

SL. NO- 9159/2021

I- 925/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 253310

by  
11/02/2021  
O/u. 266649.

*Keneka chelita*

## DEED OF CONVEYANCE

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

*by*  
Addl. District Sub-Registrar,  
Siliguri-II at Bagdogra

12 FEB 2021

Contd..P/2

*[Signature]*  
Adm.

Renuka Chhetri

EXTRACT

AREA Vacant Land	: 13.20 Decimal Or 8 Katha
SET FORTH VALUE	: Rs.55,000,00/-
MARKET VALUE	: Rs.55,000,00/-
MOUZA	: KALKUT
R.S. PLOT NO.	: 342 & 341
L.R PLOT	: 509 & 523
R.S.KHATIAN	: 4/1 & 4/2
L.R. KHATIAN	: 2613
J.L.NO.	: 44
POLICE STATION	: PRADHAN NAGAR
DISTRICT	: DARJEELING

WITHIN CHAMPASARI GRAM PANCHAYAT.

THIS DEED IS MADE THIS THE 11<sup>th</sup>. DAY OF FEBRUARY,  
2021.

BETWEEN

**SMT. RENUKA CHHETRI** W/o Sri Dinesh Chhetri Indian by citizen,  
Hindu by religion, housewife by occupation, resident of Hill Cart Road  
by-Lane, P.O. & P.S. Pradhan Nagar, District: Darjeeling in the State of  
West Bengal PIN-734003 hereinafter called the "**VENDOR**" (which term,  
unless repugnant to or inconsistent with the context or meaning thereof,  
shall mean and include her legal heirs, representatives, executors,  
administrators, successors-in-interest and assigns) of the **ONE PART**;  
[PAN:AFBPC6021R]

*Completed*  
*Adv.*

A N D

*Renuka Chhetri*

**ASHIYANA BUILDERS & DEVELOPERS, (Income tax PAN NO: ABBFA 3680N)** having its office at Gupta Apartment, Gandhi Nagar, P.O. Sevoke Road, P.S. Bhakti Nagar, District: Jalpaiguri- 734 001 and represented by one of its partner **SRI SURENDRA GUPTA (Income Tax PAN NO. ACUPG5997L) and Aadhar Card No. 5340 8755 5841)** son of Late Bijay Gupta, Indian by citizen, Hindu by religion, Business by occupation, resident of Gupta Apartment, Gandhi Nagar, Ward No.43 of Siliguri Municipal Corporation, P.O. Sevoke Road, P.S. Bhakti Nagar, District Jalpaiguri 734 001-hereinafter called the "**PURCHASER**" which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns of the **FIRST- PART**.

**WHEREAS** one Rama Brahmin W/o Sri T.K. Brahmin of Hill Cart Road, Siliguri was the owner of land measuring about 74 Decimal situated at Mouza: Kalkut, Pragana: Patharghatta, J.L.No. 44, Touji No. 91, R.S. Khatian No. 4/1 and 4/2, recorded in R.S. Plot No. 341 (part) corresponding to L.R. Plot No. 523, under Champasari Gram Panchayat, Police Station: Pradhan Nagar, District Darjeeling by virtue of Deed of Gift being Deed No. 8252/1992 duly executed and registered at the office of Sub-Registrar at Siliguri by Sri Lila Nath Sharma and Yuwraj Sharma both sons of Sri Jagannath Sharma of Dhirddham, Darjeeling on the 15<sup>th</sup> day of December, 1992.

**WHEREAS** being such rightful owner said Rama Brahmin W/o Sri T.K. Brahmin transferred 13 Katha 11 Chhatak or 0.226 Acre of land out of her total land measuring 74 Decimal by a registered deed of SALE to and in favour of Sri Ravindra Kumar Jaiswal and Sri Arbind Kumar Jaiswal both sons of Sri Mani Kant Jaiswal of Pradhan Nagar, Siliguri vide registered **Deed of Sale No. 365 of 2006** which was registered in the office of A.D.S.R. Siliguri-II at Bagdogra on 27.01.2006.

**WHEREAS** the aforesaid Ravindra Kumar Jaiswal and Sri Arbind Kumar Jaiswal also purchased land measuring about **2 Katha 5 Chhatak** situated at Mouza: Kalkut, Pragana: Patharghatta, J.L.No. 44, Touji No. 91, R.S. Khatian No. 4/1 and 4/2, recorded in R.S. Plot No. 342 (part) corresponding to L.R. Plot No. 509, under Champasari Gram Panchayat, Police Station: Pradhan Nagar, District Darjeeling from one Hardayal Singh S/o Sri Baktar Singh of North allguri, Matigara, Dist: Darjeeling vide registerd **DEED No. 366/2006** duly executed and registered at the office of A.D.S.R. Siliguri-II at Bagdogra on the 27<sup>th</sup> day of January, 2006.

