

Sl. No. 1613/2024

T-1506/2024



पश्चिम बंगाल WEST BENGAL

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Signature
14.04
27.06.24

गुप्त

Shila Dey Sarkar

Bela Halder

Sanjay Dey

Soma Ghosh

Bappa Dey

DEED OF CONVEYANCE

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

ADAL DIST. REG. REGISTRAR
SILIGUR

27/6/2024

১৩/৬/১৭

Shila Dey Sengupta

Bela Holder

Sanjay Dey

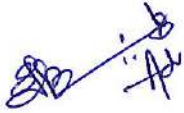
Soma Ghosh

Bappa Dey

Land Area	:	4.86 Decimals,
Mouza	:	Siliguri,
J. L. No.	:	110(88),
Plot No.	:	9665 (RS),
Khatian No.	:	5278 (RS),
Police Station	:	Siliguri,
Ward No.	:	13 of SMC,
District	:	Darjeeling,
Set Forth Value	:	Rs. 83,84,000/- only.

THIS DEED OF CONVEYANCE IS MADE ON THIS ^{26th} DAY OF JUNE,
TWO THOUSAND AND TWENTY-FOUR.

BETWEEN



PREMIER DEVELOPERS, a partnership firm having its office at "City Mall Building" at Sevoke Road, Siliguri, represented by one of its partners Sri Rishav Garg, Son of Sri Rupesh Kumar Agarwal, Hindu by religion, Nationality Indian, Business by Occupation, resident of Garg Kutir, Deokota Toll P.O. & P.S. Jaigaon, PIN-736182 in the District of Alipurduar, (WB), hereinafter called the **PURCHASER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the **FIRST PART**.

AND

12/11/17

Shila-Dei Sarkar

Bela Halder

Sanjoy Deo

Soma Ghosh.

Bappa Deo

1. **MRS. REKHA DEY**, Wife of Late Sushil Kumar Dey, Hindu by Religion, Nationality Indian, Housewife by Occupation, Resident of Punjabipara, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN-734001,

2. **MRS. SHILA DEY SARKAR**, Daughter of Late Sushil Kumar Dey, Hindu by Religion, Nationality Indian, Housewife by Occupation, Resident of Shaktigarh P.O. Siliguri Bazar, P.S. New Jalpaiguri, Dist. Jalpaiguri, PIN-734005,

3. **MRS. BELA HALDER**, Daughter of Late Sushil Kumar Dey, Hindu by Religion, Nationality Indian, Housewife by Occupation, Resident of Hakimpara, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN-734001,

4. **MR SANJOY DEY**, Son of Late Sushil Kumar Dey, Hindu by Religion, Nationality Indian, Business by Occupation, Resident of Punjabipara, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN-734001,

5. **MRS. SOMA GHOSH**, Daughter of Late Sushil Kumar Dey, Hindu by Religion, Nationality Indian, Housewife by Occupation, Resident of Jayantipara, P.O. and P.S. Jalpaiguri, Dist. Jalpaiguri, PIN-735101,

6. **MR BAPPA DEY**, Son of Late Sushil Kumar Dey, Hindu by Religion, Nationality Indian, Business by Occupation, Resident of Punjabipara, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN-734001, all hereinafter collectively called the **VENDORS/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives and assigns) of the **SECOND PART**.

ANDWHEREAS one Nitya Gopal Dey, Son of Late Ram Charan Dey was the recorded owner of a piece of land measuring 21 Decimals which is situated

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Shila Dey Sarkar

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within Mouza Siliguri, J.L. No. 110(88), recorded in RS Khatian No. 5278, in RS Plot No. 9665, Pargana Baikunthapur, P.S. Siliguri, Dist. Darjeeling.

AND WHEREAS being the absolute owner in such possession said Nitya Gopal Dey died on 15.01.1984 leaving behind him his wife Smt. Sova Dey, four sons viz. Sri Sunil Kumar Dey, Sri Anil Kumar Dey, Sri Sushil Dey and Sri Dulal Dey only as his legal heirs and successors as per the provision of Hindu Succession Act, 1956.

