRAM
PLOT No. : 284/847 AND 285 (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 : Rs. 1,79,30,000/-

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

BETWEEN

SANTLAL 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 PRANAY 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".

Radharani Endeavours Private Ltd
Prithvi Singh Bhansali

Page No. 3

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 Lunkaran 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 "**ONE 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. 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 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. Plot No. 284/847

TB Singh & wife TB Khansari

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 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. 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 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, 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 Chatak respectively;

- 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 Chattak 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 Chattak 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 Chattak 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 Jahgram, 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. 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

Endeavours Private Ltd.
T.P. Jais KR Bhaktinagar

Page No. 7

Registrar Bhaktinagar, executed by Goel Construction Company, comprising land area measuring 4 Katha 10 Chattak 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 Chattak 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 Chattak 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 Chattak 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 khas and peaceful possession thereof to the Purchaser together with all rights,

including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be to have and to hold the same subject to the payment of rents, etc., to the Government of West Bengal.

THAT the Vendor does hereby covenant with the Purchaser that the right, title and interest in the 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.

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 10 KATHA 10 CHATTAK AND 19 SQUARE FEET, out of which land measuring about 10.0344 Katha appertains to and forms part of R.S. Plot No. 284/847 and land measuring 0.617 Katha appertains to and forms part of R.S. Plot No. 285, both Recorded in R.S. Khatian No. 541, R.S. Sheet No. 08 corresponding to L.R. Plot Nos. 14 and 15, L.R. Khatian Nos. 99, 276, 277 and 278, L.R. Sheet No. 24, situated within MOUZA DABGRAM, J.L. No. 02, within the jurisdiction of Ward No. 41 of Siliguri Municipal Corporation, near Akshaytara 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 ... Land of Santal Enterprise.
- By South ... Land of Rudharani Endeavours Private Limited.
- By East ... Building of Madhubari Apartment.
- By West ... Land and building of Ranakrishna 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. Keilashi Aggarwal
S/o. Late Ran Kanta Aggarwal
Maruti More Alived
Lokanta Sarani
M. K. Pally
Siliguri

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

Endeavour Private Ltd.

TB 104 for TB 104

VENDOR

Mrs. Sandal Enterprise
Partner

Mrs. Sandal Enterprise
Partner

PURCHASER

2. Nayan Kumar Das
Late Nayan Kumar Das
Sindoor Building
Cerece Road
Siliguri

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

Nayan K.

NIKUNJ SARAF
Advocate : Siliguri
Regn. No. WB/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:-








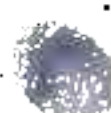



Dated	Cheque/RTGS	Bank	Amount (Rs)
11.07.2018	RTGS	Bank of Baroda	51,00,000/-
26.07.2018	RTGS	Bank of Baroda	44,00,000/-
26.07.2018	RTGS	Bank of Baroda	15,00,000/-
27.08.2018	RTGS	Bank of Baroda	25,00,000/-
28.08.2018	RTGS	Bank of Baroda	42,50,700/-
			Rs. 1,77,50,700/-
		T.D.S. Deducted	1,79,300/-
		Total Consideration Amount Rs.	1,79,30,000/-

Sankar Kumar Das

T.P. Das

VENDOR












11/11/18

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Pradyumn Bhandari</i>	LEFT HAND					
	RIGHT HAND					

and Endeavour Pvt. Ltd. Ltd.

Pradyumn Bhandari

SIGNATURE












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

M/s. Bantol Enterprise



Partner

SIGNATURE

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

M/s. Bantol Enterprise



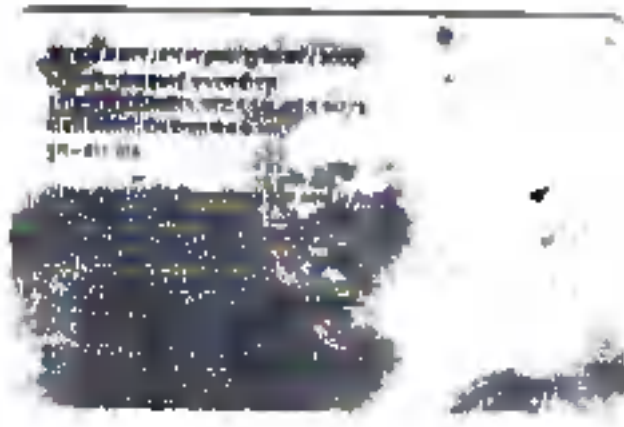
Partner

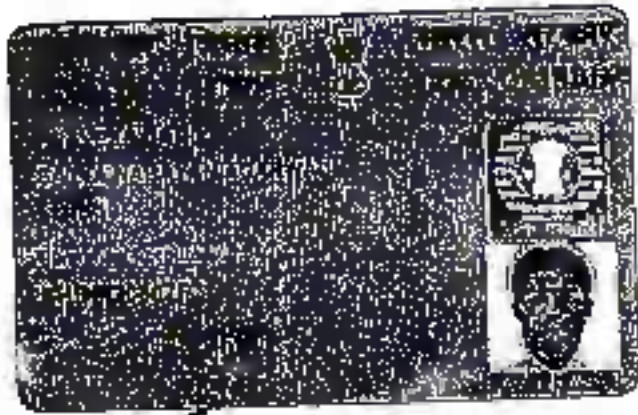
SIGNATURE



M/s. Sental Enterprises
Partner

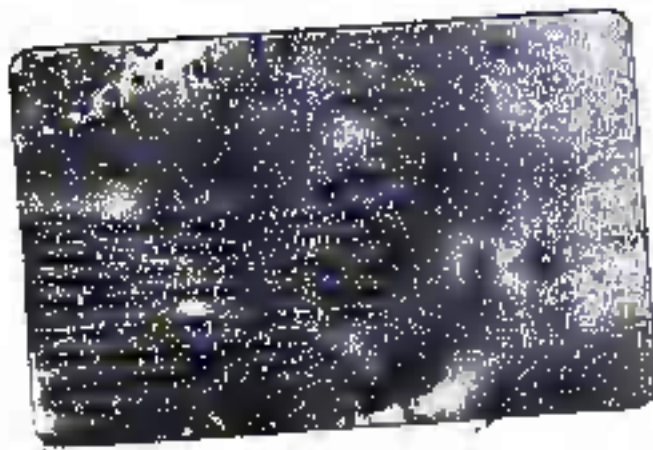
M/s. Sental Enterprises
Partner





Mr. Sarda Enterprise
Partner

Mr. Sarda Enterprise
Partner



प्रधान मन्त्री
विकास विभाग
प्रधानमंत्री
प्रणय गार्ग

IN
100

भारत सरकार
GOVT OF INDIA



SATYA NARAYAN AGARWAL

22/12/1983

ANBP01286F



Signature

Mrs. Senthil Enterprises

Signature
Partner

Mrs. Senthil Enterprises

Signature

In case of any discrepancy, please refer to the original document.
Income Tax PAN Service Unit, U/S/PT/1.
Plot No. 1, Sector 11, CBD-Delhi, India.
New Delhi - 110 014

यदि कोई त्रुटि हो तो कृपया मूल दस्तावेज़ देखें।
आयकर पैन सेवा इकाई, U/S/PT/1।
प्लॉट नं. 1, सेक्टर 11, CBD-दिल्ली, भारत।
नई दिल्ली - 110 014

अध्यक्ष विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
Income Tax Department
राजस्थान सरकार
GOVERNMENT OF RAJASTHAN

आयकर विभाग
Income Tax Department



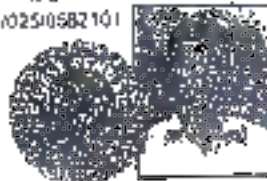
दिनांक
Date
05/07/2023

By the authorized Private Unit

Prigay Lal Bhanu

Chief


 भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/04/025/0582101




निर्वाचक नाम : विजय कुमार
 Voter's Name : Vijay Kumar Bhattacharjee
 पिता नाम : सुभाषचन्द्र दत्तगुप्त
 Father's Name : Subhashchandra Dattagupta
 पितृसंज्ञा : पुरुष
 Date of Birth : 10/01/1955

2018 and Endeavour Private Ltd.
TRISAY 14RT Bhawan
 Guwahati

WB/04/025/0582101

पता
 201 B, 10th, Lakshmi Bazar, 1st Floor, Guwahati, Assam, India - 781005

Address:
 D.E.F. ROAD, BABUPARA, SILIGURIM
 CORP., SILIGUR, DARJEELING, 736005



Date: 11/01/2017
 In Presence of the Officer in Charge of the Electoral Registration Office for
 Signature of the Electoral Registration Officer for
 201 B, 10th, Lakshmi Bazar, Guwahati

Please advise the Registrar of the District Electoral Office, Guwahati, Assam, India, if there is any change in the above mentioned details. In case of change in address, please send the copy of the new address to the Registrar of the District Electoral Office, Guwahati, Assam, India, and to obtain the card with new number.

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

GRN: 19-201819-027966441-1 Payment Mode: Online Payment
GRN Date: 28/08/2018 15:50:43 Bank: State Bank of India
BRN: IK00SSQYJ6 BRN Date: 28/08/2018 15:53:18

DEPOSITOR'S DETAILS

Challan No.: 07110001228299/5/2018
(Ordery No./Ordery Year)

Name: KAILASH AGARWAL
Contact No.: 9733182554 Mobile No.: +91 9933395100
E-mail: gobindagarwala@gmail.com
Address: SILIGURI
Applicant Name: Mr N Saraf
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	07110001228299/5/2018	Property Registration- Stamp duty	0000-02-103-003-02	12501.00
2	07110001228299/5/2018	Property Registration- Registration Fees	0000-03-104-001-16	179314

Total

1429434

In Words: Rupees, Fourteen Lakh Twenty Nine Thousand Four Hundred Thirty Four only

By: *(Signature)*

(Signature)
Director



Government of West Bengal

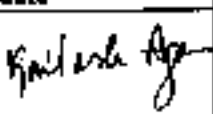
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 07110001226299/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Bijay Kumar Bhansali Milanpally., P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Representative of Seller (Radharan Endeavours Private Limited)			 Shri Bijay Kumar
2	Shri Pranav Garg Church Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santal Enterprise)			 Shri Pranav Garg
3	Shri Pranav Garg Church Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santal Enterprise)			 Shri Pranav Garg

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Shri Kaalash Agarwal Son of Late Ramavtar Agarwal S. F. Road,, P.O:- Siliguri Bazar, P. S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Shri Bijay Kumar Bhansali, Shri Praveen Gang, Shri Pranav Gang	


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

Major Information of the Deed

Deed No :	I-0711-05975/2018	Date of Registration :	06/09/2018
Query No / Year:	0711-0001228299/2018	Office where deed is registered :	
Query Date	30/07/2018 6:34:29 PM	A.O.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Thana : Siliguri, 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], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,79,30,000/-	Rs. 1,79,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12.55 120/- (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: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Akshayara Road, Mouza: Dabgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Selforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-284/847	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	0.617 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	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.: AAJCR3912M. Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santlal Enterprise Sevoke Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No. : ADQFS3041C, Status : Organization, Executed by: Representative

Major Information of the Deed : I-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 Lunkaran Bhansali Milanpally., 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 : 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:- Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Santlal Enterprise (as Partner)
3	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 Kaitash Agarwal Son of Late Ramavtar 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 Garg, Shri Pranav Garg

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Radharani Endeavours Private Limited	Santlal Enterprise-16.5568 Dec

Transfer of property for L2

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

Endorsement For Deed Number : I - 071105975 / 2018

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

On 31-07-2018

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 1,79,30,000/-



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

On 04-09-2018

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

Presented for registration at 21:35 hrs on 04-09-2018, at the Private residence by Shri Bijay Kumar Bhansali ,

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

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

Identified by Shri Kailash Agarwal, , Son of Late Ramavtar 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 04-09-2018 by Shri Praveen Garg, Partner, Santlal Enterprise (Partnership Firm), Sevoke Road, P.O - Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Kailash Agarwal, , Son of Late Ramavtar 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 04-09-2018 by Shri Pranav Garg, Partner, Santlal Enterprise (Partnership Firm), Sevoke Road, P.O - Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Kailash Agarwal, , Son of Late Ramavtar 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. BHAKTINAGAR
Jalpaiguri, West Bengal

Major information of the Deed :- I-0711-05975/2018-06/09/2018

On 05-08-2018

Payment of Fees

Certified that required Registraton Fees payable for this document is Rs. 1,79,314/- (A(1) = 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 (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 3:53PM with Govt. Ref. No: 192018190279654411 on 28-08-2018, Amount Rs: 1,79,314/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SSQYJ5 on 28-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,50,120/- and Stamp Duty paid by by online = Rs 12,50,120/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 3:53PM with Govt. Ref. No: 192018190279654411 on 28-08-2018, Amount Rs: 12,50,120/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SSQYJ5 on 28-08-2018, Head of Account 0030-02-103-003-02



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

On 06-09-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number . 23 of Indian Stamp Act 1999.