*Carryover  
Adv.*

Renuka Chhetri

**AND WHEREAS** after such purchase the said Ravindra Kumar Jaiswal and Arbind Kumar Jaiswal became the absolute owner of 16 Katha or 26.4 decimal of land having actual and physical possession of the said land with permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever. Thereafter, said Ravindra Kumar Jaiswal and Arbind Kumar Jaiswal mutated aforesaid purchased land from the Office of B.L.L.R.O. Matigara Block as per Records of Rights U/Sec. 50 of West Bengal Land and Land Reforms Act 1955 and opened a New L.R. Khatian No. 1653 and 1654 respectively in their names pertaining to **L.R. plot No. 509** having an area of land measuring 4 decimal and **L.R. Plot No. 523** having an area of land 22.4 decimal total 26.4 Decimal is recorded in the said L.R. Khatian.

**WHEREAS** being such owner of the aforesaid land measuring about 16 Katha or 26.4 decimal the said Ravindra Kumar Jaiswal and Sri Arbind Kumar Jaiswal on 17.02.2009 sold their said purchased land to the **present Vendor, Smt. Renuka Chhetri**, by a registered deed of sale registered in the Office of the Addl. District Sub-Registrar, Siliguri II, at Bagdogra, District Darjeeling and the said deed of sale is recorded in Book No.1, C.D. Volume No. 25, at pages from 987 to 1998 **being Deed No. 07363 for the year 2009.**

**AND WHEREAS** after such purchase the Vendor became the absolute owner having actual and physical possession of the said land with permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever. The Vendor after such purchase of the said land mutated aforesaid purchased land from the Office of B.L.L.R.O. Matigara Block as per Records of Rights U/Sec. 50 of West Bengal Land and Land Reforms Act 1955 and opened a New L.R. Khatian No. 2613 in her name pertaining to L.R. plot No. 509 having an area of land measuring 4 decimal and L.R. Plot No. 523 having an area of land measuring about 22.40 Decimal total 26.4 Decimal is recorded in the said L.R. Khatian and after such mutation the Vendor is regularly paying the land revenue to the State of West Bengal through Matigra Revenue Office.

*[Handwritten signature]*  
A dr.

*Remuneration*

**AND WHEREAS** the Vendor came to absolutely own and possess the said land having free, good, clear and marketable title in the manner stated in the recitals of this Deed and that no person other than the Vendor has any right, title, interest in or claim over the said Property. Further, the Vendor or her predecessors-in-title had acquired the land free from all encumbrances, acquisition/ requisition proceedings pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lis pendens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title.

**AND WHEREAS** the Vendor is now in need of fund for her personal impediment and also for meeting her other commitments has now decided to sale 8 Katha or 13.2 Decimal of land out of her total purchased land 16 Katha or 26.4 Decimal as described in the schedule below.

**WHEREAS** the Purchaser being in search of a suitable residential plot of land in this locality for construction of residential buildings/units and relying on the statements of the Vendor has agreed to purchase the said property as described in the schedule below for the consideration of Rs. 55,000,00/- (Rupees Fifty Five lacs) only free from all encumbrances whatsoever.

**WHEREAS** the Vendor considering the said price so offered by the Purchasers as fair, reasonable and highest at the prevailing market has also finally agreed to sell the below schedule land fully described in the schedule below for the consideration of Rs.55,000,00/- (Rupees Fifty Five lacs) only free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.55,000,00 (Rupees Fifty Five lacs) only paid to the Vendor by the Purchaser as per memo of consideration described herein below forming part of this present which sum is duly received and acknowledged by the Vendor (the receipt whereof the Vendor does hereby acknowledge as having received the same and the Vendor also grants full discharge to the Purchasers from the payment thereof) the Vendor does hereby convey, assign and sell and transfer absolutely and forever, the below schedule land with all rights, title, interest, liberties, easements, privileges etc, whatsoever--

*Consent  
Achr.*

*Renuka Chelvi*

Page: 6

-----in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the Purchaser absolutely and forever **TO HAVE AND TO HOLD** the same by the Purchaser as absolute owner thereof peaceable and quietly with permanent, heritable and transferrable right, title and interest and without any objection, interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of land revenue and other taxes to the Superior Landlord the Govt. of West Bengal.

