

Sl. No. 2968/2021

T - 2942/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1725521/2021

G 235639

Chyngden

13:10

09/10/21

Ankur Mukherjee

For self and constituted Attorney
of smt. Aditi Chatterjee

: 1 :

DEED OF CONVEYANCE

CONTAINED THAT THE DOCUMENT
TO REGISTRATION THE SIGNATURE
THE ENDORSEMENT SHEET
DOCUMENT ARE THE PART OF THIS DOCUMENT

ADTL. DEPT. REGISTRAR
SILIGURHI
09/10/2021



NON JUDICIAL STAMP

SL. NO. 3267 DATED 15/09/21
NAME Yash S. Patel Developers
OF Hakimpura, Siliguri
VALUE RS. 5000 RUPEES Five Thousand only



DIKRAM PAUL
GOVT. STAMP VENDOR
LNO. 171/RM OF 2015



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

09 OCT 2021

Anil Kumar Mukherjee
For self and constituted
Attorney of smt Aditi
Chatterjee

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CONVEYANCE: -

VACANT LAND

MOUZA - SILIGURI

P.S.-SILIGURI

DISTRICT - DARJEELING

AREA : 0.08 ACRES OR 4.84 KATHAS

J.L NO. 88

R.S. PLOT NO. 5061

R.S. KHATIAN NO. 1462/1

MARKET VALUE : RS. 95,99,998/-

CONSIDERATION: RS. 87,35,000/-

**UNDER WARD NO. 25 OF SILIGURI MUNICIPAL CORPORATION
AREA**

**THIS INDENTURE MADE ON THIS THE^{09th} DAY OF
OCTOBER, 2021.**

BETWEEN



*Antara Mukherjee is
For self and constituted
Attorney of Smt Aditi
Chatterjee*

YASH SHREE DEVELOPERS (PAN: AACFY7447B) – a Partnership firm, having its Office at Dipti Apartment, Haren Mukherjee Road, Hakimpura, P.O. & P.S. Siliguri, District Darjeeling, Pin: 734001, in the State of West Bengal, represented by one of its Partner namely, **SRI BEJENDRA AGARWAL**, son of Late Motiram Agarwal, Resident of Dipti Apartment, Haren Mukherjee Road, Hakimpura, P.O. & P.S. Siliguri, District Darjeeling, Pin: 734001, in the State of West Bengal, - hereinafter called the "**PURCHASER**" (Which expression shall and include its directors, executors, administrators, office representatives and assigns) of the **FIRST PART**.

AND

1. SMT ADITI CHATTERJEE (PAN: AWOPC0870C), wife of Sri Supriya Mukherjee and daughter of Late Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee,

2. SMT ANTARA MUKHERJEE (PAN: BCJPM3481R), wife of Sri Somik Mukherjee and daughter of Late Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee, both are Hindu by Religion, Indian by Nationality, Housewife by Occupation, No.1 is Resident of Phani Bhushan Road, New Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, District. Darjeeling, Pin: 734005, in the State of West Bengal, and No. 2 is Resident of Sayed Mustafa Ali Road, Hakimpura, P.O. & P.S. Siliguri, District. Darjeeling, Pin: 734001, in the State of West Bengal - hereinafter called the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the

SECOND PART AND THE above named **VENDOR NO. 1** is represented by her lawfully Constituted Attorney, **SMT ANTARA MUKHERJEE** (i.e. the Vendor No. 2 hereof), wife of Sri Somik Mukherjee and daughter of Late Late Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee, Hindu by religion, Housewife by Occupation, Indian by



Andan Mukherjee
For self and constituted
attorney of Smt Aditi
Chatterjee

Nationality, Resident of Sayed Mustafa Ali Road, Hakimpura, P.O. & P.S. Siliguri, District. Darjeeling, in the State of West Bengal, appointed vide a General Power of Attorney, registered on 10.08.2018, at the office of Additional District Sub Registrar Siliguri, District: Darjeeling, registered in Book No. IV, Volume No. 0402 - 2018, Page No. 12475 to 12492, Being Document No. 040200521 for the year 2018.