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 5,000/-

Description of Stamp

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

2 Stamp: Type Impressed, Serial no 18078, Amount: Rs. 5,000/-, Date of Purchase: 16/08/2018, Vendor name: Jaya Ram Das



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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 0711-2018, Page from 140727 to 140753
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) 06-09-2018 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



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 951943

Handwritten notes:
 05/09/2018
 09:50 A.M.
 D. 135843/18

Vertical handwritten text:
 Pratik Kumar Bhowmik

Visit Commission Case No. 1639/18

DEED OF CONVEYANCE (SALE)

Can be used for the purpose of the
 Registration and the Signature. Subject to
 the Endorsement Sheet attached to the
 Document are part of this Document

Signature:
 Sub-Registrar
 Jajpur, Jajpur



07 SEP 2018

NO. 18678 DATE 21. 8. 2018

BUYER Santol Enterprise

Full Address Selangor

Total value 5000

Stamp Purchased from JPG Treasury

^{TAS}
STAMP VENDOR
JAYA RANI DASJ
Licence no-1 of 99-2000
Add: No 2700m, Rajang, Ipoh.

TRADING ICE PHOENIX



2755

TRADING ICE PHOENIX



2756

Mrs Santol Enterprise
Partner



2757

Mrs Santol Enterprise
Partner

Partners of Santol
for late Mrs Anwar Ajam
K. M. N. N. N. N.
C. N. N.

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05 SEP 2018



VACANT LAND
AREA : 4 KATHA ✓
MOUZA : DABGRAM
PLOT No. : 284/847 AND 285 (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 : Rs. 87,20,000/-

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

BETWEEN

SANTLAL 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**".



[Handwritten signature]
Minister of Health & Family Welfare
Government of Karnataka

05 SEP 2018

Position for Bhansali

AND

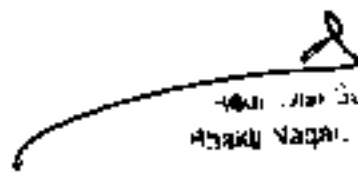
RADHARANI ENDEAVOURS PRIVATE LIMITED, (PAN : AAICR3912M), a Private Limited Company, Incorporated under the Companies Act, 2013 bearing its CIN No. U70200WB2017PTC221750, dated 05.07.2017, having its office at 3rd Floor, Metro Plaza, S.F.Road, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal, Represented by one of its **DIRECTOR, SRI BIJAY KUMAR BHANSALI**, son of Late Lunkaran 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, J.L.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. 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 Rabindra Nath Mitra and Geeta Mitra by virtue of a registered Sale Deed dated 17.05.1972, being Document No. I-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. Plot No. 284/847




शक्ति नगर, डिस्ट. सुरजपुरा
05 SEP 2018

... number ...
P. 505 14-15-2012

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. I-4849 for year 2003 and the same was registered in the office of the District Sub Registrar, Jalpaiguri.

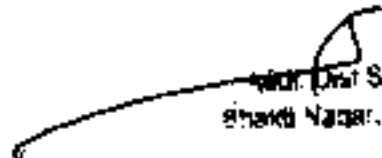
AND WHEREAS the abovenamed, Rabindra Nath Mitra and Geeta Mitra jointly also sold and transferred a piece or parcel of land measuring 10 Katha 10 Chattak and 19 Sq.Ft. appertaining to and forming part of R.S. Plot No. 285 and 284/847 of R.S. Sheet No. 8, recorded in R.S. Khatian No. 541 of Mouza Dabgram unto and in favour of Maa Durga Merchandise Private Limited by virtue of a registered Sale Deed dated 12.12.2003, being Document No. I-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. I-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 Chattak 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. I-773 and I-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 Chartak respectively;




Dit. Dist. Sub-Registra
Martapura, Dist. Martapura

0 SEP 2018

- 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 Chattak 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 Chattak 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 Chattak 19 Sq.Ft. and land area measuring 2 Katha respectively.

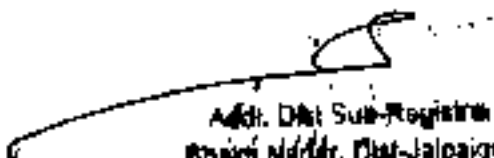
AND WHEREAS the name of the abovenamed Smt. Manju Devi Agarwal in respect of her aforesaid land was duly recorded in the R.O.R vide L.R. Khatian No. 277 in corresponding L.R. Plot No. 14, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.0508 Acre in Mouza Dabgram, District Jalpaiguri.

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.

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Addl. Dist. Sub-Registrar
Chandri Nagar, Dist. Jalgaon
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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 **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 Chattak;
- 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 Chattak;
- 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 Chattak; 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



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Ditandatangani dan
dibereskan oleh

0 SEP 2016

Registrar Bhaktinagar, executed by Goel Construction Company, comprising land area measuring 4 Katha 10 Chattak 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 Chattak 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.

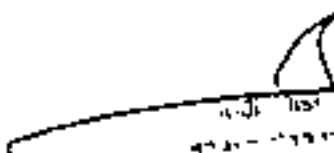
AND WHEREAS the Vendor being in need of fund have offered for sale its land measuring 4 Katha, out of the aforesaid land, for a total consideration Rs. 87,20,000/- (Rupees Eighty Seven Lakh and Twenty Thousand Only) free from all encumbrances and charges whatsoever and the said land is fully described in the Schedule below.

AND WHEREAS the Purchaser has approached to the Vendor and offered to purchase the above referred land measuring 4 Katha for a total consideration Rs. 87,20,000/- (Rupees Eighty Seven Lakh and Twenty 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. 87,20,000/- (Rupees Eighty Seven Lakh and Twenty 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 khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances




District Registrar, District of Sindh

05 SEP 2018

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.



Widi Harti Susanto, S.Pd.
Dinas Negeri, Distrik Jayapura

05 SEP 2018

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. 284/847 and land measuring 2 Katha appertains to and forms part of R.S. Plot No. 285, both Recorded in R.S. Khatian No. 541, R.S. Sheet No. 08 corresponding to L.R. Plot Nos. 14 and 15, L.R. Khatian Nos. 99, 276, 277 and 278, L.R. Sheet No. 24, situated within MOUZA DABGRAM, L. No. 02, within the jurisdiction of Ward No. 41 of Siliguri Municipal Corporation, at Akshaytara 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 ... Land of Santlal Enterprise,
By South ... 22 feet wide Road,
By East Building of Madhuban Apartment,
By West Land and building of Ramkrishna Mission.

Contd. to next page




Anel. Dan Sub-registrasi
Shaka Nagas, Dist-Jepangun

05 SEP 2018

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 Aggarwal
S/o. Late Ram Anand Aggarwal
Harutt More Niwas
Sukanto Sarani
W/ Harpaly
Siliguri-

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

(admission Endeavour Private Ltd)

Bijay Lal Bhansali

VENDOR

2. Rajkumar Das
Late Rajendra Basant Das
Sant-deep Building
Service Road
Siliguri-

M/s. Santal Enterprise
Partner

M/s. Santal Enterprise
Partner

PURCHASER

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

Name

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




Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Lalmonirhat
05 SEP 2018

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/-

(Signature and Seal of the Vendor)

TRISE














Bhansali

VENDOR



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0 6 SEP 1912

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

Digitally signed by Prakash Bhandari

Prakash Bhandari












2000

SIGNATURE



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05 SEP 2018

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

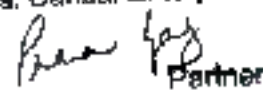
Mr. Santal Enterprise

 Partner

SIGNATURE

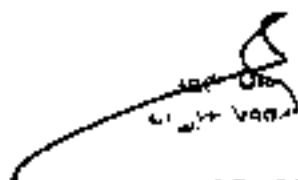
 <i>Ph...</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Mr. Santal Enterprise


 Partner

SIGNATURE



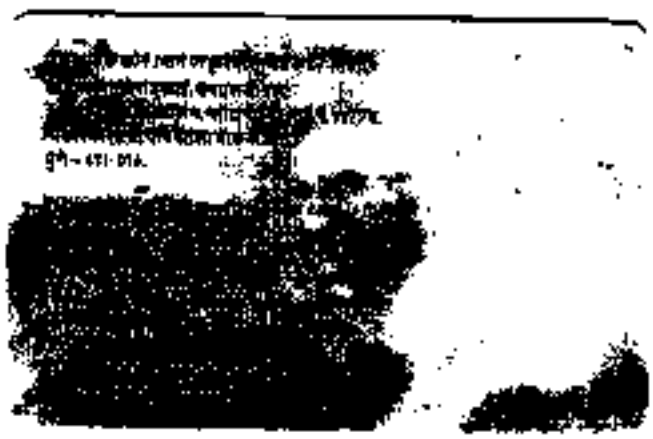

ಶಾಸನ ಸಭೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

05 SEP 2018



Mr. Santiel Enterprise
Partner

Mr. Santiel Enterprise
San Luis
Partner





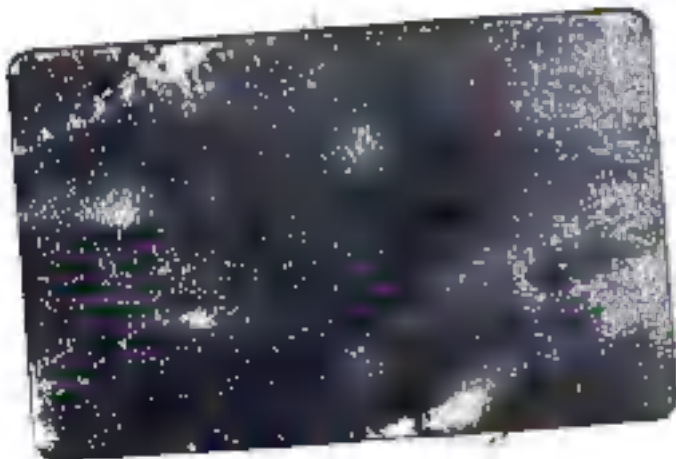
[Handwritten signature]

**Asst. Dist Sub-Registrar
Bhakti Nagar, Dist-Jabalpur**


05 SEP 2018



P Santal Enterprises
Partner






Sach. Das Saha
Registrar, West Bengal

05 SEP 2018

संयुक्त प्रशासन
संयुक्त प्रशासन

संयुक्त प्रशासन
GOVT. OF INDIA

PRANAV GARG
SATYA NARAYAN AGARWAL



22/12/1993
आवधिकार अंक: 1286P



Pranav Garg
Signature


M/s. Santel Enterprise

Pranav Garg
Partner

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, LBPTSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

यदि इस कार्ड खोया या पाया गया है / लौटाया :
आवधिकार सेवाएँ / इकाई, LBPTSL
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नया मुंबई - 400 614.




