

Q-97/2012



अभिमतकण पश्चिम बंगाल WEST BENGAL

31AB 649560

Recd No-1 - 97 for 1st 74. 2012 .

FEES PAID

Fig.	Rs. 1.00
P (a)	Rs. 1.00
Q (a)	Rs. 1.00
Q (b)	Rs. 1.00
M.J. Stamp	Rs. 10.00
Order Fees	Rs. 10.00
G.P.S	Rs. 10.00

Total Rs.

27-06-19

Copy made and on

4

Copy prepared on

Delivered to

Name of Applicant

Serial No. of Copy

2766

Asst. Dist. Sub-Registered
District, Dindighat

27-06-19



S.R. Agard

SL.NO. 13196 Date 26.6.2019

PURCHASER S. K. Agarwal

Full Address Siliguri

Total Value 10/-

Stamp Purchased from JPG Treasury-1

ms

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

9/6

2 77



पश्चिम बंगाल WEST BENGAL

A 352232

and that the document is
 registration the signature sheet and
 and the amount sheet attached to this
 document are the part of this document

Additional Dist Sub- Registrar
 Raiganj, Jalpaiguri

06 JAN 2012

Deed done by

LTior Andhoni bala Roy

my witness or
 Del + K. S. Shekhar

Sujit Roy

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 4th DAY
 OF JANUARY, 2012 (TWO THOUSAND TWELVE).

Vist. Commission Case No
00003 For 2012

Cont.P/2

Paid J (1) 1. 250J. S. 30R. T. 10Total 550

Addl. Dist. Sub- Registrar
 Raiganj, Jalpaiguri

Suraj Buildcon Pvt. Ltd

Sanjay
 Director

NON JUDICIAL STAMP

No. 1335 Date 20.12.11

Suraj Buildcon (P) Ltd
 of Serokha Road, Silvassa
 Value Rs. 500/- Rs. Five hundred only

Tannoy Roy
 Govt. Stamp Vendor
 Bagdogra
 Licn. No- 546/RM
 07 / Darjeeling

Bharat Chandra Roy

115

Rajesh Chandra Roy

116

LTI or Anthonibala Roy
 by the pen of
 Rajesh Chandra Roy

117

Sujit Roy

Pradeep Bhagat
 Sh. Ugras Bhagat
 Jagti Bhagat
 P/o Serokha Road
 P.S. Bhakti Bhagat
 Dist. Jalpaiguri



118

Additional Dist. Sub-Registrar
 Raiganj, Jalpaiguri

04 JAN 2012

06 JAN 2012

Bhadra Chandra Roy

LTior Author: hals-Roy



By me Penor

Lalit K. Shakti

Surjit Roy

TOTAL CONSIDERATION : Rs.5,40,000/-

AREA OF LAND : 6 KATHAS

R.S. PLOT NO. : 99/312

R.S. KHATIAN NO. : 33/1

J.L. NO. : 02

SHEET NO. : 05

MOUZA : DABGRAM

PARAGANA : BAIKUNTHAPUR

POLICE STATION : BHAKTINAGAR

DISTRICT : JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Cont.....P/3

Suraj Buildcon Pvt. Ltd

Suraj h. Roy
Director

3
BETWEEN

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LTior Audhikabe Roy
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Subit Roy

1. SRI BHARAT ROY @ BHARAT CHONDRA ROY, S/o Late Jaydhar Singh @ Jaydhar Chandra Roy, (PAN:AKEPR 9447A)
2. SMT ANDHARI BALA ROY W/o Shyamal Ray, D/O Late Jaydhar Singh @ Jaydhar Chandra Roy
3. SRI SUJIT ROY @ SANJIT ROY S/o Sri Santosh Roy.

All Hindu by religion, Indian By Nationality, No.1 and 3 Business and No.2 Housewife by occupation, No.1 Resident of Salugara (Angshik), Dabgram, No.2 of Chayanpara (Ray Kaloni) P.S Bhaktinagar. in the District of Jalpaiguri and No.3 of Simbulbari, P.O & P.S. Matigara in the District of Darjeeling in the State of West Bengal --- hereinafter jointly and collectively called the **FIRST PARTY/VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

2

SURAJ BUILDCON PRIVATE LIMITED (PAN:AAMCS 3317F) a Private Limited Company incorporated under the provision of Companies Act. 1956 bearing certificate of Incorporation No. U45400WB2007PTC115248 having its Office at 2 1/2 Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar in the District of Jalpaiguri in the State of West Bengal --- hereinafter called **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director duly authorised for this purpose **SRI ASHOK KUMAR AGARWAL** S/o Late Ram Kumar Agarwal Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Green Valley Apartments, P.O. Sevoke Road, P.S Bhaktinagar District Jalpaiguri in the State of West Bengal.

