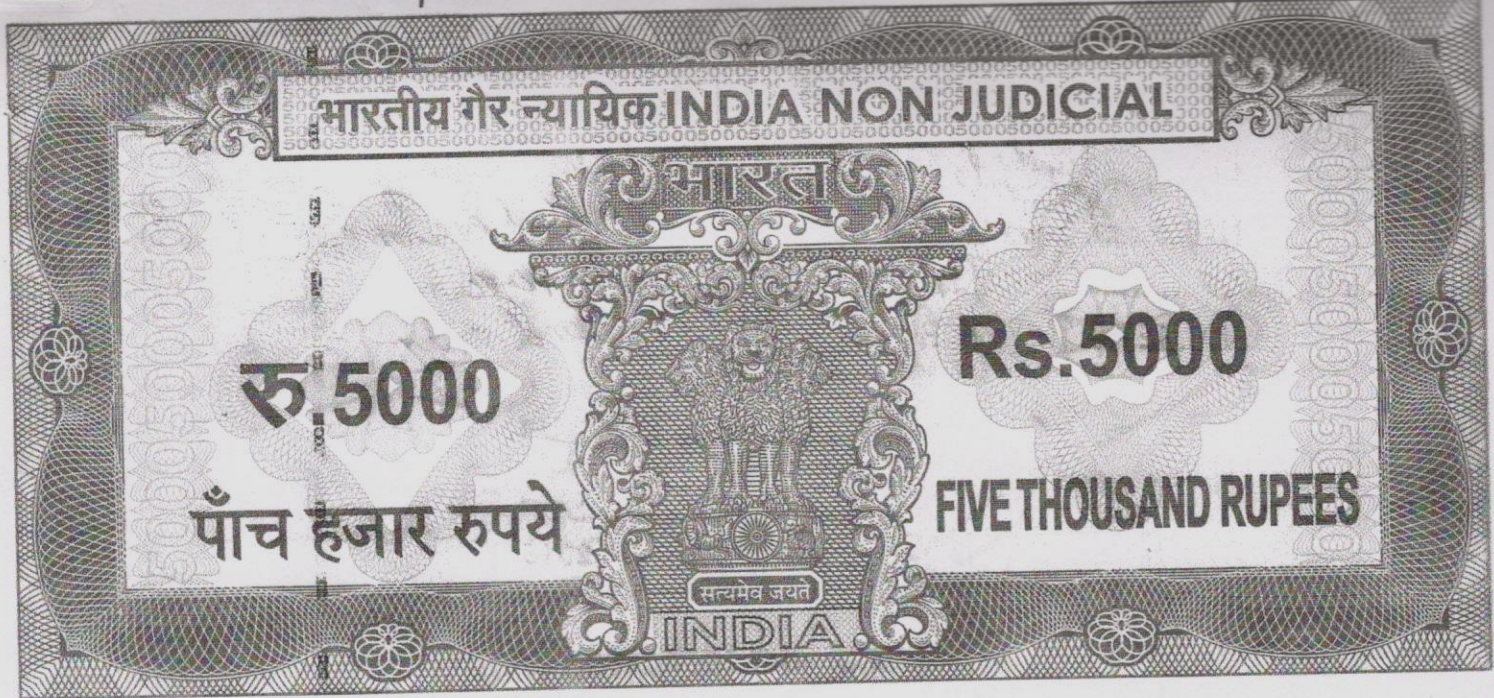


SL. No - 100/2021

I- 926/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 253308

G 253309

be
11/02/2021
Slu. 266402.

Remuka Cheloi

DEED OF CONVEYANCE

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

[Signature]
Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

12 FEB 2021

Contd..P/2

[Signature]
Cheloi

EXTRACT

Renuka Chhetri

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 11th 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]

Comptroller
Ad.

A N D

Ramesh 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 Dhiridham, Darjeeling on the 15th 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 27th day of January, 2006.

*Comptroller
27/1/06*

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.

*Constable
Adv.*

Renuka Chelvi

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 S
CA/Ch

Renuka Cheltri

-----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.

Conc. Adv.

Remuneration

SCHEDULE OF LAND

All that piece or parcel of land measuring about **8 Katha or 13.2 Decimal** out of 26.4 Decimal of land 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 Pawan Kumar Prasad & other
- SOUTH : Land of the Vendor Sold this day to Purchaser.
- EAST : 22'- 00 wide Pucca Road.
- WEST : 17'- 00 WIDE Road.

Chandra K. S.
Adv.

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. Dinku Chhetri
S/o. Late Hari Bahadur Chhetri
H.C. Rd, by Lane Pradhnagar
Siliguri,

Renuka Chhetri

(Vendor)

Ashiyana Builders & Developers

Gyulo

Partner

(Purchaser)

2. Temba Danga
S/o Kamrun Danga
Roadhar Nagar
Siliguri

Prepared and drafted by me.