✓ **THE VENDOR** declares that the interest which she professes to transfer hereby subsists as on the date of these presents and that the Vendor has not previously sold, transferred, mortgaged, contracted for sale or otherwise the below scheduled land to any other person or party, and that the land hereby transferred, expressed to intended so to be suffers from no defect of title and that the statements made hereinabove are all true and in the event of any contrary is proved, the Vendor shall be liable to be dealt with according to law both civil and criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

✓ **THE VENDOR** does hereby covenant with the Purchaser that if for any defect of title of the land and Building as described in the schedule below hereby demised or any part thereof or for any act done or suffered to be done by the Vendor, the Purchasers are deprived of ownership or of possession of below schedule property hereby demised or any part thereof in future, the Vendor shall be liable to return to the Purchasers the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or of dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchasers for any other loss or injury which the Purchasers may suffer or sustain resulting there from.

✓ **THE VENDOR** does hereby further declares that the Vendor at the request and costs of the Purchasers shall execute all such act, deed or thing whatsoever, if the Purchasers so require in future for peaceful enjoyment and possession of the property hereby sold by the Vendor by these presents.

*Renuka Chelvi*  
C.A. Adv. :

Remita Melli

Page: 7

**SCHEDULE OF LAND**

All that piece or parcel of land measuring about **8 Katha or 13.2 Decimal** which is recorded in R-O-R as Danga and proposed use of the land will be Bastu, being R.S. Plot No. 342 corresponding to L.R. Plot No. 509 Plot area 2 Decimal and R.S. Plot No. 341 corresponding to L.R. Plot No. 523 plot area 11.2 Decimal recorded in R.S. Khatian No. 4/1 and 4/2 corresponding to L.R. Khatian No. 2613 situated in Mouza-Kalkut, Pragana: Patharghatta, J.L.No.44, within the jurisdiction of Pradhan Nagar Police Station, **under Champasari Gram Panchayet**, Sub-Division Siliguri, A.D.S.R. office Siliguri-II at Bagdogra, District: Darjeeling in the State of West Bengal.

*The demise plot is shown in the annexed map attached herewith-forming part of this deed.*

The demise land is butted and bounded as follows:-

NORTH : Land of the Vendor Sold this day to Purchaser.  
SOUTH : 13 feet wide Road.  
EAST : 22'- 00 wide Pucca Road.  
WEST : 17'- 00 WIDE Road.

Remita Melli  
Melli

IN WITNESS whereof the Vendor above named has put her signature on the year, month and date first above written in presence of the witnesses signed herein below.

WITNESS:

Dinsh Chhetri

1. S/O. Lati Hari bairuda Chhetri  
14.C.Rd, by lane Pradhan Nagar  
Siliguri 03.

Renuka Chhetri  
(Vendor)

Ashiyana Builders & Developers

Gupto  
Partner

(Purchaser)

2. Pema Das  
S/O Manzan Das  
Pradhan Nagar  
Siliguri

Prepared and drafted by me.

Sanjit Majumder  
Adv. Siliguri.

E.No. F/595/2058/2013



Page: 9

**MEMO OF CONSIDERATION**

1. account payee cheque No.82260 drawn on syndicate Bank, S.F. Road, Siliguri dated the 27<sup>th</sup> day of December, 2020 \_\_\_ Rs. 45,000,00/-
2. By account payee cheque No.937700 drawn on syndicate Bank, S.F. Road, Siliguri dated the 14<sup>th</sup> day of January, 2021 \_\_\_ Rs.10,00,000/

Total Rs. 55,000,00/- (Rupees Fifty Five Lacs)

*I, Smt.. Renuka Chhetri, the above named Vendor, has received the total consideration sum of Rs. 55,000,00/- (Rupees Fifty Five Lacs) only as per memo of consideration mentioned herein above from the Purchaser Ashiana Builders and Developers represented by its partner, Sri Surendra Gupta in full and final.*

*Renuka Chhetri*  
(VENDOR)