Cont.....p/4

Suraj Buildcon Pvt. Ltd

Director

Bharat Chondra Roy
Andhari Bala Roy
my wife Penor
Left to Shaktinagar

Sujit Roy

WHEREAS:

A. The Vendors herein have held out, represented before and assured the Purchaser and warranted in favour of the Purchaser inter alia, as follows:

i) That the Vendors herein are seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner/raiyat to **ALL THOSE** several pieces and parcels of land, all recorded as "Sahari", containing land measuring 4.94 acres comprising of Plot No.99/312 recorded in R.S. Khatian No.33/1 (recorded in the name of **JAYDHAR SINGH @ JAYDHAR CHANDRA ROY**) in Mouza Dabgram, J.L. No.2, under Police Station Bhaktinagar, under Siliguri Municipal Corporation in the District of Jalpaiguri including the land as more fully described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "the **said Landed Property**") absolutely and forever;

ii) That the above named vendors No.1 **SRI BHARAT ROY @ BHARAT CHONDRA ROY** and 2 **SMT ANDHARI BALA ROY** along with their sister **PRATIBHASI ROY** inherited the aforesaid landed property after the demise of their father **JAYDHAR SINGH @ JAYDHAR CHANDRA ROY** who died on 27-08-2002.

iii) That the above named **PRATIBHASI ROY** also died intestate leaving behind her only son **SUJIT ROY @ SANJIT ROY** as her only legal heir to inherit her undivided share in the said landed property.

As such the vendors hereof became the sole, absolute and exclusive owners of the aforesaid landed property by virtue of inheritance after the demise of **JAYDHAR SINGH @ JAYDHAR CHANDRA ROY**.

iv) That the said Landed Property is free from all encumbrances, mortgages, charges, liens, lispendens, cases, vestings, attachments trusts, uses, debutters, tenancies, leases, occupancy rights restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever;

Blair Choudhury

Lt. Col. Anil Kumar
H. K. Royby the vendor
Lt. Col. Anil Kumar

Sujit Roy

v) That the Vendors have duly made payment of the Khajana in respect of the said Landed Property;

vi) That no part or portion of the said Landed Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said landed property nor is there any case pending under such Acts or Statutes;

vii) That the Vendors have never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Landed Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Landed Property;

viii) That the said Landed Property or any portion thereof is not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;

ix) That no declaration has been made or published for acquisition or requisition of the said Landed Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Landed Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

x) That the said Landed Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance 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 for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

Dated 14/07/2019
 Lt. Col. Anil Kumar
 Lt. Col. Anil Kumar
 Lt. Col. Anil Kumar
 Lt. Col. Anil Kumar

Sudhakar Roy

xi) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Landed Property or any part or share therein.

xii) That no action, suit, appeal or litigation in respect of the said Landed Property or in any way concerning the said Landed Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Landed Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Landed Property or any part thereof.

xii) That the said Landed Property or any part thereof is not affected by or subject to:

a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act,

b) any charge lien, lispendens or annuity,

c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law,

d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise,

e) any debutter wakf or devseva,

f) any attachment including attachment before judgement of any Court or authority,

g) any right of way, water, light, support drainage or any other easement with any person or property,

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Suraj Buildcon Pvt. Ltd

Director

Bhaskar Chandra Ray

LT or Auditor
Ray

my Mr. Benor

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Sunit Roy

h) any right of any person under any agreement or otherwise,

i) any burden or obligation other than payment of Khajana/Revenue,

j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or propitiatory order;

B. The Vendors being in urgent need of money approached the Purchaser and offered to sell, transfer, convey, assign and assure **All That** piece and parcel of the said Landed Property to the Purchaser and relying on amongst others the representations, assurances, declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said landed property from the Vendors absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trust uses, debutters, tenancies, leases occupancy rights, restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

C. The Purchaser has at or before execution of this deed of conveyance paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchaser.

