

SL-1265718

D. 10/11/2018



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

D 980604

D 980604

01-0-703007
2018

7/5/18
7:30 PM



L.T. Tri Keshab Prasad Pradhan
by the Son of Suresh Pradhan

Prasad Pradhan

Pradyumn Pradhan
Pradyumn Pradhan

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED
Director
Rajendra Pradhan

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 07TH DAY OF

MAY 2018.

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

ADDL. DIST. & REGISTRAR
GULURU
11/5/18

CASE NO. 342 2018

As per records:

1. Rs 2500

2. Rs 4000

3. Rs

Total Rs 6500

2/5/18

11/5/18

NON JUDICIAL STAMP

No. 2394 26.4.18

Sold Swarnmahal Infraprojects Pvt. Ltd.
of Lake Town Siliguri

Value Rs. 5000/-

L.T.I. of Sri Keshab Prasad Pradhan
by the son of Suraj Pradhan

(Sudhangshu Saran Roy)
Govt. Stamp Vendor
L. No. 173/R.M.
Siliguri Court

TAM-760

L.T.I. of Sri Keshab Prasad Pradhan
by the son of Suraj Pradhan

TAM-762 (761)

Prasanna Prasad Pradhan

TAM-762

Pradip Prasad Pradhan

TAM-763

Shivendra Pradhan.

TAM-764



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

14 MAY 2018

7/5/18

Sonam Sherpa.
S/o late W.W. Sherpa.
Chinmoy Lodge
Below Motor Stand
Kalimpong
P/o & P/c Dist - Kalimpong

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratinkr. Barmk
Director



L.T.I. of Sri Keshab Prasad Pradhan
by the pen of survey Pradhan

: 2 :

[Signature]

[Signature]

[Signature]

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

[Signature]

Director

Area : 0.03 Acres
R.S. Plot No. : 309
R.S. Khatian No. : 429/8
Mouza : Siliguri
J.L. No. : 110 (88)
P.O. & P.S. : Pradhan Nagar
Sub-Div. and
A.D.S.R.O. : Siliguri
Ward No. : II
District : Darjeeling
Consideration : Rs.45,50,000.00

BETWEEN

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED, a Private Limited Company registered under Companies Act, 1956, having CIN - U45400WB2012PTC187034, Dated 10-10-2012, having its registered Office at 19, Shivram Sarani, Laketown, Siliguri, P.O. and P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734007, in the State of West Bengal, represented by its **Director - SRI RATAN KUMAR BANIK**, son of Late Gour Prasanna Banik, Indian by Nationality, Hindu by faith, Business by occupation, residing at 19, Shivram Sarani, Laketown, Siliguri, P.O. and P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734007, 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 Directors, executors, successors-in-office, representatives, administrators and assigns) of the "**ONE PART**". (I.T. PAN - AASCS3862K).

[Signature]



L-7. I-8 Sri Keshab Prasad Pradhan
by the Open of Surgi Pradhan

: 3 :

P. K. Prasad Pradhan

P. K. Prasad Pradhan

Hirendra Pradhan.

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Rajender Singh

Director

AND

1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN, all sons of Late Punya Prasad Pradhan, Indian by Nationality, Hindu by faith, Business by occupation, residing at Turuk Kothi, P.O.- Turuk via Melli Bazar, P.S. - Melli, District - South Sikkim, PIN - 737128, in the State of Sikkim, 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 assigns) of the " OTHER PART ". (I.T. PAN of Vendors Nos.1, 3 and 4 - AEGPP4459L, DKEPP0280C and BKVPP6729B).

