

8388/24

I- 8304/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 452905

12/12
11-04.
K. M. M.



Purnima Roy
Kajali Roy

For APEX INFRA

Nupur Bhattacharya
Partner

82003110134/24

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS
THE 18TH DAY OF DECEMBER, 2024.

Certified that the Document is admitted to
Registration and the Signature Sheet and
the Endorsement Sheet attached to this
Document are part of this Document

Adv

Asst. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 DEC 2024

S.L.NO. 30332 Date 13/12/2024

PURCHASER APEX INARA

Full Address Dr. Kalinath Road, Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-I

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSI Office, Rajganj/
Chakrinagar, Jalpaiguri



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2024

: 2 :

Purnima Roy

Kajali Roy

For APEX INFRA

Nupur Mundra
Partner

BETWEEN

APEX INFRA, a Partnership Firm, having its Office at Bafna Building, 1st Floor, Dr. Kalinath Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, represented by its **Partner - SMT. NUPUR MUNDRA**, wife of Sri Anand Mundra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shreema Sarani, Siliguri, P.O.-Siliguri Town, P.S.-Siliguri, District - Darjeeling, PIN-734004, in the State of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assignees) of the "**ONE PART**".

AND

1. **SMT. PURNIMA ROY**, wife of Sri Pintu Ranjan Roy, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Samaresh Bose Sarani, Opposite R.B.S. Club, Milanpally, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District - Darjeeling, PIN-734005, in the State of West Bengal and

2. **SMT. KAJALI ROY**, wife of Sri Malay Roy, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Mukunda Das Road, Milanpally, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN-734005, 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 their heirs, executors, successors, representatives, administrators and assignees) of the "**OTHER PART**".

Adv



✓
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

18 DEC 2024

: 3 :

Purnima Roy

Kajali Roy

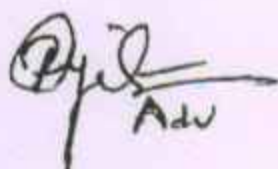
For APEX INFRA

Nupur Meher,
Partner

I. WHEREAS one Sri Hari Mohan Gope, son of Nehatu Gope, was the recorded owner of all that piece or parcel of land measuring 11.52 Acres, forming part of R.S. Plot No.137, recorded in R.S. Khatian No.814/3, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.15, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS abovenamed Sri Hari Mohan Gope had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.66 Acres out of the aforesaid land, unto and in favour of Sri Madan Lal Agarwala, son of Late Harsukh Das Agarwala, by virtue of Sale Deed, executed on 07-03-1967, being Document No.2305 for the year 1967, entered in Book - I, Volume No.30, Pages 60 to 63, registered in the Office of the District Sub-Registrar, Jalpaiguri.

III. AND WHEREAS abovenamed Sri Madan Lal Agarwala had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.00 Acre out of the aforesaid land, unto and in favour of Smt. Maya Das, wife of Sri Bijoy Kumar Das, by virtue of Sale Deed, executed on 21-05-1973, being Document No.5074 for the year 1973, entered in Book - I, Volume No.63, Pages 4 to 7, registered in the Office of the District Sub-Registrar, Jalpaiguri.


Adv

1. WHEREAS one Sri Han Mohan Gope, son of Han Mohan Gope, was the registered owner of all that piece of land or parcel of land measuring 1.52 Acres, being part of P.S. No. 137, recorded in R.S. Diagram No. 6145, situated within Mohan Panchayat, District - Jalpaiguri, Bhakti Nagar, P.S. No. 137, District - Jalpaiguri, having permanent, heritable and transmissible right, title and interest therein.

2. AND WHEREAS aforesaid Sri Han Mohan Gope had transferred the aforesaid land or parcel of land measuring 1.52 Acres to his wife, Sri Han Mohan Gope, by deed of gift, dated 10.03.2013, recorded in R.S. Diagram No. 6145, situated within Mohan Panchayat, District - Jalpaiguri, Bhakti Nagar, P.S. No. 137, District - Jalpaiguri, having permanent, heritable and transmissible right, title and interest therein.