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Suraj Buildcon Pvt. Ltd

 Director

By *Bhaskar Chandra Roy*
 LT or Auditor
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Sunit Roy

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand) only by Cheque well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and forever discharge the Purchaser and the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the Vendors do hereby indefeasibly and absolutely grant, sell, convey, transfer, assign and assure unto and to the Purchaser **ALL THAT** the said landed property as more fully described in the **SCHEDULE** hereunder written and all ownership, share, rights, title and interest of the Vendors and/or their predecessors in title in the land as more fully described in the schedule below with all ownership, rights, title and interest to own hold possess use and enjoy the same **TOGETHER WITH** like share in all ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said landed property and/or meant for beneficial use and enjoyment of the said landed property **TOGETHER WITH** all and singular the intangible assets, edifices, fixtures, gates, courtyards, compound areas, sewers drains, ways, paths, passages, fences, hedges, ditches, trees, walls, water courses, lights and all manner of former and other rights, liberties, benefits, privileges, easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof, which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof

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Suraj Buildcon Pvt. Ltd.

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Director

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AND all the Raiyati and other estate right, title, interest, use, trust, property, claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits, advantages and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds, pattahs, muniments writings and evidences of title in anywise relating to or connected with the said landed property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat, encumber or make void the same and free from all encumbrances, mortgages, charges, liens, dispendens, attachments, trusts, uses, debutters, tenancies, leases, occupancy rights, restrictions, restrictive, covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

(i) **THAT** notwithstanding any act, deed, matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be without any manner of encumbrances, charges, conditions, uses, trusts or any other thing whatsoever to alter, defeat, encumber or make void the same;

Cont.....p/10

Suraj Buildcon Pvt. Ltd

Suraj K. Singh
 Director

Prakash Chandra Roy
 Lt Col. A. D. Choudhury
 Roy
 Mr. M. K. S. Choudhury
 Mr. M. K. S. Choudhury

Surajit Roy

(ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits, advantages and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses debutters, tenancies, leases, occupancy rights, restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.

(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free,

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Suraj Buildcon Pvt. Ltd

Suraj Buildcon Pvt. Ltd
 Director

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clear, freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right, title, interest, charges, mortgages, leases, tenancies, encumbrances, restrictions, restrictive covenants, liens, attachments, lispens, uses debutters trusts, bargadars, bhagchasis, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.

(vi) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be through under or in trust for the Vendors or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

(vii) AND THAT the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or

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Suraj Buildcon Pvt. Ltd.

Director

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Su. Jit Roy

expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendors to the Purchaser and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(ix) AND ALSO THAT the Vendors at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendors to the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or by reason of any of the representations, declarations and assurances made and/or given by the Vendors to the Purchaser being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

i) THAT the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified

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Suraj Buildcon Pvt. Ltd

Director

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Sujit Roy

the Purchaser in respect thereof as also for all losses, damages, claims, demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) AND THAT there is no Bargadar or Bhag Chasi in the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be or in any part thereof;

iii) AND THAT the Vendors have duly complied with all provisions of the West Bengal Land Reforms Act, 1955 before offering the said landed property to the Purchaser and the Vendors do hereby further agree, covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.

iv) AND THAT the Vendors shall sign, execute and deliver all papers, documents, instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said landed property hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Vacant land measuring about 6 (Six) Kathas appertaining to and forming part of the R.S. Plot No. 99/312 (Nine Nine by Three One Two) of Sheet No. 5 (Five) recorded in R.S. Khatian No. 33/1 (Three Three by One) of Mouza Dabgram, J.L. No. 2 (Two), Pargana - Baikunthapur, under Police Station Bhaktinagar in the District of Jalpaiguri. Classification of land : Bastu/sahari.