WHEREAS 1. PUNYA PRASAD PRADHAN, son of Late Lambo Dhar Pradhan, 2. SRI KESHAB PRASAD PRADHAN, 3. SRI PUSHPA PRASAD PRADHAN, 4. SRI DIBYA PRASAD PRADHAN and 5. SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN, Nos.2 to 5 sons of Late Punya Prasad Pradhan, are the absolute and recorded owners of all that piece or parcel of land measuring .051 Acres forming part of R.S. Plot No.309, recorded in R.S. Khatian No.429/8, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

Alia



L.T.I. of Sri Keshab Prasad Pradhan
by the order of his Pradhan

: 4 :
[Signature]

[Signature]

[Signature]

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

[Signature]
Director

AND WHEREAS abovenamed PUNYA PRASAD PRADHAN, died intestate leaving behind his abovenamed sons - SRI KESHAB PRASAD PRADHAN, SRI PUSHPA PRASAD PRADHAN, SRI DIBYA PRASAD PRADHAN and SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN (The Vendors of these presents), as his only legal heirs to inherit his share in the aforesaid land measuring 0.51 Acres.

AND WHEREAS by way of inheritance abovenamed SRI KESHAB PRASAD PRADHAN, SRI PUSHPA PRASAD PRADHAN, SRI DIBYA PRASAD PRADHAN and SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN (The Vendors of these presents), became the sole, absolute and exclusive owners of their father's share in the aforesaid land measuring 0.51 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS in the manner as aforesaid the Vendors of these presents, became the sole, absolute and exclusive owner of the aforesaid land measuring 0.51 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendors have now firmly and finally decided to sell and have offered for sale to the Purchaser all that piece or parcel of land measuring 0.03 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.45,50,000.00 (Rupees Forty Five Lakhs Fifty Thousand) only.

[Signature]



L-7.I. of Sri Keshab Prasad Bhattacharya
by the son of Suraj Prasad

[Signature]
: 5 :

[Signature]
Sudha Prasad

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

[Signature]
Director

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.03 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.45,50,000.00 (Rupees Forty Five Lakhs Fifty Thousand) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.45,50,000.00 (Rupees Forty Five Lakhs Fifty Thousand) only paid by the Purchaser to the Vendors [by Cheque/s and Transfer through Bank by RTGS], the receipt of which is acknowledged by the Vendors by execution of these presents and grants 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 Schedule property and makes 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 Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

[Signature]



L-7-1- of Swarnmahal Project
by the Govt of Swarnmahal

Signature of
Sri. S. S. S. S.

Signature of
Sri. S. S. S. S.

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Signature of
Director

The Vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the Vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property 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.

The Vendors further covenant with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession of the schedule land or any part thereof in future, the Vendors shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendors shall further pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

That the said 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 acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendors or any of them or their predecessors 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.

Signature of
Sri. S. S. S. S.

4-7-7 of Sri Kesab Chandra
by the pen of Suraj Chandra

Suraj Chandra

Suraj Chandra

Suraj Chandra

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratan K. Saha
Director

That the Vendors are in uninterrupted and exclusive peaceful vacant possession of the said land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That no part or portion of the said 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 same.

The Vendors further 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 schedule land conveyed at the cost of the Purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 0.03 Acres, forming part of R.S. Plot No.309, recorded in R.S. Khatian No.429/8, situated within Mouza-Siliguri, J.L.No.110 (88), Pargana- Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land, proposed to be used as *Bastu*, is bound and butted as follows :-

North :- Land of the Purchaser of these Presents,

South :- 16 Feet wide Road (M.N. Saha Sarani Bye-lane),

East :- Land of the Purchaser of these Presents,

West :- Land of the Vendors.

Suraj Chandra

: 8 :

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 has been gone through and understood personally by the Vendors and the Purchaser.

1. Sonam Sherpa.
s/o late W. W. Sherpa.
Chinmoy Lodge
Bolsco Motor Stand
Kalinpong
P.O. & P.S. Dist. Kalinpong

L.T.I. of Sri Keshab Prasad Boddha
by the part of Suraj Boddha


Keshab Prasad Boddha
Sri Keshab Prasad Boddha
Hemendra Boddha.

VENDORS

SWARNIMAHAL INFRAPROJECTS PRIVATE LIMITED

Rajender. Bhatia

Director

PURCHASER

2. Suraj Boddha
s/o late Kharya Narayan Boddha
R/o Banskana Garden Apts
P.O. P.S. - Matigera,
Dist. Darjeeling

Drafted as per the instructions of the Parties and explained the contents to them and printed in my Office.