3. AND WHEREAS aforesaid Sri Han Mohan Gope had transferred the aforesaid land or parcel of land measuring 1.52 Acres to his wife, Sri Han Mohan Gope, by deed of gift, dated 10.03.2013, recorded in R.S. Diagram No. 6145, situated within Mohan Panchayat, District - Jalpaiguri, Bhakti Nagar, P.S. No. 137, District - Jalpaiguri, having permanent, heritable and transmissible right, title and interest therein.

Adtl. Dist Sub-Registrar
Bhakti Nagar, District - Jalpaiguri

18 DEC 2024

: 4 :

Purnima Roy

Kajali Roy

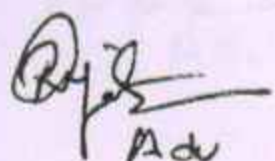
For APEX INFRA

Nupur Bhattacharya
Partner

IV. A) AND WHEREAS abovenamed Smt. Maya Das had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 4 Kathas 8 Chattaks out of the aforesaid land, unto and in favour of Smt. Anjali Rani Saha, wife of Sri Kartick Chandra Saha, by virtue of Sale Deed, executed on 26-04-1983, being Document No.1166 for the year 1983, entered in Book - I, Volume No.15, Pages 227 to 229, registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri.

B) AND WHEREAS abovenamed Smt. Anjali Rani Saha alias Anjali Saha had thereafter transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 4 Kathas 8 Chattaks, unto and in favour of **SMT. PURNIMA ROY**, wife of Sri Pintu Ranjan Roy and **SMT. KAJALI ROY**, wife of Sri Malay Roy, by virtue of Sale Deed, executed on 28-02-2002, being Document No.825 for the year 2002, entered in Book - I, Volume No.11, Pages 327 to 334, registered in the Office of the Sub-Registrar, Rajganj.

V. A) AND WHEREAS abovenamed Smt. Maya Das had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 6 Kathas, unto and in favour of Smt. Santi Lata Saha, wife of Sri Sakhi Charan Saha, by virtue of two separate Sale Deeds, i) executed on 26-04-1983, being Document No.1167 for the year 1983, entered in Book - I, Volume No.15, Pages 230 to 233 and ii) executed on 22-04-1983, being Document No.1168 for the year 1983, entered in Book - I, Volume No.15, Pages 234 to 237, both the Deeds registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri.


Adv

BY A AND WHEREAS aforesaid Smt. Anjali Rani Saha also known as Anjali Rani Saha, wife of Smt. KALAJI ROY, was of the year 1983, entered in Book - I, Volume No. 15, Page 237 to 238, registered in the Office of the Sub-Registrar, Jalpaiguri.

B) AND WHEREAS aforesaid Smt. Anjali Rani Saha also known as Anjali Rani Saha, wife of Smt. KALAJI ROY, was of the year 1983, entered in Book - I, Volume No. 15, Page 237 to 238, registered in the Office of the Sub-Registrar, Jalpaiguri.



V. AT AND WHEREAS aforesaid Smt. Anjali Rani Saha also known as Anjali Rani Saha, wife of Smt. KALAJI ROY, was of the year 1983, entered in Book - I, Volume No. 15, Page 237 to 238, registered in the Office of the Sub-Registrar, Jalpaiguri.

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2024

: 5 :

Purnima Roy
Kajali Roy

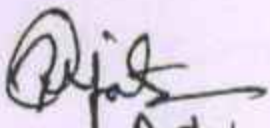
For APEX INFRA

Mudha
Partner

B) AND WHEREAS abovenamed Smt. Santi Lata Saha had thereafter transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 6 Kathas, unto and in favour of **SMT. PURNIMA ROY**, wife of Sri Pintu Ranjan Roy and **SMT. KAJALI ROY**, wife of Sri Malay Roy, by virtue of Sale Deed, executed on 27-06-2003, being Document No.2127 for the year 2003, entered in Book - I, Volume No.28, Pages 215 to 220, registered in the Office of the Sub-Registrar, Rajganj.

VI. AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, i) being Document No.825 for the year 2002 and ii) being Document No.2127 for the year 2003, abovenamed **SMT. PURNIMA ROY** and **SMT. KAJALI ROY** (The Vendors of these presents) became the sole, absolute and exclusive owners of the aforesaid land in total measuring 10 Kathas 8 Chattaks, having permanent, heritable and transferable right, title and interest therein and the said land was subsequently recorded in their names in the L.R. Record of rights, being L.R. Khatian Nos.47 and 48 respectively, comprising of L.R. Plot Nos.189, 190 and 191, Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, L.R. Sheet No.164, District - Jalpaiguri.

