



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

2/2258171/2013
H 976997

DEED OF CONVEYANCE (SALE)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE

05th DAY OF SEPTEMBER, 2023

Cont/2

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

ADDL. DIST. REGISTRAR
SILIGURU
05/09/2023

05.09.23
13:31
Changshun

N. J. Stamp

Sl. No. 866 Date 25/08/23

Sold to MA. DEVLAKER

of 51 kgm

Value 5000/- Rupees Five thousand only

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No-539-R.M/Darjeeling

Year 2007



Addl. Dist. Sub-Registrar
Darjeeling-1, Dt. Darjeeling

05 SEP 2023

1 Pradip Biswas

2 Goutam Biswas

2

BETWEEN

3 Tamali Singha

4 Madhuri Chakraborty (Roy)

5 Swata Saha

6 Manul Biswas

7 Suman Biswas

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, Khalpara, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District-Darjeeling, PIN-734005 in the State of West Bengal,

SRI AAYUSH SINGHAL (PAN: GJJPS4000L, AADHAR NO: 3936 0589 5763), S/o Sri Sanjay Kumar Singhal, Indian by Nationality, Hindu by Religion, Business by occupation, resident of Vidyasagar Pally, Khalpara, Siliguri, Post Office Siliguri Bazar, Police Station Siliguri, PIN-734005, District Darjeeling in the State of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context- its be deemed to include legal heirs, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

AND

- 1. SRI PRADIP BISWAS (PAN- AEBPB8366B, AADHAR NO: 8387 8265 6010)**, S/o Late Nirode Chandra Biswas,
- 2. SRI GOUTAM BISWAS (PAN- AFZPB8388N, AADHAR NO: 5217 3399 3499)**, S/o Late Nirode Chandra Biswas,
- 3. SMT TAMALI SINGHA (PAN- PTFPS8651N, AADHAR NO: 80044888 6526)**, W/o Shubhashish Singha, D/o Late Nirode Chandra Biswas,
- 4. SMT. MADHURI CHAKRABORTY ROY (PAN- AGXPC3007A, AADHAR NO: 8063 4260 4667)**, W/o Prabir Chakraborty (D/o Late Minoti Roy Biswas, who was D/o Late Nirode Chandra Biswas),

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1 Pradip Biswas

2. Goutam Biswas

3

39

Tamali Lingha

4 Madhu Chakraborty (Ray)

5 Swatee Saha

6 Manab Biswas

7 Swarnal Biswas

5.SMT. SWATEE SAHA (PAN- GOMPS6584D, AADHAR NO: 7765 9846 4144), W/o Partha Saha (D/o Late Minoti Roy Biswas, who was D/o Late Nirode Chandra Biswas),

6.SRI MANAB BISWAS (PAN- AHFPB6441E, AADHAR NO: 7842 6205 1592), S/o Sailendra Biswas (S/o Late Tanushree Biswas, who was D/o Late Nirode Chandra Biswas),

7.SRI SWARNAB BISWAS (PAN- AOOPB5670K, AADHAR NO: 9745 9425 2207), S/o Sailendra Biswas S/o Late Tanushree Biswas, who was D/o Late Nirode Chandra Biswas), All are Hindu by Religion, Indian by Nationality, Business/Household by Occupation, residents of Goshala Road, Babupara, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin No.734004, in the State of West Bengal hereinafter called the **"VENDORS"** (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**.

WHEREAS one **Nirode Chandra Biswas** S/o Late Jonaki Nath Biswas was recorded owner of a piece or parcel of Land Measuring **0.07 Acres**, comprised in part of **R.S. Plot No. 3618**, recorded in **R.S. Khatian No. 986**, 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.

WHEREAS thereafter said **Nirode Chandra Biswas** died intestate on 15/02/2001 and thereafter his wife **SMT. BELA RANI BISWAS** also died on 30/12/2010, leaving behind below mentioned persons as their only legal heirs to inherit all the aforesaid landed property.

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1 Pradip Biswas

2 Goutam Biswas

3 Tamali Singha

4 Madhuri Chakraborty (Rg)

5 Swatee Saha

6 Manab Biswas

7 Swarnab Biswas

Sl no.	Name	Relation
1	Sri Pradip Biswas	Son
2	Sri Goutam Biswas	Son
3	Smt. Tamali Singha	Daughter
4	Late Minati Roy (Biswas)	Daughter since Deceased
5	Late Tanushree Biswas	Daughter since Deceased

WHEREAS Late Minoti Roy (Biswas) W/o Sushil Chandra Roy, being one of the legal heirs of Late Nirodh Chandra Biswas, died intestate on 07/07/2007 living behind her the flowing legal heirs and successors according to Hindu Succession Act, 1955.