Cont.....P/14

Suraj Buildcon Pvt. Ltd

Director

Land as mentioned above hereby sold by the Vendor is delineated by red line in the plan annexed herewith and is butted and bounded as follows:

BY THE NORTH: LAND OF R.S. PLOT NO.314,

BY THE SOUTH: LAND IN POSSESSION OF RATAN BIHANI,

BY THE EAST : LAND OF THE VENDORS SOLD TODAY TO THE PURCHASER,

BY THE WEST : LAND OF THE VENDORS SOLD TODAY TO THE PURCHASER,

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

WITNESSESS:-

1. Pradip Bhagat
S/o. Ugras Bhagat
Jogti nagar
P.O. Sevoke Road
Dist. Jalpai guri

Bhadrachandra Roy

----- Adhar Moha Roy

LT 108

----- m. h. Penor

----- Lt. K. Shalendra

----- Sujit Roy

V E N D O R S

১. প্রদীপ ভাগত
স/ও. উগ্রস ভাগত
জগতি নগর
প.ও. সেবক রোড
জিলা জলপাইগুড়ি

Drafted by me and printed at my office,

JUGAL SANGHAI

ADVOCATE/SILIGURI

Reg. No. F/67/37 OF 2011

Suraj Buildcon Pvt. Ltd

Suraj Buildcon Pvt. Ltd
Director

MEMO OF RECEIPT

Rs.5,40,000/-

RECEIVED of and from the within named PURCHASER Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand) only by within named VENDORS the within mentioned sum of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand) only, paid by the PURCHASER to the VENDORS in respect of the landed property conveyed herein as per memo of consideration given below. As per the instruction of the vendors payment has been made in the name of the vendor no.1 hereof Sri Bharat Roy @Bharat Chondra Roy.

MEMO OF CONSIDERATION:

Name of Bank	RTGS/Bankers cheque	Date	Amount
State Bank of India	SBINH12003305141	3.1.12	10,00,000/-
	SBINH12003305210	3.1.12	10,00,000/-
	195928	3.1.12	30,000/-
			<u>20,30,000/-</u>

Out of the aforesaid amount Rs.5,40,000/- is paid for the above scheduled land.

Bharat Chondra Roy
LTior Andhori Kola Roy

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sujit ROY

Suraj Buildcon Pvt. Ltd

Director

FINGER IMPRESSION



LEFT

RIGHT

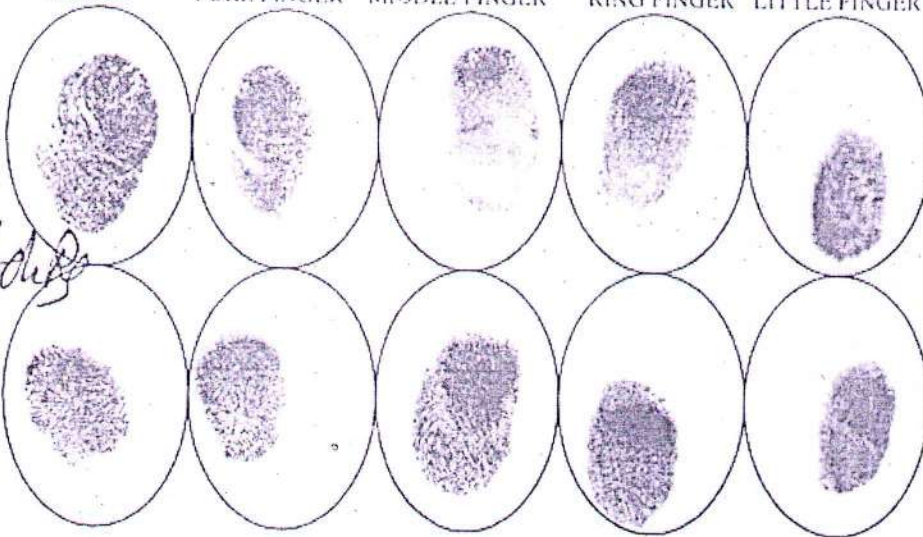
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Blackdharba Ray