VII. AND WHEREAS the Vendors have now firmly and finally decided to sell and have offered for sale to the Purchaser of these presents all that piece or parcel of land measuring 5 Kathas 11 Chattaks 13.93 Sq.ft. out of the aforesaid land, more particularly described in the Schedule given hereinbelow, for a valuable consideration of ~~Rs.1,25,00,000.00~~ (Rupees One Crore Twenty Five Lakhs) only.


Adv

VI AND WHEREAS by virtue of the aforesaid two separate Sales Deeds, being Document No. 328 for the year 2002 and ii) being Document No. 327 for the year 2002, respectively SMT PURNIMA ROY and SMT KAJALI ROY (The Vendors) of the aforesaid land, having obtained the right title and interest therein and the said land is recorded in their names in the L.R. Register, Volume No. 187, Sheet No. 124, District - Jharkhand.



VOI AND WHEREAS the Vendor has now fully and finally decided to sell and have offered to sell to the Purchaser of the present all that land situated in the village of ... and measuring ...

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jharkhand

18 DEC 2024

Purnima Roy
Kajali Roy

For APEX INFRA

Nayen Mondal,
Partner

: 6 :

VIII. AND WHEREAS the Purchaser being in need of a suitable property in the locality where the Scheduled land is situated has agreed to purchase the Scheduled land for a valuable consideration of Rs.1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

IX. NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.1,25,00,000.00 (Rupees One Crore Twenty Five Lakhs) only, paid by the Purchaser to the Vendors, the receipt of which is acknowledged by the Vendors by execution of these presents, the Vendors do hereby grant full discharge to the Purchaser from the payment thereof and the Vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled land and make over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Government of West Bengal and/or such other authorities as law may provide from time to time in future.

Ryeb
Adv



18 DEC 2024

: 7 :

Purnima Roy

Kajali Roy

For APEX INFRA

Nupur Mondal
Partner

A) The Vendors declare that the interest which they profess to transfer hereby subsists as on the date of these presents and the Vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled land or any part thereof in favour of any other party or person/s and the Scheduled land hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary, the Vendors shall be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

B) The Vendors hereby declare and covenant with the Purchaser that the Vendors are the sole and absolute owners of the Scheduled land and have a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchaser in terms of this Deed. The Vendors further declare that the Vendors have not done any act, deed or thing so as to curtail, restrict or prejudice their right to convey or prevent them from selling the Scheduled land in terms of this Deed and the Purchaser shall hereinafter peacefully and quietly possess and enjoy the Scheduled land without any obstruction and hindrance whatsoever. The Vendors hereby indemnify and shall keep the Purchaser and its successors-in-title fully indemnified against any action regarding defect in title.

Rjit
Adv

: 8 :

Purnima Roy
Kajali Roy

For APEX INFRA

Nupur Munder
Partner

C) The Vendors further covenant that the Scheduled land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending against the Vendors in title for realization of taxes or duties or otherwise under the Public Demand Recovery Act or any other acts for the time being in force.

D) The Vendors further declare that neither any part or portion of the Scheduled land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or the West Bengal Estate Acquisition Act, 1953 or any other act or statute applicable to the Scheduled land nor is there any case pending under such acts or statutes.

E) The Vendors further declare that there is no suit or litigation filed by or pending against the Vendors in any Court of Law concerning the Scheduled land or any part thereof.

F) The Vendors hereby undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below Scheduled land conveyed at the cost of the Purchaser.


Kajali

THE NATIONAL ARCHIVES
COLLEGE PARK, MARYLAND
20540



Aditi, Dist. Sub. Registrar
Anakki Nagar, Dist. Sub. Registrar

12 DEC 1964

Purnima Roy

Kajali Roy

For APEX INFRA

Nupur Mondal
Partner**SCHEDULE**

All that piece or parcel of vacant land measuring 5 Kathas 11 Chattaks 13.93 Sq.ft., situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.15 corresponding to L.R. Sheet No.164, Ward No.33 of Siliguri Municipal Corporation, P.S. - New Jalpaiguri, District - Jalpaiguri.