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

05 SEP 2018

आयकर विभाग
INCOME TAX DEPARTMENT

संघीय सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

संघीय सरकार
GOVERNMENT OF INDIA



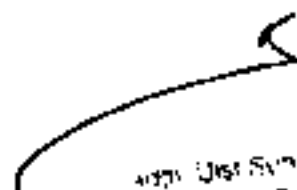
आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

Madha ani Endorcos Private Limited


Bisay Lal Bhowari

Director





சென்னை நகராட்சி நிர்வாகப் பேரவை
சென்னை நகராட்சி நிர்வாகப் பேரவை

05 SEP 2018


 भारतीय निर्वाचन आयोग
 Election Commission of India
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB04M0250582101

निर्वाचक का नाम : विष्णु कुमार शर्मा
 Elector's Name : Vishnu Kumar Sharma
 पिता का नाम : लक्ष्मण शर्मा
 Father's Name : Lakshman Sharma
 लिंग : पुरुष
 Sex : Male
 जन्म तिथि : 01/01/1965
 Date of Birth : 01/01/1965


Radharami Endeavour Private Ltd.

TRB 303 for Bhansali
Director

WB04M0250582101

निवास :
 D.E.T. ROAD, BASUPARA, SILIGURI (M
 CORP.), SILIGURI, DARJEELING-734008

Address:
 D.E.T. ROAD, BASUPARA, SILIGURI (M
 CORP.), SILIGURI, DARJEELING-734008


 Date: 11/11/2013

26- Polling Station का नाम निर्वाचक के नाम के अनुसार
 लिखना है।
 Facsimile Signature of the Elector
 Registration Officer for
 26- Polling Constituency

निर्वाचक को अपने नाम के अनुसार निर्वाचक के नाम के अनुसार
 निर्वाचक के नाम के अनुसार निर्वाचक के नाम के अनुसार
 निर्वाचक के नाम के अनुसार निर्वाचक के नाम के अनुसार
 In case of change in address mention (M) Card No.
 in the following Form for including your name in the
 roll of the changed address and to attach the card
 with same number.



Addl. Dist Sub-Registrar
Bhakti Nagar, Post-Jamshedpur

0 01 2018

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

GRN: 19-201819-027976309-1 Payment Mode: Online Payment
 GRN Date: 28/08/2018 18:52:33 Bank: State Bank of India
 BRN: IK00SSYJZ2 BRN Date: 28/08/2018 18:53:38

DEPOSITOR DETAILS

Id No.: 07110001358431/4/2018
(Query No./Query Year)
 Name: KAILASH AGARWA
 Contact No.: Mobile No.: +91 9833345100
 E-mail: gobindagarwala@gmail.com
 Address: SJLIGURI
 Applicant Name: Mr N Saraf
 Office Name:
 Office Address:
 Status of Depositor: Seller/Executants
 Purpose of payment / Remarks: Sale Document Payment No 4

PAYMENT DETAILS


Sl. No.	Identification No.	Head of AC Description	Head of AC	Amount (₹)
1.	07110001358431/4/2018	Property Registration-Stamp duty	0030-02-103-003-02	518220
2.	07110001358431/4/2018	Property Registration-Registration Fees	0030-03-104-001-16	87214

Total 605434

In Words: Rupees Six Lakh Five Thousand Four hundred Thirty Four only

Trisun BK Bhattacharya




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

04 FEB 2018



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 07110001358431/2018

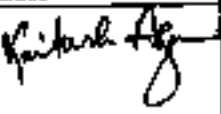
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Bijay Kumar Bhansali Milanpari.. P.O:- Siliguri Bazar, P.S:- Siligun, Siliguri Mc, District.-Darjeeling, West Bengal, India, PIN - 734005	Representative of Seller (Radharan Endeavours Private Limited)			Signature with date Bijay Kumar Bhansali
2	Shri Praveen Garg Church Road., P.O:- Siliguri, P.S:- Siliguri, Siligun Mc, District:- Darjeelng. West Bengal, India, PIN - 734001	Representative of Buyer (Santlal Enterprise)			Signature with date Santlal Enterprise Praveen Garg
3	Shri Pranav Garg Church Road., P.O.- Siligun, P.S.- Siligun, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer (Santlal Enterprise)			Signature with date Santlal Enterprise Pranav Garg



(Signature)
Anah Diah Sub-Registrar
Sharia Hospital, District Hospital

05 SEP 2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Kalash Agarwal Son of Late Ramavtar Agarwal S. F. Road., P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District- Darjeeling, West Bengal, India, PIN - 734005	Shri Bijay Kumar Bhansali, Shri Praveen Garg, Shri Pranav Garg	


(Tapash Kant Ghosh)

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




Asst. Dist. Secy-Registrar
Shakti Nader, Dist. Jalpaiguri

05 SEP 2018

Major Information of the Deed

Deed No :	I-0711-06018/2018	Date of Registration	07/09/2018
Query No / Year	0711-0001358431/2018	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. : 9832076733, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 87,20,000/-	Rs. 87,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,23,220/- (Article:23)	Rs. 87,214/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

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

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-284/047	RS-541	Bastu	Bastu	2 Katha	43,60,000/-	43,60,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	RS-285	RS-541	Bastu	Bastu	2 Katha	43,60,000/-	43,60,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			6.6Dec	87,20,000 /-	87,20,000 /-	
	Grand Total :				6.6Dec	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.:: AAJCR3912M, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santlal Enterprise Sevok 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 Bijay Kumar Bhansal (Presentant) Son of Late Lunkaran Bhansal Milanpally,, 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 : 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:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Santlal Enterprise (as Partner)
3	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 Kailash Agarwal Son of Late Ramaytar 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 Bhansal, Shri Praveen Garg, Shri Pranav Garg	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Radharani Endeavours Private Limited	Santlal Enterprise-3.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Radharani Endeavours Private Limited	Santlal Enterprise-3.3 Dec

Endorsement For Deed Number : I - 071106018 / 2018

On 25-08-2018

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 87,20,000/-



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

On 05-09-2018

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 Bhansali .

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

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


Identified by Shri Kailash Agarwal, . . Son of Late Ramavtar 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 Praveen Garg, Partner, Santal Enterprise (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 Ramavtar 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, Santal Enterprise (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 Ramavtar 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. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-06018/2018-07/09/2018

On 08-08-2018

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 (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 6:53PM with Govt. Ref. No: 192018190279783091 on 28-08-2018, Amount Rs: 87,214/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SSYJZ2 on 28-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,23,220/- and Stamp Duty paid by by online = Rs 5,18,220/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 6:53PM with Govt. Ref. No: 192018190279783091 on 28-08-2018, Amount Rs: 5,18,220/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SSYJZ2 on 28-08-2018, Head of Account 0030-02-103-003-02



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

On 07-08-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,23,220/- 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 Rani Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 141625 to 141651
being No 071106018 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.09.07 17:26:22 +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.)

7201/18

I - 6768/2018



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग प्रदेश WEST BENGAL

D 954230

30/10/2018
 09:10 P.M.
 S. 1642377/2018
 म. नं. र. 29, 79, 000/H

30/10/2018
 12:18

Visit Commission Case No. 1492/18

DEED OF CONVEYANCE (SALE)



I certify that the Document is duly registered and the Signature Sheet and the Enforcement Sheet attached to this Document are part of this Document.

[Signature]

Add. District Sub-Registrar
 Bahadur Nagar, Jalandhar.

31 OCT 2018

Page 1

22/10/18

No. 24825 Date 12.10.2018
 PURCHASER Shakti Enterprises
 Full Address Changan
 Total value 5000/-
 Stamp Purchased from JPG Treasury on 1

STAMP VENDOR
JAYA RANI DAS
 Licence no-1 of 99-2017
 Addl. DSR Office, Rajpuri, Jaipur

महल नंदापुर देही



3324

महल नंदापुर देही



3325

M/s Sandel Enterprises
 Partner



3326

M/s Sandel Enterprises
 Partner

Addl. Dist Sub-Registrar
 Bharti Nagar, Dist. Jaipur

Dipak Pradhan
 S/o - Shri Shyam Lal Pradhan
 PO + B - Kurseong
 Dist - Sambalpur

2018

No. 24825 Date 12/10/2019
 PURCHASER Santia Enterprise
 Full Address Changan
 Total value 5000/-
 Stamp Purchased from JPC Treasury on 12/10/2019

STAMP VENDOR
JAYA RANI DAS
 Licence no-1 of 99-7000
 Addl DSK Office, Kaigani, Talangudi

ਮਦਰ ਕਰਾਕੁਰ ਦੇਵੀ
 3374

ਮਦਰ ਕਰਾਕੁਰ ਦੇਵੀ

3375
 Santia Enterprise
 Changan



3376
 M/s Santia Enterprise
 Changan

↖
 Addl. Dist. Sub-Registrar
 Shani Nagar, Dist. Talangudi

ਦਿਪਕ ਪ੍ਰਦਰਸ਼ਨ
 s/o. Shri Shyam Lal Pradhan
 PC+KS - Kuraseeng
 AISHI - Subjectiong

2019

12
31
23

Page No. 2

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

BETWEEN

SANTLAL 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 Rabilal Mahat Bahadur alias Rabilal Mahat Chhetri alias Dom, 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 Rabilal 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.



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

30 OCT 2019

422
7/12/20
234

Page No. 3

AND WHEREAS the abovenamed Rabilal 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 the prevailing highest market price, free from all encumbrances and charges whatsoever for the said property fully described in the Schedules below.



[Handwritten signature]

30 OCT 2018

2023
7/13/20
23/12

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.

h
Adu

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

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. 80/778 and land measuring 0.0043 Acre appertains to and forms part of R.S. Plot No. 81/779, 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, T. 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 barred and bounded as below:-

SCHEDULE 'A'

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.

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.

अक्षय कुमार शर्मा

123
25/13/10
13/2

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, out of which land measuring about 0.06 Acre appertains to and forms part of R.S. Plot No. 80/778 and land measuring 0.0043 Acre appertains to and forms part of R.S. Plot No. 81/779, 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, L. 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 : 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.

