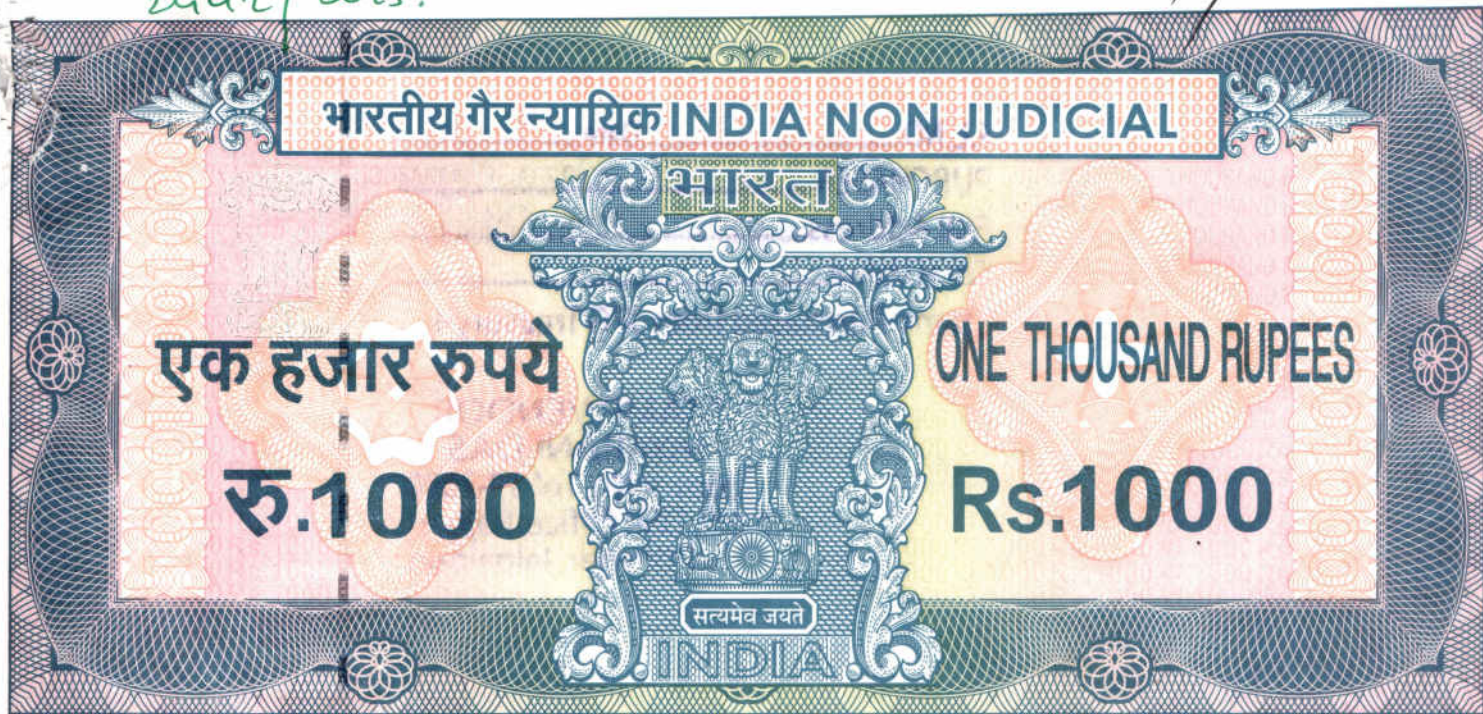


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 167145

Query 2595487/2015
22/09/2015

Sanner Ray
Ratanthar

DEED OF CONVEYANCE (SALE)

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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. SUB-REGISTRAR
SILIGURI

24/09/2015

S.L.NO. 21188 Date 9.9.2025
PURCHASER Shreysh Plaza Maker LLP
Full Address Sevoke Road, Dist- Jalpaiguri
Total Value 1.000
Stamp Purchased from JPG Treasury-I