R.S. Khatian No.	L.R. Khatian Nos.	R.S. Plot No.	L.R. Plot No.	Area of Land
814/3	47 and 48	137	189	5 Kathas 11 Chattaks 13.93 Sq.ft.

The said land, recorded as Dahala in the Record of Rights, is proposed to be used as Bastu and the same is sketched in the site plan enclosed herewith which forms part of these presents.

The said land is bound and butted as follows :-

By North :- Property of Sri Motilal Ghosh, Sri Milan Samanta and Sri Swapan Bhattacharjee,

By South :- 18 Feet 5 inches wide to 18 Feet 7 inches wide Old Gramin Bank Road and land of the Vendors,

By East :- Land of the Vendors sold to Apex Infra,

By West :- Property of Sri Pranoy Sarkar, Samar Kumar Saha and land of the Vendors.

Adv
Adv

IN WITNESSES WHEREOF THE VENDORS AND THE AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Pintu Rangan Roy ✓
S/o Late Mahendra Ch. Roy
Samarach Bose Sarakar
Mitalpally, Siliguri ✓
P.O. Siliguri, Bazar. ✓
P.S. Siliguri ✓
Dist. Darjeeling. ✓

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

Purnima Roy

Kajali Roy

VENDORS

For APEX INFRA

Nupur Mudra
Partner

PURCHASER

2. Biplob Roy
S/o - Lt Surendra Roy
Vill - Chanderabomdha
PO - Falbari Hat
PIN - 734015
PS - NJP.
DA - Jalpaiguri

Drafted as per the instructions of the parties and explained the contents to them and printed in my office.

Rajat Agarwal

RAJAT AGARWAL
Advocate, Siliguri.

E.No.F/2317/1792/2017.

IN WITNESSES WHEREOF THE VENDORS AND THE
AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD
HEALTH AND CONSCIOUS MIND HAVE PUT THEIR
SIGNATURES ON THIS DEED OF SALE ON THE DAY MONTH
AND YEAR FIRST ABOVE WRITTEN

WITNESSES

The contents of this document
have been read through and
understood personally by the
Vendors and the Purchaser



✓
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2025

MEMO OF CONSIDERATION

REFERENCE	AMOUNT
Pay Order, bearing No.072227, dated 13-12-2024, drawn on UCO Bank, Hill Cart Road, Siliguri	Rs.61,87,500/-
Pay Order, bearing No.072229, dated 13-12-2024, drawn on UCO Bank, Hill Cart Road, Siliguri	Rs.61,87,500/-
TDS	Rs.1,25,000/-
Total :-	Rs.1,25,00,000/-

Purnima Roy ✓

Kajali Roy ✓

SIGNATURE

MEMO OF CONFIRMATION

AMOUNT	REFERENCE
Rs. 10,000/-	Pay Order bearing No. 072327 dated 13-12-2024 drawn on UCO Bank Hill Cant Road, Bijnor
Rs. 10,000/-	Pay Order bearing No. 072328 dated 13-12-2024 drawn on UCO Bank Hill Cant Road, Bijnor
Rs. 10,000/-	TOT
Rs. 30,000/-	