AND WHEREAS after the death of said Nitya Gopal Dey his wife Smt. Sova Dey also died on 29.11.2019 leaving behind her said four sons viz. Sri Sunil Kumar Dey, Sri Anil Kumar Dey, Sri Sushil Dey and Sri Dulal Dey only as her legal heirs and successors as per the provision of Hindu Succession Act, 1956.

AND WHEREAS after the death of said Nitya Gopal Dey and Sova Dey their aforesaid four sons became the joint undivided owners of the physical possession of land measuring 19.5 Decimals out of the total Inherited land measuring 21 Decimals each having $\frac{1}{4}$ th undivided equal share therein as described in the schedule "A" below having permanent heritable transferrable right, title and interest free from all encumbrances and charges whatsoever.

(A) And whereas being the undivided owners of the said land by way of Law of Inheritance each having $\frac{1}{4}$ th undivided share of land measuring 4.88 Decimals out of the total physical possession of land measuring 19.5 Decimals one of the owners Sri Sunil Kumar Dey also died on 22.12.1996 leaving behind him his wife Smt. Jyotsna Rani Dey (since deceased), four sons viz. Sri Subir Kumar Dey, Sri Samir Kumar Dey, Sri Bishwajit Dey, Sri Bikash Dey (since deceased - unmarried) and one daughter Smt. Mala Paul as his only legal heirs and successors as per the provision of Hindu Succession Act, 1956.

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And whereas thus, after the death of said Sunil Kumar Dey and Smt. Jyotsna Rani Dey, their present legal heirs viz. Sri Subir Kumar Dey, Sri Samir Kumar Dey, Sri Bishwajit Dey and Smt. Mala Paul became joint owners of the said 1/4th undivided share of land measuring 4.88 decimals out of the total physical possession of land measuring 19.5 Decimals having mutated their names with the concerned land reforms office and opened separate LR Khatian being No. 13651 in the name of Sri Subir Kumar Dey, LR Khatian being No. 13666 in the name of Sri Samir Kumar Dey, LR Khatian being No. 13664 in the name of Sri Bishwajit Dey and LR Khatian being No. 13665 in the name of Smt. Mala Paul which is in their actual khas and physical possession having permanent heritable transferrable right, title and interest free from all encumbrances and charges whatsoever.

(B) And whereas being the undivided owners of the said land by way of Law of Inheritance each having 1/4th undivided share of land measuring 4.88 Decimals out of the total physical possession of land measuring 19.5 Decimals one of the owners Sri Anil Dey also died on 19.08.1981 leaving behind him his wife Smt. Kanak Dey (since deceased), one son Sri Alok Dey and three daughters viz. Smt. Munni (Anjana) Sarkar, Smt. Ranjana Dey and Miss. Chandana Dey as his only legal heirs and successors as per the provision of Hindu Succession Act, 1956.

And whereas thus, after the death of said Anil Kumar Dey and Kanak Dey, their present legal heirs viz. Sri Alok Dey and three daughters viz. Smt. Munni (Anjana) Sarkar, Smt. Ranjana Dey and Miss. Chandana Dey became joint owners of the said 1/4th undivided share of land measuring 4.88 decimals out of the total physical possession of land measuring 19.5 Decimals having mutated their names with the concerned land reforms office and opened separate LR Khatian being No. 13663 in the name of Sri Alok Dey, LR Khatian

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Shila Dey Sarkar

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Sanjoy Dey

Soma Ghosh.

Bappa Dey

being No. 13662 in the name of Smt. Munni (Anjana) Sarkar, LR Khatian being No. 13661 in the name of Smt. Ranjana Dey and LR Khatian being No. 13660 in the name of Miss. Chandana Dey which is in their actual khas and physical possession having permanent heritable transferrable right, title and interest free from all encumbrances and charges whatsoever.