Ms
STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj/
Bhaktinagar, Jalpaiguri




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

22 SEP 2025

Panna Ray
Ratanathan

Page No. 2

VACANT LAND
AREA : 3 KATHA
R.S. MOUZA : SILIGURI
R.S. PLOT No. : 10573
R.S. KHATIAN No. : 5221
R.S. J.L. No. : 110(88)
L.R. MOUZA : SILIGURI PURBA
L.R. PLOT No. : 3144
L.R. KHATIAN Nos. : 14857 and 14856
L.R. J.L. No. : 92
WARD No. : 16
PARGANA : BAIKUNTHAPUR
POLICE STATION : SILIGURI
DISTRICT : DARJEELING
CONSIDERATION : Rs. 94,50,000/-

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 22ND
DAY OF THE MONTH OF SEPTEMBER, 2025.

::BETWEEN::

SHREYSTH PLAZA MAKER LLP, a Limited Liability Partnership, having
PAN : ADWFS2913F, incorporated under the Limited Liability Partnership
Act, 2008, bearing LLP Identification No. AAO-3091, dated 18.02.2019, having
its Office at Goyal Plaza, Sevoke Road By Lane, P.O. Sevoke Road, P.S.
Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal,
Represented by one of its Designated **PARTNER, SRI AMIT PODDAR**, son
of Late Binay Kumar Poddar, Hindu by Religion, Indian by Nationality,
Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. Sevoke Road,
P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West
Bengal - **Hereinafter** referred to and called as the **"PURCHASER"** (which
expression shall unless excluded by or repugnant to the context be deemed to



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Panna Ray
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include its partners, executors, successors, legal representatives, administrators and assigns) of the **"FIRST PART"**.

AND

1. SMT. PANNA RAY, daughter of Late Parimal Bikash Dhar and wife of Late Basudev Ray alias Basudeb Ray, having **PAN : ACWPR8768C** and;

2. MISS RATNA DHAR, daughter of Late Parimal Bikash Dhar, having **PAN: ABDPD0346A**, both are Hindu by Religion, Indian by Nationality, Retired Service by Profession, No. 1 is Resident of 17, Sen Garden, U M B Hall, Nandibagan, Haltu, P.O. Haltu, P.S. Garfa, Pin Code-700078, District Kolkata, in the State of West Bengal and No. 2 is Resident of 17, Sen Garden, Haltu, P.O. Haltu, P.S. Garfa, Pin Code-700078, District Kolkata, in the State of West Bengal - **Hereinafter jointly** referred to and called as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, legal representatives, administrators and assigns) of the **"SECOND PART"**.

AND

1. SRI SWAPAN DHAR, son of Late Sailendra Kumar Dhar, having **PAN :- ADPPD0240F** and;

2. SRI SAMBIT DHAR, son of Late Sailendra Kumar Dhar, having **PAN :- ADVPD8939P**, both are Hindu by Religion, Indian by Nationality, No. 1 is Retired Service by Profession and No. 2 is Business by Occupation, No. 1 is Resident of 52, Rabindra Sarani, Rabindra Nagar, Siliguri, P.O. Rabindra Sarani, P.S. Siliguri, Pin Code-734006, District Darjeeling, in the State of West Bengal and No. 2 is Resident of Sailo Kutir, 28 Rash Behari Sarani, Ward No.



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Fanindra Nath
Ratan Dhar

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16, Hakimpara, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal - **Hereinafter jointly** referred to and called as the **"CONFIRMING PARTIES"** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, legal representatives, administrators and assigns) of the **"THIRD PART"**.