WHEREAS 1. Sri Mrityunjoy Mitra, 2. Sri Dhananjay Mitra, 3. Sri Sanjay Mitra and 4. Sri Ajay Mitra, all are sons of Late Foni Bhusan Mitra, being the joint R.S. RECORDED OWNERS of the below schedule land sold and transferred their part of vacant land measuring 0.08 Acres or 4.84 Kathas, appertaining to and forming part of R.S. Plot No. 5061, recorded in R.S. Khatian No. 1462/1, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, to and in favour of Sri Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee, son of Sri Ananta Deb Chatterjee, by virtue of Deed of Sale, registered on 10.12.1970, at the office of Sub Registrar Siliguri, District: Darjeeling, registered in Book No. I, Volume No. 48, Page No. 280 to 282, Being Document No. 5108 for the year 1970.

AND WHEREAS thereafter the above named Sri Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee, son of Sri Ananta Deb Chatterjee, after the aforesaid transfer being the sole and absolute owner of vacant land measuring 0.08 Acres or 4.84 Kathas, appertaining to and forming part of R.S. Plot No. 5061, recorded in R.S. Khatian No. 1462/1, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, sold and transferred his aforesaid entire land measuring 0.08 Acres or 4.84 Kathas, to and in favour of



Ananta Mukherjee
 For self and constituted
 attorney of Smt Aditi
 Chatterjee

Sri Ananta Deb Chattapadhyaya Alias Ananta Deb Chatterjee, son of Late Jagadishwar Chattapadhyaya, by virtue of Deed of Sale, registered on 22.02.1972, at the office of Sub Registrar Siliguri, District: Darjeeling, registered in Book No. I, Volume No. 10, Page No. 91 to 93, Being Document No. 652 for the year 1972.

AND WHEREAS thereafter the above named Sri Ananta Deb Chattapadhyaya Alias Ananta Deb Chatterjee, son of Late Jagadishwar Chattapadhyaya, after the aforesaid transfer duly mutated his name over land measuring 0.08 Acres or 4.84 Kathas, before the appropriate authority vide mutation Case no. 194/74-75 dated 16.08.1975, as per the provision of West Bengal Land Reforms Act, 1955.

AND WHEREAS thereafter the above named Sri Ananta Deb Chattapadhyaya Alias Ananta Deb Chatterjee, son of Late Jagadishwar Chattapadhyaya, being the sole and absolute owner of the aforesaid vacant land measuring 0.08 Acres or 4.84 Kathas, appertaining to and forming part of R.S. Plot No. 5061, recorded in R.S. Khatian No. 1462/1, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, gifted his aforesaid entire land measuring 0.08 Acres or 4.84 Kathas, to and in favour of Smt Bela Chatterjee, wife of Anshu Mohan Chattapadhyaya Alias Anshu Mohan Chatterjee, by virtue of Deed of Gift, registered on 11.06.1986, at the office of Sub Registrar Siliguri, District: Darjeeling, registered in Book No. I, Volume No. 97, Page No. 240 to 247, Being Document No. 4092 for the year 1986.

AND WHEREAS in the aforesaid manner the above named Smt Bela Chatterjee, wife of Anshu Mohan Chattapadhyaya Alias Anshu Mohan Chatterjee became the sole and absolute owner of the below schedule



Antara Mukherjee
For self and constituted
attorney of Smt Aditi
Chatterjee

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vacant land measuring 0.08 Acres or 4.84 Kathas, in her khas, actual and physical possession and ever since then the above named Smt Bela Chatterjee is in exclusive possession of the aforesaid land without any act of objection, obstruction or hindrance from anybody having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS thereafter the above named Smt Bela Chatterjee, wife of Late Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee died intestate living behind the following legal heirs namely:-

1. SMT ANTARA MUKHERJEE- DAUGHTER AND
2. SMT ADITI CHATTERJEE-DAUGHTER,

Who both jointly acquired the below schedule entire undivided vacant land measuring 0.08 Acres or 4.84 Kathas of Bela Chatterjee since deceased by virtue of inheritance as per the provision of Hindu Succession Act, 1956.

AND WHEREAS in the aforesaid manner the above named SMT ANTARA MUKHERJEE and ADITI CHATTERJEE (I.E. THE ABOVE NAMED VENDORS HEREIN) jointly became the absolute owner of the below schedule undivided vacant land measuring 0.08 Acres or 4.84 Kathas, in their khas, actual and physical possession and ever since then the above named Vendors herein are in exclusive possession of the aforesaid land without any act of objection, obstruction or hindrance from anybody having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, being in need of fund, the above named VENDORS have jointly offered for sale their undivided share of total land measuring 0.08 Acres or 4.84 Kathas, for a total consideration of Rs. 87,35,000/- (Rupees Eighty Seven Lacs And Thirty Five



