



Bhuvan Singh

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Aman Singh

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Sadhana Singh

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Sandeep Roy

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Sign:.....Bhuvan Singh.....

Sign: Aman Singh

Sign: Sadhana Singh

Sign: Sandeep Roy

SANDEEP ROYAL







Government of West Bengal

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










OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08018003545888/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BHUSAN SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			<i>Bhusan Singh</i> 16/12/2022
2	Mr AMAR SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			<i>Amar Singh</i> 16/12/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt SADHANA SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			 16/12/2022
4	Mr SANDEEP GOYAL ANANDA BHAWAN, SETH SRILAL MARKET, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Attornèy [SANDEEP GOYAL REAL ESTATE LIMITED]			 16/12/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJAY DAS Son of Late SHIB SHANKAR DAS NATUARPAR, City:- P.O:- GHEGHIRGHAT, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134	Mr BI IUSAN SINGH, Mr AMAR SINGH, Smt SADHANA SINGH, Mr SANDEEP GOYAL			 16/12/2022

Tulsi Lama
(Tulsi Lama)
District Sub-Registrar
Cooch Behar
REGISTRAR

OFFICE OF THE D.S.R.
COOCHBEHAR
Coochbehar, West Bengal

Major Information of the Deed

Deed No :	I-0801-10573/2022	Date of Registration	21/12/2022
Query No / Year	0801-8003545888/2022	Office where deed is registered	
Query Date	15/12/2022 5:46:42 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	Sanjoy Das Natuarpur ,dewanhat,Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 9733285839, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 9,57,63,070/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 080103633/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Shibendra Narayan Road, Road Zone : (Ekta Marble -- Forest Office) , Mouza: Shahar Coochbehar, Pin Code : 736101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2930	LR-6460	Bastu	Bastu	16 Dec		1,39,88,945/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR 2930	LR-82	Baslu	Bastu	16 Dec		1,30,88,015/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2933	LR-6460	Bastu	Bastu	15 Dec		1,31,14,635/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2933	LR-82	Bastu	Bastu	15 Dec		1,31,14,635/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2939	LR-6460	Bastu	Bastu	1 Dec		8,74,309/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-2939	LR-82	Bastu	Bastu	1 Dec		8,74,309/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-2940	LR-6460	Bastu	Bastu	12 Dec		1,04,91,708/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-2940	LR-82	Bastu	Bastu	12 Dec		1,04,91,708/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-2926	LR-9719	Bastu	Bastu	10 Dec		87,43,090/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-2929	LR-9719	Bastu	Bastu	2.4 Dec		20,98,342/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-2941	LR-6460	Bastu	Bastu	2.7 Dec		23,60,634/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-2941	LR-82	Bastu	Bastu	2.8 Dec		24,48,065/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-2961	LR-24705	Bastu	Bastu	0.63 Dec		5,50,815/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L14	LR-2962	LR-6460	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L15	LR-2962	LR-24701	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L16	LR-2962	LR-24705	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :

L17	LR-2965	LR-6460	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L18	LR-2965	LR-24701	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L19	LR-2965	LR-24705	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			109.53Dec	0 /-	957,63,070 /-	
		Grand Total :			109.53Dec	0 /-	957,63,070 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr BHUSAN SINGH Son of Late RAMJI SINGH SHIBENDRA NARAYAN ROAD, WARD NO4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:-736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
2	<p>Mr AMAR SINGH (Presentant) Son of Late RAMJI SINGH SHIBENDRA NARAYAN ROAD, WARD NO4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:-736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
3	<p>Smt SADHANA SINGH Wife of Mr BHUSAN SINGH SHIBENDRA NARAYAN ROAD, WARD NO4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:-736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>

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Main body of faint, illegible text, appearing to be several paragraphs of a document.



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SANDEEPG. REALESTATE LIMITED G-0214, CITY CENTRE OFFICE BLOCK, UTTORAYAN, City:- , P.O:- MATIGARA, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANDEEP GOYAL Son of Mr BHAGWAN GOYAL ANANDA BHAWAN, SETH SRILAL MARKET, 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.:: ADxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANDEEPG. REALESTATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY DAS Son of Late SHIB SHANKAR DAS NATUARPAR, City:- , P.O:- GHEGHIRGHAT, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134			
Identifier Of Mr BHUSAN SINGH, Mr AMAR SINGH, Smt SADHANA SINGH, Mr SANDEEP GOYAL			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-16 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEPG. REALESTATE LIMITED-2.4 Dec
Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-2.7 Dec
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-2.8 Dec
Transfer of property for L13		
SI.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEPG. REALESTATE LIMITED-0.63 Dec
Transfer of property for L14		
SI.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-0.5 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-0.5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEPG. REALESTATE LIMITED-0.5 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-0.5 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-0.5 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEPG. REALESTATE LIMITED-0.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-16 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-15 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-15 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEPG. REALESTATE LIMITED-12 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEPG. REALESTATE LIMITED-12 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEPG. REALESTATE LIMITED-10 Dec

L15	LR Plot No:- 2962, LR Khatian No:- 24701	Owner:অমর সিং, Gurdian:রামজি সিং, Address:নিজ , Classification:বসত ভূমি, Area:0.00700000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 2962, LR Khatian No:- 24705	Owner:সাধনা সিং, Gurdian:ভূষণ সিং, Address:নিজ , Classification:বসত ভূমি, Area:0.00700000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 2965, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রামজী , Address:নিজ , Classification:বাস্ত, Area:0.02800000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 2965, LR Khatian No:- 24701	Owner:অমর সিং, Gurdian:রামজি সিং, Address:নিজ , Classification:বাস্ত, Area:0.00900000 Acre,	Owner Name not selected by applicant.
L19	LR Plot No:- 2965, LR Khatian No:- 24705	Owner:সাধনা সিং, Gurdian:ভূষণ সিং, Address:নিজ , Classification:বাস্ত, Area:0.00900000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 080110573 / 2022

On 15-12-2022

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 9,57,63,070/-

M. Lama

Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 16-12-2022

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

Presented for registration at 18:00 hrs on 16-12-2022, at the Private residence by Mr AMAR SINGH , one of the Executants.

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

Execution is admitted on 16/12/2022 by 1. Mr BHUSAN SINGH, Son of Late RAMJI SINGH, SHIBENDRA NARAYAN ROAD, WARD NO 4, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 2. Mr AMAR SINGH, Son of Late RAMJI SINGH, SHIBENDRA NARAYAN ROAD, WARD NO 4, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 3. Smt SADHANA SINGH, Wife of Mr BHUSAN SINGH, SHIBENDRA NARAYAN ROAD, WARD NO 4, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife

Identified by Mr SANJAY DAS, , Son of Late SHIB SHANKAR DAS, NATUARPAR, P.O: GHEGHIRGHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 16-12-2022 by Mr SANDEEP GOYAL, DIRECTOR, SANDEEPG. REALSTATE LIMITED, G-0214, CITY CENTRE OFFICE BLOCK, UTTORAYAN, City:- , P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Identified by Mr SANJAY DAS, , Son of Late SHIB SHANKAR DAS, NATUARPAR, P.O: GHEGHIRGHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Deed Writer

M. Lama

Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 21-12-2022

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2437, Amount: Rs.100.00/-, Date of Purchase: 16/12/2022, Vendor name: K P Pal

Handwritten signature

Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COCHBEHAR
Coochbehar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0801-2022, Page from 162332 to 162357
being No 080110573 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.12.22 15:45:10 +05:30
Reason: Digital Signing of Deed.

Tulsi

(Tulsi Lama) 2022/12/22 03:45:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)