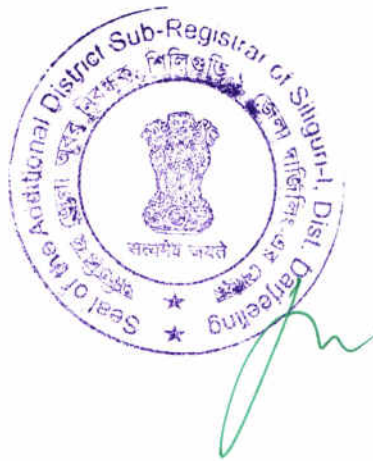
WHEREAS Sailendra Kumar Dhar and Parimal Bikash Dhar, both sons of Late Mahendra Chandra Dhar, were the absolute co-owners of land measuring 10 Katha (i.e. 5 Katha each), situated within R.S. Mouza Siliguri, appertaining to and forming part of R.S. Plot No. 10573, Recorded in R.S. Khatian No. 5221, R.S. J.L. No. 110(88), Police Station Siliguri, District Darjeeling, by virtue of purchase from the Recorded Owners namely Fanindra Nath Sarkar and Others vide a registered Deed of Conveyance (Sale) dated 17.03.1961, being Document No. I-1163 for the year 1961, registered in the Office of the then Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Parimal Bikash Dhar thereafter sold and transferred out of his aforesaid land all that land measuring 2 Katha unto and in favour of Swapan Dhar, son of Sailendra Kumar Dhar, vide a registered Deed of Conveyance (Sale) dated 15.12.1965, being Document No. I-5330 for the year 1965, registered in the Office of the then Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Sailendra Kumar Dhar during his lifetime married to Rani Dhar and after the death of Rani Dhar, Sailendra Kumar Dhar married to Anima Dhar.

AND WHEREAS in the said wedlock of Sailendra Kumar Dhar with Rani Dhar the following children were born namely;

1. Swapan Dhar - Son;



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Panna Ray
Ratan Dhar

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2. Rina Dhar (Sarbadhikary) - Daughter (married);
3. Purna Majumder (Dhar) - Daughter (married) and;
4. Jharna Dhar (Kumar) - Daughter (married).

AND WHEREAS in the said wedlock of Sailendra Kumar Dhar with Anima Dhar the following children were born namely;

1. Sukla Dhar @ Shukla Dhar - Daughter (unmarried - now deceased);
2. Chandana Roy - Daughter (married) and;
3. Sambit Dhar - Son.

AND WHEREAS the abovenamed Sailendra Kumar Dhar died testate on 22.05.1982 leaving behind a WILL, which was duly probated vide Misc. Judicial Case (Probate) No. 35 of 1991, In the Court of the District Delegate (Asstt. District Judge) Siliguri and finally on 19.08.1995 the Ld. Court Granted the Probate of the said WILL, by virtue of which his sons namely **Sri Swapan Dhar** and **Sri Sambit Dhar** became the absolute owners of the aforesaid land of Late Sailendra Kumar Dhar in actual measuring 5 Katha, having permanent transferable heritable right, title and interest therein.

AND WHEREAS in this manner, the abovenamed **Sri Swapan Dhar** became the owner of the aforesaid total land measuring **4 Katha 8 Chatak** (2 Katha vide abovementioned Deed of Conveyance (Sale) and 2 Katha 8 Chatak by virtue of the abovementioned WILL duly probated).

AND WHEREAS in this manner, the abovenamed **Sri Sambit Dhar** became the owner of the aforesaid land measuring **2 Katha 8 Chatak** by virtue of the abovementioned WILL duly probated.

AND WHEREAS the abovenamed Parimal Bikash Dhar also died intestate leaving behind the following legal heirs namely;

1. Nilima Dhar - Wife (now deceased);
2. Panna Ray - Daughter and;



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Panna Ray
Ratna Dhar

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3. Ratna Dhar - Daughter and they jointly inherited the aforesaid remaining land measuring 3 Katha of the deceased Late Parimal Bikash Dhar as per the Hindu Succession Act, 1956.

AND WHEREAS in this manner, by virtue of inheritance, the abovenamed **Smt. Panna Ray** and **Smt. Ratna Dhar** became the joint owners of the aforesaid land measuring **3 Katha** (i.e. 1 Katha 8 Chatak each).