123
Ad



8

REGISTRAR, DISTRICT OF MYSORE
REGISTRATION DEPARTMENT

10/10/19

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:-

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

1. Dipak Pradhan
S/o - Shri Kishore Lal Pradhan
PO+PS - Kuchibesang
Dist - Bhubaneswar.

(Handwritten signature in Odia)

VENDOR

2. Rajendra
S/o Late. L. E. Das
Sevake Road
PO. PS - Siliguri
Dist - Bhubaneswar

M/s. Santal Enterprise
(Handwritten signature)
Partner

M/s. Santal Enterprise
(Handwritten signature)
Partner

PURCHASER

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

(Handwritten signature)

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



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

30 OCT 2010

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















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

30 DEC 2018

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


 Mrs. Santlai Enterprise
 Partner
 Signature


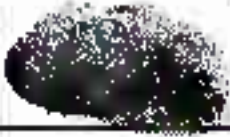









		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					


 Mrs. Santlai Enterprise
 Partner
 Signature



Addl. Dist. Sub. Registrar
Buxar, Bihar

30 OCT 2018

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

11 E.D. 6/8/22 दिनी

SIGNATURE



[Handwritten signature]

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

30 OCT 2018



अद्वैत कौशिक देवी





Addl. Dist Sub-Registrar
Bhadrachalam District

30 OCT 2018

आयकर विभाग
INCOME DEPARTMENT



भारत सरकार
GOVT OF INDIA

कर का निष्पक्ष प्रयोग के लिए
Partnership Account Number Card
ADDP-530310



पिन कोड
08012

10000000

M/s Santal Enterprise

Partner

M/s Santal Enterprise

Partner

कर का निष्पक्ष प्रयोग के लिए
Partnership Account Number Card
ADDP-530310
पिन कोड 08012



10000000



Addl. Dist Sub-Registrar
Bhadrachalam, Dist. Jalapuri

30 OCT 2018



M/s Santal Enterprise
Partner

Responsible card to the holder of the card / business
Address: P.O. Box 11, Gurgaon, Haryana
Phone Number - 400-114
For more details / queries please contact / call
Name: Santal Enterprise
Address: Santal Enterprise
Phone Number: 400-114



[Handwritten signature]

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri
30 OF 1 2018

आयकर विभाग

INCOME TAX DEPARTMENT

प्रधान कार्यालय

GATYA NERUNGAN AGORWAL

4214090000

Permanent Account Number

ANRPS1285P

[Signature]
Signature



भारत सरकार

GOVT. OF INDIA



2008/04/2

Mr. Santal Enterprise

[Signature]
Partner

एक कार्ड में दोनो / दोनो कार्ड हुनका तुलना करे / नोकर
आयकर केन सेवा सुकसी, एन एन सी एस
दोनादो नजीक सचकारा केदो
कानेर देसिपतीन एन एन सी एस के नजीक
कानेर, गुवा - 411 045

If their card is torn / remaining their card is found
please inform / return to:
Income Tax PAN Service Unit, NSDL
3rd Floor, Sagehira Chambers,
West Block, Colaba Station Exchange,
Bandra, Pune - 411 045

Tel: 01-2642400 / 2642401 / 2642402 / 2642403 / 2642404 / 2642405 / 2642406 / 2642407 / 2642408 / 2642409 / 2642410 / 2642411 / 2642412 / 2642413 / 2642414 / 2642415 / 2642416 / 2642417 / 2642418 / 2642419 / 2642420 / 2642421 / 2642422 / 2642423 / 2642424 / 2642425 / 2642426 / 2642427 / 2642428 / 2642429 / 2642430 / 2642431 / 2642432 / 2642433 / 2642434 / 2642435 / 2642436 / 2642437 / 2642438 / 2642439 / 2642440 / 2642441 / 2642442 / 2642443 / 2642444 / 2642445 / 2642446 / 2642447 / 2642448 / 2642449 / 2642450 / 2642451 / 2642452 / 2642453 / 2642454 / 2642455 / 2642456 / 2642457 / 2642458 / 2642459 / 2642460 / 2642461 / 2642462 / 2642463 / 2642464 / 2642465 / 2642466 / 2642467 / 2642468 / 2642469 / 2642470 / 2642471 / 2642472 / 2642473 / 2642474 / 2642475 / 2642476 / 2642477 / 2642478 / 2642479 / 2642480 / 2642481 / 2642482 / 2642483 / 2642484 / 2642485 / 2642486 / 2642487 / 2642488 / 2642489 / 2642490 / 2642491 / 2642492 / 2642493 / 2642494 / 2642495 / 2642496 / 2642497 / 2642498 / 2642499 / 2642500



A long, flowing handwritten signature in black ink, starting from the left and curving upwards to the right.

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

30 OCT 2018

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

GRN: 19-201819-030082500-1 Payment Mode Online Payment
GRN Date: 29/10/2018 17:39:37 Bank: AXIS Bank
BRN: 299328519 BRN Date: 29/10/2018 17:42:18

Id No. : 07110001642377/5/2018

[Quary No./Quary Year]

Name : MAHAT BAHADUR CHETRI
Contact No. : +91 9382583376
E-mail :
Address : KURSEOPUR
Applicant Name : Mr Praveen Garg
Office Name :
Office Address :
Status of Depositor : Seller/Executant
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

1	07110001642377/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	173220
2	07110001642377/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	29714

Total

202934

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

महंत बहादुर चेत्री



Addr. Dist Sub-Registrar
Bhakti Nagar, Dist. Jhalpaikunt

~~31 OCT 2018~~

30 OCT 2018



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 07110001642377/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Mahat Bahadur Chhetri Baghgora Road., P.O:- Kurseong, P.S:- Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Praveen Garg Church Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Santlal Enterprise]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Pranav Garg Church Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Santlal Enterprise]			

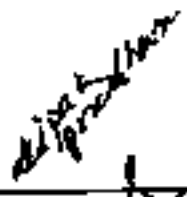


[Handwritten signature]

Add. Dist. Sub-Registrar
Bhadrakumar, Bangalore

~~31 OCT 2018~~

30 OCT 2018

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 Behadur Chhattri, Shri Praveen Garg, Shri Pranav Garg	

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



[Handwritten signature]

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

~~31 OCT 2018~~

30 OCT 2018

Major Information of the Deed

Deed No :	I-0711-06968/2018	Date of Registration	31/10/2018
Query No / Year	0711-0001642377/2018	Office where deed is registered	A.D.S.R. BHAKTINAGAR, District Jalpalguri
Query Date	27/10/2018 11:29:29 PM	A.D.S.R. BHAKTINAGAR, District Jalpalguri	
Applicant Name, Address & Other Details	Praveen Garg Thana : Siliguri, District : Darjeeling, WEST BENGAL., Mobile No. : 9733022202, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 29,70,000/-	Rs. 29,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,78,220/- (Article:23)	Rs. 29,714/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Apartment Details :

District: Jalpalguri, 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

Sc 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 - 80/778	RS - 90/1	Area of Asbestos/Tin Shed: 2614	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 - 81/779	RS - 90/1	Area of Asbestos/Tin Shed: 188	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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Rabihai Mahat Bahadur (Chhetri) (Dom) Baghgora 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.: BXCPC1167L, 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 :- I-0711-06968/2018-31/10/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santlal Enterprise Santdeep Bulding, Sevoke 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 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 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	Santlal Enterprise-2614.000000 Sq Ft

Transfer of property for A2

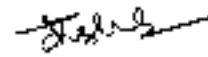
Sl.No	From	To. with area (Name-Area)
1	Shri Mahat Bahadur Chhetri	Santlal Enterprise-188.000000 Sq Ft

Major Information of the Deed :- I-0711-06968/2018-31/10/2018

On 29-10-2018

Certificate of Market Value(WB PVM rules of 2001)

- * Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 29,70,000/-



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

On 30-10-2018

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

Presented for registration at 21:10 hrs on 30-10-2018, at the Private residence by Shri Mahat Bahadur Chhetri, Executant.

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

Execution is admitted on 30/10/2018 by Shri Mahat Bahadur Chhetri, Son of Late Rabital Mahat Bahadur (Chhetri) (Dom), Baghgora 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

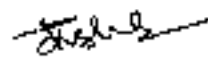
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 30-10-2018 by Shri Praveen Garg, Partner, Santlal Enterprise (Partnership Firm), Santdeep 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 30-10-2018 by Shri Pranav Garg, Partner, Santlal Enterprise (Partnership Firm), Santdeep 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
Jaipalguri, West Bengal

On 31-10-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 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 29,700/- .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 29/10/2018 5:42PM with Govt. Ref. No: 192018190300825001 on 29-10-2018, Amount Rs: 29,714/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 289328519 on 29-10-2018, Head of Account 0030-03-104-001-18

Major Information of the Deed :- I-0711-08988/2018-31/10/2018

Payment of Stamp Duty

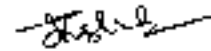
Certified that required Stamp Duty payable for this document is Rs. 1,78,220/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,73,220/-

Description of Stamp

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

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2018 5:42PM with Govt. Ref. No: 192018190300825001 on 29-10-2018, Amount Rs: 1,73,220/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 299328519 on 29-10-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0711-06968/2018-31/10/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 163542 to 163563
being No 071106968 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.10.31 17:35:13 +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.)

7219/18

7019/2018



पश्चिम बंगाल WEST BENGAL

D 954013

07/11/2018
 S. 1642386
 M.V. Rs. 29,850/-
 07:45 P.M.

Handwritten signature
 751318
 23/11

Visit Commission Case No. 1993/18

DEED OF CONVEYANCE (SALE)



Certified that the Document, the
 Registration and the Signature Sheet,
 the Endorsement Sheet attached to this
 Document are part of this Document

Handwritten signature
 Asst. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

02 NOV 2018

Sl. No. 25222 Date 29.10.2018
PURCHASER Senttal Enterprise
Full Address Jagan
Total value 5000
Stamp Purchased from [PG Treasury on 1]

STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-21000
Addl. DSR Office, Rajganj, Jabalpur.

श्रीमती अश्विनी देवी



3350

श्रीमती अश्विनी देवी



3351

M/s. Senttal Enterprise
Partner



3352

M/s. Senttal Enterprise

[Signature]

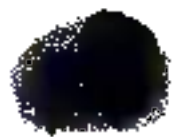
दिपक प्रधान
s/o - श्री श्यामल प्रधान
पे+पे - कुशीमठ
सिटी - अजयपुर

Addl. Dist Sub-Registrar
Rajganj Nagar, Dist-Jabalpur

01 NOV 2018

S. NO. 25222 Date 29/10/2018
 PURCHASER Santlal Enterprise
 Full Address daigari
 Total value ₹ 5000
 Stamp Purchased from JPC Treasury on 1

संतल एंटरप्राइज



3350

STAMP VENDOR
 JAYA RANI DAS
 Licence no-1 of 99-2010
 Add: DSR Office, Raigani, Jalpaiguri

संतल एंटरप्राइज



3351

Santlal Enterprise
 Partner



3352

Santlal Enterprise
 Partner

Addn. Dist Sub-Registrar
 Bharti Nagar, Dist. Jalpaiguri

01 NOV 2018

20 PAX Pradhani
 S/O. Smt. Sivajam Lal Pradhani
 PC+PS KUBAKOMY
 with attachment

25/11/2018

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

BETWEEN

SANTLAL 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 Rabilal Mahat Bahadur alias Rabilal Mahat Chhetri alias Dom, 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 Rabilal 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. Khata No. 90/1 of Mouza Dabgram, JL.No. 02, in the District of Jalpaiguri.

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A.h.



Advt. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon, G.

01 NOV 2018

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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 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 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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Bhakti Nagar, Dist-Jalpaiguri

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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/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.

7/11



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

01 NOV 2018

File
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1312

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 '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, JL. 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 : 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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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

01 NOV 2018

SCHEDULE 'B'

All that Tin-shed residential structure total measuring 2820 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.

অক্ষয় পাল
স/স- বন স্যামল পাল
প.ও.স- কুলসোম
ডিস্ট- অর্জুয়া

মহা লক্ষ্মী দেবী

VENDOR

2.

রাজেশ
মো. নং. ২. এ. ডি
সেবক পোল
প.ও.স- সিলিগুরি
ডিস্ট- অর্জুয়া

M/s. Sentral Enterprise
Partner

M/s. Sentral Enterprise
Partner

PURCHASER

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

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



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

11.9.2022

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/-


 मरुत क...