Anil Kumar Mukherjee
For self and constituted
Attorney of Smt. Anil
Chatterjee

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Thousand) only and the said vacant land is more fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the VENDORS to sell their aforesaid share of land fully described in the Schedule below approached the VENDORS and offered to purchase the above referred entire undivided share of total land measuring 0.08 Acres or 4.84 Kathas, for a total consideration of Rs. 87,35,000/- (Rupees Eighty Seven Lacs And Thirty Five Thousand) only and the said vacant land is more fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 87,35,000/- (Rupees Eighty Seven Lacs And Thrity Five Thousand) only paid by the Purchaser to the VENDORS, the RECEIPT whereof the VENDORS do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the VENDORS do hereby 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 Superior Landlord the State of West Bengal.

And 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 subsist and the



Andara Mukherjee
For self and constituted
Attorney of Smt Aditi
Chatterjee

VENDORS has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said 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, mortgage or attachment or any other encumbrances whatsoever, the VENDORS shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

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 scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of its 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 as per market rate 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.

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 of the Purchasers to the below Schedule land conveyed.

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.



SCHEDULE

All that piece and parcel of **VACANT LAND** measuring **0.08 ACRES** OR **4.84 KATHAS**, appertaining to and forming part of **R.S. Plot No. 5061**, recorded in **R.S. Khatian No. 1462/1**, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, Road: New Milan Pally Ward No. 25 of Siliguri Municipal Corporation. The said land is classified as Bastu in the R.O.R. and proposed to be used for Bastu Purpose.

The said land is butted and bounded as follows:

- On the North** : House of Hina Rani Ghosh;
- On the South** : House of Hasi Rani Biswas;
- On the East** : House of Manik Sarkar and
- On the West** : 17 feet wide metal Road.

Anāra Mukherjee
For self and constituted Attorney
of Smt Aditi Chatterjee



IN WITNESS WHEREOF the VENDORS, do hereunto set their hands on the day, month and year first above written.

WITNESSES:-

1. Kamal Verma

S/o Namjee Verma

Pati colony, Siliguri

Dist. Darjeeling

Anura Mukherjee is
For self and constituted
Attorney of Smt Aditi Chatterjee

VENDORS

2. Liza Nath

D/o, Utpal Nath

of, Pradhon nagar

Siliguri

Dist. Darjeeling

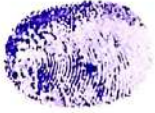
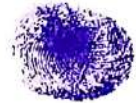
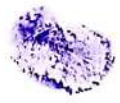
Drafted by me and Printed
in my chamber :-

Saurab Sarkar

Saurab Sarkar
Advocate, Siliguri

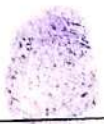
Enroll. No. F/1477/1265 of 2012

IMPRESSION SHEETS

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 <i>Anshu Mukherjee</i>	LEFT HAND					
	RIGHT HAND					