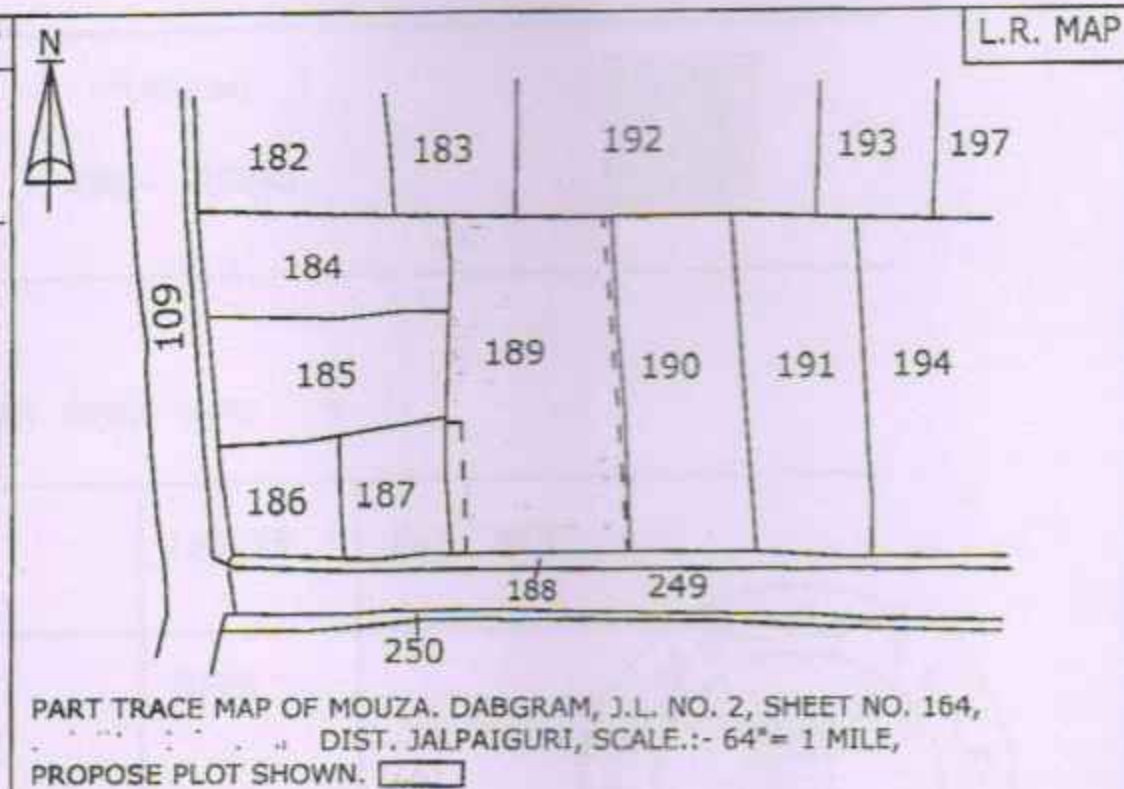


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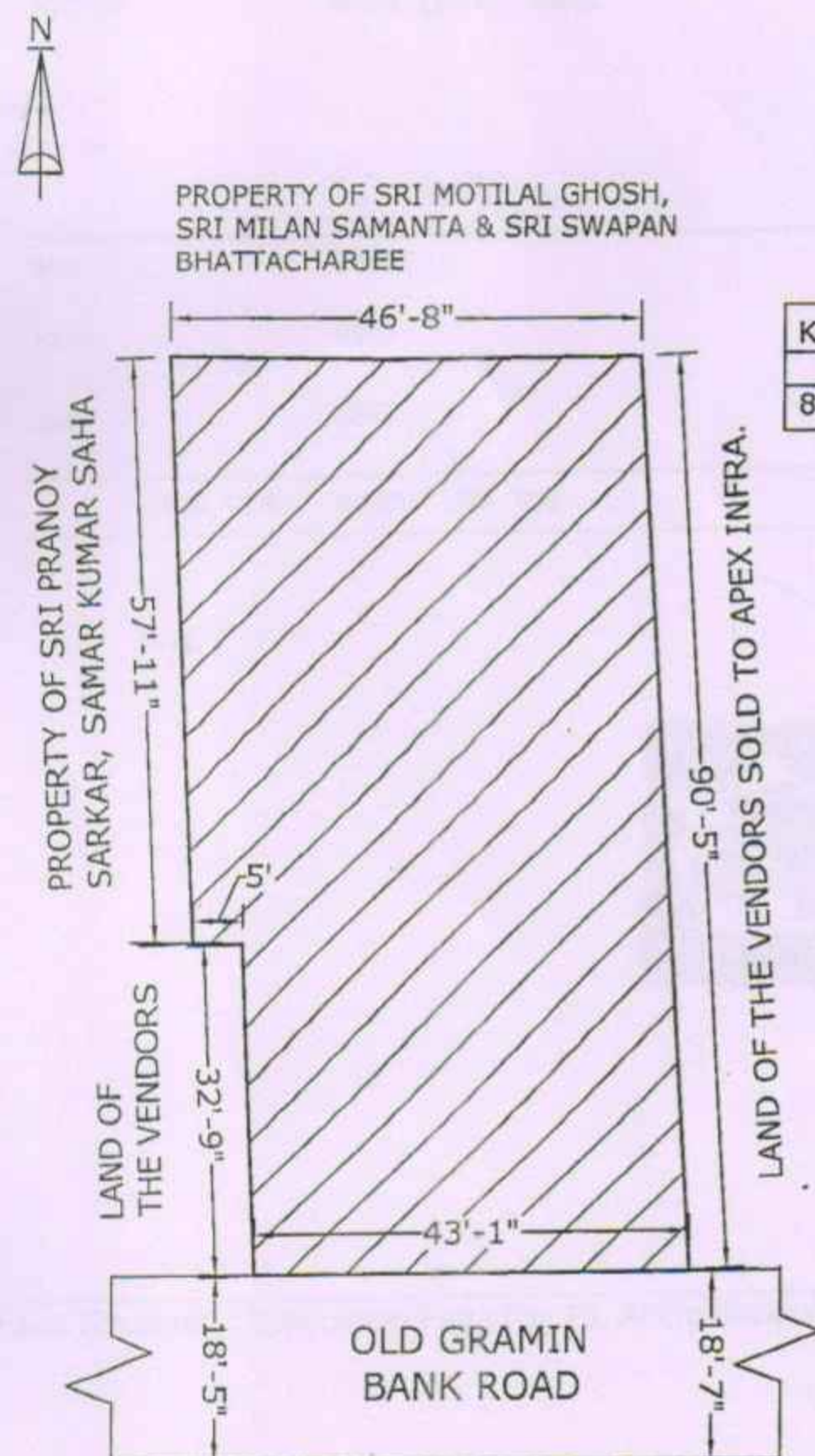
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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2024