Sanjit Majumder
Adv. Siliguri.

E.No. F/595/2058/2013

Page: 9

MEMO OF CONSIDERATION

1. By account payee cheque No.937698 drawn on syndicate Bank, S.F. Road, Siliguri dated the 27th day of December, 2020 ___ Rs. 50,000,00/-
2. By account payee cheque No.82259 drawn on syndicate Bank, S.F. Road, Siliguri dated the 11th day of February, 2021 ___ Rs.5,00,000/

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 11th 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

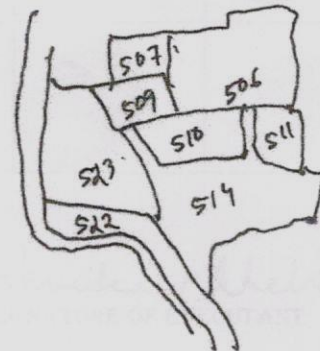
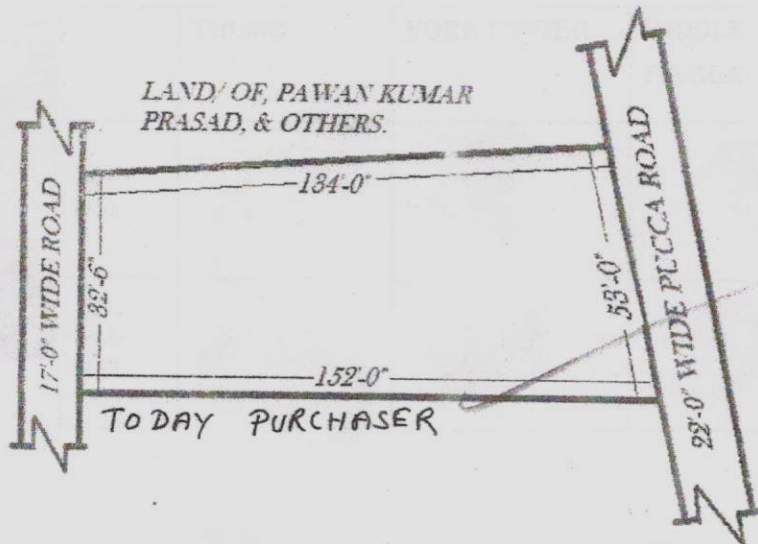
SCHEDULE OF LAND

<u>MOUZAWITH J.L NO.</u>	<u>TOUZI NO.</u>	<u>PARGANA</u>	<u>KHATIAN NO.</u>		<u>PLOT NO.</u>		<u>AREA</u>
			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	2613	342	509	→ 2.00 DECI
			4/2		341	523	→ 11.20 "
							/

TOTAL
OR
SKATHA 13.20 DECI

PART TRACE OF MOUZA MAP.

SCALE:-16"= 1 MILE.



Renuka Chhetri
SIGNATURE OF SELLER

AND SURVEYOR
 Reg. No. 66381/92
 Siltan 66381/92

TRACE BY:-

CLAIMANT SHEET

Wendra Gupta



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

SIGNATURE OF CLAIMANT

Ashiyana Builders & Developers

Gupta
Partner

EXECUTANT SHEET

Renuka Chetani



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

Renuka Chetani
SIGNATURE OF EXECUTANT

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

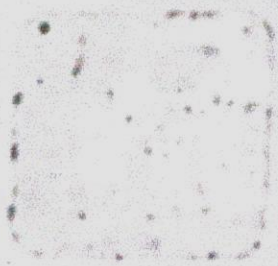
RENUKA CHHETRI

RAM BAHADUR CHHETRI

07/11/1978

Permanent Account Number

AFBPC6021R



Renuka Chhetri
Signature

Renuka Chhetri

7050 4387 7701

आयकर विभाग

भारत सरकार

GOVERNMENT OF INDIA



रेनुका चेट्री

RENUKA CHHETRI

जन्मतिथि/ DOB: 07/11/1978

महिला / FEMALE

Renuka Chhetri

7050 4387 1761

आधार-साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

प्रधान नगर, चम्पारण

पश्चिम

बंगाल - 734003

Address:

PRADHAN NAGAR, Champaran,

Darjeeling,

West Bengal - 734003

7050 4387 1761

Aadhaar-Aam Admi ka Adhikar



ভারত সরকার
Government of India

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

5340 8755 5841

আধার - সাধারণ মানুষের অধিকার

গুপ্তা

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
গান্ধীনগর, লেলিন সরানী, সেবক
রোড, শিলিগুড়ি (মৌরসভা),
জলপাইগুড়ি, মেভক রোড, পশ্চিম
বঙ্গ, 734001

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

5340 8755 5841

1947
1800 300 1947

h@ip@uidai.gov.in

www
www.uidai.gov.in



Ashiyana Builders & Developers


Gupb
Partner


स्थायी लेखा 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 आयुक्त, प.व.-II
COMMISSIONER OF INCOME-TAX, W.B.-II

Gupta

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी 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.