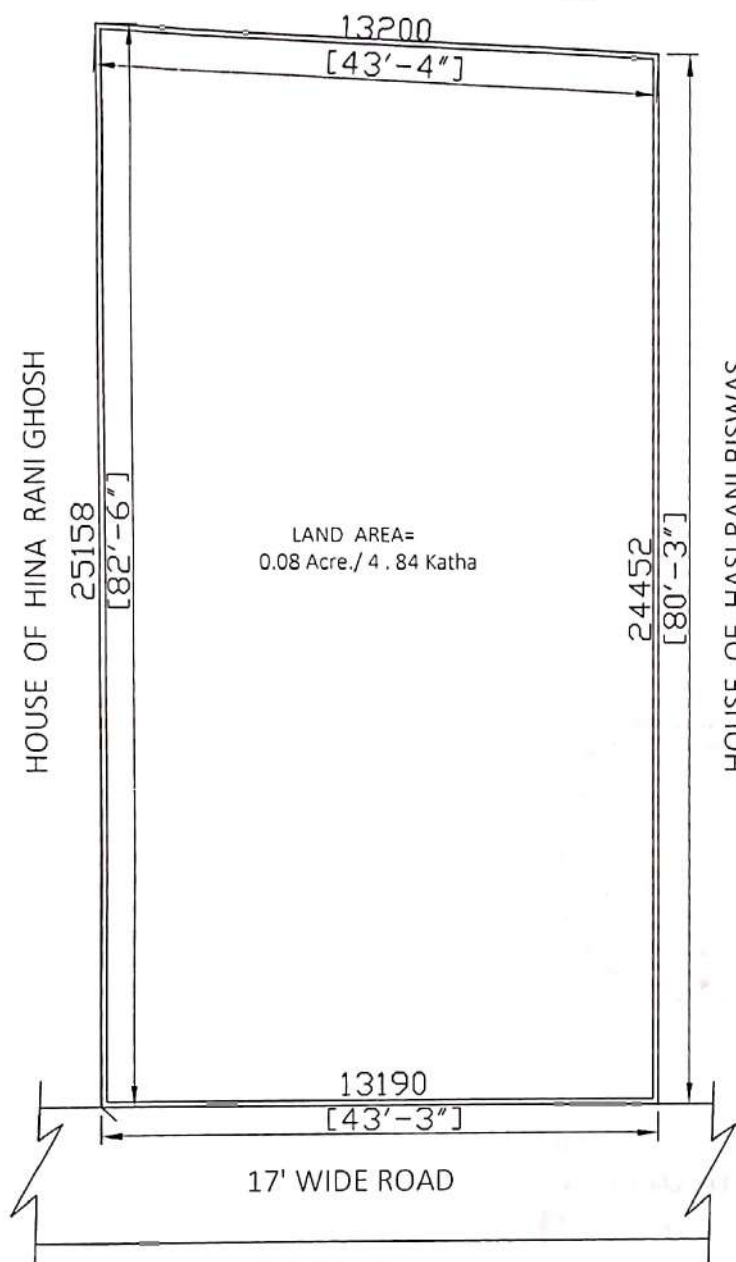
For B.R.I.A and constituted Attorney
of Smt Aditi Chatterjee

Anshu Mukherjee
For self and constituted
Attorney of Smt Aditi Chatterjee
Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Byendri Agarwal</i>	LEFT HAND					
	RIGHT HAND					

YASH SHREE DEVELOPERS
Byendri Agarwal
Signature Partner

HOUSE OF MANIK SARKAR



SITE PLAN
Scale:1:500



✓ *Antara Mukherjee*

SIGNATURE OF VENDOR

For Self and
As Constituted Attorney of
SMT. ADITI CHATTERJEE

NAME OF VENDOR:-

1) Smt. ADITI CHATTERJEE
2) Smt. ANTARA MUKHERJEE
Both D/O Late. Anshu (Mohan) Chatterjee
Residing at Siliguri.

NAME OF PURCHASER:-

YASH SHREE DEVELOPERS
Represented by Sri. BEJENDRA AGARWAL
S/O Late. Motiram Agarwal
Residing at Siliguri.

LAND SCHEDULE:-

Mouza SILIGURI
J.L. No.- 110(88)
Sheet No.- 04
P.S.- Siliguri.
Dist.- Darjeeling.
S.M.C. Ward No.- 25.
Kh.- 1462/1. (R.S.) 568 (L.R.)
PLOT NO.- 5061 (R.S.) 376(L.R.)
Area in Acre = 0.08/ 4.84 Katha



MOUZA MAP
Scale:16"- 1 Mile.

PREPARED By:-

M/s. B. M. Das & Son
(Govt. Approved Surveyor)

H. N. Das
Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITI CHATTERJEE

ANSHU CHATTERJEE

30/11/1984

Permanent Account Number
AWOPC0870C

Aditi Chatterjee

Signature



23/12/2012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / सूचित करें।
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्चेंज के समीप,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

✓ Anura Kukreja
For SELF and constituted Attorney
of smt Aditi Chatterjee



भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 2730 01960 17815

Aditi Chatterjee

W. O. Sudhya Mukherjee

NEW MILON PALLY, WARD NO-25
OPP. PHON. BHUSAN SCHOOL

Sigun M. Corp.
Sigun Bazar, Sigun, Darjeeling,
West Bengal - 734008
9434461874



KA644470211FH



आपका आधार क्रमांक / Your Aadhaar No. :

2167 3135 1791

मेरा आधार, मेरी पहचान



भारत सरकार

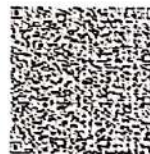
Government of India



Aditi Chatterjee

DOB: 30/11/1994

Female



2167 3135 1791

मेरा आधार, मेरी पहचान

✓ Anlana Mukherjee

For self and constituted attorney
of Mrs Aditi Chatterjee



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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SMT ANTARA MUKHERJEE
ANGSHU MOHAN CHATTERJEE