Sl no.	Name	Relation
1	Smt. Madhuri Chakraborty Roy	Daughter
2	Smt. Swatee Saha	Daughter

WHEREAS Late Tanushree Biswas W/o Sailendra Biswas being one of the legal heir of Late Nirodh Chandra Biswas, died intestate on 06/02/1999 living behind her the flowing legal heirs and successors according to Hindu Succession Act, 1955.

Sl no.	Name	Relation
1	Sri Manab Biswas	Son
2	Sri Swarnab Biswas	Son

WHEREAS **THUS THE VENDORS** No. 1 to 7 hereof, by virtue of the above legal inheritance, became joint owners of the aforesaid land measuring **0.07 Acres** and thereby acquired the said land having all permanent, heritable transferrable right, title and interest therein free from all encumbrances.

1 Pradi Biswas

2 Goretam Biswas

3 Tumali Lingha

4 Madhu Chakrabarti (Per)

5 Swati Saha

6 Manab Biswas

7 Suman Biswas

WHEREAS at the time of L.R. settlement, aforesaid land has also been recorded situated under L.R. Plot No. 10879, under L.R. Khatian No. 1527, 1528, 1529, 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.

WHEREAS the said Vendors being in need of fund for their various requirements have NOW DECIDED to sale all that piece or parcel of land measuring in total **0.07 Acres** and they have offered to the Purchaser of this presents to purchase their 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 vendors that the land is free from all encumbrances, has accepted the offer of Vendors and agreed to purchase the said area of land of the VENDORS, measuring in total **0.07 Acres** as more particularly described in the Schedule below and offered a sum of **Rs.84,50,000/- (Rupees Eighty Four Lakhs & Fifty Thousand)only**, to the VENDORS for their below scheduled land which is free from all encumbrances and charges whatsoever.

WHEREAS the vendors considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate, have agreed to sale their said land measuring in total **0.07 Acres** to the Purchaser at or for the total price of **Rs.84,50,000/- (Rupees Eighty Four Lakhs & Fifty Thousand)only**, which is fully described in the Schedule below and which is free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of **Rs.84,50,000/- (Rupees Eighty Four Lakhs & Fifty Thousand)only**, paid by the purchasers to the Vendors (the receipt whereof in full is hereby acknowledged by the Vendors and the Vendors grant full discharge to the Purchaser from the payment and every part thereof), the Vendors do hereby grant, sell, convey and transfer unto the Purchaser all that piece or parcel of land measuring in total **0.07 Acres**, described in the schedule below and forming part of these presents and deliver vacant possession of the same unto the purchaser together

1. Pradip Sinwar.

2. Gouram Biswas

3. Temali Singha.

4. Madhu Chakrabarty (Ray)

5. Swatee Saha

6. Manab Biswas

7. Suarnal Biswas

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 vendors 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 Vendors also do hereby covenant with the Purchaser that the interest which they profess to transfer hereby subsist as on the date of these presents and as such they have 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 vendors or any person/s claiming under them 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.

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 vendors 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 Vendors 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 theses presents has been paid and all other covenants and conditions required to be observed are performed and in case if it transpires otherwise the vendors 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.

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1 Pradi Biswas

2 Govind Biswas

7

37 Tarnali Singha

4 Madhu Chakraborty (Ray)

5 Swatee Saha

6 Manab Biswas

7 Suman Biswas

AND the Vendors further declare that the entire land forming subject matter of the present conveyance has been in khas and actual possession of the vendors 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.

AND it is hereby also declared by the vendors that the vendors have 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 vendors 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 0.07 Acres, comprised in part of R.S. Plot No. 3618 Corresponding to L.R. Plot No. 10879, recorded in R.S. Khatian No. 986 Corresponding to L.R. Khatian No. 1527, 1528, 1529, situated within Mouza SILIGURI (Madhya Paschim), R.S. Sheet No.3, J.L. No. 110(88), Pargana - Baikunthapur bearing SMC Holding No. 589/45/128/107 within Siliguri Municipal Corporation Ward No. 26 at Goshala Road, P.S. Siliguri, Dist. Darjeeling. As per ROR and proposed use of Land is Bastu.



The aforesaid land is butted and bounded as follows:-

On the North : 8 ft wide Pucca Road ;
 On the South : Vacant land of Amit Sindhi ;
 On the East : House of Nagen Chandra Biswas ;
 On the West : Land of Dhrubajyoti Chanda.

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

WITNESSES:

1) Pritam Mandal
 S/O Gowango Mandal
 1 no Dabgram
 P.O. Rabindo Sarani
 P.S. Sidiguri, Darrjiling

2) Rupashul
 Ho. R-Dal
 10 Nafare
 Lilega

MA DEVELOPER

Mohit Kedia
 Partner

MA DEVELOPER

ADYUCH SINGHAL
 Partner

SIGNATURE OF THE PURCHASERS

1 Pradi Biswas
 2 Gouram Biswas
 3 Tamali Lingha
 4 Madhi Chakraborty (Pay)
 5 Swatee Saha
 6 Manab Biswas
 7 Seemal Biswas

SIGNATURE OF THE VENDORS

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

(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006.