KHATIAN NO.		PLOT NO.		AREA OF LAND
R.S.	L.R.	R.S.	L.R.	
814/3	47 & 48	137	189	5.0 KATHAS 11.0 CHATTAKS 13.93 SFT.



(Regd. No. 15414/11)
Subhashpally, Siliguri



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2024

লা- জনসাইগুড়ি থানায় নং- ৪৭

[০৭০১৫৬৪]



মোজা- ডাবগ্রাম L- জে.এল.নং- ২
164,R-15

থানা- রাজগঞ্জ

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৮৬৭

(৩) মোট দাগের সংখ্যা- ৩

	(৪) অগ্রস্বত্বের দাখলকারের বিবরণ	(৫) স্বয়ং	(৬) মন্তব্য
নাম-	পূর্ণিমা রায়	রায়	
স্বামী-	পিন্টু রায়		
ঠিকানা-	লেকটাউন		



(৭) অগ্রস্বত্বের নিজ দখলী জমি

দাগ নং	জমির প্রেরী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৮৯	দহলা		০.০৯৯২	০.৫০০০	০.০৪৯৬
১৯০	দহলা		০.০৬৫৩	০.৫০০০	০.০৩২৬
১৯১	দহলা		০.০৬৭৬	০.০৬৬৮	০.০০৮৫
মোট দাগের সংখ্যা- তিন মাত্র					



Evidence Act, 1876

Purnima Roy

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:19351

স্মারক- জলপাইগুড়ি স্থিতিসংখ্যা নং- ৪৮

[০৭০১৫৬৪]



মৌজা- ডাঙ্গামা L- ১৬৪, R-15
জে.এল.নং- ২

থানা- রাজগঞ্জ

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৮৬৮

(৩) মোট দাগের সংখ্যা- ৩

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	কাজলী রায়	স্বত্ব	
স্বামী-	মনোজ রায়		
ঠিকানা-	লেকটাউন		



(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেরী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৮৯	দহলা		০.০৯৯২	০.৫০০০	০.০৪৯৬
১৯০	দহলা		০.০৬৫৩	০.৫০০০	০.০৩২৭
১৯১	দহলা		০.০৬৭৩	০.০৬৬৮	০.০০৪৫

মোট দাগের সংখ্যা- তিন মাত্র



Kajali Roy

ees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:19353



Mundra

FINGER PRINTS OF SMT. NUPUR MUNDRA
PARTNER OF APEX INFRA (PURCHASER)

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

For APEX INFRA

Nupur Mundra
Partner

SIGNATURE

[Faint signature]

STATE OF JHARKHAND
REGISTRATION DEPARTMENT

THUMB	INDEX	MIDDLE	RING	SMALL	LEFT
					LEFT
					RIGHT

STATE OF JHARKHAND

[Faint signature]