10/08/1980
Permanent Account Number
BCJPM3481R

Antara Mukherjee
Signature





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, यूटीएसएल
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

Antara Mukherjee



ভারত সরকার

Government of India



অন্তরা মুখার্জি

ANTARA MUKHERJEE

শ্রী. শ্রী. মুখার্জি

Husband: Somik Mukherjee

জন্মতারিখ/DOB: 10/08/1980

মহিলা / Female

9881 4147 2681



আধার - সাধারণ মানুষের অধিকার



ঠিকানা: হাকিম পাড়া

সৈয়দ মুস্তাফা আলী রোড

ওয়ার্ড নং ১৫, শিলিগুড়ি (পৌরসভা)

শিলিগুড়ি, দার্জিলিং, পশ্চিম বঙ্গ

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address: HAKIM PARA, 13

SAYED MUSTAFA ALI

ROAD, WARD NO 15,

Siliguri (M. Corp),

Darjeeling, Siliguri, West

Bengal, 734001

9881 4147 2681

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Antara Mukherjee



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ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AACFY7447B

नाम / Name

YASH SHREE DEVELOPERS

निगमन / गठन की तारीख /

Date of Incorporation/Formation 15/03/2021



Signature Not Verified

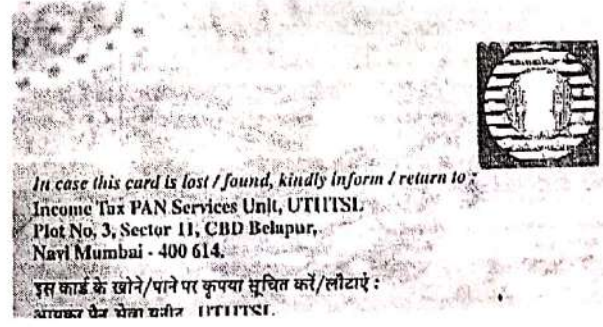
Signed by Income Tax PAN
Services Unit, UTITSL

Date : 18032021 200325
Reason : Document Signer
Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Byush Award

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आयकर विभाग

INCOME TAX DEPARTMENT

BEJENDRA AGARWAL

INDIRAN AGARWAL

05/10/1986

Permanent Account Number
AYSPAL1871E

Signature

Signature



भारत सरकार
GOVT OF INDIA



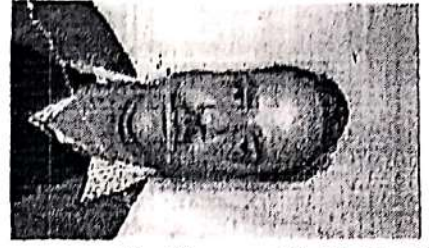
CHHESSEER

Document with 1 page(s)

Page 1 of 1



সরকার
Government of India



বিজেন্দ্র আগরওয়াল

Bejendra Agarwal

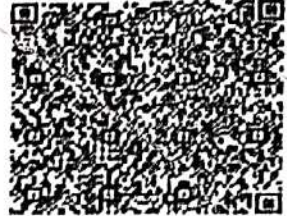
পিতা : মোতিলাল আগরওয়াল

Father : Motilal Agarwal

জন্মতারিখ/DOB: 05/10/1985

পুরুষ / Male

6030 8893 0370



আধার - সাধারণ মানুষের অধিকার

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Bejendra Agarwal



Unique Identification Authority of India

ভাষার

ঠিকানা: দিল্লী স্মার্টসিটি

স্বতন্ত্র হুসাঙ্গী রোড, মাদিনাপাড়া

দিল্লীভিডি (পৌরসভা), দিল্লীভিডি

দিল্লীভিডি, অফিস বঙ্গ,

Address: DIPTI

APARTMENT, HAREN

MUKHERJEE ROAD,

HAKIMPURA, Siliguri (M.