(C) And whereas being the undivided owners of the said land by way of Law of Inheritance each having $1/4^{\text{th}}$ undivided share of land measuring 4.86 Decimals out of the total physical possession of land measuring 19.5 Decimals one of the owners Sri Sushil Kumar Dey also died on 26.03.1993 leaving behind him his wife Smt. Rekha Dey, two sons viz. Sri Sanjoy Dey, Sri Bappa Dey and three daughters viz. Smt. Shila Dey Sarkar, Smt. Bela Halder, Smt. Soma Ghosh as his only legal heirs and successors as per the provision of Hindu Succession Act, 1956.

And whereas thus, after the death of said Sushil Dey, his present legal heirs viz. Smt. Rekha Dey, Sri Sanjoy Dey, Sri Bappa Dey, Smt. Shila Dey Sarkar, Smt. Bela Halder and Smt. Soma Ghosh (Dey) became joint owners of the said $1/4^{\text{th}}$ undivided share of land measuring 4.86 decimals out of the total physical possession of land measuring 19.5 Decimals having mutated their names with the concerned land reforms office and opened separate LR Khatian being No. 13659 (in the name of Smt. Rekha Dey), LR Khatian being No. 13656 (in the name of Sri Sanjoy Dey), LR Khatian being No. 13654 (in the name of Sri Bappa Dey), LR Khatian being No. 13658 (in the name of Smt. Shila Dey Sarkar), LR Khatian being No. 13657 (in the name of Smt. Bela Halder) and LR Khatian being No. 13655 [in the name of Smt. Soma Ghosh (Dey)] which is in their actual khas and physical possession having permanent heritable transferrable right, title and interest free from all encumbrances and charges whatsoever.

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Bela Holder

Sangita Dey

Soma Ghosh

Bappa Dey

(D) And whereas being the undivided owners of the said land by way of Law of Inheritance each having 1/4th undivided share of land measuring 4.88 Decimals out of the total physical possession of land measuring 19.5 Decimals one of the owners Sri Dulal Dey also died on 03.08.2015 leaving behind him his wife Smt. Maya Dey, three daughters viz. Smt. Sangita Dey (Das), Smt. Jhum Dey, Smt. Mithu Dey as his only legal heirs and successors as per the provision of Hindu Succession Act, 1956.

And whereas thus, after the death of said Dulal Dey, his present legal heirs viz. Smt. Maya Dey, Smt. Sangita Dey (Das), Smt. Jhum Dey, Smt. Mithu Dey became joint owners of the said 1/4th undivided share of land measuring 4.88 decimals out of the total physical possession of land measuring 19.5 Decimals having mutated their names with the concerned land reforms office and opened separate LR Khatian being No. 13652 (in the name of Smt. Maya Dey), LR Khatian being No. 13653 [in the name of Sangita Dey (Das)], LR Khatian being No. 13649 (in the name of Smt. Jhum Dey) and LR Khatian being No. 13650 (in the name of Smt. Mithu Dey) which is in joint their actual khas and physical possession having permanent heritable transferrable right, title and interest free from all encumbrances and charges whatsoever.

And whereas in the manner aforesaid being the joint owners in such possession by way of Law of Inheritance, the Vendors above named to this indenture have decided to sell and offered for sale their said undivided inherited share of land measuring 4.86 Decimals as described in schedule "B" appended below, out of the total physical possession of land measuring 19.5 Decimals together with all rights or easements appurtenances in connection with the said land free from all encumbrances and charges whatsoever.

And whereas the Purchaser having got the information for disposing the said land by the Vendors herein, interested to purchase the said land and thereby

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Shila Dey Sarkar

Bela Halder

Sanjay Dey

Soma Ghosh.

Bappa Dey

offered the amount of Rs. 83,84,000/- (Rupees eighty-three lac eighty-four thousand) only.

AND WHEREAS the Vendors herein considering the price so offered by the purchaser has firmly and finally agreed to sell their below schedule land free from all encumbrances and charges whatsoever and the said property is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 83,84,000/- (Rupees eighty-three lac eighty-four thousand) only paid by the Purchaser to the Vendors hereof and the Vendors doth hereby grant sale, convey, transfer and assign unto the Purchaser the said land hereby sold as described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof *TO HAVE AND TO HOLD* the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them/him, subject to the payment of rent etc. payable to the Superior Landlord the Govt. of West Bengal.