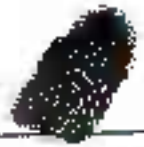








VENDOR



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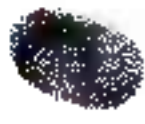


Adl: Dist Sub-Registrar
Akhri Nagar, District of Jhansi

0 : 1 - 2018

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

M/s. Santal Enterprise

 Partner
 SIGNATURE

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

M/s. Santal Enterprise












 Partner
 SIGNATURE



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

01 NOV 2018

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	RIGHT HAND					

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SIGNATURE



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Registrar of Companies,
Tamil Nadu, Chennai

01 NOV 2018



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 07110001642386/2018

1. 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 Mahat Bahadur Chhetri Baghara Road,, P.O - Kurseong, P.S:- Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203	Seller			
2	Shri Praveen Garg Church Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, 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, India, PIN - 734001	Represent ative of Buyer (Santal Enterprise)			



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Add. Dist. Sub-Registrar
Okhla, Jalegaon, Dist-Jalegaon

01 NOV 2018

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 Mahal Bahadur Chhetri, Shri Praveen Garg, Shri Pranav Garg	


(Tapash Kanti Ghosh)

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



Addl. Dist Sub-Registrar
Bhakti Hagar, Dist-Jharkhand

01 NOV 2018



ਸਦੇ ਬਹੁਲ ਵੇਲੇ





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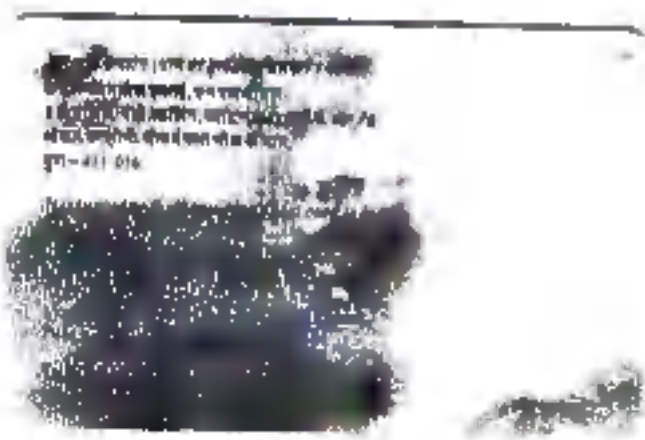
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

11/11/2024



Mt. Santal Enterprises
Partner

Mt. Santal Enterprises
Sanjay





[Handwritten signature]

Additional Registrar
Bangalore

01 NOV 2018



Mr. Santal Enterprise

Partner

Printed and used by Mr. Santal Enterprise
No. 123456789
Sector 11, C
New Delhi - 110001
The Director General of Police (DGP),
New Delhi
Date: 12/12/2024



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

01 NOV 2018

संयोजक विभाग
INDUSTRIAL DEVELOPMENT
PROMOTION BOARD



भारत सरकार
GOVT. OF INDIA

समूचा मासिकी आकरोव



संख्या

Partnership Account Number

ANP/11/1234

Signature



Ms. Santal Enterprise

Partner

इस कार्ड को ध्यान से पढ़ें / पढ़ें यह सूचना सुकित करें / लीडर
आपका बैंक सेवा प्रदाता, एन एच सी एल
दिल्ली कार्यालय, सड़क नंबर
आपके टेलिफोन कार्यालय के समीप।
बॉम्बे, फोन - 411 045

If this card is lost / destroyed, you can re-apply
Please refer to
London: The PAN Services Unit, NSDL
3rd Floor, Regent Chambers,
Next to the Telephone Exchange,
Barrow, Paris - 411 045

Tel: 91-20-26111111, 26111111, 26111111, 26111111
e-mail: info@pan.gov.in

123456



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

01 NOV 2018

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-030100809-1

Payment Mode Online Payment

GRN Date: 30/10/2018 10:02:39

Bank : AXIS Bank

BRN : 299341135

BRN Date: 30/10/2018 10:05:07

DEPOSITOR

Id No. : 07110001642386/5/2018

(Query No./Query Year)

Name : MAHAT BAHADUR CHINTRI
Contact No. : +91 9382583376

E-mail :

Address : KURSEONG

Applicant Name : Mr Praveen Garg

Office Name :

Office Address :

Status of Depositor : Seller/Executor

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

1	07110001642386/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	174120
2	07110001642386/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	29864

Total

203984

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

महंत बहादुर चिन्त्री



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

01 NOV 2018

Major Information of the Deed

Deed No :	I-0711-07019/2018	Date of Registration	02/11/2018
Query No / Year	0711-0001642385/2018	Office where deed is registered	
Query Date	27/10/2018 11:37:44 PM	A.D.S.R. BHAKTINAGAR, District Jalpaiguri	
Applicant Name, Address & Other Details	Praveen Garg Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9733022202. Status Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 29,85,000/-	Rs. 29,85,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,79,120/- (Article:23)	Rs. 29,864/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment 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

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A5	RS - 81/779	RS - 80/1	Area of Asbestos/Tin Shed: 2820	29,85,000/-	29,85,000/-	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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Rabital Mahat Bahadur (Chhetri) (Dom) Baghgora 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.: 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 :- I-0711-07019/2018-02/11/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santlal Enterprise Santdeep Building, Sevoke 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 Salyanarayan 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 Salyanarayan 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 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	Santlal Enterprise-2820.000000 Sq Ft

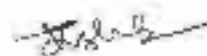
Endorsement For Deed Number : I - 071107019 / 2018

Major Information of the Deed :- I-0711-07019/2018-02/11/2018

On 28/11/2018

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 29.85,000/-



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

On 01-11-2018

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

Presented for registration at 18:45 hrs on 01-11-2018, at the Private residence by Shri Mahat Bahadur Chhetri, Executant.

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

Execution is admitted on 01/11/2018 by Shri Mahat Bahadur Chhetri, Son of Late Rabilal Mahat Bahadur (Chhetri) (Dom), Baghgora 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 01-11-2018 by Shri Praveen Garg, Partner, Santlal Enterprise (Partnership Firm), Santdeep Building, Sevoka 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 01-11-2018 by Shri Pranav Garg, Partner, Santlal Enterprise (Partnership Firm), Santdeep Building, Sevoka 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

01/02/2018

Certificate of Admissibility Under West Bengal Registration Rules, 1962

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,864/- (A(1) = Rs 29,850/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,864/-

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: 192018180301008091 on 30-10-2018, Amount Rs: 29,864/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 299341135 on 30-10-2018, Head of Account 0030-03-104-001-18


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,78,120/- 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: Jaya Ran Das

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: 192018180301008091 on 30-10-2018, Amount Rs: 1,74,120/-, Bank: AXIS Bank (UTIB0000005), 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. BHAKTINAGAR
Jaipalguri, West Bengal

Certificate of Registration under section 50 and Rule 69.

Registered in Book - 1

Volume number 0711-2018, Page from 164367 to 164388
being No 071107019 for the year 2018.



Tapash Kanti Ghosh

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

(Tapash 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.)

7251/2018

7071/2018



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

पश्चिम बंगाल WEST BENGAL

D 954236

02/11/2018
 9. 09: 00 A.M.
 1642380/2018
 म. 29, 65, 000/-

Visit Commission Case No. 1990/18

म. 29
 65, 000/-

DEED OF CONVEYANCE (SALE)



It is certified that the Document is a true and correct copy of the original and the Signature Sheet, the Endorsement Sheet attached to this Document are part of this Document

[Handwritten Signature]

Add. District Sub-Registrar,
 Shakti Nagar, Jalpaiguri

05 NOV 2018

No. 25270 Date 30.10.2018
PURCHASER Sandak Enterprise
Full Address Siliguri
Total value 5000
Stamp Purchased from JPG Treasury on 1

मरा बराडर देरी

⁷²⁰
STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri.



3353

मरा बराडर देरी



3354

M/s Sandak Enterprise
Siliguri



3355



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

M/s Sandak Enterprise

Ravi Das

रिपक प्रदहम
श्री श्री संगम लाल प्रदहम
पेठर कुसुम
सिद्ध - दारुपारि

30.10.2018

No. 25270 Date 30/10/2018
 PURCHASER Sentia Enterprise
 Full Address Balugan
 Total value ₹ 1000
 Stamp Purchased from JPG Treasury on 1

अरु च एस 2 दती



3353

STAMP VENDOR
JAYA RANI DAS
 Licence no-1 of 99-2000
 Midl. DSR Office, Rajgani, Lalopai.

अरु वाराडुल दती



3354

M/s. Sentia Enterprise
 Director



3355

M/s. Sentia Enterprise

Ravi Kumar

Sri. P. K. Pradhan
 Sr. Secy. Commercial Pradhan
 BEAR KUSSEON
 NCTH - DIST. JALPAIGURI



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

30/10/2018

75/13/14/1216

Page No. 2

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

BETWEEN

SANTLAL 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 Rabilal Mahat Bahadur alias Rabilal Mahat Chhetri alias Dom, 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 Rabilal 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.

has
and



Addl. Dir. S.I. Registrar
Rajni Nagar, Dist. Jhansi

02 MAY 2016

432/2513W/13K

Page No. 3

AND WHEREAS the abovenamed Rabilal 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 Dahgram, District Jalpaiguri.

AND WHEREAS the Vendor being in need of fund has offered for sale his tin shed residential structure total measuring 2800 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.



Ajdl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jharkhand

02 NOV 2018

Handwritten signature and date: 25/12/2014

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/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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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jhansi

02 NOV 2018

File
25/13/19/132

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. 81/779, Recorded in R.S. Khatian No. 90/1, R.S. Sheet No. 8 Corresponding to L.R. Plot No. 8 and 12, L.R. Sheet No. 24, situated within MOUZA DABGRAM, JL. 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 : Ganesh Steel Syndicate Compound,
- By South : Land of Santlal Enterprise,
- By East : Vasant Vihar Complex,
- By West : Land of Santlal Enterprise.

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24



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

02 NOV 2018

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.

Aipak Pradhan
s/o - Smt. Sagnika Pradhan
PO/PS - Kussuam
Dist - Bargarh

Handwritten signature

VENDOR

M/s. Santal Enterprise
Handwritten signature
Partner

M/s. Santal Enterprise
Handwritten signature
Partner

2

Raja Das
So - Late. L. E. Das
Sevoke Road
PO, PS - Siliguri
Dist - Darjeeling

PURCHASER

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

Handwritten signature

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



AGM, Dist Sub-Collector
Bijani Nagar, Bidar District

02 NOV 2018

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	CHEQUE drawn on Bank of Baroda. Hill Cart Road Branch, Siliguri	Rs. 29,65,000/-
	Total Amount	Rs. 29,65,000/-







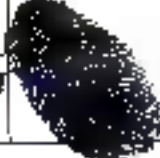




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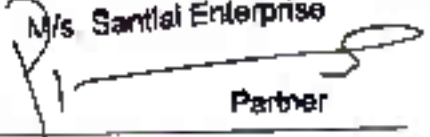
VENDOR














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

02 NOV 2018

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

M/s. Santlal Enterprise

 Partner

 SIGNATURE

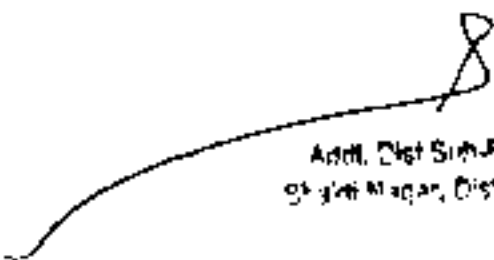
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

M/s. Santlal Enterprise












 Partner

 SIGNATURE




Addl. Dist Sub Registrar
Jalpaiguri, Dist. Jalpaiguri

02 NOV 2018

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

318/1 2018/2. ६२

SIGNATURE



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

0 . 11 . 2019



महान् बराह्मण्ये



महान् बराह्मण्ये



Addl. Dist. Sub-Registrar
Bhesani Nagar, Dist. Jainpur

02 NOV 2018

संजय एंटरप्राइस
SANTAL ENTERPRISE

संजय एंटरप्राइस प्राइवेट लिमिटेड
SANTAL ENTERPRISE PRIVATE LIMITED



पिन कोड
011 411 016

TRUST

M/s. Santal Enterprise
[Signature]
Partner

M/s. Santal Enterprise
[Signature]
Partner

संजय एंटरप्राइस प्राइवेट लिमिटेड
संजय एंटरप्राइस प्राइवेट लिमिटेड
संजय एंटरप्राइस प्राइवेट लिमिटेड
संजय एंटरप्राइस प्राइवेट लिमिटेड
संजय एंटरप्राइस प्राइवेट लिमिटेड
पिन - 411 016