Kamal K. Kedia

K.K. Kedia
Advocate, Siliguri
E.No.F/6/92.



L-7-I. of Sri Keshab Prasad Pradhan
by the per of Swaj Pradhan

FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN (VENDOR)

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

L-7-I. of Sri Keshab Prasad Pradhan
by the per of Swaj Pradhan

SIGNATURE



Pushpa Prasad Pradhan

FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN (VENDOR)

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

Pushpa Prasad Pradhan
SIGNATURE

Dibyaprakash Pradhan



FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN (VENDOR)

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

Dibyaprakash Pradhan
SIGNATURE



FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN (VENDOR)

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

Hirendra Pradhan
SIGNATURE



Ratan Kumar Banik

FINGER PRINTS OF SRI RATAN KUMAR BANIK DIRECTOR OF SWARNMAHAL
INFRAPROJECTS PRIVATE LIMITED (PURCHASER)

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

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratan Kumar Banik
Director

SIGNATURE

FINGER PRINTS OF

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

SIGNATURE



A

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

~~1-4 NAT 2018~~

7/5/18



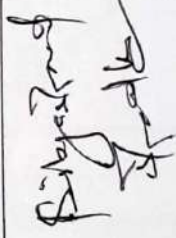
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

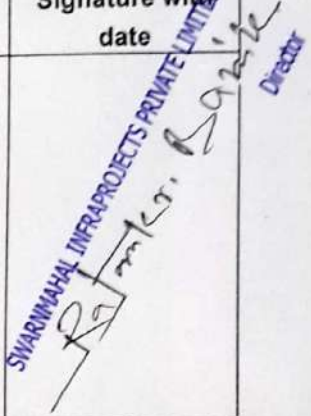
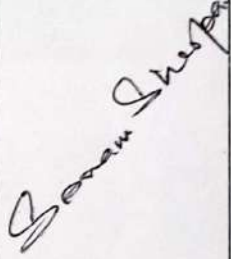
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000703007/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri KESHAB PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			L.T.I. of Shri Keshab Prasad Pradhan by the pen of Shri Pradyumn Pradhan
2	Shri PUSHPA PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			
3	Shri DIBYA PRASAD PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri HIRENDRA PRASAD PRADHAN Alias HIRENDRA PRADHAN Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Seller			
5	Shri RATAN KUMAR BANIK 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007	Representative of Buyer [SWARN MAHAL INFRAPR OJECTS PRIVATE LIMITED]			 SWARNMAHAL INFRAPR OJECTS PRIVATE LIMITED Ratan Kumar Banik Director
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri SONAM SHERPA Son of Late W.W. Sherpa Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, Kalimpong, District:- Kalimpong, West Bengal, India, PIN - 734301	Shri KESHAB PRASAD PRADHAN, Shri PUSHPA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN, Shri HIRENDRA PRASAD PRADHAN, Shri RATAN KUMAR BANIK			

(Amitabha Acharya)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SILIGURI
 Darjeeling, West Bengal

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEGPP4459L



नाम /NAME

KESHAB PRASAD PRADHAN

पिता का नाम /FATHER'S NAME

PUNYA PRASAD PRADHAN

जन्म तिथि /DATE OF BIRTH

01-01-1933

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-II

COMMISSIONER OF INCOME-TAX, W.B. - II



L.T. I. of Sri Keshab Prasad Pradhan
by the order of Sreej Pradhan

ELECTORAL IDENTITY CARD
(Issued under the authority of the Election Commission of India)
STATE—SIKKIM

Part No. of Electoral Roll 6

Sl. No. of Elector in that Part 154

Name of Elector Puspa Pd. Pradhan

Father's/Mother's/
Husband's Name Purnya Pd. Pradhan

Sex M Age 42 (as on 1-1-1979)