" MEMO OF CONSIDERATION/MONEY RECEIPT

We, (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 Vendors	Amount Received
15.05.2023	313516515347	Pradip Biswas	68,000/-
15.05.2023	AXMB231354615617	Goutam Biswas	68,000/-
17.05.2023	569655	Goutam Biswas	5,00,000/-
17.05.2023	569656	Pradip Biswas	5,00,000/-
17.05.2023	569657	Tamali Singha (Biswas)	5,00,000/-
18.05.2023	569658	Manab Biswas	5,00,000/-
18.05.2023	569659	Swarnab Biswas	5,00,000/-
20.05.2023	569660	Tamali Singha (Biswas)	9,00,000/-
20.05.2023	Via Indian Bank	Tamali Singha (Biswas)	2,71,440/-
05.09.2023	658666	Pradip Biswas	11,03,440/-
05.09.2023	658667	Goutam Biswas	11,03,440/-
05.09.2023	658668	Manab Biswas	3,35,720/-
05.09.2023	658669	Swarnab Biswas	3,35,720/-
05.09.2023	658677	Madhuri Chakraborty Roy	8,35,720/-
05.09.2023	658676	Swatee Saha	8,35,720/-
TDS Deduction			92,800/-
Total Payment			84,50,000/-

Pradip Biswas, Goutam Biswas, Tamali Singha.
Madhuri Chakraborty (Rg) Swatee Saha, Manab Biswas.

Swarnab Biswas

SIGNATURE OF THE VENDOR

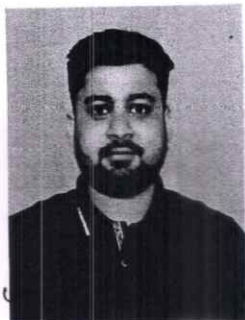


MO

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Left Hand					
Right Hand					

MA DEVELOPER

Mohit Kedia
Signature with date
Partner



DAY

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Left Hand					
Right Hand					

MA DEVELOPER

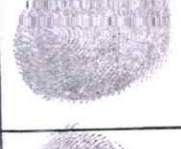
DAYUSH SINGH
Signature with date

Partner

Signature of Identifier

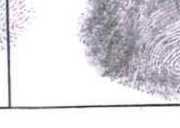
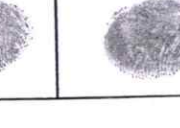
Signature of R.O.

Pradip Pirwar

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	Right Hand					

Pradip Pirwar,
Signature with date

Goutam Biswas

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	Left Hand					
	Right Hand					

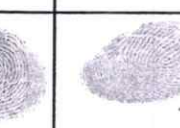
Goutam Biswas
Signature with date

Tamali Lingha

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	Right Hand					

Tamali Lingha.
Signature with date

Madhi Chalebat (Rs)

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	Right Hand					

Signature of Identifier

Signature of R.O.

Madhi Chalebat (Rs)
Signature with date

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	Left Hand					
	Right Hand					

Swate Saha
Signature with date

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

Manab Das
Signature with date

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

Swarnal Biswas
Signature with date

Photo with full Signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

IDENTIFIER PHOTO SHEET

PHOTO



Left Thumb Impression



Prizam Mandal

Signature with date

Major Information of the Deed

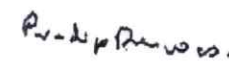
Deed No :	I-0402-02381/2023	Date of Registration	05/09/2023
Query No / Year	0402-2002258171/2023	Office where deed is registered	
Query Date	04/09/2023 6:59:56 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST 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. 84,50,000/-	Rs. 92,78,180/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,71,147/- (Article:23)	Rs. 92,796/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

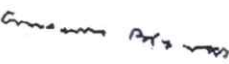
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: GOSHALA ROAD WARD NO 26, Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3618	RS-986	Bastu	Bastu	0.07 Acre	84,50,000/-	92,78,180/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	84,50,000 /-	92,78,180 /-	

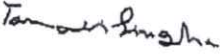
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PRADIP BISWAS (Presentant) Son of Late NIRODE CHANDRA BISWAS Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	Photo  05/09/2023	Finger Print  LTI 05/09/2023	Signature  05/09/2023

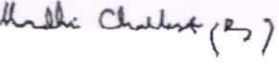
GOSHALA ROAD, BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6B, Aadhaar No: 83xxxxxxxx6010, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri GOUTAM BISWAS Son of Late NIRODE CHANDRA BISWAS 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

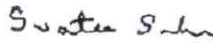
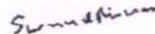
GOSHALA ROAD, BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8N, Aadhaar No: 52xxxxxxxx3499, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Smt TAMALI SINGHA Wife of SHUBHASHISH SINGHA 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

