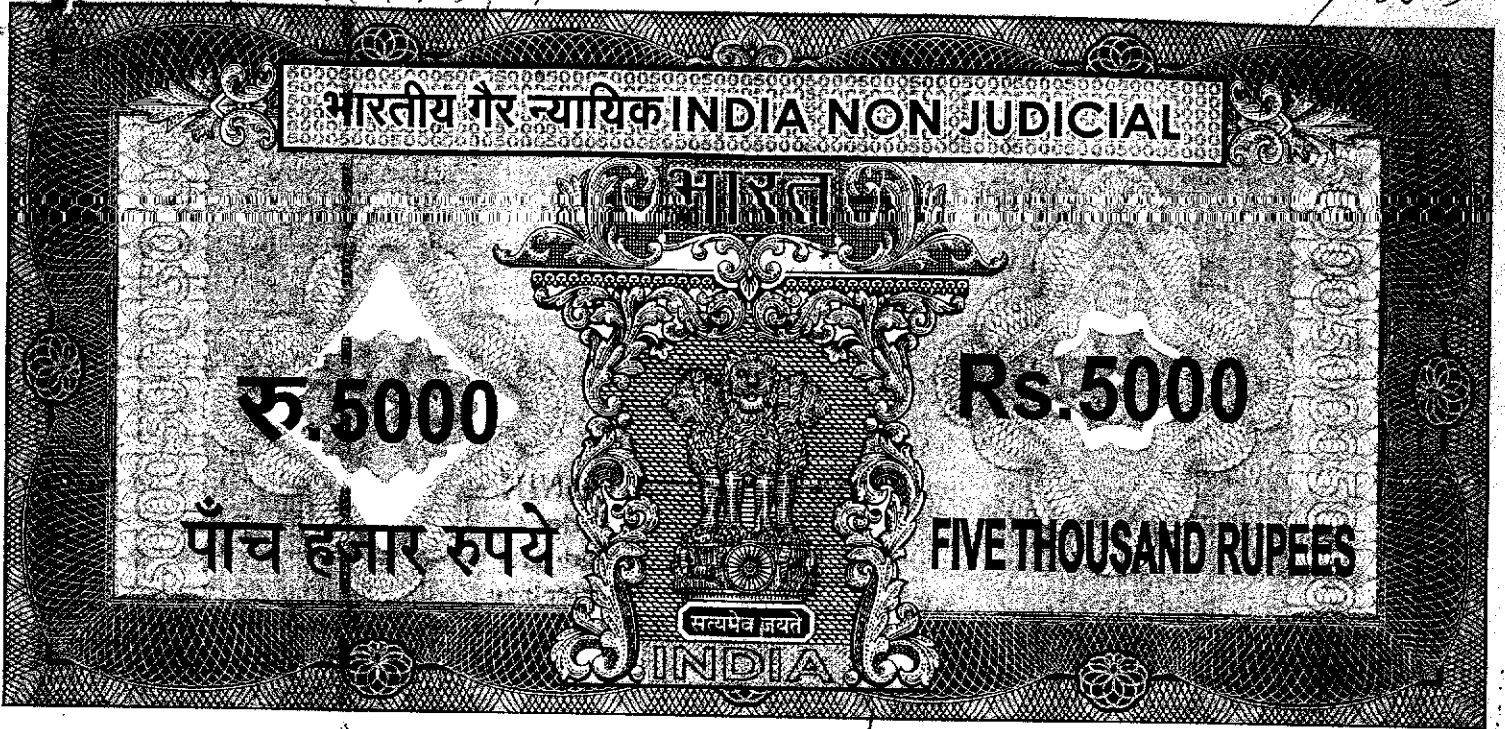


Sl. No. 2433/2023

T- 2377/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/2257957/2023 H 976996

Chyangan
13.15

05.09.23

Shreebajoti Chandra

DEED OF CONVEYANCE (SALE)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
05th DAY OF SEPTEMBER, 2023

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

Cont/2

Chyangan

ADDL. DIST. REGISTRAR
BILGURI

07/09/2023

N. J. Stamp

SL. No. 865 Date 25/08/23

Sold to M.A. Developer

Signature

of

Value 5000/- Rupees Five Thousand only



J. Banik
JAYABRATA BANIK

Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007

000878 H



Adl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

Dhrubajyoti Chanda

BETWEEN

MA DEVELOPER (PAN- ABWFM4038M), A Partnership Firm having its Office at Swastik Apartment, Sukanta Sarani, Milanpally, Siliguri, 734005, P.O. Siliguri Bazar , P.S. Siliguri, Dist: Darjeeling in the State of West Bengal represented by its Partners :-