SIGN WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

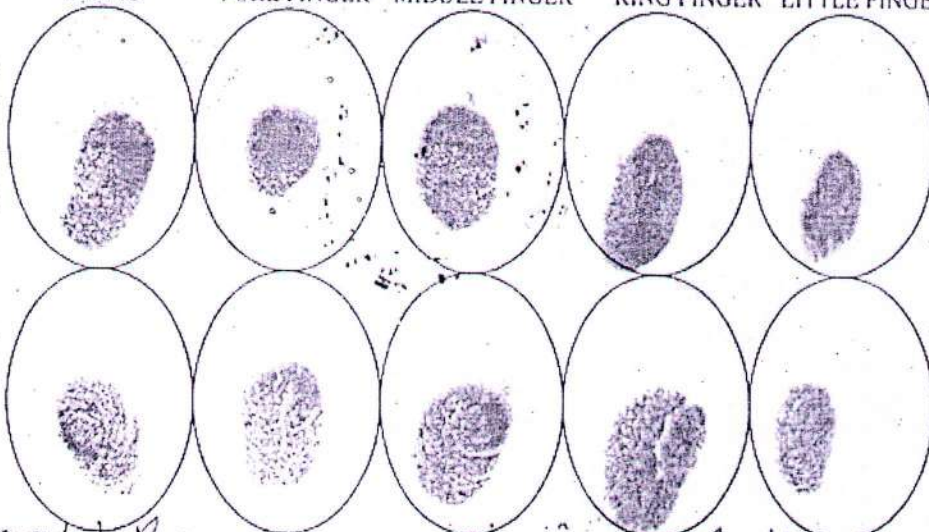
RING FINGER

LITTLE FINGER



LEFT

RIGHT



LTS of Andharika Ray
by the pen of

Labit KR Shakti

SIGNATURE OF R.O.

LTS of Andharika Ray

by the pen of *Labit KR Shakti*

SIGNATURE WITH DATE

Suraj Buildcon Pvt. Ltd

Suraj
Director

FINGER IMPRESSION



LEFT

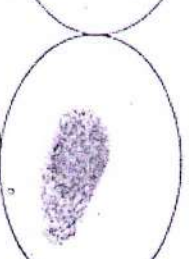
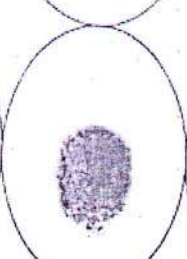
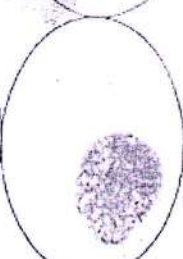
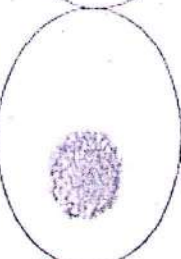
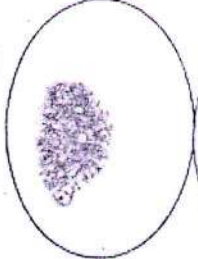
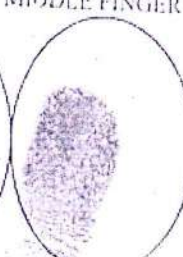
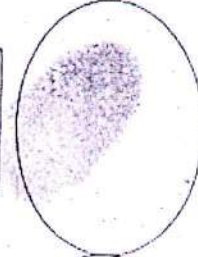
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



RIGHT

Susil Roy

SIGN WITH DATE



LEFT

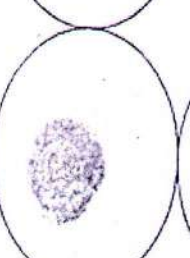
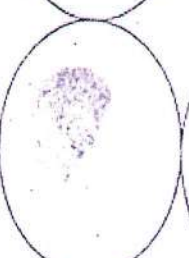
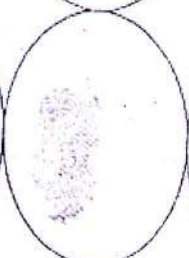
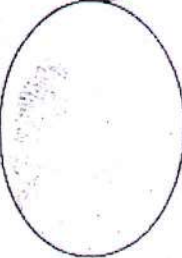
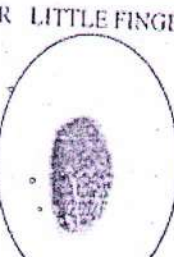
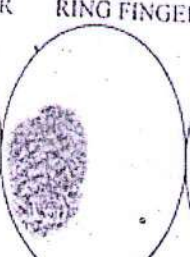
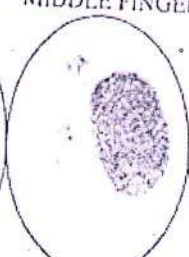
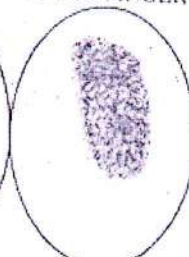
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



RIGHT

SIGNATURE OF R.O.

