

Sl. 1234

I- 1164/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 310648

By
19/02/2021
D/u. 292796

Swarna Kundu (Roy)

DEED OF CONVEYANCE

ON READING 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

19 FEB 2021

NO 1227 DATE 8/2/2021
SOLD TO Chhina Chakraborty Saha
OF 21/6/9m
RUPEES 10007



S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
L/No-8/1975



Add. Dist-Sub Registrar
Siliguri at Darjeeling Dist. Darjeeling

19 FEB 2021

Swapna Kundu (Ro)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 19th DAY
OF FEBRUARY, 2020.

Area of land	14 Decimals	Classification	Bastu
Mouza	Thiknikata	P.O.	Sushrutnagar
P.S.	Matigara	District	Darjeeling
J.L. No.	74	PANCHYAT	Matigara - I
LR Khatian No.	2752	Set Forth Value	48,00,000/-
LR Plot Nos.	309 and 310	Market Value	49,00,000/-

B E T W E E N

✓ **SMT SWAPNA KUNDU (ROY)** wife of Sri Biswajit Kundu, having allotted Income Tax PAN - BTLPK6084R, Hindu by faith, Indian by Nationality, business by occupation, residing at Ratan Lal Brahmin Sarani, Thiknikata, P.O. Sushrutnagar, P.S. Matigara in the District of Darjeeling - 734012- hereinafter called the "**V E N D O R**" (which term and expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the "**FIRST PART**".

A N D

1. **SMT CHINU CHAKRABORTY** wife of Sri Amit Lal Chakravorti, having allotted Income Tax PAN - ACKPC6400A, Hindu by religion, business by occupation, residing at 17, Manotosh Roy Sarani, Deshbandhupara, P.O. & P.S. Siliguri, in the District of Darjeeling - 734004,
2. **SRI BISWAJIT KUNDU** son of late Manik Kundu, having allotted Income Tax PAN - AKTPK3085G, Hindu by religion, business by occupation, residing at Thiknikata, Ratan Lal Brahmin Sarani, P.O. Sushrutnagar, P.S. Matigara, District Darjeeling - 734012,
3. **SRI AYAN PRADHAN** son of Sri. Anupam Kumar Pradhan, having allotted Income Tax PAN - BZPPP3001B, Hindu by religion, business by occupation, resident of Thiknikata, Ratan Lal Brahmin Sarani by lane, P.O. Sushrutnagar, P.S. Matigara, within the District of Darjeeling - 734012,

Swapna Kundu (Ray)

4. **SRI ANJAN KUMAR KAHALI**, son of late Surajit Kumar Kahali, having allotted Income Tax PAN - AFSPK4384E, Hindu by religion, Advocate by profession, residing at H.P Sastri Road, Aurobinda Pally, P.O. and P.S. Siliguri District of Darjeeling - 734006 - hereinafter jointly called the "**PURCHASER**" (*Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns*) **SECOND PART.**

WHEREAS the First Party became the true and lawful owner in possession of a plot of land measuring 14 (fourteen) decimals by virtue of a Deed of Conveyance being No.1114 for the year 2017 registered at the office of the A.D.S.R. Siliguri - II at Bagdogra transcribed in CD Volume No. 0403-2017 at pages 22918 to 22933 for the year 2017, fully described in the schedule below.

AND

WHEREAS, after the said purchase the Vendor duly applied before the appropriate authority under West Bengal Land Reforms Act, 1955 for mutating her name in the record of rights (ROR) and accordingly on the basis of her said application a lawful proceeding was initiated. The said authority being satisfied about her title and physical possession of the below schedule land duly granted mutation and recorded her name in the Record of Rights vide Khatian No. 2752 under Mouza Thiknikata J.L. No.74 District- Darjeeling.

AND

WHEREAS, after obtaining ROR / Khatain No. 2752, as aforesaid, the vendor duly applied for change of classification of her below schedule land from agriculture (Rupni) to Bastu and accordingly the Block Land and Land Reforms Officer Matigara at Shivmandir after initiating a lawful proceeding concerted the classification of the below schedule land from RUPNI to BASTU under Sec. 4 (C) of the West Bengal Land Reforms Act 1955 (as amended) vide Case No. CN/2017/0401/977 dated 20.04.2018.

AND

WHEREAS, presently the vendor is in actual, khass and physical possession of the land described in the 'Schedule' hereinbelow.