AND WHEREAS in the manner aforesaid the abovenamed **Sri Swapan Dhar** became the owner of the aforesaid total land measuring **4 Katha 8 Chatak**, **Sri Sambit Dhar** became the owner of the aforesaid land measuring **2 Katha 8 Chatak** and **Smt. Panna Ray** and **Smt. Ratna Dhar** became the owners of the aforesaid land measuring **3 Katha**, **IN TOTAL LAND MEASURING 10 KATHA**, having permanent heritable, transferable and marketable right, title and interest therein, free from all charges and encumbrances whatsoever.

AND WHEREAS the names of the abovenamed **Sri Swapan Dhar**, **Sri Sambit Dhar**, **Smt. Panna Ray** and **Smt. Ratna Dhar** were also mutated/recorded in the Office of the concerned B.L.&L.R.O. Siliguri in the Record of Rights (R.O.R.) and separate L.R. Khatians were framed in their respective names in respect of their respective land, being **L.R. Khatian No. 2566** in the name of **Sri Swapan Dhar**, **L.R. Khatian No. 2567** in the name of **Sri Sambit Dhar**, **L.R. Khatian No. 14857** in the name of **Smt. Panna Ray** and **L.R. Khatian No. 14856** in the name of **Smt. Ratna Dhar** respectively.

AND WHEREAS in this manner the abovenamed **SMT. PANNA RAY** and **SMT. RATNA DHAR** (the **VENDORS** herein) became the owners of their aforesaid land measuring **3 KATHA** more particularly described in the **SCHEDULE** below and ever since are in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein, free from all charges and encumbrances whatsoever.



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Sanve Ray
Rajiv Dhar

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AND WHEREAS the Vendors being in need of fund have jointly offered for sale of their entire aforesaid land measuring 3 Katha for a total consideration of Rs. 94,50,000/- (Rupees Ninety Four Lakh and Fifty Thousand Only) free from all charges and encumbrances whatsoever and the said land is more particularly described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sale the aforesaid land fully described in the Schedule below approached the Vendors and offered to purchase the above referred to land measuring 3 Katha for a total consideration of Rs. 94,50,000/- (Rupees Ninety Four Lakh and Fifty Thousand Only) and the said land is fully described in the Schedule below.

AND WHEREAS the Confirming Parties herein, without any consideration, confirms the sale of the below Schedule land by the Vendors unto and in favour of the Purchaser and they have no right, title or claim whatsoever in the below Schedule land. The Confirming Parties further confirms that there exists no such deed or document whatsoever by means of which the father of the Vendors namely Parimal Bikash Dhar had during his lifetime transferred his remaining land measuring 3 Katha unto and in favour of the father of the Confirming Parties namely Sailendra Kumar Dhar. Henceforth, Parimal Bikash Dhar during his lifetime was the sole and absolute owner of his remaining land measuring 3 Katha and after his death his present legal heirs, being the Vendors herein, are the only lawful owners of the said land measuring 3 Katha described in the Schedule below, having permanent heritable, transferable and marketable right, title and interest therein.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of **Rs. 94,50,000/- (Rupees Ninety Four Lakh and Fifty Thousand Only)** paid by the Purchaser to the Vendors by Cheques/RTGS, the RECEIPT whereof the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS do hereby



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Panna Ray

Ratanishan

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GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.

THAT THE VENDORS do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors do hereby transfer subsists and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THAT THE VENDORS further covenant that all rents, taxes and other charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed or performed have been so observed and performed and if it transpires otherwise the Vendors shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

THAT THE VENDORS FURTHER DECLARE that there exists no charge, lispendence, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, lispendence, mortgage, attachment or any encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.



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Tanna Ray

Ravishan

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THAT THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendors have not entered into any binding contract with any other person whatsoever to sale or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendors shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

THAT THE VENDORS further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

THAT THE VENDORS further declare that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendors on the date of these presents.