Date 11<sup>th</sup> day of February, 2021

## SITE PLAN

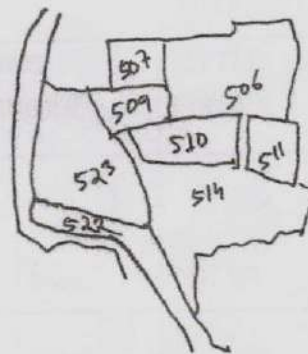
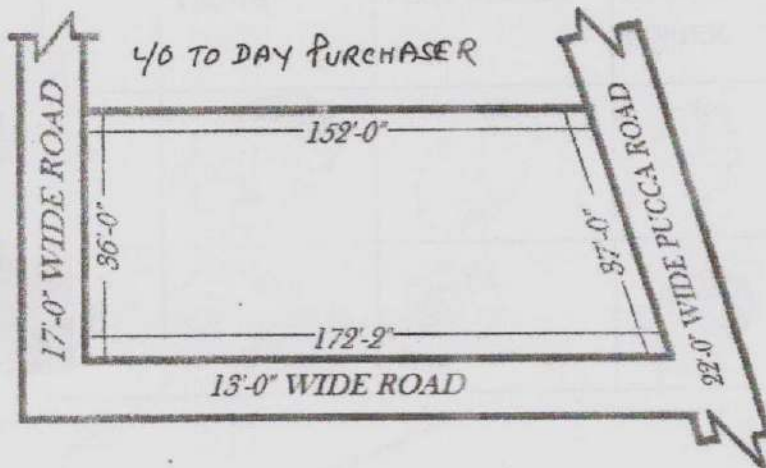
NAME OF SELLER	NAME OF PURCHASER
SMT. RENUKA CHHETRI	ASHIYANA BUILDERS & DEVELOPPERS
WIFE OF, SRI DINESH CHHETRI	REPRESENT BY- SRI SURENDAR GUPTA
RESIDENT OF, HILL CART ROAD, SILIGURI	RESIDENT OF, GUPTA APARTMENT
POST-OFFICE: PRADHAN NAGAR	GANDHI NAGAR, WARD NO. 43, SILIGURI
POLICE-STATION: PRADHAN NAGAR	P.O, SEVOKE ROAD, & P.S, BHAKTI NAGAR
DISTRICT: DARJEELING, PIN NO. 734003	DISTRICT: JALPAIGURI PIN NO. 734001

### SCHEDULE OF LAND


MOUZAWITH J.L NO.	TOUZI NO.	PARGANA	KHATIAN NO.		PLOT NO.		AREA
			R.S	L.R	R.S	L.R	
MOUZA. KALKUT J.L NO. 44 DIST: DARJEELING	(91)	PATHARGHATA P.S. PRADHAN NAGAR G.P AREA	4/1 4/2	2613	341	523	13.20 DECI OR 8KATHA

#### PART TRACE OF MOUZA MAP.

SCALE:-16" = 1 MILE.



Renuka Chhetri  
SIGNATURE OF SELLER

  
 ASHI KAN  
 AND SURVEYOR  
 No. 66581/92  
 TRACE BY:-

## CLAIMANT SHEET

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



SIGNATURE OF CLAIMANT

*[Handwritten Signature]*  
Partner

## EXECUTANT SHEET

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



*Renuka Chelvi*  
SIGNATURE OF EXECUTANT

*Renuka Chhetri*

भारत सरकार

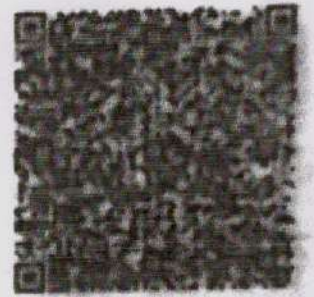
GOVERNMENT OF INDIA

रेनुका चेट्री

RENUKA CHHETRI

जन्मतिथि/ DOB: 07/11/1978

महिला / FEMALE




7050 4387 1761

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER  
**ACUPG5997L**

नाम / NAME  
**SURENDRA GUPTA**

पिता का नाम / FATHER'S NAME  
**BIJAY GUPTA**

जन्म तिथि / DATE OF BIRTH  
**15-06-1963**

हस्ताक्षर / SIGNATURE  


आयकर अधिकारी, प.बी.-II  
**COMMISSIONER OF INCOME TAX, W.B.-II**

Gupta

इस कार्ड के लो/गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
सहायक आवकर आयुक्त,  
पी-7,  
जीरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/ found kindly inform/return to  
the issuing authority :  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta-700 069.

ভারত সরকার  
Government of India



সুরেন্দর গুপ্তা  
SURENDAR GUPTA  
পিতা : ০ বিজয় গুপ্তা  
Father : LT.BIJAY GUPTA  
জন্মতারিখ / DOB : 15/06/1963  
পুরুষ / Male




5340 8755 5841

আধার - সাধারণ মানুষের অধিকার

Signature


ভারত সরকার  
Unique Identification Authority of India





আধার  
ঠিকানা:  
গান্ধীনগর, লেলিন সরানী, সেবক  
রোড, শিলিগুড়ি (পোরসতা),  
জলপাইগুড়ি, মেডক রোড, পশ্চিম  
বঙ্গ, 734001

Address:  
GANDHINAGAR, LELIN SARANI,  
SEVOKE ROAD, Siliguri  
(m.com.), Jalpaiguri, Sevoke  
Road, West Bengal, 734001