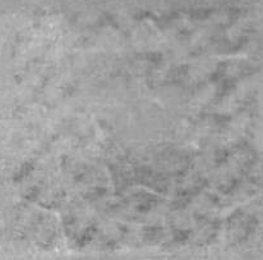
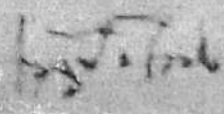
Address
House No. 164 Block Turuk

Melli Electoral Registration Officer

Assembly Constituency



Puspa Pradhan

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा सख्या कार्ड Permanent Account Number Card	
DKEPP0280C		
नाम Name DIBYA PRASAD PRADHAN		
पिता का नाम Father's Name PUNYA PRASAD PRADHAN		
जन्म की तारीख Date of Birth 22/08/1945	 हस्ताक्षर Signature	 24012017

Dibya Prasad Pradhan

आयकर विभाग

INCOME TAX DEPARTMENT

HIRENDRA PRADHAN

PUNYA PRASAD PRADHAN

07/09/1947

Permanent Account Number

BKVPP6729B

Hirendra Pradhan

Signature



भारत सरकार

GOVT. OF INDIA



19112010

Hirendra Pradhan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWARNMAHAL INFRAPROJECTS
PRIVATE LIMITED



10/10/2012

Permanent Account Number

AASCS3862K

20122012

SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED

Ratankar. Banik
Director

आयकर विभाग
INCOME TAX DEPARTMENT
RATAN KUMAR BANIK



भारत सरकार
GOVT. OF INDIA

GOUR PRASANNA BANIK



28/09/1967

Permanent Account Number
AEGPB7671G

Ratankar. Banik

Signature



20122011

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Shri PUSHPA PRASAD		
	Middle Name			
	Surname	PRADHAN		
2	Date of Birth/Incorporation of Declarant	01-01-1937		
3	Father's Name(in case individual)			
	First Name	Late Punya Prasad		
	Middle Name			
	Surname	Pradhan		
4	Flat/Room No.	5	Floor No.	
6	Name of premisses	7	Block Name/No.	
8	Road/Street/Lane	9	Area/Locality	
			City	
10	Town/City	11	District	12
			Birbhum	State
				SIKKIM
13	Pin code	14	Telephone Number (With STD)	15
	737128			Mobile Number
16	Amount of Transaction (Rs.)	45,50,000/-		
17	Date of transaction	03-05-2018		
18	In case of transaction in joint names,number of persons involved in the transaction	5		
19	Mode of transaction :			
20	Aadhaar Number issued by UIDAI (if available)			
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number			
22	If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held.			
a	Agricultural income (Rs.)	0/-		
b	Other than agricultural income(Rs.)	0/-		
23	Details of document being produced in support of identify in column 1(Refer Instruction overleaf)	Elector(s) photo identity card	6	E C of India
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Elector(s) photo identity card	6	E C of India

Verification

I,----- do hereby declare that what is stated above is true to the best of my knowledge and belief.I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax,1961) computed in accordance with the provisions of Income-tax Act,1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the ----- day of -----20-----

Place:-----


(Signature of declarant)

Major Information of the Deed

Deed No :	I-0402-01011/2018	Date of Registration	11/05/2018
Query No / Year	0402-0000703007/2018	Office where deed is registered	
Query Date	03/05/2018 8:11:48 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	RATAN KUMAR BANIK 19, Shivram Sarani, Laketown, Siliguri,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9434088819, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 45,50,000/-		Rs. 45,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,73,020/- (Article:23)		Rs. 45,514/- (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:- Pradhan Nagar, Municipality: SILIGURI MC, Road: M.N. SAHA SARANI FROM BISWADEEP MORE TONIVEDITA RD, Mouza: Siliguri

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-309	RS-429/8	Bastu	Bastu	0.03 Acre	45,50,000/-	45,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3Dec	45,50,000 /-	45,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri KESHAB PRASAD PRADHAN (Presentant) Son of Late Punya Prasad Pradhan Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEGPP4459L, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence
2	Shri PUSHPA PRASAD PRADHAN Son of Late Punya Prasad Pradhan Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0402-01011/2018-11/05/2018