Continued to next page



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Panna Ray

Ratanchar

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SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that **VACANT UNDIVIDED LAND** measuring **3 KATHA**, situated within **R.S. MOUZA SILIGURI**, appertaining to and forming part of **R.S. PLOT No. 10573**, Recorded in **R.S. KHATIAN No. 5221**, **R.S. J.L. No. 110(88)** Corresponding to new **L.R. MOUZA SILIGURI PURBA**, appertaining to and forming part of **L.R. PLOT No. 3144**, Recorded in **L.R. KHATIAN Nos. 14857 and 14856**, **L.R. J.L. No. 92**, Pargana Baikunthapur, within the limits of limits of **WARD No. 16** of Siliguri Municipal Corporation, **Rash Behari Sarani, Hakimpara**, Police Station Siliguri, District Darjeeling, in the State of West Bengal. The classification of the said land as per R.O.R. is Bastu and proposed land use is also Bastu.

The said total land measuring 10 Katha is bounded and butted as follows:-

By the North ... Land of Joadder,
By the South ... 25' - 26'2" wide S.M.C. Road,
By the East Land and House of Moloy Bose and Nirmal Bose,
By the West Land and House of Kishori Mohan Banerjee.

W
AL The photographs and the fingerprints of the Purchaser, the Vendors and the Confirming Parties are duly affixed upon separate sheets attached herein thus forming part of these presents.

Continued to next page



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22 SEP 2025

IN WITNESSES WHEREOF the VENDORS and the CONFIRMING PARTIES in good health and sound conscious mind have set and subscribed their respective signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. Sandipan Dhar
S/o Swapan Dhar
52, Rabindra Sarani
Rabindra Nagar
P.O. Rabindra Sarani
P.S. Siliguri
Dist. Durgaling

2. Raju Prasad
s/o Uma Shankar Prasad
New Prakash Nagar
ward No- 43
P.O. Sevoke Road
P.S. Bhakti Nagar
Dist - Jalpaiguri

The contents of this document have been gone through and understood personally by the Purchaser, the Vendors and the Confirming Parties.

Anna Ray

Ratna Shor

VENDORS

Swapan Dhar

Sampit Dhar

CONFIRMING PARTIES

Drafted as per instructions, readover and explained by me and printed in my office

Nikunj Saraf

NIKUNJ SARAF

Advocate :: Siliguri

Regn. No. WB/1287/2008.



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22 SEP 2025

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

SHREYSTH PLAZA MAKER LLP


Partner

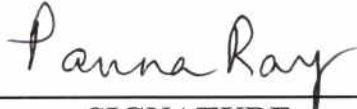
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Adtl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 SEP 2025

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


 SIGNATURE

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


 SIGNATURE



Addl. Dist. Sub-Registrar
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22 SEP 2025

 <i>Shapan Sher</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Shapan Sher

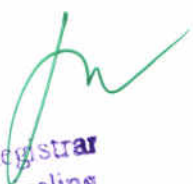
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 <i>Sambit Dhar</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Sambit Dhar

SIGNATURE




Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
22 SEP 2025

WITNESS / IDENTIFIER

 <i>Sandipan Dhar</i>	LEFT THUMB IMPRESSION	
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Sandipan Dhar
SIGNATURE



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

22 SEP 2025

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WEST BENGAL

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BEFORE THE LEARNED FIRST CLASS JUDICIAL MAGISTRATE AT ALIPORE

AFFIDAVIT

We, 1) SMT. PANNA RAY, wife of Late Basudev Ray and daughter of Late Parimal Bikash Dhar, aged about 70 years, by Nationality-Indian, by faith-Hindu, by occupation-Retired and (2) MS. RATNA DHAR, daughter of Late Parimal Bikash Dhar, aged about 64 years, by Nationality-Indian, by faith-Hindu, by occupation-Retired, both are residing at 17, Sen Garden, Nandi Bagan, Kolkata-700 078. (having mailing address 17/26/1, Sen Garden, Kolkata-700 078), P.O. Haltu, P. S. Garfa, both within the District of South 24-Parganas do hereby solemnly affirm and declare as follows :-

1. That Parimal Bikash Dhar, son of Mahendra Chandra Dhar, both since deceased was the recorded owner of All That piece and parcel of land measuring about 3 Cottahs little more or less lying and situated at Mouza-Siliguri, J.L.No.110.