Swarna Kundu Roy

AND

WHEREAS the VENDOR being in need of money for her own developmental plans and scheme have decided to sell the land described in the 'Schedule' hereinbelow, disclosing the aforesaid facts relating thereto and declaring the same to be free from all encumbrances, charges and lispendences whatsoever.

AND

WHEREAS, the PURCHASERS relying on the aforesaid statements of the Vendor, has agreed to purchase the land, described in the 'Schedule' hereinbelow, at or for a total consideration/price of Rs. 48,00,000/- [Rupees (Forty-eight Lacs) only] free from all encumbrances charges and lispendences whatsoever.

AND

WHEREAS, the VENDOR considering the price so offered by the PURCHASER to be good and in consonance with the prevailing market price, agreed to sell the land, described in the 'Schedule' hereinbelow, at or for a total consideration/price of Rs. 48,00,000/- [Rupees (Forty-eight Lacs) only], in favour of the PURCHASER herein, free from all encumbrances charges and lispendences whatsoever.

NOW THIS DEED OF CONVEYANCE WITNESSES THAT in pursuance of the said offer and acceptance and in consideration of the said sum of Rs. 48,00,000/- [Rupees (Forty-eight Lacs) only] well and truly paid by the purchasers to the vendor before the execution of these presents and the detail of which has been described in the MEMO OF CONSIDERATION written hereunder *(the receipt whereof vendor doth hereby admit and acknowledge and of and from the payment of the said sum and every part thereof doth hereby acquit, release and forever discharge the Purchaser the land described in the 'Schedule' hereinbelow conveyed hereby and every part thereof)* the vendor, doth hereby grant, transfer, sell, convey, assign and assure unto and to the use of the said purchaser free from all encumbrances, ALL THAT piece or parcel of land measuring 14 decimal more fully described in the 'schedule' hereinbelow OR HOWSOEVER OTHERWISE the said land now is or at any time heretofore situated, butted and bounded, know, numbered, called described or distinguished TOGETHER WITH all rights, ways, paths, passages, rights, benefits profits, advantages and appurtenances whatsoever, thereto belonging or in any manner appertaining to or with the same or any part thereof now is or at any time heretofore was held, used, occupied or enjoyed therewith or reputed to belong or deemed taken or known as part, or parcel thereof or appurtenant thereto AND the reversion and reversions, remainder and remainders and the rents, issues, and

Swapna Kundu (Ro)

profits of and from the said land hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and every part thereof AND ALL the estate right, title, interest, inheritances, use, trust, possession, claim and demand whatsoever both in law and in equity of the vendor into or upon the said land hereby granted transferred, sold, conveyed, assign and assure or intended so to be and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the purchaser absolutely and forever with copies of title deed and other evidences of title AND THE VENDOR doth hereby covenant with the purchaser that notwithstanding any acts, deeds, things whatsoever, by the vendor or by any of her predecessors in title, done or executed or knowingly suffered to the contrary, she, the vendor, had at all materials times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred unto and to the use of the purchaser in the manner as aforesaid AND THAT the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for him or under any of her predecessor in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficiently indemnified of and from and against all and all manner of claims, charges, liens, attachments and encumbrances whatsoever made or suffered by the vendor or any of her predecessors in title or any person lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute all acts, deeds and things whatsoever for further and better assuring the said property and every part thereof unto and to the use of the purchaser according to the true meaning and intent of this deed as shall or may reasonably require AND FURTHER MORE THAT the vendor shall and at all times hereafter indemnify and keep indemnified the purchaser against all loss, damage, costs, charges and expenses, if any, suffered by reason of any defect in title of the vendor or any breach of the covenants herein contained.

AND the vendor hereby declares that she has not entered into any binding contract with any other person or persons for sale or transfer or otherwise encumbering the below scheduled land or any part thereof and there is no such contract existing on the date of execution of these presents and in the event of discovery of any such contract or other encumbrances whatsoever the vendor shall be liable to compensate the purchaser adequately for the loss or injury sustained or to be sustained by the purchaser in consequence thereof.

SCHEDULE

(Land hereby sold / transferred)

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 14 (fourteen) Decimals recorded in L.R. Khatian No. 2752 comprised in and forming part of Plot No. R.S. 16 corresponding to L.R. Plot No. 309 for **06 decimals** and L.R. Plot No. 310 for **08 decimals** land, J.L. No.74, Mouza - Thiknikata, Pargana - Patharghata, P.O. Sushrutanagar, P.S. Matigara, A.D.S.R. Office Siliguri II at Bagdogra, District Darjeeling.