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

07 NOV 2018



↖

Addl. Dist Sub-Registrar
Bhakti Manar, Dist. Jalpaiguri

02 NOV 2018

आयकर विभाग
INCOME TAX DEPARTMENT
PAN CARD



भारत सरकार
GOVT. OF INDIA

SANTIA NARAYAN AGRIWAL



583691093
PAN Card Account Number
AMBRG1206P



[Signature]
Signature

M/s. Santia Enterprise

[Signature]
Partner

इस कार्ड को खोने / खोना या इसका दुरुयोग करना / नुकसान
आयकर विभाग द्वारा दण्डित, एवं इस को पकड़
लिया जाये तो दण्ड, अथवा कारागार होगा,
कानून से निवारण हेतु कृपया इसे सुरक्षित रखें।
आयकर विभाग - 411 045

If this card is lost / someone's lost card is found,
please inform / return to -
Income Tax, Post Services Unit, NSDL,
Jubilee Hills, Baghates Chambers,
Near Bhuber Telephone Exchange,
Bandra, Post - 411 045

Tel: 91 20 2611 9999, 2611 9721 4011
e-mail: helpline@nsdl.com

2/20/12



**Addl. Dist Sub-Registrar
Bhakti Nager, Dist. Jharkhand**

07 NOV 2018

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: 299341357 BRN Date: 30/10/2018 10:11:38

Id No. : 07110001642380/4/2018
(Query No./Query Year)

Name : MAHAT BAHADUR CHNETRI
 Contact No. :
 E-mail :
 Address : KURSEONG
 Applicant Name : Mr Praveen Garg
 Office Name :
 Office Address :
 Status of Depositor : Seller/Executant
 Purpose of payment / Remarks : Sale, Sale Document, Payment No.



Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	07110001642380/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	172920
2	07110001642380/4/2018	Property Registration- Registration Fee	0030-03-104-001-1B	29664

Total 202584

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

रुपये २०२५८४



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Asst. Dist. Sub-Registrar
Bhadravara, Dist. Jajjara

07 NOV 2018



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 07110001642380/2018

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


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Mahat Bahadur Chhetri, Baghgora Road., P.O:- Kurseong, P.S:- Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203	Seller			
2	Shri Praveen Garg Church Road , P.O - Siliguri, P.S - Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer {Santial Enterprise			 Santial Enterprise Partner
3	Shri Pranav Garg Church Road , P.O - Siliguri, P.S - Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer {Santial Enterprise			 Santial Enterprise Partner



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

02 NOV 2018

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	

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



Advt. Dist Sub Registrar
Martiyagan, Dist. Martiyagan

02 NOV 2018

Major Information of the Deed

Deed No :	I-0711-07071/2018	Date of Registration	05/11/2018
Query No / Year	0711-0001642380/2018	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	Praveen Garg Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9733022202, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 29,65,000/-	Rs. 29,65,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,77,920/- (Article:23)	Rs. 29,664/- (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: Dabgram 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	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 81/779	RS - 90/1	Area of Asbestos/Tin Shed: 2800	29,65,000/-	29,65,000/-	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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Rabilal Mahat Bahadur (Chhetri) (Dom): Bagfigora 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.:: BXCP1167L, Status : Individual, Executed by: Self, Date of Execution: 02/11/2018 . Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/11/2018 . Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Pvt. Residence

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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santalai Enterprise Santideep Building, Sevoka 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 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 : Santalai 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 : Santalai 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	Santalai Enterprise-2800.000000 Sq Ft

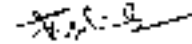
Endorsement For Deed Number : I - 071107071 / 2018

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

On 29-10-2018

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 29,65,000/-



Tapash Kantil 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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 09:00 hrs on 02-11-2018, at the Private residence by Shri Mahat Bahadur Chhetri, Executant.

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

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

Indetified 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

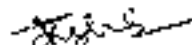
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

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

Indetified 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 Pranav Garg, Partner, Santal Enterprise (Partnership Firm), Santdeep Building, Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

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

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

On 05-11-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,664/- (A(1) = Rs 29,650/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,664/-

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: 192018190301011931 on 30-10-2018, Amount Rs: 29,664/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 299341357 on 30-10-2018, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

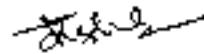
Certified that required Stamp Duty payable for this document is Rs. 1,77,920/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,72,920/-

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: Jaya 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: 192018190301011931 on 30-10-2018, Amount Rs: 1,72,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 299341357 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 :- I-0711-07071/2018-05/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 164538 to 164559
being No 071107071 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.11.05 16:30:57 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 05-11-2018 16:30:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR,
West Bengal.

(This document is digitally signed.)

7202/18

I. 698A/2018



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 954014

31/10/2018
 09:50 A.M.
 164233
 M.P. 24 29, 55, 000/-

महेश्वर सिंह

Visit Commission Case No. 1991/18

DEED OF CONVEYANCE (SALE)



Checked that the Deed of Conveyance, Registration and the Signature Sheet the Endorsement Sheet attached to this Document are part of this Document

[Signature]
 Sub-Registrar
 Bhatnagar, Jharkhand

02 NOV 2018

123
456

Sl. No. 25083 Date 26.10.2018
PURCHASER ⁷⁸¹ Santlal Enterprise
Full Address Siliguri
Total value 5000/-
Stamp Purchased from JPG Treasury on 1

महेश केशव देसा



3327

⁷⁸¹
STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2(170)
Addl DSR Office, Rajnagar, Jalpaiguri

महेश केशव देसा



3328

M/s. Santlal Enterprise
Partners



Addl Dist Sub-Registrar
Rajnagar, Dist-Jalpaiguri



3329

M/s. Santlal Enterprise

Partners

31 OCT 2018

अपेक्ष प्रवर्धन
श्री श्री संगम लाल प्रवर्धन
RO+PS - Kuleswari
AIRH - Anjeeling

Sl. No. 25083 Date 26.10.2018
 PURCHASER Santlal Enterprise
 Full Address Diligai
 Total value 5000/-
 Stamp Purchased from JPG Treasury on 1

~~महेश्वर देवी~~

⁷⁸¹
STAMP VENDOR
JAYA RANI DAS
 Licence no-1 of 99-21110
 Addl DSH Office, Raiganj, Jalpaiguri



3327

~~महेश्वर देवी~~



3328



M/s Santlal Enterprise
 Dilligai

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



3329

M/s Santlal Enterprise
 Raiganj
 Dilligai

अपक प्रवर्धन
 स/क - श्री श्याम लाल प्रवर्धन
 प/क - कुशब्रह्म
 अ/क - राजेश्वरी

31 OCT 2018

23
10/30/18
Page

Page No. 2

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

BETWEEN

SANTLAL 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 PRANAY 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 Rabilal Mahat Bahadur alias Rabilal Mahat Chhetri alias Dom, 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 Rabilal 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, JL.No. 02, in the District of Jalpaiguri.



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REGISTRAR OF COMPANIES
MAHARASHTRA

31 OCT 2018

28/3/2013

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 finished 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.



Addl. Dist Sub-Registrar
Bhadrakhari, Dist. Jalpaiguri

31 OCT 2018

29/13/2023

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.



[Handwritten Signature]
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jaipur

3.1 OCT 2018

22
28/13/10
P314

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 '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 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, JL. 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 : 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.

22
28/13/10



Adol. Dist. Sub-Registrar
Bhims Nagar, Dist. Jaipur

3.1 OCT 2018

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.

১।
১। পাক প্রাচীর
স/০- শ্রী শ্যামলাল প্রাচীর
১০-১৫- কুলুঙ্গ
১০-১৫- কুলুঙ্গ

২।
২। পয়সা
স/০- লে-এ-বি
সেবক রোড
প.প.স- সিলিগুরি
১০-১৫- কুলুঙ্গ

VENDOR

M/s. Santal Enterprise
Partner

M/s. Santal Enterprise
Partner

PURCHASER

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

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



Adel, Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon

31 OCT 2018

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














Addl. Dist. Sub-Registrar
Bharti Nagar, Dist. Jaipur

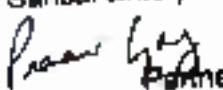
31 OCT 2018

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


 M/s. Santlal Enterprise
 Partner

 SIGNATURE

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












M/s. Santlal Enterprise

 Partner


 SIGNATURE



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

14 OCT 2018

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	LEFT HAND					
	RIGHT HAND					

HEM GARGAL 

SIGNATURE



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

3.3 OCT 1979



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 07110001642383/2018

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


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Mahat Bahadur Cnhetri Baghgora Road, P.O:- Kurseong, P.S:- Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203	Seller			 25/12/18
2	Shri. Sreen Garg Church Road, P.O - Siliguri, P.S - Siliguri, Siliguri Mc, District - Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer (Santal) Enterprise			 Mrs. Santal Enterprise
3	Shri Pranav Garg Church Road, P.O:- Siliguri, P.S - Siliguri Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer (Santal) Enterprise			 Mrs. Santal Enterprise

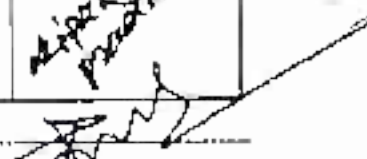


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Atas Nama Sub-Promotor
di lingkungan * di Jakarta

31 OCT 2018

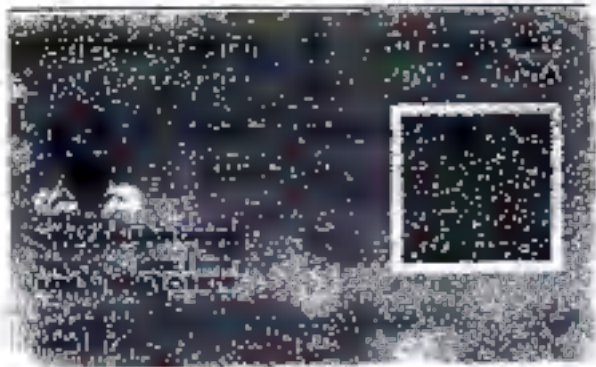
Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Dipak Pradhan Son of Shyam Lal Pradhan Kurseong, P.O. Kurseong, P.S.- Kurseong, District-Darjeeling, West Bengal, India, PIN - 734203	Shri Mahat Bahadur Chhetri, Shri Praveen Garg, Shri Pranav Garg	


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



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

3.3 OCT 2018



प्रति बहाल देती





Addl. Dist. Sub-Registrar
Bhakti Nagar, District of Jammu

3.3 OCT 2018

आयकर विभाग
INCOME TAX DEPARTMENT



संघीय सरकार
GOVT. OF INDIA

आयकर विभाग संयुक्त कार्यालय
Income Tax Department Joint Office
ADIP/S/2012/C



दिनांक
Date
06/01/12

संख्या



M/s. Santlal Enterprises
Partner

M/s. Santlal Enterprises
Partner

आयकर विभाग संयुक्त कार्यालय / Joint Office
Income Tax Department Joint Office
ADIP/S/2012/C
दिनांक / Date
06-01-12