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appertaining to Khatian No.5221.being known as Sailo Kutir, 28, Rashbehari Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin Code;734001, now within the local limits of Siliguri Municipal Corporation under Ward No.16, in the District of Darjeeling, West Bengal.



2. That the said recorded owner Parimal Bikash Dhar died intestate on 22/01/1986 leaving behind and surviving his wife Smt. Nilima Dhar and two daughters namely Smt. Panna Ray and Ms. Ratna Dhar as his heiress, successors and legal representatives as per Hindu Succession Act, 1956 and he had no other heiress, successors and legal representatives at the time of his death save and except the aforementioned persons. His parents predeceased him long ago.
3. That after the demise of said recorded owner Parimal Bikash Dhar, the property left by him thus devolved upon the aforementioned persons as his heiress, successors and legal representatives as per Hindu Succession Act, 1956 and they jointly inherited and became the joint owners of the aforesaid property left by the deceased owner Parimal Bikash Dhar having undivided 1/3rd share each.
4. That since then the said inheritors Smt. Nilima Dhar, Smt. Panna Ray and Ms. Ratna Dhar while thus jointly seized and possessed of the said inherited property, one of the owners Smt. Nilima Dhar died intestate on 30/10/2007 leaving behind and surviving her two daughters namely Smt. Panna Ray and Ms. Ratna Dhar as her heiress, successors and legal representatives as per Hindu Succession Act, 1956 and she had no other heiress, successors and legal representatives at the time of her death save and except the present deponents.
5. That after the demise of said one of the owners Nilima Dhar, the undivided 1/3rd share of the aforesaid inherited property left by her thus devolved upon the aforementioned persons as her heiress, successors and legal representatives as per Hindu Succession Act, 1956 and they jointly inherited and became the joint owners of the aforesaid property left by their deceased parents having undivided 1/2 (one half) share each.

6. That now we, the present deponents by way of inheritance jointly inherited and became the joint owners of the aforementioned property as heiress, successors and legal representatives of the deceased owner Parimal Bikash Dhar and save and except ourselves the present deponents no other person or persons has/ have any right, title, interest and claim in any manner whatsoever in respect of the aforementioned inherited property measuring about 3 Cottahs little more or less lying and situated at Mouza-Siliguri, J.L.No.110, appertaining to Khatian No.5221.being known as Sailo Kutir, 28, Rashbehari Sarani, Hakimpara, Siliguri, P.O. & P.S. Siliguri, Pin Code;734001, now within the local limits of Siliguri Municipal Corporation under Ward No.16, in the District of Darjeeling, West Bengal.



That the statements made above are true to our knowledge and belief.

1. Panna Ray

2. Ratna Dhar

73735
I have solemnly affirmed before me this day
of 25 month 11 2024/28 by
the declarant of proper identification
the swaror.

5th Judicial Magistrate
1st Class, Alipore

Deponents

Identified by me

Subrata Karmakar,
Advocate

Enroll.No.WB/334/89.

জেলা- দাজীলিং

খতিয়ান নং- ১৪৮৫৭

[০৪০৫০৯২]

মোজা- শিলিগুড়ি পূর্ব

জে.এল.নং- ৯২

থানা- শিলিগুড়ি



(১) রাজস্ব- পশ্চিমবঙ্গ ভূ: সঃ আইন , ১৯৫৫, ভূসহ (২য় সংশোধনী) আইন ২০১৭ মোতাবেক/ কলকাতা ভূমি রাজস্ব আইন , ২০০৩ মোতাবেক ধার্য্য হবে। কৃষিকার্য্যে ব্যবহৃত জমির রাজস্ব , সেস পশ্চিমবঙ্গ সরকার কর্তৃক মকুব .