The said land is butted and bounded as follows:-

In the North : 12' wide Katcha Road.

In the South : 18' wide Katcha Road.

In the East : Land of Smt Putul Biswas.

In the West : Land of Smt Chhaya Rani Kundu,

IN WITNESSES both the parties put their respective Signature on this Deed on this 19th. day of February 2020 at Siliguri.

WITNESSES :

(Nilchand Sardar)
Mangalghat, P.O Kachua
P.S Jalpaiguri (Kalwali)
Pin - 735112.

Swapna Kundu (Ref.)
(FIRST PARTY)

2. *Asst. Secy. Chakrabarti*
Asst. Secy. Chakrabarti
17 Monotoshi Roy Sarani
Dishbandupara
P.O. Siliguri Town
Dist. Darjeeling.

Drafted by me and typed
in my office as per instructions of
the executants and read over and
explained to them and parties
identified by me.

Debojyoti Das
(Debojyoti Das)
Advocate, Siliguri
Enrol. No. F/398/380 of 2018

Finger Print of Swapna Kundu (Roy)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Swapna Kundu (Roy)

SIGNATURE

Finger Print of Chinu Chakraborty

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Chinu Chakraborty

SIGNATURE

Finger Print of Biswajit Kundu

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Biswajit Kundu

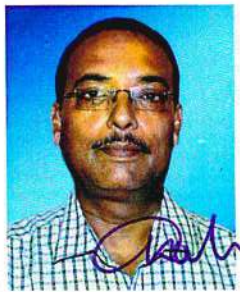
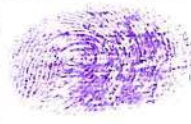
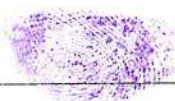
SIGNATURE

Finger Print of Ayan Pradhan

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Ayan Pradhan
SIGNATURE

Finger Print of ANJAN KR. KAHALI

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Anjan Kr. Kahali
SIGNATURE

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPNA KUNDU ROY

MANISANKAR ROY

09/10/1986

Permanent Account Number

BTLPK6084R

Swapna Kundu (Roy)

Signature



31032016

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

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप 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

आयकर विभाग
INCOME TAX DEPARTMENT



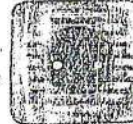
भारत सरकार
GOVT. OF INDIA

BISWAJIT KUNDU
MANIK CHANDRA KUNDU
20/02/1978

Permanent Account Number

AKTPK3085G

Biswajit Kundu
Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलापूर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJAN KUMAR KAHALI
SURAJIT KUMAR KAHALI
30/06/1960

Permanent Account Number

AFSPK4384E

Kahali
Signature



Kahali

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.

Kahali

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AYAN PRADHAN
ANUPAM KUMAR PRADHAN

21/07/1994
Permanent Account Number
BZPPP3001B

Ayan Pradhan
Signature

भारत सरकार

06082012

Ayan Pradhan

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजिल, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHINU CHAKRABORTY

BIRENDRA NATH CHAKRABORTY

17/12/1968
Permanent Account Number

ACKPC6400A

Chinu chakraborty
Signature

14032014

Chinu chakraborty

Major Information of the Deed

Deed No :	I-0403-01164/2021	Date of Registration	19/02/2021
Query No / Year	0403-2000292796/2021	Office where deed is registered	
Query Date	08/02/2021 10:02:33 PM	0403-2000292796/2021	
Applicant Name, Address & Other Details	ANJAN KUMAR KAHALI HILL CART ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434045006, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 48,00,000/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,45,000/- (Article:23)	Rs. 49,000/- (Article:A(1))		
Remarks			

Land Details :

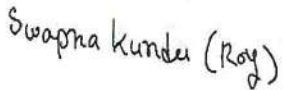
District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, , Thiknikata Pin Code : 734012

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-309 (RS :-)	LR-2752	Bastu	Rupni	6 Dec	20,50,000/-	21,00,000/-	Width of Approach Road: 18 Ft.,

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734012

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-310 (RS :-)	LR-2752	Bastu	Rupni	8 Dec	27,50,000/-	28,00,000/-	Width of Approach Road: 18 Ft.,
Grand Total :					14Dec	48,00,000 /-	49,00,000 /-	

