

34 - 40/25

I-44/25

I-44/24²



18-20/25
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
9-7-75
18/01/25

Y 160044

Certified that the document is admitted
Registration and the Signature Sheet and
the Endowment Sheet attached to this
Document are part of this Document

District Sub-Registrar
JALPAIGURI

10 JAN 2025

DEED OF CONVEYANCE (Sale)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
10th DAY OF JANUARY , TWO THOUSAND & TWENTY FIVE

Contd. P/2



Sagarika Ray



Sagarika Roy

DEED OF CONVEYANCE
(SILIGURI MUNICIPAL CORPORATION AREA)

Land Area : 0.055 Acres

(1/3rd undivided share out of total 0.165 Acres of land)

Mouza : Dabgram

Plot No. (R.S.) 75 & 78/611 (L.R.) 163

Khatian No. (R.S.) 395 (L.R.) 690

Sheet No. (R.S.) 14 , (L.R.) 152

J.L. No. 02

SMC Ward No.33 (South Deshbandhupara)

P.S. New Jalpaiguri

Dist. Jalpaiguri

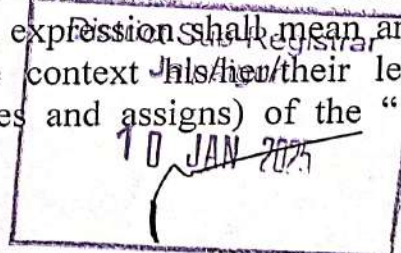
Sale Consideration : Rs.38,50,000/-

B E T W E E N

BERLIA DEVELOPERS a Partnership Firm represented by one of its Partners **SRI MANISH AGARWAL**, S/o Sri Pawan Kumar Agarwal , Hindu by Religion , Indian by Nationality , Business by occupation , resident of Berlia House , Sri Ram Colony, Sevoke Road, P.O & P.S. - Siliguri, District – Darjeeling , PIN-734001 in the State of West Bengal ----- hereinafter called the “ **PURCHASER**” (which expression shall mean and include unless excluded by or repugnant to the context its Partners , his/her/their legal heirs, successors , executors, legal representatives and assigns) of the “ **ONE PART**”.

A N D

SMT. SAGARIKA ROY, W/o Sri Arupananda Roy (D/o Late Monoranjan Mitra) , Hindu by Religion , Indian by Nationality , Housewife by occupation , resident of Golli No.09 , Panda Para , Ward No.13 , Jalpaiguri , P.S. Kotwali , P.O & Dist. Jalpaiguri , PIN-735101 in the State of West Bengal ----- hereinafter called the “ **VENDOR**” (which expression shall mean and include unless excluded by or repugnant to the context his/her/their legal heirs, successors , executors, legal representatives and assigns) of the “ **OTHER PART**”.





Sagarika Roy

WHEREAS (1) SMT. SAGARIKA ROY, W/o Sri Arupananda Roy , (2) SMT. SAMAPIKA GHOSH , W/o Dr Aniruddha Ghosh and (3) SMT. SANCHALIKA SARKAR, W/o Sri Niranjan Sarkar jointly became owners of a piece or parcel of vacant land measuring 10 KATHAS or 0.165 ACRES :- wherein

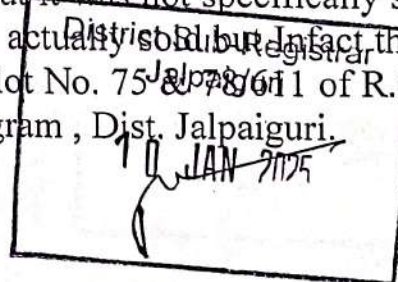
land measuring 6 Kathas 14 Chhataks comprised in part of R.S. Plot No. 75

land measuring 3 Kathas 2 Chhataks comprised in part of R.S. Plot No. 78/611

IN TOTAL 2 PLOTS LAND MEASURING 10 KATHAS or 0.165 ACRES recorded in R.S. Khatian No. 395, situated within R.S. Sheet No.14 of Mouza- DABGRAM , J.L. No-02^c, Pargana- Baikunthapur, within Siliguri Municipal Corporation Ward No. 33 at South Deshbandhu Para , P.S. -New Jalpaiguri , Dist. Jalpaiguri as morefully described in the Schedule-A below , which they acquired from SRI BISWAJIT NANDI , S/o Late Charu Gopal Nandi vide a registered Deed of Transfer (Rectification) Being No. I- 4392, Dated. 30/10/2024 registered before the office of District Sub-Registrar , Jalpaiguri , Dist. Jalpaiguri , entered in the said Office record being Book No. I , Volume No.0702-2024 from pages 79201 to 79215 for the year 2024.