AND THE VENDORS do hereby covenant with the Purchaser that the Vendor has full authority and power to transfer the said land described in the schedule below unto and in favour of the Purchaser in the manner aforesaid and the Vendor or any person/persons claiming under them/him shall and will from time to time and at all times hereafter at the request and costs of the Purchaser will execute all such acts, deeds and things whatsoever for further and more effectually assuring the Purchaser for their peaceful enjoyment and possession thereof and therein as shall and may be required.

G. A. G.

Shila Dey Sarkar

Bela Holder

Gangim Dey

Soma Ghosh.

Bappa Dey

IT IS FURTHER covenanted by the Vendors that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the landed property hereby transferred, expressed or intended so to be or in any part thereof and therein on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever the Vendors shall be liable to deal with according to law and shall also be liable to compensate the Purchaser for any loss, injury that the Purchaser may sustain in consequence thereof.

IF FOR ANY DEFECT in the title or for any act done suffered or to be done by the Vendors and with respect to the right of the land hereby transferred expressed or intended so to be by these presents, the Purchaser is deprived of possession or of enjoyment of the right and in land hereby conveyed or expressed or intended so to be or in any part thereof, the Vendor shall be liable to return to the Purchaser the full consideration money as the case may be from the date of such deprivation or dispossession and also shall be liable for adequate compensation for any loss or injury attended thereto to be sustained by the Purchaser in consequence thereof along with the interest @ 18% per annum.

IT IS FURTHER DECLARED by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or transfer otherwise any interest or right in the land described in schedule below and there subsists no such contract at the date of these presents with respect to the land hereby transferred or any recitals made in these presents will prove to be false, the Vendors will be liable to compensate the Purchaser adequately for the loss or injury to the Purchaser in consequence thereof.

G. Singh

Swila Dey Sarkar

Bela Halder

Sanjay Dey

Soma Ghosh.

Bappa Dey

SCHEDULE "A"

(Description of total land)

ALL THAT piece or parcel of Vacant homestead land measuring **19.5 Decimals**, situated within Mouza Siliguri (now Siliguri Purba), J.L. No. 110(88), Touzi No. 3(ja), recorded in RS Khatian No. 5278, corresponding to LR Khatian No. 13651, 13666, 13664, 13665, 13663, 13662, 13661, 13660, 13659, 13656, 13654, 13658, 13657, 13655, 13652, 13653, 13649 and 13650, in part of RS Plot No. 9665, corresponding to LR Plot No. 496, Pargana Baikunthapur, Police Station Siliguri, within the Jurisdiction of Punjabipara, under Ward No. 13 of Siliguri Municipal Corporation, District Darjeeling.

The total land measuring 19.5 Decimals is butted and bounded as follows:

North : Land of Purnima Ghai,
South : Land of Murlidhar Agarwal,
East : 27 feet wide Bhagat Singh Sarani,
West : Land of RS Plot No. 9667.

SCHEDULE "B"

(Description of land hereby sold)

ALL THAT piece or parcel of Vacant homestead undivided land measuring **4.86 Decimals** out of the total land measuring 19.5 Decimals, situated within Mouza Siliguri (now Siliguri Purba), J.L. No. 110(88), Touzi No. 3(ja), recorded in RS Khatian No. 5278 corresponding to LR Khatian No. 13659, 13656, 13654 and 13658, 13657 and 13655, in part of RS Plot No. 9665, corresponding to LR Plot No. 496, Pargana Baikunthapur, Police Station Siliguri, within the Jurisdiction of Punjabipara (Bhagat Singh Sarani) under Ward No. 13 of Siliguri Municipal Corporation, District Darjeeling.

Separate sheet containing the fingerprints and photographs of the parties is enclosed herewith forming part of these presents.

IN WITNESS WHEREOF the parties being in sound health and full conscious mind has signed, executed and admitted this Deed of Conveyance (Sale), in presence of the following witnesses who have signed below on the day, month and year written above.