(২) জমির পরিমান(এ)- ০.০২৪৮

খতিয়ান তৈরির তারিখ -
04/07/2025

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	পান্না রায়	রায়ত	
পিতা-	পরিমল বিকাশ ধর		
ঠিকানা-	সেন গার্ডেন, হাল্টু কোলকাতা		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
৩১৪৪	বাস্ত		০.১৬৫০	০.১৫০২	০.০২৪৮

আগত খং নং - 2566,2567

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true copy.

Revenue Officer
Office of the Officer-in-charge
Shiliguri Town
Authorised under section 76 of
Indian Evidence Act. 1876

(* দাগের অত্রস্বত্বের জমির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্বত্বের অংশ অনুসারে নির্ধারিত হইবে।)
Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:5356

জেলা- দাজীলিং খতিয়ান নং- ১৪৮৫৬

[০৪০৫০৯২]

মোজা- শিলিগুড়ি পূর্ব জে.এল.নং- ৯২

থানা- শিলিগুড়ি



(১) রাজস্ব- পশ্চিমবঙ্গ ভূ: সঃ আইন , ১৯৫৫, তৎসহ (২য় সংশোধনী) আইন ২০১৭ মোতাবেক/ কলকাতা ভূমি রাজস্ব আইন , ২০০৩ মোতাবেক ধার্য হবে। কৃষিকার্যে ব্যবহৃত জমির রাজস্ব , সেস পশ্চিমবঙ্গ সরকার কর্তৃক মকুব .

(২) জমির পরিমাণ(এ)- ০.০২৪৭

খতিয়ান তৈরির তারিখ -
04/07/2025

(৩) মোট দাগের সংখ্যা- ১

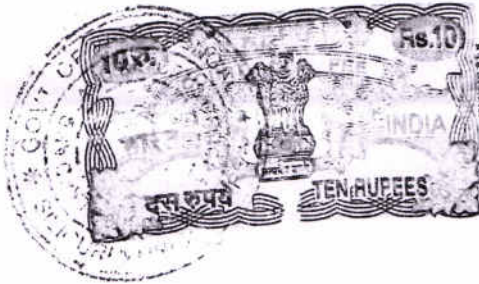
	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	রঙ্গা ধর	রায়ত	
পিতা-	পরিমল বিকাশ ধর		
ঠিকানা-	সেন গার্ডেন, হাল্টু কোলকাতা		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
৩১৪৪	বাস্ত		০.১৬৫০	০.১৪৯৬	০.০২৪৭

আগত খং নং - 2566,2567

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true copy.
Revenue Officer
Office of the Officer-in-charge
Singuri Town
Authorized under section 76 of
Indian Evidence Act. 1876

(* দাগের অত্রস্বত্বের জমির মথার্থ পরিমাণ, দাগের মধ্যে অত্রস্বত্বের অংশ অনুসারে নির্ধারিত হইবে।)
Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:5354

Major Information of the Deed

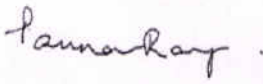
Deed No :	I-0402-02381/2025	Date of Registration	22/09/2025
Query No / Year	0402-2002595487/2025	Office where deed is registered	
Query Date	12/09/2025 4:55:03 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	N S Associate Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, 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. 94,50,000/-	Rs. 94,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,67,020/- (Article:23)	Rs. 94,900/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

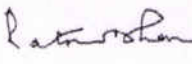
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: HAKIMPARA, Road Zone : (Ward No.16 -- Ward No.16) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-10573	RS-5221	Bastu	Bastu	3 Katha	94,50,000/-	94,50,000/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	94,50,000 /-	94,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Panna Ray (Presentant) Daughter of Late Parimal Bikash Dhar Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 LTI 22/09/2025	 22/09/2025