SRI MOHIT KUMAR KEDIA (PAN : DSKPK1230D, AADHAR NO: 4324 2447 0057), Son of Sri Pradeep Kumar Kedia, Hindu by Religion , Indian by Nationality ,Business by occupation, resident of Durga Prasad Kedia Sadan, Agrasen Road, Khalspara, Siliguri , P.O. Siliguri Bazar , P.S. Siliguri, District- Darjeeling , PIN-734005 in the State of West Bengal ,

SRI ANKIT KUMAR SARAF (PAN : EALPS5172L, AADHAR NO: 5485 5124 4784), Son of Sri Dipak Kumar Saraf, Hindu by Religion , Indian by Nationality ,Business by occupation, resident of Swastik Apartment, Sukanta Sarani, Milanpally, Siliguri , P.O. Siliguri Bazar , P.S. Siliguri, District- Darjeeling , PIN-734005 in the State of West Bengal --- hereinafter called the "**PURCHASER**" (Which expression shall mean and include unless excluded by or repugnant to the context its Partners, Successors-in- office, executors, legal representatives, administrators, and assigns) of the **FIRST PART**.

AND

SRI DHRUBAJYOTI CHANDA (PAN -AMOPC1647R, AADHAR NO.8170 6149 3167), S/o Late Sachindra Nath Chanda , Hindu by Religion , Indian by Nationality , Business by Occupation, resident of A P C Sarani , Deshbandhupara, Near NTS More , Siliguri , P.O. Siliguri Town , P.S. Siliguri , Dist. Darjeeling , Pin No.734004 , in the State of West Bengal ----- hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, executors, successors, legal representatives, administrators and assigns) of the "**OTHER PART**"

①

Dhrubajyoti Chanda.

WHEREAS the one **SMT. SAROJ BASHINI CHANDA** W/o Late Debendra Nath Chanda was the recorded owner in possession of all that piece and parcel of land measuring 0.14 acres, recorded in part of **R.S.Plot No. 3619**, recorded in **R.S. Khatian No. 951**, situated within Mouza – SILIGURI , J.L. No. 110(88), Pargana - Baikunthapur within SMC , Ward No. 26, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, having all permanent , heritable transferrable right , title and interest therein free from all encumbrances.

WHEREAS the **SMT. SAROJ BASHINI CHANDA**W/o Late Debendra Nath Chanda out of her natural love & affection made a gift of her aforesaid land measuring 0.14 acres to and in favour of **SRI DHRUBAJYOTI CHANDA S/o Late Sachindra Nath Chanda** vide Deed of Gift Deed No. 1- 1780, dated. 22/02/1975 , registered before the then Office of Sub Registrar , Siliguri (Now Addl. Dist. Sub-Registrar, Siliguri) and thereby acquired the said land having all permanent , heritable transferrable right , title and interest therein free from all encumbrances.

WHEREAS at the time of L.R. settlement , aforesaid land has also been recorded in the name of the **VENDOR** in L.R. situated under L.R. Plot No. 10878 , under L.R. Khatian No. 9553 , Mouza- Siliguri Madhya Paschim , J. L. No. (L.R.) 90,Pargana- Baikunthapur within SMC , Ward No. 26 , P.O. Siliguri Town , P.S. Siliguri, Dist. Darjeeling.

(A)

Dhruvajyoti chavda.

WHEREAS the said Vendor being in need of fund for his various requirements has NOW DECIDED to sale all that piece or parcel of land measuring in total 0.14 Acres and he has offered to the Purchaser of this presents to purchase his land as detailed above.

WHEREAS the purchaser being in need of plot of a land in that area for its purposes & relying on all the above statements of the vendor that the land is free from all encumbrances, has accepted the offer of Vendor and agreed to purchase the said area of land of the VENDOR, measuring in total 0.14 Acres more particularly described in the Schedule below and offered a sum of measuring in total 0.14 Acre to the Purchaser at or for the total price of Rs.1,91,11,000/- (Rupees One Crore Ninety One Lakhs & Eleven Thousand) only, to the VENDOR for his below scheduled land which is free from all encumbrances and charges whatsoever.

WHEREAS the vendor considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate, has agreed to sale his said land measuring in total 0.14 Acre to the Purchaser at or for the total price of Rs.1,91,11,000/- (Rupees One Crore Ninety One Lakhs & Eleven Thousand) only, which is fully described in the Schedule below and which is free from all encumbrances and charges whatsoever.

A

Dhruvrajoti Chandra.