SIGNATURE



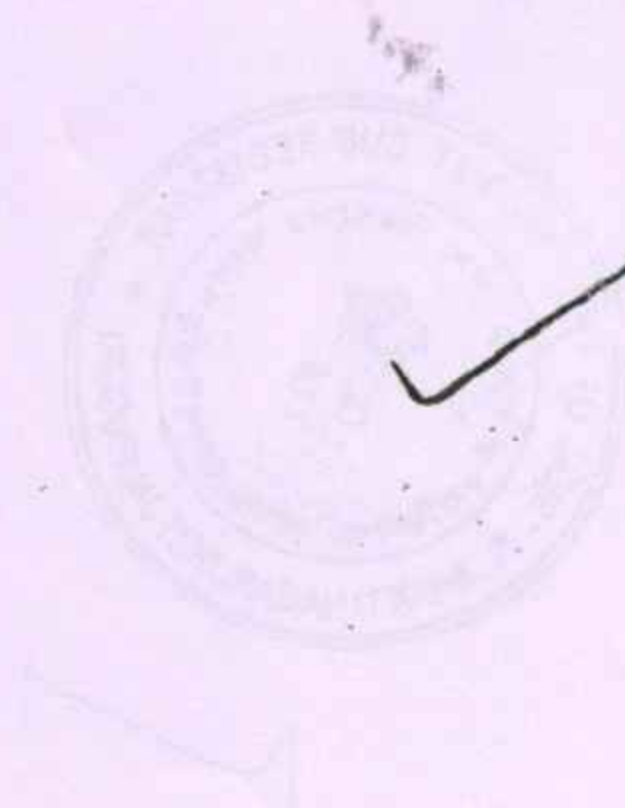
Addl. Dist Sub-Registrar
Bhakti-Nagar, Dist-Jalpaiguri

18 DEC 2024



FINGER PRINTS OF SMT. PURNIMA ROY (VENDOR NO.1)

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


Purnima Roy
SIGNATURE



PRINTED BY THE DISTRICT REGISTRAR, BHAKTI NAGAR, DIST. JALPAIGURI

THUMB	INDEX	MIDDLE	RING	SMALL



[Handwritten signature]

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2024



Kajali Roy

FINGER PRINTS OF SMT. KAJALI ROY (VENDOR NO.2)

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

Kajali Roy
SIGNATURE



স্বাক্ষরিত হয় এই সাক্ষরিত হয় এই সাক্ষরিত হয় এই

স্বাক্ষর	স্বাক্ষর	স্বাক্ষর	স্বাক্ষর	স্বাক্ষর	স্বাক্ষর
					স্বাক্ষর
					স্বাক্ষর



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

18 DEC 2024

SRI PINTU RANJAN ROY (IDENTIFIER)

THUMB IMPRESSION



Pintu Ranjan Roy

Pintu Ranjan Roy.

SIGNATURE OF THE IDENTIFIER

1990

OFFICE AND LIAISON - DISTRICT

(REVENUE DEPARTMENT)

REVENUE DEPARTMENT

OFFICE



18/

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Adm. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

18 DEC 2024

Major Information of the Deed

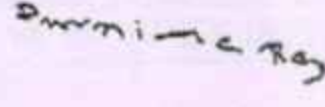
Deed No :	I-0711-08304/2024	Date of Registration	18/12/2024
Query No / Year	0711-2003110134/2024	Office where deed is registered	
Query Date	08/12/2024 7:55:11 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rajat Agarwal And Associates Sevoke Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7679451020, Status : Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,25,00,000/-		Rs. 1,25,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 8,75,020/- (Article:23)		Rs. 1,25,014/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Old Gramin Bank Road Ward No.33, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-137	RS-814/3	Bastu	Dahala	5 Katha 11 Chatak 13.93 Sq Ft	1,25,00,000/-	1,25,00,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
Grand Total :					9.4163Dec	125,00,000 /-	125,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt PURNIMA ROY (Presentant) Wife of Shri Pintu Ranjan Roy Executed by: Self, Date of Execution: 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024 ,Place : Office		 Captured	
		18/12/2024	LTI 18/12/2024	18/12/2024