Seller Details :

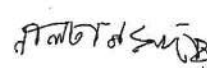
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Swapna Kundu Roy (Presentant) Wife of Shri Biswajit Kundu Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
		19/02/2021	LTI 19/02/2021	19/02/2021

Ratan Lal Brahmin Sarani,, Block/Sector: Thiknikata, P.O:- Sushrutanagar, P.S:- Matigara, District Darjeeling, West Bengal, India, PIN - 734012 Sex: Female, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.:: BTxxxxxx4R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Chinu Chakraborty Wife of Shri Amit Lal Chakravorti 17, Manotosh Roy Sarani,, Block/Sector: Deshbandhupara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0A, Aadhaar No: 93xxxxxxxx9859, Status :Individual, Status : Not Executed
2	Shri Biswajit Kundu Son of Late Manik Kundu Ratan Lal Brahmin Sarani, Block/Sector: Thiknikata, P.O:- Sushrutanagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5G, Aadhaar No: 90xxxxxxxx0826, Status :Individual, Status : Not Executed
3	Shri Ayan Pradhan Son of Shri Anupam Kumar Pradhan Ratan Lal Brahmin Sarani, Block/Sector: Thiknikata, P.O:- Sushrutanagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZxxxxxx1B, Aadhaar No: 94xxxxxxxx6507, Status :Individual, Status : Not Executed
4	Shri Anjan Kumar Kahali Son of Late Surajit Kumar Kahali H P Sastri Road, Block/Sector: Arobinda Pally, P.O:- Rabindra Sarani, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AFxxxxxx4E, Aadhaar No: 93xxxxxxxx6931, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Nilchand Sardar Son of Late Pagalchand Sardar Mangalghat, P.O:- Kachua, P.S:- Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 735122			
	19/02/2021	19/02/2021	19/02/2021

Identifier Of Smt Swapna Kundu Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Swapna Kundu Roy	Smt Chinu Chakraborty-1.5 Dec, Shri Biswajit Kundu-1.5 Dec, Shri Ayan Pradhan-1.5 Dec, Shri Anjan Kumar Kahali-1.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Swapna Kundu Roy	Smt Chinu Chakraborty-2 Dec, Shri Biswajit Kundu-2 Dec, Shri Ayan Pradhan-2 Dec, Shri Anjan Kumar Kahali-2 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, , Thiknikata Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 309, LR Khatian No:- 2752	Owner:SWAPNA KUNDU(ROY), Gurdian:BISWAJIT KUNDU, Address:THIKNIKATA SUSHRUTANAGAR DIST- DARJEELING, Classification:বৃন্দাবী, Area:0.06000000 Acre,	Smt Swapna Kundu Roy

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 310, LR Khatian No:- 2752	Owner:SWAPNA KUNDU(ROY), Gurdian:BISWAJIT KUNDU, Address:THIKNIKATA SUSHRUTANAGAR DIST- DARJEELING, Classification:বৃন্দাবী, Area:0.08000000 Acre,	Smt Swapna Kundu Roy

On 19-02-2021

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 : 21 of Indian Stamp Act 1899.

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

Presented for registration at 11:54 hrs on 19-02-2021, at the Office of the A.D.S.R. BAGDOGRA by Smt Swapna Kundu Roy ,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 49,00,000/-

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

Execution is admitted on 19/02/2021 by Smt Swapna Kundu Roy, Wife of Shri Biswajit Kundu, Ratan Lal Brahmin Sarani,, Sector: Thiknikata, P.O: Sushrutanagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession Business

Indetified by Shri Nilchand Sardar, , , Son of Late Pagalchand Sardar, Mangalghat, P.O: Kachua, Thana: Jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735122, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,000/- (A(1) = Rs 49,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2021 2:59PM with Govt. Ref. No: 192020210229846938 on 18-02-2021, Amount Rs: 49,000/-, Bank: SBI EPay (SBlePay), Ref. No. 8260256127036 on 18-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,45,000/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,44,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1227, Amount: Rs.1,000/-, Date of Purchase: 08/02/2021, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2021 2:59PM with Govt. Ref. No: 192020210229846938 on 18-02-2021, Amount Rs: 2,44,000/-, Bank: SBI EPay (SBlePay), Ref. No. 8260256127036 on 18-02-2021, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 29949 to 29967

being No 040301164 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.02.25 12:58:07 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/02/25 12:58:07 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)