3	Shri DIBYA PRASAD PRADHAN Son of Late Punya Prasad Pradhan Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DKEPP0280C, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence
4	Shri HIRENDRA PRASAD PRADHAN, (Alias: HIRENDRA PRADHAN) Son of Late Punya Prasad Pradhan Turuk Kothi,, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKVPP6729B, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007 , PAN No.: AASCS3862K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri RATAN KUMAR BANIK Son of Late Gour Prasanna Banik 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Shri SONAM SHERPA Son of Late W.W. Sherpa Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, Kalimpong, District:-Kalimpong, West Bengal, India, PIN - 734301, Sex: Male, By Caste: Others, Occupation: Business, Citizen of: India, , Identifier Of Shri KESHAB PRASAD PRADHAN, Shri PUSHPA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN, Shri HIRENDRA PRASAD PRADHAN, Shri RATAN KUMAR BANIK

Major Information of the Deed :- I-0402-01011/2018-11/05/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri KESHAB PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-0.75 Dec
2	Shri PUSHPA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-0.75 Dec
3	Shri DIBYA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-0.75 Dec
4	Shri HIRENDRA PRASAD PRADHAN	SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED-0.75 Dec

Endorsement For Deed Number : I - 040201011 / 2018

On 04-05-2018

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 45,50,000/-

Acharya

**Amitabha Acharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal**

On 07-05-2018

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

Presented for registration at 19:30 hrs on 07-05-2018, at the Private residence by Shri KESHAB PRASAD PRADHAN , one of the Executants.

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

Execution is admitted on 07/05/2018 by 1. Shri KESHAB PRASAD PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 2. Shri PUSHPA PRASAD PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 3. Shri DIBYA PRASAD PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 4. Shri HIRENDRA PRASAD PRADHAN, Alias HIRENDRA PRADHAN, Son of Late Punya Prasad Pradhan, Turuk Kothi,, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business

Indetified by Shri SONAM SHERPA, , Son of Late W.W. Sherpa, Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O: Kalimpong, Thana: Kalimpong, , City/Town: KALIMPONG, Kalimpong, WEST BENGAL, India, PIN - 734301, by caste Others, by profession Business

Major Information of the Deed :- I-0402-01011/2018-11/05/2018

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

Execution is admitted on 07-05-2018 by Shri RATAN KUMAR BANIK, Director, SWARNMAHAL INFRAPROJECTS PRIVATE LIMITED (Private Limited Company), 19, Shivram Sarani, Laketown, Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734007

Indetified by Shri SONAM SHERPA, , Son of Late W.W. Sherpa, Chinmoy Lodge, Below Motor Stand, Kalimpong, P.O: Kalimpong, Thana: Kalimpong, , City/Town: KALIMPONG, Kalimpong, WEST BENGAL, India, PIN - 734301, by caste Others, by profession Business

Acharya

Amitabha Acharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 11-05-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,514/- (A(1) = Rs 45,500/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/05/2018 12:00AM with Govt. Ref. No: 192018190231610662 on 04-05-2018, Amount Rs: 45,514/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. M793219 on 05-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,73,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,68,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2394, Amount: Rs.5,000/-, Date of Purchase: 26/04/2018, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/05/2018 12:00AM with Govt. Ref. No: 192018190231610662 on 04-05-2018, Amount Rs: 2,68,020/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. M793219 on 05-05-2018, Head of Account 0030-02-103-003-02

Acharya

Amitabha Acharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Major Information of the Deed :- I-0402-01011/2018-11/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2018, Page from 29415 to 29440
being No 040201011 for the year 2018.



Acharya

Digitally signed by AMITABHA
ACHARYA
Date: 2018.05.15 11:36:40 +05:30
Reason: Digital Signing of Deed.

(Amitabha Acharya) 15-05-2018 11:35:52
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)