PREMIER DEVELOPERS

Rishav

Partner

(SIGNATURE OF PURCHASER)

G. M.

Shila Dey Sarker

Bela Halder

Sanyal Dey
Soma Ghosh.

Bappa Dey

(SIGNATURE OF SELLER)

WITNESSES:

1. *Mithu Dey*

D/o - *Dulal Dey*

Bhagat Singh Sarani
Punjabi Para,

P.O. & P.S. - *Siliguri*

Dist. *Darjeeling*

PIN - *734001*

2. *Prasjit Paul*

S/o - *Paltn Paul*

East vivekananda Pally

P.O. *Rabindra Sarani*

P.S. *Bhaktinagar*

Dist. *Jalpaiguri*

PIN - *734006*

Drafted by me as per the instructions of the parties upon the basis of available documents/papers supplied by the party. Read over and explained to the parties by me and printed in my office.

Babul Mazumder

(BABUL MAZUMDER)

Advocate, Siliguri.

Enrolment No. WB-439 of 1998.

EXECUTANT SHEET

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
					

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Signature with Date

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RIGHT					

Shila Dey Sarkar

Shila Dey Sarkar

Signature with Date

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

Bela Holder

Bela Holder

Signature with Date

EXECUTANT SHEET

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LEFT HAND					
					

Sayot Dey
Signature with Date

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LEFT HAND					
RIGHT HAND					


Soma Ghosh.

Soma Ghosh.
Signature with Date

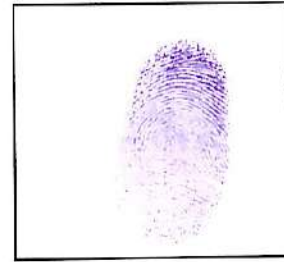
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LEFT HAND					
RIGHT HAND					


Bappa Dey

Bappa Dey
Signature with Date

IDENTIFIER PHOTO SHEET

LEFT THUMB IMPRESSION



Mithu Dey
Signature of Identifier

CLAIMANT SHEET

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

Rishav

Signature with Date

Major Information of the Deed

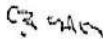
Deed No :	I-0402-01506/2024	Date of Registration	27/06/2024
Query No / Year	0402-2001408734/2024	Office where deed is registered	
Query Date	08/06/2024 2:23:30 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Babul Mazumder Hakimpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8388973933, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 83,84,000/-	Rs. 83,84,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,35,380/- (Article:23)	Rs. 83,854/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

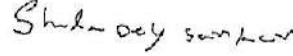
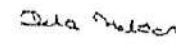
Land Details :

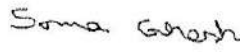
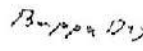
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: PANJABI PARA WARD NO.13, Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-9665	RS-5278	Bastu	Bastu	0.0486 Acre	83,84,000/-	83,84,000/-	Width of Approach Road: 27 Ft.,
Grand Total :					4.86Dec	83,84,000 /-	83,84,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rekha Dey (Presentant) Wife of Late Sushil Kumar Dey Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office		 Captured	
		27/06/2024	LTI 27/06/2024	27/06/2024

Punjabipara, 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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: arxxxxxx0f, Aadhaar No: 31xxxxxxxxx2015, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				
2	Name Mrs Shila Dey Sarkar Daughter of Late Sushil Kumar Dey Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
No. 1, Shaktigarh, City:- Not Specified, P.O:- Siliguri Bazar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: osxxxxxx6c, Aadhaar No: 20xxxxxxxxx1745, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				
3	Name Mrs Bela Halder Daughter of Late Sushil Kumar Dey Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
Hakimpura, 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: agxxxxxx8j, Aadhaar No: 82xxxxxxxxx1828, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				
4	Name Mr Sanjoy Dey Son of Late Sushil Kumar Day Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
Punjabipara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: alxxxxxx2e, Aadhaar No: 68xxxxxxxxx6300, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				