5340 8755 5841

  
1947  
1800-300-1947

  
help@uidai.gov.in

  
www.uidai.gov.in



Ashiyana Builders & Developers

*Gupta*

Partner

## Major Information of the Deed



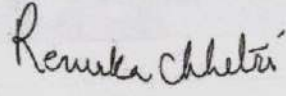
No :	I-0403-00925/2021	Date of Registration	12/02/2021
Query No / Year	0403-2000266649/2021	Office where deed is registered	
Query Date	04/02/2021 8:06:16 PM	0403-2000266649/2021	
Applicant Name, Address & Other Details	GOVIND CHHETRI 2nd Mile Sevoke Road, Siliguri, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9832052427, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value		
Set Forth value	Rs. 55,00,000/-		
Rs. 55,00,000/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 55,000/- (Article:A(1))		
Rs. 2,75,000/- (Article:23)			
Remarks			

### Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Kalkut, JI No: 44, Touzi No: 91 Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-509 (RS :-)	LR-2613	Bastu	Danga	2 Dec	8,32,000/-	8,32,000/-	Width of Approach Road: 22 Ft.,
L2	LR-523 (RS :-)	LR-2613	Bastu	Danga	11.2 Dec	46,68,000/-	46,68,000/-	Width of Approach Road: 22 Ft.,
		<b>TOTAL :</b>			<b>13.2Dec</b>	<b>55,00,000 /-</b>	<b>55,00,000 /-</b>	
		<b>Grand Total :</b>			<b>13.2Dec</b>	<b>55,00,000 /-</b>	<b>55,00,000 /-</b>	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Renuka Chhetri (Presentant)</b> Wife of Shri Dinesh Chhetri Executed by: Self, Date of Execution: 11/02/2021 , Admitted by: Self, Date of Admission: 11/02/2021 ,Place : Office			
		11/02/2021	LTI 11/02/2021	11/02/2021
Hill Cart Road By-lane, Behind Hotel Raj Durbar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx1R, Aadhaar No: 70xxxxxxxx1761, Status :Individual, Executed by: Self, Date of Execution: 11/02/2021 , Admitted by: Self, Date of Admission: 11/02/2021 ,Place : Office				





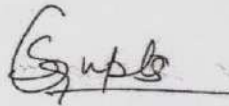
**Details :**

Name,Address,Photo,Finger print and Signature

**ASHIYANA BUILDERS AND DEVELOPERS**

Gupta Apartment, Gandhi Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: ABxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Surendra Gupta</b> Son of Late Bijay Gupta Date of Execution - 11/02/2021, , Admitted by: Self, Date of Admission: 11/02/2021, Place of Admission of Execution: Office	 <small>Feb 11 2021 2:24PM</small>	 <small>LTI 11/02/2021</small>	 <small>11/02/2021</small>
Gupta Apartment, Gandhi Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7L, Aadhaar No: 53xxxxxxxx5841 Status : Representative, Representative of : ASHIYANA BUILDERS AND DEVELOPERS (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Dinesh Chhetri</b> Son of Late Hari Bahadur Chhetri Hill Cart Road BY-lne, Behind Hotel Raj Durbar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	 <small>11/02/2021</small>	 <small>11/02/2021</small>	 <small>11/02/2021</small>
Identifier Of Smt Renuka Chhetri, Shri Surendra Gupta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Renuka Chhetri	ASHIYANA BUILDERS AND DEVELOPERS-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Renuka Chhetri	ASHIYANA BUILDERS AND DEVELOPERS-11.2 Dec

## Details as per Land Record

Jarjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Kalkut, JI No: 44, Touzi No: 91 Pin 734003

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 509, LR Khatian No:- 2613	Owner:রেনুকা ছেত্রী, Gurdian:দিলেশ , Address:মিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt Renuka Chhetri
L2	LR Plot No:- 523, LR Khatian No:- 2613	Owner:রেনুকা ছেত্রী, Gurdian:দিলেশ , Address:মিজ , Classification:ডাঙ্গা, Area:0.24000000 Acre,	Smt Renuka Chhetri

11-02-2021

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

Presented for registration at 14:20 hrs on 11-02-2021, at the Office of the A.D.S.R. BAGDOGRA by Smt Renuka Chhetri ,Executant.