Samaresh Bose Sarani, Opposite R.B.S. Club, Milanpally, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AVxxxxxx6M, Aadhaar No: 62xxxxxxxx7930, Status :Individual, Executed by: Self, Date of Execution: 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024 ,Place : Office				
2	Name Smt KAJALI ROY Wife of Shri Malay Roy Executed by: Self, Date of Execution: 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024 ,Place : Office	Photo  18/12/2024	Finger Print  LTI 18/12/2024	Signature Kajali Roy 18/12/2024
Mukunda Das Road, Milanpally, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: BDxxxxxx6K, Aadhaar No: 70xxxxxxxx3087, Status :Individual, Executed by: Self, Date of Execution: 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APEX INFRA Bafna Building, 1st Floor, Dr. Kalinath Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-2XX4 , PAN No.: ACxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name Smt NUPUR MUNDRA Wife of Shri Anand Mundra Date of Execution - 18/12/2024, , Admitted by: Self, Date of Admission: 18/12/2024, Place of Admission of Execution: Office </td> <td> Photo  Dec 18 2024 11:29AM </td> <td> Finger Print  LTI 18/12/2024 </td> <td> Signature Nupur Mundra 18/12/2024 </td> </tr> </table> Shreema Sarani, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 32xxxxxxxx3907 Status : Representative, Representative of : APEX INFRA (as Partner)	Name Smt NUPUR MUNDRA Wife of Shri Anand Mundra Date of Execution - 18/12/2024, , Admitted by: Self, Date of Admission: 18/12/2024, Place of Admission of Execution: Office	Photo  Dec 18 2024 11:29AM	Finger Print  LTI 18/12/2024	Signature Nupur Mundra 18/12/2024
Name Smt NUPUR MUNDRA Wife of Shri Anand Mundra Date of Execution - 18/12/2024, , Admitted by: Self, Date of Admission: 18/12/2024, Place of Admission of Execution: Office	Photo  Dec 18 2024 11:29AM	Finger Print  LTI 18/12/2024	Signature Nupur Mundra 18/12/2024		

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PINTU RANJAN ROY Son of Late Mahendra Chandra Roy Samaresh Bose Sarani, Milanpally, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	18/12/2024	18/12/2024	18/12/2024
Identifier Of Smt PURNIMA ROY, Smt KAJALI ROY, Smt NUPUR MUNDRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PURNIMA ROY	APEX INFRA-4.70815 Dec
2	Smt KAJALI ROY	APEX INFRA-4.70815 Dec

Endorsement For Deed Number : I - 071108304 / 2024

On 18-12-2024

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 11:04 hrs on 18-12-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt PURNIMA ROY, 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 1,25,00,000/-

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

Execution is admitted on 18/12/2024 by 1. Smt PURNIMA ROY, Wife of Shri Pintu Ranjan Roy, Samaresh Bose Sarani, Opposite R.B.S. Club, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 2. Smt KAJALI ROY, Wife of Shri Malay Roy, Mukunda Das Road, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife

Indetified by Shri PINTU RANJAN ROY, , , Son of Late Mahendra Chandra Roy, Samaresh Bose Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Retired Person

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

Execution is admitted on 18-12-2024 by Smt NUPUR MUNDRA, Partner, APEX INFRA (Partnership Firm), Bafna Building, 1st Floor, Dr. Kalinath Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri PINTU RANJAN ROY, , , Son of Late Mahendra Chandra Roy, Samaresh Bose Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,014.00/- (A(1) = Rs 1,25,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,25,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2024 12:00AM with Govt. Ref. No: 192024250314014492 on 12-12-2024, Amount Rs: 1,25,014/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 131220240255348 on 13-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

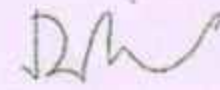
Certified that required Stamp Duty payable for this document is Rs. 8,75,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 8,70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30332, Amount: Rs.5,000.00/-, Date of Purchase: 13/12/2024, Vendor name: Jaya Rani Das

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2024 12:00AM with Govt. Ref. No: 192024250314014492 on 12-12-2024, Amount Rs: 8,70,020/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 131220240255348 on 13-12-2024, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2024, Page from 178447 to 178470

being No 071108304 for the year 2024.



D/W

Digitally signed by BISWARUP GOSWAMI
Date: 2024.12.23 14:18:23 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 23/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS

THE 23RD DAY OF DECEMBER 2024