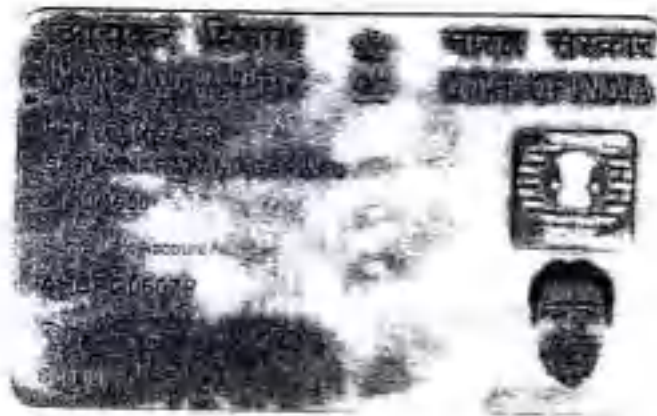



संख्या



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

31 OCT 2019



 M. Santal Enterprise
Partner

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4
Advt. Dist Sub-Registrar
Baram Nagar, Dist. Jhansi

31 OCT 2018

सूचनाकार विभाग
INCOME TAX DEPARTMENT
PRIME MINISTER'S OFFICE



भारत सरकार
GOVT. OF INDIA

सत्याभरण अधिनियम



संख्या: 12/2012

Government Account Number

AM/2012-12/2012

Signature



2012/2012



M/s. Santal Enterprise

Partner

यदि किसी को कोई / किसी का कर्ता/ कर्तव्य / सेवा
आवश्यक है तो कृपया, एक एक ही एक
ही सभी पंजीयन संख्याएं संकेत
करके टेलीफोन/ टेलीग्राफ/ टेलीग्राम
द्वारा पुनः - 411045

If this card is lost / someone's lost card is found
please inform / return to:
Income Tax, P.M. Services Unit, NSUI,
3rd Floor, Regd. Chambers,
New Delhi Telephone Exchange,
Delhi, Pune - 411 045

Tel: 91-20-2721 1010 (Fax: 91-20-2721 1011) BSR
e-mail: bsrinfo@bsr.gov.in



Addl. Dist Sub-Registrar
Bhavnagar, Dist-Jalcan

7 OCT 2018

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

GRN: 19-201819-030083054-1
 GRN Date: 29/10/2018 17:50:49
 BRN: 299328964

Payment Mode: Online Payment
 Bank: AXIS Bank
 BRN Date: 29/10/2018 17:53:08

Id No. : 07110001642383/4/2018
(Query No/Query Year)

Name : MAHAT BAHADUR CHHETRI
 Contact No. :
 E-mail :
 Address : KURSEON
 Applicant Name : Mr Praveen Gang
 Office Name :
 Office Address :
 Status of Depositor : Seller/Executa
 Purpose of payment / Remarks : Sale, Sale Document Payment No



PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	07110001642383/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	172320
2	07110001642383/4/2018	Property Registration- Registration Fee	0030-03-104-001-15	2654

In Words : Rupees Two Lakh One Thousand Eight Hundred Eighty Four only **Total** 201884

महत् बहादुर चह्त्री



144. Dist. Sub-Registrar
Jhansi, U.P.

31 OCT 2018

Major Information of the Deed

Deed No :	I-0711-06984/2018	Date of Registration	02/11/2018
Query No / Year	0711-0001642383/2018	Office where deed is registered	
Query Date	27/10/2018 11:35:26 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Praveen Garg Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9793022202, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 29,55,000/-	Rs. 29,55,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,77,320/- (Article:23)	Rs. 29,584/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the easement slip.(Urban area)		

Apartment Details :

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

Sc h	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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Mahat Bahadur Chhetri (Presentant) Son of Late Rabilal Mahat Bahadur (Chhetri) (Dom) Baghgora 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.: BXCP1167L, 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-0711-06984/2018-02/11/2018

SR No	Name, Address, Photo, Finger print and Signature
1	Santlal Enterprise Santdeep Building, Sevoka 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 :

SI 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 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	Santlal Enterprise-2790.000000 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 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 29,55,000/-


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

Jaipalguri, West Bengal

On 31-10-2018

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

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

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

Execution is admitted on 31/10/2018 by Shri Mahat Bahadur Chhetri, Son of Late Rablal Mahat Bahadur (Chhetri) (Dom), Baghgora 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

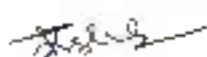
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 31-10-2018 by Shri Praveen Garg, Partner, Santlal Enterprise (Partnership Firm), Santdeep 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, Santlal Enterprise (Partnership Firm), Santdeep 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
Jaipalguri, West Bengal

On 02-11-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,564/- (A(1) = Rs 29,550/- , 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 29/10/2018 5:53PM with Govt. Ref. No: 192018190300830541 on 29-10-2018, Amount Rs: 29,564/-, Bank: AXIS Bank (UT1B0000005), Ref. No. 299328964 on 29-10-2018, Head of Account 0030-03-104-001-1B

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,77,320/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,72,320/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 25083, Amount: Rs. 5,000/-, Date of Purchase: 26/10/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2018 5:53PM with Govt. Ref. No: 192018190300830541 on 29-10-2018, Amount Rs: 1,72,320/-, Bank: AXIS Bank (UT1B0000005), Ref. No. 299328964 on 29-10-2018, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2018, Page from 164345 to 164366
being No 071106984 for the year 2018.



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.)

२११/१८

I-62/18

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



१३०
१२०

अन्वियवङ्ग पश्चिम बंगाल WEST BENGAL

C 935935

Visit Commission Case No.

१२१/१८

0
106/02

Shree Satish Chandra
Sen

DEED OF CONVEYANCE (SALE)

Certified that the Document is duly registered and the Signature Sheet & the Endorsement Sheet attached to the Document are part of this Document.

Asst. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

20 FEB 2018

NR 30913 Date 25.1.2018
PURCHASER Santal Enterprise
VUE Address Siliguri
Total value 5000
Stamp Purchased from JPC Treasury on

Santlal Enterprise



780
STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Add: MSR Office, Raiganj, Jalpaiguri

Santlal Enterprise



Santlal Enterprise



SANTAL ENTERPRISE

[Signature]
Partner



SANTAL ENTERPRISE

[Signature]
Partner

Sub-Dist. Registrar
Jalpaiguri

30 JAN 2018

Ramesh Das
S/O Late Nagendra Prasad Das
Mehakul pally
PO, PS Siliguri
Dist- Darjeeling

Shri. Lalit Chaurasia
Suresh Chaurasia

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

BETWEEN

SANTLAL 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: AHGPGI286P), both are son of Sri Satyanarayan 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 : ALGPC0758G) and
2) **SRI SURESH CHAURASIA**, (PAN : ACLPC3396E), both are son of Late Thakur Prasad Chaurasia, Hindu by Religion, Indian By Nationality, Business by Occupation, Resident of Flat No 3, 47B Bondel 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**".



Handwritten signature
Addl. Dist. Sub-Registrar
Jalpaiguri, Dist. Jalpaiguri

15 FEB 1999

Sham Lal Chaurasia
Suresh Chaurasia

Page No. 3

WHEREAS one Sri Antiram 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 Antiram 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 Dabgram, Sheet No. 7 of Plot No. 80, Recorded in Khatian No. 71, in the District of Jalpaiguri unto and in favour of Sri Rabilal Mohat Chettri, son of Late Byom Bahadur Mohat 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 Mohat Chettri acquired the said land measuring 0.66 Acres or 2 Bigha described in the Schedule below in his khas, 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 Mohat 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. 1492 for the year 1959 registered in Book No. I, 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 pucca building standing thereon known as 'Panchsheel Niwas' to her three daughters and one son namely, Miss Damayanli Chaurasia, Miss Basanti



[Handwritten Signature]
Adol. Dist. Sub-Registrar
Jalpaiguri, Dist. Jalpaiguri
১৫/০৩/১৯৯৮

Shome Ratan 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. I, 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 Basanti 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 Vendors No. 1 hereof) by a registered Deed of Gift being No. 3101 registered in Book No. I, 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. I, Volume No. 34, Pages 119 - 124 registered on 12-12-1993 at Additional District Sub Registry Office, Jalpaiguri. That the



Handwritten signature
Addl. Dist Sub-Registrar
Jalpaiguri, Dist. Jalpaiguri

9 11 2018

Shome 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 abovenamed Vendor No.1 Shome Ratan Chaurasia was duly recorded in the R.O.R vide L.R. Khatian No. 153 in L.R. Plot No.12, L.R. Sheet No. 24, J.L. No: 02, area measuring 0.33 Acre in Mouza Dabgram, District Jalpaiguri.



Handwritten signature
Addl. Dist. Sub-Registrar
Murkhangar, Dist. Jalpaiguri

18 08 2019

Sham Lal Chaurasia

Suresh Chaurasia

Page No. 6

AND

AND WHEREAS the name of the abovenamed Vendor No. 2 Sri Suresh Chaurasia was duly recorded in the R.O.R vide L.R. Khatian No. 161 in L.R. Plot No.12, L.R. Sheet No. 24, J.L. No. 02, area measuring 0.33 Acre in Mouza Dabgram, 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/RTGS as per Memo of Consideration attached herein, the



Handwritten signature
Addl. Dist. Sub-Registrar
Baktangar, Dist. Jalpaiguri

18/01/2019

Shri Lalal Chandra

Sanesh Chandra

Page No. 7

RECEIPT whereof the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer 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



[Signature]
Adol Dist Sub-Registrar
Adol Nagar, Dist. Jalpaiguri
19 12 09 9999

Shri Lalit Chandra

Anesh Chandra

Page No. 8

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 batta 778, R.S. Khatian No. 90/1, Sheet No. 08, corresponding to L.R. Plot No. 12, L.R. Khatian Nos. 153 and 161, L.R. Sheet No. 24, J.L. No. 02; Mouza Bagramy 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 Bastu which is butted and bounded as below:-

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

Contd. to next page



ADDL. DIST. SUB-REGISTRAR
RAJ-RAJ NAGAR, DIST. JALPAIGURI

30 JAN 2018

Sham Lal Chaurasia
Aravind Chaurasia

Page No. 9

MEMO OF CONSIDERATION

WE, BOTH VENDORS HAVE RECEIVED full and final consideration amount of Rs. 8,75,00,000/- (Rupees Eight 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. Mahananda Abasan Pvt. Ltd., one of the Partner of Purchaser, Santlal Enterprise.

1,25,00,000=00

RTGS made to Vendor's No. 1 Bank Account No. 35555357518, State Bank of India, IFSC CODE:SBIN0006284, Kolkata from Purchaser's Bank Account No. 07800200001552, Bank of Baroda, H.C.Road, Siliguri on dated 29-01-2018

8,12,500=00

RTGS made to Vendor's No. 1 Bank Account No. 35555357518, State Bank of India, IFSC CODE:SBIN0006284, 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

T.D.S @ 1%

4,37,500=00

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

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

Sham Lal Chaurasia

VENDOR No. 1



3
Addl. Dist. Sub-Registrar
R.C. Nagar, Dist. Jalpaiguri

30 JAN 2018

Sri Suresh Chandra
Suresh Chandra

Vendor No. 2 (Sri Suresh Chandra)

Amount (Rs.)

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 Abasan Pvt. Ltd.,
one of the Partner of Purchaser, Santal Enterprise.