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 55,00,000/-

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

Execution is admitted on 11/02/2021 by Smt Renuka Chhetri, Wife of Shri Dinesh Chhetri, Hill Cart Road By-lane, Behind Hotel Raj Durbar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife

Identified by Shri Dinesh Chhetri, , , Son of Late Hari Bahadur Chhetri, Hill Cart Road BY-lne, Behind Hotel Raj Durbar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 11-02-2021 by Shri Surendra Gupta, Partner, ASHIYANA BUILDERS AND DEVELOPERS (Partnership Firm), Gupta Apartment, Gandhi Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001

Identified by Shri Dinesh Chhetri, , , Son of Late Hari Bahadur Chhetri, Hill Cart Road BY-lne, Behind Hotel Raj Durbar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Yogen Tshering Bhutia

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

Darjeeling, West Bengal

On 12-02-2021

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 55,000/- ( A(1) = Rs 55,000/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2021 12:00AM with Govt. Ref. No: 192020210222944752 on 08-02-2021, Amount Rs: 55,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90042150 on 09-02-2021, Head of Account 0030-03-104-001-16

**of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 2,75,000/- and Stamp Duty paid by Stamp Rs  
-, by online = Rs 2,70,000/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 1747, Amount: Rs.5,000/-, Date of Purchase: 10/02/2021, Vendor name: B Paul  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/02/2021 12:00AM with Govt. Ref. No: 192020210222944752 on 08-02-2021, Amount Rs: 2,70,000/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90042150 on 09-02-2021, Head of Account 0030-02-103-003-02



**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**



Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 0403-2021, Page from 14287 to 14308

Registration No 040300925 for the year 2021.



Digitally signed by YOGEN TSHERING  
BHUTIA

Date: 2021.02.15 17:44:29 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/02/15 05:44:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

SL-3067/21

1V-193/2021

11 Page



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

54AB 696181

by  
S/04/hon  
D/w. 741762

Renuka Chhetri

THIS THE DOCUMENT IS ADMITTED TO REGISTRATION  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

### DEED OF DECLARATION

This DEED of Declaration is made this the 8<sup>th</sup> day of April,

by  
Addl. District Sub-Registrar,  
Siliguri-II at Bagdogra

BETWEEN

08 APR 2021

**SMT. RENUKA CHHETRI** W/o Sri Dinesh Chhetri Indian by citizen, Hindu by religion, housewife by occupation, resident of Hill Cart Road by-Lane, P.O. & P.S. Pradhan Nagar, District: Darjeeling in the State of West Bengal PIN-734003 hereinafter called the "FIRST-PARTY" (which term, unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include her legal heirs, representatives, executors, administrators, successors and assigns) of the **ONE PART**; [PAN:AFBPC6021R] Aadhar Card No.- 7050 4387 1761



**NON JUDICIAL STAMP**

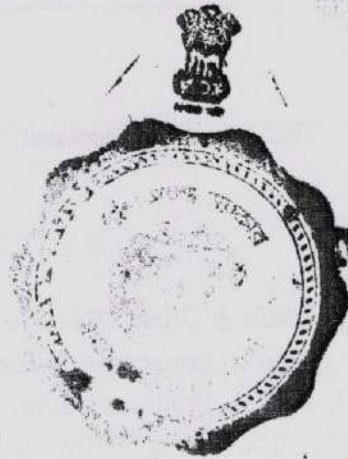
No. 191 Date 06.4.2021

for Renuka Chetri

of Suoni

value Rs. 10/- or Ten Rupees

Govt. Stamp Vendor  
Bagdogra  
Line No- 546/RM  
07 / Darjeeling



Sub-Registrar  
Darjeeling

08 APR 2021

*Remendra Chhetri*

**A N D**

**ASHIYANA BUILDERS & DEVELOPERS, (Income tax PAN NO: ABBFA 3680N)** having its office at Gupta Apartment, Gandhi Nagar, P.O. Sevoke Road, P.S. Bhakti Nagar, District: Jalpaiguri- 734 001 and represented by one of its partner **SRI SURENDRA GUPTA (Income Tax PAN NO. ACUPG5997L)** and **Aadhar Card No. 5340 8755 5841**) son of Late Bijay Gupta, Indian by citizen, Hindu by religion, Business by occupation, resident of Gupta Apartment, Gandhi Nagar, Ward No.43 of Siliguri Municipal Corporation, P.O. Sevoke Road, P.S. Bhakti Nagar, District Jalpaiguri 734 001-hereinafter called the **"SECOND-PARTY"** which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns of the **SECOND-PART.**

Whereas by a DEED of SALE dated the 11<sup>th</sup> day of February, 2021 the "FIRST-PARTY" sold and transferred to the "SECOND-PARTY" the land described in the schedule below and the said Deed has been registered at the Office of the ADSR at Siliguri II at Bagdogra in Book No.I, Volume No.0403 2021 at Pages 14287 to 14308, being serial No.959/2021 and **Deed No.040300925** for the year 2021(hereinafter called the **Principal Deed** )

AND WHEREAS certain mistakes and inaccuracies have accidentally and inadvertently crept in the principle deed which require rectification in the manner hereinafter appearing.