Major Information of the Deed



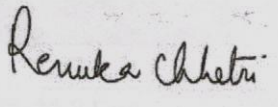
Deed No :	I-0403-00926/2021	Date of Registration	12/02/2021
Query No / Year	0403-2000266402/2021	Office where deed is registered	
Query Date	04/02/2021 7:16:37 PM	0403-2000266402/2021	
Applicant Name, Address & Other Details	GOVIND CHHETRI 2nd Mile Sevoke Road, Siliguri, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9832052427, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 55,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,75,000/- (Article:23)	Rs. 55,000/- (Article:A(1))		
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 Use Proposed	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.,
		TOTAL :			13.2Dec	55,00,000 /-	55,00,000 /-	
		Grand Total :			13.2Dec	55,00,000 /-	55,00,000 /-	



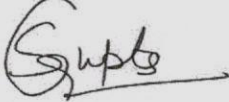
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Renuka Chhetri (Presentant) 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				



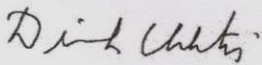
Details :**Name,Address,Photo,Finger print and Signature****ASHIYANA BUILDERS AND DEVELOPERS**

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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Surendra Gupta 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	 Feb 11 2021 2:27PM	 LTI 11/02/2021	 11/02/2021
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
Shri Dinesh Chhetri Son of Late Hari Bahadur Chhetri Hill Cart Road By-lane, Benind Hotel Raj Durbar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	 11/02/2021	 11/02/2021	 11/02/2021
Identifier Of Smt Renuka Chhetri, Shri Surendra Gupta			

Transfer of property for L1

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

Transfer of property for L2

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

Details as per Land Record

Darjeeling, 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:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt Renuka Chhetri
L2	LR Plot No:- 523, LR Khatian No:- 2613	Owner:রেনুকা ছেত্রী, Gurdian:দিলেশ , Address:নিজ , Classification:ডাঙ্গা, Area:0.24000000 Acre,	Smt Renuka Chhetri

Yogen Talukder, M.A.
ADDITIONAL DISTRICT SUB-REGISTRAR
IN CHARGE OF THE A.D.S.R. BAGPOGRA
Darjeeling, West Bengal

11-02-2021

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

Presented for registration at 14:22 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-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 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-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 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: 192020210222933812 on 08-02-2021, Amount Rs: 55,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90041974 on 09-02-2021, Head of Account 0030-03-104-001-16

of Stamp Duty

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

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1746, Amount: Rs.5,000/-, Date of Purchase: 10/02/2021, Vendor name: B Paul

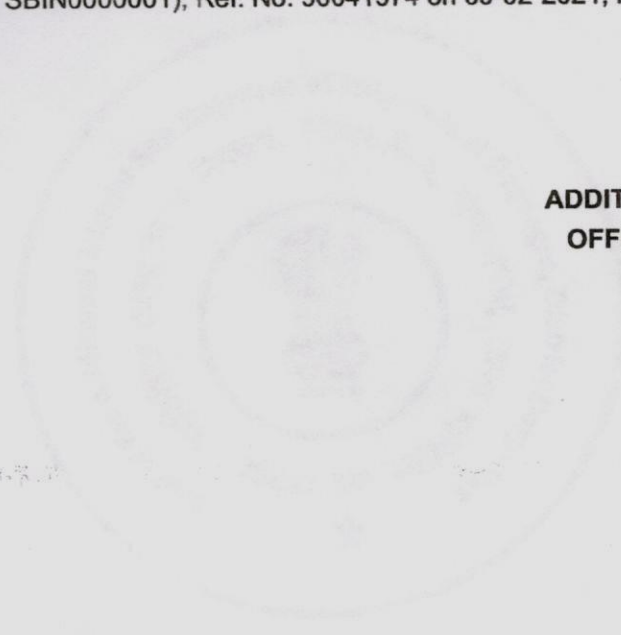
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/02/2021 12:00AM with Govt. Ref. No: 192020210222933812 on 08-02-2021, Amount Rs: 2,70,000/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 90041974 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



Digitally signed by YOGENTSHERING BHUTIA
Date: 2021.02.10 12:17:33 +0530
Reason: Digital Signature of User

(Yogen Tshering Bhutia) 382710215 09:14:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This stamp is for online use only)

ate of Registration under section 60 and Rule 69.
ered in Book - I
me number 0403-2021, Page from 14241 to 14264
ing No 040300926 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.02.15 17:34:23 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/02/15 05:34:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)