GOSHALA ROAD, BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: PTxxxxxx1N, Aadhaar No: 80xxxxxxxx6526, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Smt MADHURI CHAKRABORTY ROY Wife of PRABIR CHAKRABORTY 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

GOSHALA ROAD, BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx7A, Aadhaar No: 80xxxxxxxx4667, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

5	Name Smt SWATEE SAHA Wife of PARTHA SAHA Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	Photo  05/09/2023	Finger Print  LTI 05/09/2023	Signature  05/09/2023
GOSHALA ROAD, BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GOxxxxxx4D, Aadhaar No: 77xxxxxxxx4144, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				
6	Name Shri MANAB BISWAS Son of SAILENDRA BISWAS Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	Photo  05/09/2023	Finger Print  LTI 05/09/2023	Signature  05/09/2023
GOSHALA ROAD, BABUPARA, 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.:: AHxxxxxx1E, Aadhaar No: 78xxxxxxxx1592, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				
7	Name Shri SWARNAB BISWAS Son of SAILENDRA BISWAS Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	Photo  05/09/2023	Finger Print  LTI 05/09/2023	Signature  05/09/2023
GOSHALA ROAD, BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx0K, Aadhaar No: 97xxxxxxxx2207, 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 :

SI 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 AAYUSH SINGHAL Son of Shri SANJAY KUMAR SINGHAL VIDYASAGAR PALLY, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GJxxxxxx0L, Aadhaar No: 39xxxxxxxx5763 Status : Representative, Representative of : MA DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRITAM MANDAL Son of Mr GAURANGA MANDAL DABGRAM NO. 1, City:- Siliguri Mc, 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 PRADIP BISWAS, Shri GOUTAM BISWAS, Smt TAMALI SINGHA, Smt MADHURI CHAKRABORTY ROY, Smt SWATEE SAHA, Shri MANAB BISWAS, Shri SWARNAB BISWAS, Shri AAYUSH SINGHAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP BISWAS	MA DEVELOPERS-1 Dec
2	Shri GOUTAM BISWAS	MA DEVELOPERS-1 Dec
3	Smt TAMALI SINGHA	MA DEVELOPERS-1 Dec
4	Smt MADHURI CHAKRABORTY ROY	MA DEVELOPERS-1 Dec
5	Smt SWATEE SAHA	MA DEVELOPERS-1 Dec
6	Shri MANAB BISWAS	MA DEVELOPERS-1 Dec
7	Shri SWARNAB BISWAS	MA DEVELOPERS-1 Dec

Endorsement For Deed Number : I - 040202381 / 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 13:31 hrs on 05-09-2023, at the Office of the A.D.S.R. SILIGURI by Shri PRADIP BISWAS , one of the Executants.

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 92,78,180/-

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

Execution is admitted on 05/09/2023 by 1. Shri PRADIP BISWAS, Son of Late NIRODE CHANDRA BISWAS, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Shri GOUTAM BISWAS, Son of Late NIRODE CHANDRA BISWAS, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 3. Smt TAMALI SINGHA, Wife of SHUBHASHISH SINGHA, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 4. Smt MADHURI CHAKRABORTY ROY, Wife of PRABIR CHAKRABORTY, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 5. Smt SWATEE SAHA, Wife of PARTHA SAHA, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 6. Shri MANAB BISWAS, Son of SAILENDRA BISWAS, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 7. Shri SWARNAB BISWAS, Son of SAILENDRA BISWAS, GOSHALA ROAD, BABUPARA, SILIGURI, P.O: SILIGURI, 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, DABGRAM NO. 1, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, 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 92,796.00/- (A(1) = Rs 92,782.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 92,796/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2023 7:24PM with Govt. Ref. No: 192023240203636868 on 04-09-2023, Amount Rs: 87,627/-, Bank: SBI EPay (SBlePay), Ref. No. 1878691288829 on 04-09-2023, Head of Account 0030-03-104-001-16

Online on 05/09/2023 11:31AM with Govt. Ref. No: 192023240204520851 on 05-09-2023, Amount Rs: 5,169/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX8877856 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. 3,71,147/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,66,147/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 866, 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 7:24PM with Govt. Ref. No: 192023240203636868 on 04-09-2023, Amount Rs: 3,45,509/-,

Bank: SBI EPay (SBIPay), Ref. No. 1878691288829 on 04-09-2023, Head of Account 0030-02-103-003-02

Online on 05/09/2023 11:31AM with Govt. Ref. No: 192023240204520851 on 05-09-2023, Amount Rs: 20,638/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKX8877856 on 05-09-2023, Head of Account 0030-02-103-003-02

Syngden

Sangha Ratna Syangden
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 61335 to 61355

being No 040202381 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN

Date: 2023.09.08 12:53:43 +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.