Ashok Kumar Agarwal
SIGNATURE WITH DATE

Suraj Buildcon Pvt. Ltd

Suman C. Agarwal
Director

PURCHASER
SURAJ BUILDCON PRIVATE LIMITED.
2 1/2 MILE, SEVOKE ROAD, PO- SEVOKE ROAD,
PS- BHAKTINAGAR, DIST.- JALPAIGURI.

SELLERS

- 1. SRI BHARAT ROY @ BHARAT CHONDRA ROY**
S/O LT. JAYDHAR SINGH @ JAYDHAR CHANDRA ROY
SALUGARA, DABGRAM, PS- BHAKTINAGAR, DIST.- JALPAIGURI.
- 2. SMT. ANDHARI BALA ROY**
W/O SHYAMAL RAY, D/O LT. JAYDHAR SINGH
CHAYAN PARA (RAY CALONY), PS- BHAKTINAGAR, DIST.- JALPAIGURI.
- 3. SRI SUJIT ROY @ SANJIT ROY**
S/O SRI. SANTOSH ROY
SIMULBARI, PO & PS- MATIGARA, DIST.- DARJEELING.

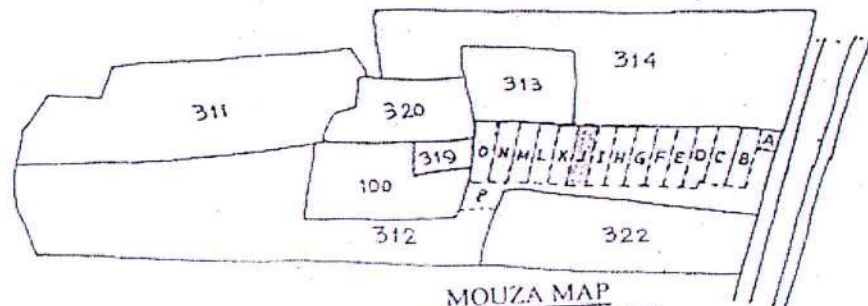
LAND SCHEDULE

PARGANA - BAIKUNTHAPUR,
MOUZA- DABGRAM, JL NO- 2, SHEET NO. -5.
KHAT. NO. - 3 1/4, RS PLOT NO- 9 3/12 (P).

AREA OF LAND -

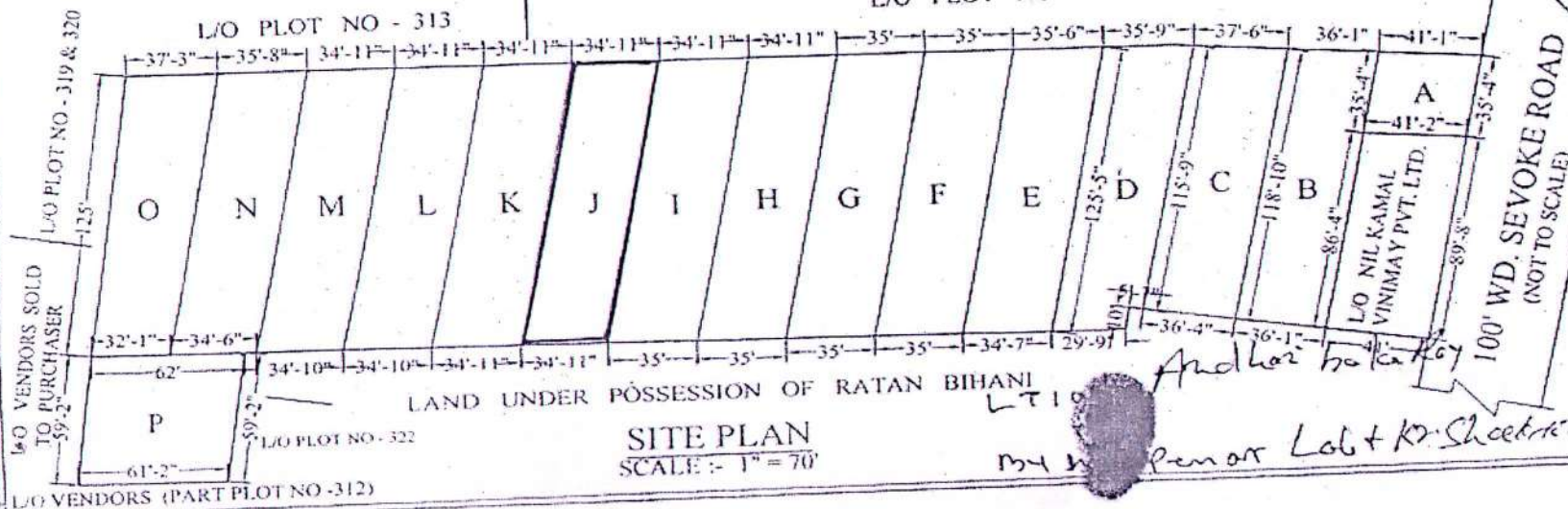
"A"= 2 COT. ☐	"I"= 6 COT. ☐
"B"= 6 COT. ☐	"J"= 6 COT. ☒
"C"= 6 COT. ☐	"K"= 6 COT. ☐
"D"= 6 COT. ☐	"L"= 6 COT. ☐
"E"= 6 COT. ☐	"M"= 6 COT. ☐
"F"= 6 COT. ☐	"N"= 6 COT. ☐
"G"= 6 COT. ☐	"O"= 6 COT. ☐
"H"= 6 COT. ☐	"P"= 5 COT. ☐