Whereas the said Deed of Sale Being No. **040300925** for the year 2021 **dated 11.02 2021** is required to be rectified as such the First-Party, hereto make this Deed of Declaration for rectification/correction of mistake in the Principal Deed.

NOW THIS DEED WITNESSES that the Principal deed shall be rectified and corrected in the following manner, namely:





Ramkrishna Chatterjee

- (i) In the schedule of the Principal Deed for the Words " R.S. Plot No. 342 corresponding to L.R. Plot No. 509 Plot area 2 Decimal and R.S. Plot No. 341 corresponding to L.R. Plot No. 523 plot area 11.2 Decimal, the Words "R.S. Plot No. 341 corresponding to L.R. Plot No. 523 plot area 13.2 Decimal" should be substituted.
- (ii) In the 4<sup>th</sup> Page of Para 3 of the principal deed the words "L.R. plot No. 509 having an area of land measuring 4 decimal and L.R. Plot No. 523 having an area of land measuring about 22.40" the words "L.R. plot No. 509 having an area of land measuring 2 decimal and L.R. Plot No. 523 having an area of land measuring about 24.4 Decimal " should be substituted.

That as rectified/corrected and modified as aforesaid, the Principal deed being No. **040300925** for the year **2021** shall remain in full force and effect.

Be it is mentioned that the Stamp duty of land has been paid accordingly in the Deed of Sale, Being No. **040300925** for the year **2021**, and the Khatian No, Mouza, Police station in the Principal Deed has been mentioned correctly.



*Remita Chakraborty*

**SCHEDULE OF LAND OF PRINCIPAL DEED**

All that piece or parcel of land measuring about **8 Katha or 13.2 Decimal** which is recorded in R-O-R as Danga and proposed use of the land will be Bastu, being **R.S. Plot No. 342** corresponding to **L.R. Plot No. 509** Plot area **2 Decimal** and **R.S. Plot No. 341** corresponding to **L.R. Plot No. 523** plot area **11.2 Decimal** recorded in **R.S. Khatian No. 4/1 and 4/2** corresponding to **L.R. Khatian No. 2613** situated in Mouza-Kalkut, Pragana: Patharghatta, J.L.No.44, within the jurisdiction of Pradhan Nagar Police Station, **under Champasari Gram Panchayet**, Sub-Division Siliguri, A.D.S.R. office Siliguri-II at Bagdogra, District: Darjeeling in the State of West Bengal.

The demise land is butted and bounded as follows:-

NORTH : Land of the Vendor sold this day to Purchaser.

SOUTH : 13 feet wide Road.

EAST : 22'- 00 wide Pucca Road.

WEST : 17'- 00 WIDE Road.

**:: CORRECT SCHEDULE OF THE LAND ::**

All that piece or parcel of land measuring about **8 Katha or 13.2 Decimal** which is recorded in R-O-R as Danga and proposed use of the land will be Bastu, being **R.S. Plot No. 341** corresponding to **L.R. Plot No. 523** plot area **13.2 Decimal** recorded in **R.S. Khatian No. 4/1 and 4/2** corresponding to **L.R. Khatian No. 2613** situated in Mouza-Kalkut, Pragana: Patharghatta, J.L.No.44, within the jurisdiction of Pradhan Nagar Police Station, **under Champasari Gram Panchayet**, Sub-Division Siliguri, A.D.S.R. office Siliguri-II at Bagdogra, District: Darjeeling in the State of West Bengal.



The demise land is butted and bounded as follows:-

NORTH : Land of the Vendor sold this day to Purchaser.

SOUTH : 13 feet wide Road.

EAST : 22'- 00 wide Pucca Road.

WEST : 17'- 00 WIDE Road.

**IN WITNESS** whereof the Vendor above named has put her signature on the year, month and date first above written in presence of the witnesses signed herein below.

**WITNESS:**

1. Govind Chhetri  
S/o Late T. B. Chhetri  
Bhanu Nagar  
P.O. Serahi Road  
Siliguri

2. Sanjit Majumder  
S/o Late Shyamsundar Majumder  
Gurung Bazar, P.O. Z.P.S.  
Pradhan Nagar, Siliguri-734003

*Renuka Chhetri*

(FIRST-PARTY)

Ashiyana Builders & Developers

*Gupta*  
Partner

(SECOND-PARTY)











Prepared and drafted by me.



*Sanjit Majumder*  
Adv. Siliguri.