NOW THIS INDENTURE WITNESSETHthat in pursuance of the aforesaid offer and acceptance and in consideration of **Rs.1,91,11,000/- (Rupees One Crore Ninety One Lakhs & Eleven Thousand)only**, paid by the purchasers to the Vendor (the receipt whereof in full is hereby acknowledged by the Vendor and the Vendor grants full discharge to the Purchaser from the payment and every part thereof), the Vendor does hereby grant, sell, convey and transfer unto the Purchaser all that piece or parcel of land measuring in total **0.14 Acres**, described in the schedule below and forming part of these presents and deliver vacant possession of the same unto the purchaser together with all rights, liberties, easement, interest, possession, profits, all water course, road, passage, privileges, issues, advantages, right of way, right of drain and all other rights, claims, demands whatsoever both at equity and in law upon & attached with the land hereby sold or expressed or intended so to be, **TO HAVE AND TO HOLD** the same as an absolute estate peaceably quietly with permanent, heritable and interest and without any interference or interruption from the vendor or any persons claiming under him/her/them subject to the payment of rent to the Superior Land lord, the State of West Bengal.

AND the Vendor also does hereby covenant with the Purchaser that the interest which he professes to transfer hereby subsist as on the date of these presents and as such he has full authority and good power to transfer the said land, expressed or intended so to be unto the purchaser in the manner aforesaid and the vendor or any person/s claiming under him shall and will at all times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall & may required.

(A)

Dhruvaji Chaudhary

AND it is further covenanted that there exist no charge , mortgage, attachment or any other encumbrances whatsoever on the land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge , mortgage , attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

AND the Vendor further covenant that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued , due up to the date of these presents has been paid and all other covenants and conditions required to be observed are performed and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment , non-observance and non-performance as aforesaid and shall be liable for all such payments.

AND the Vendor further declares that the entire land forming subject matter of the present conveyance has been in khas and actual possession of the vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is/are deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendor shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

A

Shubajyoti Chandra

AND it is hereby also declared by the vendor that the vendor has not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE OF THE LAND HEREBY SOLD

All that piece or parcel of vacant Land Measuring 0.14 Acres, comprised in part of R.S. Plot No. 3619, Corresponding to L.R. Plot No. 10878, recorded in R.S. Khatian No. 951, Corresponding to L.R. Khatian No. 9553, situated within Mouza- SILIGURI (Madhya Paschim), R.S. Sheet No.3, J.L. No. 110(88), Pargana - Baikunthapur bearing SMC Holding No. 92/560/98/92 within Siliguri Municipal Corporation Ward No.26 at Goshala Road, P.S. Siliguri, Dist. Darjeeling. ROR & Proposed used of land is Bastu.Goshala Road, Siliguri.

The said land is being bound and butted as follows:-

- | | | |
|--------------|---|--|
| On the North | : | 8 ft wide Pucca Road ; |
| On the South | : | 24 ft wide SMC Road ; |
| On the East | : | Vacant land of Amit Sindhi, land & house of Goutam Biswas & Others ; |
| On the West | : | 24 ft wide SMC Road. |

A

IN WITNESS WHERE OF the VENDOR hereto has signed this **DEED OF SALE** on the date first above written.

WITNESSES:

1. *Pritam Mandal*
S/o Eorango Mandal
Eno Debgam
P.O. Rabin to Saren
P.S. - Siliguri, Darjeeling

2) *Rupesh Dal.*
Sto. R. Dal.
bhalpara
Siliguri

MA DEVELOPER

Mohit Kedia
 Partner

MA DEVELOPER

Ankit Kumar
 Partner

SIGNATURE OF PURCHASER

Shrubbyoti Chanda

SIGNATURE OF VENDOR

Drafted and explained by me to
 parties & printed in my office :

(Signature)
(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006.

"MEMO OF CONSIDERATION /MONEY RECEIPT"

I, **SRI DHRUBAJYOTI CHANDA**, S/o Late Sachindra Nath Chanda, Hindu by Religion , Indian by Nationality , Business by Occupation , resident of A P C Sarani , Deshbandhupara , Siliguri , P.O. Siliguri Town , P.S. Siliguri , Dist. Darjeeling , Pin No.7340045 , in the State of West Bengal **(the VENDORS hereof) on this day** do hereby acknowledge of receiving from the purchaser **MA DEVELOPER** , A Partnership Firm having its Office at Swastik Apartment, Sukanta Sarani, Milanpally, Siliguri, 734005, P.O. Siliguri Bazar , P.S. Siliguri, Dist: Darjeeling in the State of West Bengal **below mentioned** amount as full & final Consideration of land as morefully described in the Schedule above.

MODE OF PAYMENT

Date	Cheque No.	Name of Vendor	Amount Received
17.05.2023	569651	Dhrubajyoti Chanda	20,00,000/-
17.05.2023	569652	Dhrubajyoti Chanda	20,00,000/-
17.05.2023	569653	Dhrubajyoti Chanda	21,00,000/-
25.05.2023	569654	Dhrubajyoti Chanda	14,00,000/-
05.09.2023	658674	Dhrubajyoti Chanda	90,00,000/-
05.09.2023	658675	Dhrubajyoti Chanda	24,00,999
TDS Deduction			2,10,001/-
Total			1,91,11,000/-

Dhrubajyoti Chanda

SIGNATURE OF THE VENDOR



Mo

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

MA DEVELOPER

Nichit Kedia
Signature with date
Partner



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

MA DEVELOPER

Signature with date
Partner

Signature of Identifier

Signature of R.O.