5	Name Mrs Soma Ghosh Daughter of Late Sushil Kumar Dey Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
Jayantipara, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: blxxxxxx6m, Aadhaar No: 82xxxxxxxx4094, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				
6	Name Mr Bappa Dey Son of Late Sushil Kumar Dey Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
Punjabipara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: akxxxxxx5b, Aadhaar No: 97xxxxxxxx1496, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PREMIER DEVELOPERS Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxxx8n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rishav Garg Son of Mr Rupesh Kumar Agarwal Date of Execution - 27/06/2024, , Admitted by: Self, Date of Admission: 27/06/2024, Place of Admission of Execution: Office	 Jun 27 2024 2:41PM	 Captured LTI 27/06/2024	 27/06/2024

Jaygaon, City:- Not Specified, P.O:- Jaigaon, P.S:-Jaigaon, District:-Jalpaiguri, West Bengal, India, PIN:- 736182, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 85xxxxxxx2558 Status : Representative, Representative of : PREMIER DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Mithu Dey Daughter of Late Dulal Dey Punjabipara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	
	27/06/2024	27/06/2024	27/06/2024
Identifier Of Mrs Rekha Dey, Mrs Shila Dey Sarkar, Mrs Bela Halder, Mr Sanjoy Dey, Mr Rishav Garg, Mrs Soma Ghosh, Mr Bappa Dey			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Dey	PREMIER DEVELOPERS-0.81 Dec
2	Mrs Shila Dey Sarkar	PREMIER DEVELOPERS-0.81 Dec
3	Mrs Bela Halder	PREMIER DEVELOPERS-0.81 Dec
4	Mr Sanjoy Dey	PREMIER DEVELOPERS-0.81 Dec
5	Mrs Soma Ghosh	PREMIER DEVELOPERS-0.81 Dec
6	Mr Bappa Dey	PREMIER DEVELOPERS-0.81 Dec

Endorsement For Deed Number : I - 040201506 / 2024

On 27-06-2024

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

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

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

Presented for registration at 14:04 hrs on 27-06-2024, at the Office of the A.D.S.R. SILIGURI by Mrs Rekha Dey , 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 83,84,000/-

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

Execution is admitted on 27/06/2024 by 1. Mrs Rekha Dey, Wife of Late Sushil Kumar Dey, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Mrs Shila Dey Sarkar, Daughter of Late Sushil Kumar Dey, No. 1, Shaktigarh, P.O: Siliguri Bazar, Thana: New jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 3. Mrs Bela Halder, Daughter of Late Sushil Kumar Dey, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Mr Sanjoy Dey, Son of Late Sushil Kumar Dey, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Mrs Soma Ghosh, Daughter of Late Sushil Kumar Dey, Jayantipara, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife, 6. Mr Bappa Dey, Son of Late Sushil Kumar Dey, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mrs Mithu Dey, , , Daughter of Late Dulal Dey, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

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

Execution is admitted on 27-06-2024 by Mr Rishav Garg, Partner, PREMIER DEVELOPERS (Partnership Firm), Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mrs Mithu Dey, , , Daughter of Late Dulal Dey, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 83,854.00/- (A(1) = Rs 83,840.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 83,854/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2024 10:50AM with Govt. Ref. No: 192024250093633858 on 26-06-2024, Amount Rs: 83,854/-,
Bank: SBI EPay (SBIPay), Ref. No. 3396820316238 on 26-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,35,380/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 3,34,380/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5436, Amount: Rs.1,000.00/-, Date of Purchase: 17/06/2024, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2024 10:50AM with Govt. Ref. No: 192024250093633858 on 26-06-2024, Amount Rs: 3,34,380/-,
Bank: SBI EPay (SBIPay), Ref. No. 3396820316238 on 26-06-2024, Head of Account 0030-02-103-003-02



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 0402-2024, Page from 35002 to 35024

being No 040201506 for the year 2024.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2024.07.02 13:56:33 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 02/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

SL. NO. 3436 Date 17.5.2024
PURCHASER. Premire Developers
Full Address. Siliguri
Total Value. 1000 /
Stamp Purchased from JPG Treasury-1

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



Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

27 JUN 2024