17, Sen Garden, Near U M B Hall, Nandibagan, Haltu, City:- , P.O:- Haltu, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: acxxxxxx8c, Aadhaar No: 35xxxxxxxx1683, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Miss Ratna Dhar Daughter of Late Parimal Bikash Dhar Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office		 Captured	
	22/09/2025	LTI 22/09/2025	22/09/2025	

17, Sen Garden, Haltu, City:- , P.O:- Haltu, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: abxxxxxx6a, Aadhaar No: 95xxxxxxxx9818, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Shri Swapan Dhar Son of Late Sailendra Kumar Dhar Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office		 Captured	
	22/09/2025	LTI 22/09/2025	22/09/2025	

52, Rabindra Sarani, Rabindra Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: adxxxxxx0f, Aadhaar No: 27xxxxxxxx7072, Status :Confirming Party, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Shri Sambit Dhar Son of Late Sailendra Kumar Dhar Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office		 Captured	
	22/09/2025	LTI 22/09/2025	22/09/2025	

28 Rash Behari Sarani, Ward No. 16, Hakimpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: adxxxxxx9p, Aadhaar No: 81xxxxxxxx7398, Status :Confirming Party, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shreysth Plaza Maker LLP Goyal Plaza, Sevoke Road Bye Lane, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XXX9 , PAN No.:: adxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Amit Poddar Son of Late Binay Kumar Poddar Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 72xxxxxxxx4890 Status : Representative, Representative of : Shreysth Plaza Maker LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sandipan Dhar Son of Shri Swapn Dhar 52, Rabindra Sarani, Rabindra Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006			
	22/09/2025	22/09/2025	22/09/2025
Identifier Of Smt Panna Ray, Miss Ratna Dhar, Shri Amit Poddar, Shri Swapn Dhar, Shri Sambit Dhar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Panna Ray	Shreysth Plaza Maker LLP-2.475 Dec
2	Miss Ratna Dhar	Shreysth Plaza Maker LLP-2.475 Dec

Endorsement For Deed Number : I - 040202381 / 2025

On 22-09-2025

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 11:14 hrs on 22-09-2025, at the Office of the A.D.S.R. SILIGURI by Smt Panna Ray , 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 94,50,000/-

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

Execution is admitted on 22/09/2025 by 1. Smt Panna Ray, Daughter of Late Parimal Bikash Dhar, 17, Sen Garden, Near U M B Hall, Nandibagan, Haltu, P.O: Haltu, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 2. Miss Ratna Dhar, Daughter of Late Parimal Bikash Dhar, 17, Sen Garden, Haltu, P.O: Haltu, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. Shri Swapan Dhar, Son of Late Sailendra Kumar Dhar, 52, Rabindra Sarani, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Retired Person, 4. Shri Sambit Dhar, Son of Late Sailendra Kumar Dhar, 28 Rash Behari Sarani, Ward No. 16, Hakimpura, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Sandipan Dhar, , Son of Shri Swapan Dhar, 52, Rabindra Sarani, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,900.00/- (A(1) = Rs 94,500.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 94,900/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 2:12PM with Govt. Ref. No: 192025260277751718 on 19-09-2025, Amount Rs: 94,900/-, Bank: SBI EPay (SBlePay), Ref. No. 2177744630456 on 19-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,67,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 5,66,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 21188, Amount: Rs.1,000.00/-, Date of Purchase: 09/09/2025, Vendor name: J Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 2:12PM with Govt. Ref. No: 192025260277751718 on 19-09-2025, Amount Rs: 5,66,020/-, Bank: SBI EPay (SBlePay), Ref. No. 2177744630456 on 19-09-2025, Head of Account 0030-02-103-003-02



LAKPA BITTU TAMANG
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 0402-2025, Page from 61483 to 61507

being No 040202381 for the year 2025.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2025.09.25 13:48:26 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 25/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.