N. B.-SOLD LAND SHOWN IN RED COL.



MOUZA MAP
SCALE 16" = 1 MILE

L/O PLOT NO - 314



Sujit Roy
SIGN OF SELLERS

PREPARED BY-

Ashok Kr. Basak
20-12-11
Experienced I.T.I. Surveyor
Certificate SL. No:- 402
SILIGURI



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00097 of 2012
(Serial No. 00096 of 2012)

On

Payment of Fees:

On 04/01/2012

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

Presented for registration at 18.00 hrs on:04/01/2012, at the Private residence by Sri Bharat Roy Alias Bharat Chondra Roy, one of the Executants.

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

Execution is admitted on 04/01/2012 by

1. Sri Bharat Roy Alias Bharat Chondra Roy, son of Late Jaydhar Singh , Salugara (Angshik) Dabgram, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Smt Andhari Bala Roy, wife of Shyamal Ray , Chayanpara (Ray Kaloni), Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
3. Sri Sujit Roy Alias Sanjit Roy, son of Sri Santosh Roy , Simbulbari, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-Matigara , By Caste Hindu, By Profession : Business
Identified By Pradip Bhagat, son of Ugrim Bhagat, Jyotinagar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/01/2012

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.-2299080/-

Certified that the required stamp duty of this document is Rs.- 137945 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/01/2012

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



Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

06 JAN 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

06/01/2012 11:38:00

EndorsementPage 1 of 2

Suraj Buildcon Pvt. Ltd.

Director



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00097 of 2012

(Serial No. 00096 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.
Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act,
1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0/-, on 06/01/2012

Amount by Draft

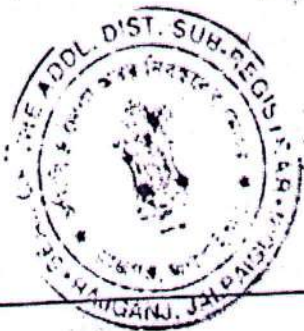
Rs. 25290/- is paid , by the draft number 195811, Draft Date 16/12/2011, Bank Name State Bank of
India, COMMERCIAL BR, SILIGURI, received on 06/01/2012

(Under Article : A(1) = 25290/- on 06/01/2012)

Deficit stamp duty

Deficit stamp duty Rs. 132950/- is paid, by the draft number 195785, Draft Date 15/12/2011, Bank
Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 06/01/2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

06 JAN 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2

06/01/2012 11:38:00

Suraj Buildcon Pvt. Ltd

Seen in [Signature]
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 1481 to 1502
being No 00097 for the year 2012.



Narayan

(Narayan Chandra Saha) 06-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal

Certified to be a true copy

CHECKED BY

S.
27-06-19

Digitally signed by JIBAN KRISHNA DAS
Date: 2015.06.16 12:46:55 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Addl. Dist. Sub-Registrar
Rajganj, Jalpaiguri

27-06-19

Suraj Buildcon Pvt. Ltd

Director

Suraj