1,25,00,000=00

RTGS made to Vendor's No. 2 Bank Account
No. 917010082510374, Axis Bank,
IFSC CODE:UTIB0000011, Kolkata from Purchaser's
Bank Account No. 07800200001552, Bank of Baroda,
H.C.Road, Siliguri on dated 29-01-2018

8,12,500=00

RTGS made to Vendor's No. 2 Bank Account
No. 917010082510374, Axis Bank,
IFSC CODE:UTIB0000011, 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

T.D.S @ 1%

4,37,500=00

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

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

Suresh Chandra

VENDOR No. 2



Asst. Dist. Sub-Registrar
Erandol, Dist. Jalgaon

30 JAN 2018

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. Ramesh Das
Golde Nagarden Road
Maharajpally
PO, PS:- Siliguri
Dist: Darjeeling
Sikkim

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

Ramesh Das

Ramesh Das

VENDORS

SANTAL ENTERPRISE
[Signature]
Partner

SANTAL ENTERPRISE
[Signature]
Partner

2. Vijayanth Rana
w/o Pradip Rana
31, Ballygunge Place
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.















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

30 JAN 2018

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	HAND					
	HAND					

Shyam Lal Choudhary
SIGNATURE

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

Sumit Choudhary
SIGNATURE

with



7

Asst. Dist. Sub-Registrar
Naupur, Dist. Jalpaiguri












30 JAN 2018

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

BANTAL ENTERPRISE

Partner

SIGNATURE

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

BANTAL ENTERPRISE

Partner

SIGNATURE



१
Addl. Dist. Sub-Registrar
Raj. Ct. Nagar, Dist. Jaipur

30 JAN 2018

आयकर विभाग भारत सरकार
GOVT OF INDIA

व्यक्तिगत आय कर
Individual Income Tax Card

AY-2019-20



Page
01 of
02

SANTAL ENTERPRISE

Partner



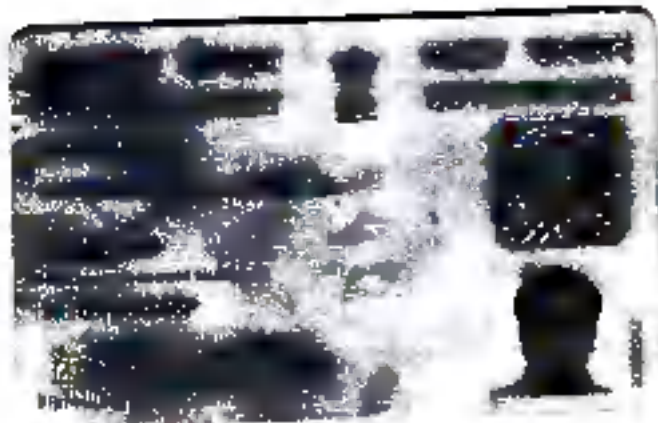




SANTAL ENTERPRISE
Partner







SANTAL ENTERPRISE

Frank J. Partner







Shona Lata Chakravarti





Joseph Chausse





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 07110000108102/2018

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Shome Ratan Chaurasia Flat No. 3, 47B Bondel Road., P.O:- Ballygunge, P.S:- Karaya, District-Kolkata, West Bengal, India, PIN - 700019	Seller			<i>Shome Ratan Chaurasia</i>
2	Shri Suresh Chaurasia Flat No. 3, 47B Bondel Road., P.O:- Ballygunge, P.S:- Karaya, District:- Kolkata, West Bengal, India, PIN - 700019	Seller			<i>Suresh Chaurasia</i>
3	Shri Praveen Garg Church Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc. District:- Darjeeling, West Bengal, India. PIN - 734061	Representative of Buyer (Santal Enterprise)			SANTAL ENTERPRISE Praveen



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

30 JAN 2018

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Shri Pranav Gang Church Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc. District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [Santalal Enterprise			SANTAL ENTERPRISE 
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Raj Kumar Das Son of Late Nagendra Prasad Das Mahakalpathy., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc. District:- Darjeeling, West Bengal, India, PIN - 734001	Shri Shoma Ratan Chaurasia, Shri Suresh Chaurasia, Shri Praveen Gang, Shri Pranav Gang			

(Pama Dukpa)

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

23/01/2018



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

30 JAN 2018

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

GRN: 19-201718-016004894-2
GRN Date: 24/01/2018 19:31:32
BRN: 81244537

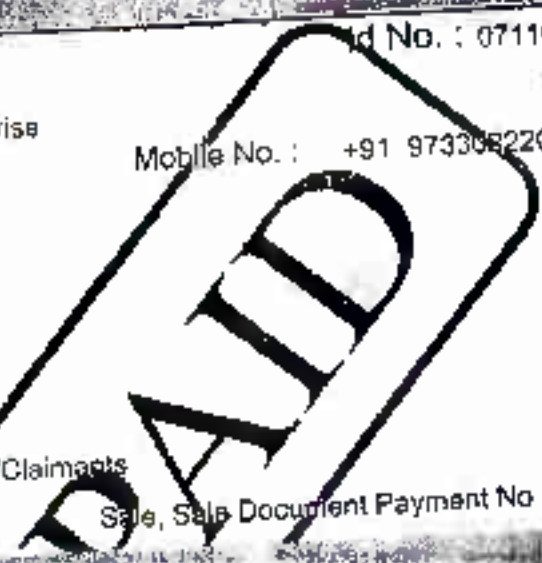
Payment Mode: Counter Payment
Bank: Bank of Baroda
BRN Date: 25/01/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 07110000106102/3/2018
(Query No/County Year)

Name : Santal Enterprise
Contact No. :
E-mail :
Address : Siliguri
Applicant Name : Shri N Saraf
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants

Mobile No. : +91 9733082202



Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sr. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	07110000106102/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	8120020
2	07110000106102/3/2018	Property Registration- Registration Fees	0030-03-104-001-18	878014
Total				8995034

In Words : Rupees Sixty Nine Lakh Ninety Five Thousand Thirty Four only

Major Information of the Deed

Deed No :	I-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 Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832078733, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]. [4308] Other than Immovable Property. Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 8,75,00,000/-	Rs. 8,75,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 61,25,020/- (Article:23)	Rs. 8,75,014/- (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, Mouza: Debgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-80/778	RS-90/1	Industrial Use	Bastu	2 Bigha	5,36,00,000/-	6,36,00,000/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
Grand Total :					66Dec	536,00,000 /-	536,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	34320 Sq Ft.	3,39,00,000/-	3,39,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 11440 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 11440 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 11440 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		34320 sq ft	339,00,000 /-	339,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Shome Ratan Chaurasia (Presentant) Son of Late Thakur Prasad Chaurasia Flat No. 3, 47B Bondel Road,, P.O:- Ballygunge, P.S:- Karaya, District:- Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALGPC0758G, Status :Individual, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 30/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 30/01/2018 ,Place : Pvt. Residence
2	Shri Suresh Chaurasia Son of Late Thakur Prasad Chaurasia Flat No. 3, 47B Bondel Road,, P.O:- Ballygunge, P.S:- Karaya, District:- Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACLPC3396E, Status :Individual, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 30/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 30/01/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santlal Enterprise Santdeep Building, Sevoke 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 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 Raj Kumar Das Son of Late Nagendra Prasad Das Mahakalpally,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India. Identifier Of Shri Shome Ratan Chaurasia, Shri Suresh Chaurasia, Shri Praveen Garg, Shri Pranav Garg

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Shome Ratan Chaurasia	Santal Enterprise-33 Dec
2	Shri Suresh Chaurasia	Santal Enterprise-33 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Shome Ratan Chaurasia	Santal Enterprise-19410.00000000 Sq Ft
2	Shri Suresh Chaurasia	Santal Enterprise-19410.00000000 Sq Ft

Endorsement For Deed Number : I - 071100671 / 2018

03/02/2018

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 Dukpa

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

Jalpaiguri, West Bengal

03/02/2018

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1982)

Presented for registration at 21:30 hrs on 30-01-2018, at the Private residence by Shri Shome Ratan Chaurasia, of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982)

Execution is admitted on 30/01/2018 by 1. Shri Shome Ratan Chaurasia, Son of Late Thakur Prasad Chaurasia, Flat No. 3, 47B Bondel Road,, P.O: Ballygunge, Thana: Karaya, , Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Shri Suresh Chaurasia, Son of Late Thakur Prasad Chaurasia, Flat No. 3, 47B Bondel Road,, P.O: Ballygunge, Thana: Karaya, , Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

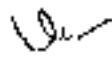
Indatified by Shri Raj Kumar Das, . . Son of Late Nagendra Prasad Das, Mahakalpally,, P.O: Siliguri, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Admission of Execution (Under Section 68, W.B. Registration Rules, 1982) [Representative]

Execution is admitted on 30-01-2018 by Shri Praveen Garg, Partner, Santal Enterprise (Partnership Firm), Santal Building, Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 73400

Main Information of the Deed :- I-0711-00671/2018-02/02/2018

Identified by Shri Raj Kumar Das. . . Son of Late Nagendra Prasad Das, Mahakalpally., P.O: Siliguri, Thana: Siliguri, .
City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others
Execution is admitted on 30-01-2018 by Shri Pranav Garg. Partner, Santal Enterprise (Partnership Firm), Santdeep
Building, Sevoke Road., P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001
Identified by Shri Raj Kumar Das. . . Son of Late Nagendra Prasad Das, Mahakalpally., P.O: Siliguri, Thana: Siliguri, .
City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others


Pema Dukpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jaipalguri, West Bengal

On 02-02-2018
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number :
of Indian Stamp Act 1899.

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 8,75,014/- (A(1) = Rs 8,75,000/- ,E = Rs 14) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,75,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W
Online on 25/01/2018 12:00AM with Govt. Ref. No: 192017180160048942 on 24-01-2018, Amount Rs: 8,75,014/-,
Bank: Bank of Baroda (BARBODIAE), Ref. No. 81244537 on 25-01-2018, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,20,020/- and Stamp Duty paid by Stamp Rs
5,000/-, by online = Rs 61,20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30913, Amount: Rs.5,000/-, Date of Purchase: 25/01/2018, Vendor name: Jay
Rani Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W
Online on 25/01/2018 12:00AM with Govt. Ref. No: 192017180160048942 on 24-01-2018, Amount Rs: 61,20,020/
Bank: Bank of Baroda (BARBODIAE), Ref. No. 81244537 on 25-01-2018, Head of Account 0030-02-103-003-02


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

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 PEMA 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.

RP - Sanjay Goenka Group

YOUR ELECTRICITY BILL FOR DECEMBER 2017

(12170)

CESC LIMITED

SURESH CHAURASIA
#7B BONDEL ROAD
KOLKATA 700 019

Customer Id : 02000176311
Bill No. : 0207115800112170
Bill Date : 05/01/18

Consumer No.	Reading Date	Your Regional Office
02071158001	This Month: 29/12/17	South Regional Office 6, Mandeville Gardens Kolkata - 700 019 Tel - 2485-6100
Consumer Type Domestic	Previous Month: 29/11/17	

Bill Date	Gross Amount Payable	Taxes (%)	Net Amount Payable	Due Date
19	₹ 120	1.08	₹ 120	16/01/18

You will lose the rebate and will have to pay the Gross Amount after Due Date. Please pay within 15M DAYS from Due Date to avoid exposure of the bill amount in next month bill, as per terms of payment.

* Bill payment via M-BACS, Debit/Credit Card etc. involves and makes. Not Banking, NEFT/RTGS, Payment. Paying via other Due Date. Rebate: 0.23%, Net Amount Payable: 0.23%

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Customer Care Centre (Monday to Friday) 8 AM to 6 PM (Except Days)
www.cesc.co.in

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31 January to 14 February 2018
CENTRAL PARK MALL, KOLKATA, WEST BENGAL
KOLKATA LITERATURE FESTIVAL
9 to 10 February 2018 at the Book Fair

Shri Suresh Chaurasia
Suresh Chaurasia

PLEASE CHECK THE BILL CAREFULLY AT THE TIME YOU RECEIVE IT. IF YOU FIND ANY DISCREPANCY, PLEASE CONTACT US WITHIN 15 DAYS OF RECEIVING THE BILL.

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