E.No. F/595/2058/2013

## EXECUTANT SHEET











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

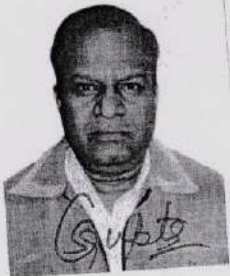


*Renuka Chhetri*

*Renuka Chhetri*  
SIGNATURE OF EXECUTANT

## CLAIMANT SHEET

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



SIGNATURE OF CLAIMANT

Ashiyana Builders & Developers

*Subho*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHYANA BUILDERS AND  
DEVELOPERS

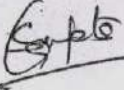


06/12/2014  
Permanent Account Number

ABBFA3680N

08012015

Ashiyana Builders & Developers

  
Partner

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, पैन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, डीप बंगला चौक के पास,  
पुणे - 411 016

*If this card is lost, someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

भारत सरकार  
GOVERNMENT OF INDIA

रेनुका चेट्टी  
RENUKA CHHETRI  
जन्म तारीख / DOB: 07/11/1978  
महिला / FEMALE

7050 4387 1761

आधार-साधारण मानुषेर अधिकार

*Renuka Chhetri*

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
प्रधान नगर, चम्पारलि,  
दार्जिलि,  
पश्चिम बङ्ग - 734003

Address:  
PRADHAN NAGAR, Champarali,  
Darjeeling,  
West Bengal - 734003

7050 4387 1761

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RENUKA CHHETRI  
RAM BHADUR CHHETRI  
07/11/1978  
Permanent Account Number  
AFBPC6021R

*Renuka chhetri*  
Signature

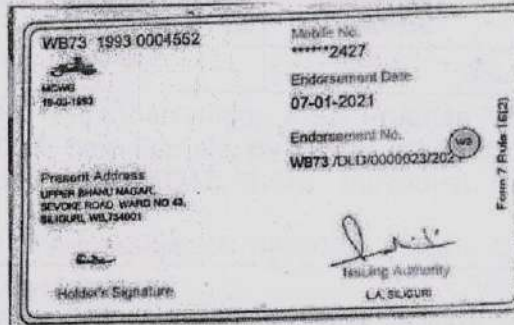


*Renuka chhetri*

Witness



*Govind Chhetri*



Scanned with CamScanner



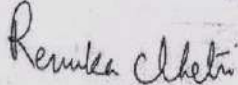






### Major Information of the Deed

Deed No :	IV-0403-00193/2021	Date of Registration	08/04/2021
Query No / Year	0403-3000741762/2021	Office where deed is registered	
Query Date	08/04/2021 11:09:12 AM	0403-3000741762/2021	
<b>Applicant Name, Address &amp; Other Details</b>	Sanjit Majumder Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832369102, Status : Advocate		
Transaction	Additional Transaction		
<b>[4305] Other than Immovable Property, Declaration</b>			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

#### Declarant Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	<b>Smt Renuka Chhetri (Presentant)</b> Wife of Shri Dinesh Chhetri Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	08/04/2021	LTI 08/04/2021	08/04/2021	
	Hill Cart Road By Lane, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			
2	<b>Ashyana Builders And Developers</b> Gupta Apartment Gandhi Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: ABxxxxxx0N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

**Representative Details :**

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	<b>Shri Surendra Gupta</b> Son of Late Bijay Gupta Date of Execution - 08/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office	 Apr 8 2021 12:46PM	 LTI 08/04/2021
	Gupta Apartment Gandhi Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ashyana Builders And Developers (as partner)		

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Govind Chhetri</b> Son of Late T B Chhetri Bhanu Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001			
	08/04/2021	08/04/2021	08/04/2021
Identifier Of Smt Renuka Chhetri, Shri Surendra Gupta			

Endorsement For Deed Number : IV - 040300193 / 2021

08-04-2021

**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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 12:42 hrs on 08-04-2021, at the Office of the A.D.S.R. BAGDOGRA by Smt Renuka Chhetri , one of the Executants.

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

Execution is admitted on 08/04/2021 by Smt Renuka Chhetri, Wife of Shri Dinesh Chhetri, Hill Cart Road By Lane, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife

Indetified by Govind Chhetri, , Son of Late T B Chhetri, Bhanu Nagar, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 08-04-2021 by Shri Surendra Gupta, partner, Ashyana Builders And Developers, Gupta Apartment Gandhi Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Govind Chhetri, , Son of Late T B Chhetri, Bhanu Nagar, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 191, Amount: Rs.10/-, Date of Purchase: 06/04/2021, Vendor name: T Roy



**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 0403-2021, Page from 2584 to 2598  
being No 040300193 for the year 2021.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2021.04.08 15:42:42 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/04/08 03:42:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)