Rules 44A of Indian Registration Act, 1908
Claimant sheet signature



Shreebajjoti Chanda.

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Shreebajjoti Chanda

Signature with date

IDENTIFIER PHOTO SHEET

PHOTO



Left Thumb Impression



Pritam Mandal

Signature with date

Major Information of the Deed

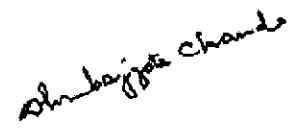
Deed No.	I-0402-02377/2023	Date of Registration	05/09/2023
Query No./Year	0402-2002257957/2023	Office where deed is registered	
Query Date	04/09/2023 6:31:19 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, 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. 1,19,11,000/-	Rs. 2,10,00,004/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,50,020/- (Article:23)	Rs. 2,10,014/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: GOSHALA ROAD WARD NO 26, Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3619	RS-951	Bastu	Bastu	0.14 Acre	1,19,11,000/-	2,10,00,004/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					14Dec	119,11,000 /-	210,00,004 /-	

Seller Details :

Sl No	Name	Address	Age	Signature
1	Shri DHRUBAJYOTI CHANDA (Presentant) Son of Late SACHINDRA NATH CHANDA Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office			
		05/09/2023	LTI 05/09/2023	05/09/2023

APC SARANI, DESHBANDHUPARA, NEAR NTS MORE, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx7R, Aadhaar No: 81xxxxxxxx3167, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MA DEVELOPERS SWASTIK APARTMENT, SUKANTA SARANI, MILANPALLY, SILIGURI, City:- Not Specified, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.: ABxxxxxx8M, Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri MOHIT KUMAR KEDIA Son of Shri PRADEEP KUMAR KEDIA DURGA PRASAD KEDIA SADAN, AGRASEN ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MA DEVELOPERS (as PARTNER)
2	Shri ANKIT KUMAR SARAF Son of Shri DIPAK KUMAR SARAF SWASTIK APARTMENT, SUKANTA SARANI, MILANPALLY, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MA DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRITAM MANDAL Son of Mr GAURANGA MANDAL DANGRAM NO. 1, City:- Not Specified, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006			
	05/09/2023	05/09/2023	05/09/2023
Identifier Of Shri MOHIT KUMAR KEDIA, Shri ANKIT KUMAR SARAF, Shri DHRUBAJYOTI CHANDA			

Transfer of property to		
Sl.No	From	To. with area (Name-Area)
1	Shri DHRUBAJYOTI CHANDA	MA DEVELOPERS-14 Dec

Endorsement For Deed Number : I - 040202377 / 2023

On 05-09-2023

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.

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

Presented for registration at 13:15 hrs on 05-09-2023, at the Office of the A.D.S.R. SILIGURI by Shri DHRUBAJYOTI CHANDA, Executant.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,10,00,004/-

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

Execution is admitted on 05/09/2023 by Shri DHRUBAJYOTI CHANDA, Son of Late SACHINDRA NATH CHANDA, APC SARANI, DESHBANDHUPARA, NEAR NTS MORE, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business Indetified by Mr PRITAM MANDAL, , Son of Mr GAURANGA MANDAL, DANGRAM NO. 1, P.O: RABINDRA SARANI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,10,014.00/- (A(1) = Rs 2,10,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2023 8:59PM with Govt. Ref. No: 192023240203762838 on 04-09-2023, Amount Rs: 75,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 3728796217123 on 04-09-2023, Head of Account 0030-03-104-001-16
Online on 05/09/2023 11:36AM with Govt. Ref. No: 192023240204538801 on 05-09-2023, Amount Rs: 1,35,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX8879056 on 05-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,50,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10,45,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 265, Amount: Rs.5,000.00/-, Date of Purchase: 25/08/2023, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2023 8:59PM with Govt. Ref. No: 192023240203762838 on 04-09-2023, Amount Rs: 2,95,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 3728796217123 on 04-09-2023, Head of Account 0030-02-103-003-02
Online on 05/09/2023 11:36AM with Govt. Ref. No: 192023240204538801 on 05-09-2023, Amount Rs: 7,50,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX8879056 on 05-09-2023, Head of Account 0030-02-103-003-02

Syngden

Sangha Ratna Syngden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 61298 to 61314

being No 040202377 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2023.09.08 12:48:28 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 08/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.