Corp), Darjeeling, Siliguri,-

West Bengal, 734001

6030 8893 0370



1947
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Biyada Haren

आयकर विभाग
INCOME TAX DEPARTMENT
KAMAL VERMA
NANDJEE VERMA
14/01/1995
Permanent Account Number
BAOPV4647R
Signature
भारत सरकार
GOVT. OF INDIA

Kamal Verma

Major Information of the Deed

Deed No :	I-0402-02942/2021	Date of Registration	09/10/2021
Query No / Year	0402-2001725521/2021	Office where deed is registered	
Query Date	07/09/2021 12:58:23 PM	0402-2001725521/2021	
Applicant Name, Address & Other Details	SAURAB SARKAR Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, Mobile No. : 9832337832, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 87,35,000/-	Rs. 95,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,84,000/- (Article:23)	Rs. 96,000/- (Article:A(1))		
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: NEW MILAN PALLY WARD NO.25, Mouza: Siliguri.
JI No: 88, Pin Code : 734001

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-5061	RS-1462/1	Bastu	Bastu	8 Dec	87,35,000/-	95,99,998/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	87,35,000 /-	95,99,998 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Smt Aditi Chatterjee Wife of Shri Supriya Mukherjee Phani Bhushan Road, New Milanpally, 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, PAN No.:: AWxxxxxx0C, Aadhaar No: 21xxxxxxxx1791, Status :Individual, Executed by: Attorney, Executed by: Attorney			
2	Name Smt Antara Mukherjee (Presentant) Wife of Shri Somik Mukherjee Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office	Photo  09/10/2021	Finger Print  LTI 09/10/2021	Signature  09/10/2021

Sayed Mustafa Ali Road, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx1R, Aadhaar No: 98xxxxxxxx2681, Status :Individual, Executed by: Self, Date of Execution: 09/10/2021
 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Yash Shree Developers Dipti Apartment, Haren Mukherjee Road, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

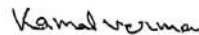
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Antara Mukherjee Wife of Shri Somik Mukherjee Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office			
		Oct 9 2021 2:13PM	LTI 09/10/2021	09/10/2021
Sayed Mustafa Ali Road, Hakimpara,, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BCxxxxxx1R, Aadhaar No: 98xxxxxxxx2681 Status : Attorney, Attorney of : Smt Aditi Chatterjee				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Bejendra Agarwal Son of Late Motiram Agarwal Dipti Apartment, Haren Mukherjee Road, Hakimpara, 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: India, , PAN No.:: AYxxxxxx1E, Aadhaar No: 60xxxxxxxx0370 Status : Representative, Representative of : Yash Shree Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Kamal Verma Son of Shri Nandjee Verma Pati Colony, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			
	09/10/2021	09/10/2021	09/10/2021
Identifier Of Smt Antara Mukherjee, Shri Bejendra Agarwal, Smt Antara Mukherjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Aditi Chatterjee	Yash Shree Developers-4 Dec
2	Smt Antara Mukherjee	Yash Shree Developers-4 Dec



On 09-10-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:10 hrs on 09-10-2021, at the Office of the A.D.S.R. SILIGURI by Smt Antara Mukherjee , 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 95,99,998/-

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

Execution is admitted on 09/10/2021 by Smt Antara Mukherjee, Wife of Shri Somik Mukherjee, Sayed Mustafa Ali Road, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Kamal Verma, , Son of Shri Nandjee Verma, Pati Colony, Siliguri, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Executed by Attorney

Execution by Smt Antara Mukherjee, , Wife of Shri Somik Mukherjee, Sayed Mustafa Ali Road, Hakimpara,, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife as the constituted attorney of Smt Aditi Chatterjee Phani Bhushan Road, New Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005 is admitted by him

Indetified by Shri Kamal Verma, , Son of Shri Nandjee Verma, Pati Colony, Siliguri, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 96,000/- (A(1) = Rs 96,000/-) and

Registration Fees paid by Cash Rs 0/-, by online = Rs 96,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/09/2021 12:00AM with Govt. Ref. No: 192021220078751512 on 15-09-2021, Amount Rs: 95,832/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90159056 on 15-09-2021, Head of Account 0030-03-104-001-16

Online on 09/10/2021 1:32PM with Govt. Ref. No: 192021220096315151 on 09-10-2021, Amount Rs: 168/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIBZGO8 on 09-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,84,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,79,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3267, Amount: Rs.5,000/-, Date of Purchase: 15/09/2021, Vendor name: B Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/09/2021 12:00AM with Govt. Ref. No: 192021220078751512 on 15-09-2021, Amount Rs: 3,78,328/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 90159056 on 15-09-2021, Head of Account 0030-02-103-003-02

Online on 09/10/2021 1:32PM with Govt. Ref. No: 192021220096315151 on 09-10-2021, Amount Rs: 672/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK0BIBZGO8 on 09-10-2021, Head of Account 0030-02-103-003-02

Sangha Ratna Syangden

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 116204 to 116229
being No 040202942 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2021.10.22 15:33:42 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/10/22 03:33:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)