A N D

WHEREAS previous to the execution of the aforesaid deed in favour of the aforesaid 3 owners , the aforesaid land was initially sold by one Jiban Kumar Sarkar to one Smt. Sukhada Bala Ghosh vide Sale Deed being No. I- 5846 dated. 08/07/1966 , registered before the Office of District Sub-Registrar , Jalpaiguri , however at the time of drafting of the said deed , aforesaid 10 Kathas of land was shown to be sold out of R.S. Plot No. 78 & others of Savek Khatian No. 648 , R.S. Khatian No. 395 , but it was not specifically shown that out of which plot , said 10 Kathas land was actually sold. In fact the physical possession of the same was given in R.S. Plot No. 75 & 78/611 of R.S. Khatian No. 395 , R.S. Sheet No.14 of Mouza- Dabgram , Dist. Jalpaiguri.





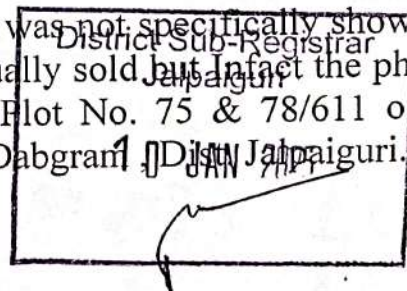
Sagarika Roy.

Thereafter same mistake was continued in the drafting of further transfers vide Sale Deeds being No. I-308 & I- 369 , both dated. 17/01/1973 , registered before the Office of District Sub-Registrar , Jalpaiguri , wherein Smt. Sukhada Bala Ghosh sold the entire 10 Kathas of land to one Smt. Latika Bose W/o Guru Prasad Bose.

Thereafter Smt. Latika Bose W/o Late Guru Prasad Bose died intestate leaving behind her , 2 daughters Smt. Putul Mitra , W/o Nimai Chandra Mitra and Smt. Kalpana Mitra W/o Late Monoranjan Mitra , each acquired 50% share in the land of their deceased mother Smt. Latika Bose , each inherited 5 Kathas of land.

Thereafter Smt. Putul Mitra , for value consideration , sold her 5 Kathas of land to her sister Smt. Kalpana Mitra vide Sale deed being No. I- 2242 , dated. 14/05/1993 , registered before the Office of 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj , however same mistake was continued in the drafting of this Sale Deed also , wherein aforesaid 5 Kathas of land was shown to be sold out of R.S. Plot No. 78 & others of Savek Khatian No. 648 , R.S. Khatian No. 395 , but it was not specifically shown that out of which plot , said 5 Kathas land was actually sold but Infact the physical possession of the same was given in R.S. Plot No. 75 & 78/611 of R.S. Khatian No. 395 , R.S. Sheet No.14 of Mouza- Dabgram , Dist. Jalpaiguri.

Thereafter Smt. Kalpana Mitra died intestate leaving behind her , 3 daughters namely (1) **SMT. SAGARIKA ROY**, (2) **SMT. SAMAPIKA GHOSH** and (3) **SMT. SANCHALIKA SARKAR**, as her only legal heirs who have acquired 10 Kathas of land , as per physical possession in R.S. Plot No. 75 & 78/611 of R.S. Sheet No.14 of Mouza- Dabgram , Dist. Jalpaiguri but infact in the purchase deeds of their mother Smt. Kalpana Mitra , in the schedule 10 Kathas of land was shown to be sold out of R.S. Plot No. 78 & others of Savek Khatian No. 648 , R.S. Khatian No. 395 , but it was not specifically shown that out of which plot , said 10 Kathas land was actually sold but Infact the physical possession of the same was acquired in R.S. Plot No. 75 & 78/611 of R.S. Khatian No. 395 , R.S. Sheet No.14 of Mouza- Dabgram , Dist. Jalpaiguri.





Sagarika Roy.

WHEREAS the aforesaid 3 owners (1) SMT. SAGARIKA ROY (2) SMT. SAMAPIKA GHOSH and (3) SMT. SANCHALIKA SARKAR, in order to avoid any future litigation enquired the matter and found that one DEBIDAS NANDI, S/o Late Binod Bihari Nandi was the recorded owner of R.S. Khatian No. 395, total land measuring 0.23 Acres comprised of R.S. Plot No. 75 & 78/611 of R.S. Sheet No. 14 of Mouza- Dabgram, Dist. Jalpaiguri, which was inherited by his only son Charu Gopal Nandi, who was at present succeeded by his only son BISWAJIT NANDI, S/o Late Charu Gopal Nandi, having actual title over R.S. Plot No. 75 & 78/611 as per the Law of Succession as legal inheritance from his grandfather Late DEBIDAS NANDI.

WHEREAS upon the request and also considering the fact that actually 10 Kathas of land was sold and physical possession of the same was transferred out of R.S. Plot No. 75 & 78/611 of R.S. Sheet No.14 of R.S. Khatian No. 395 to the predecessor of interest since the first transfer of the said plots (as detailed above), said BISWAJIT NANDI, S/o Late Charu Gopal Nandi finally agreed and executed a duly registered Deed of Transfer (Rectification) Being No. I-4392, Dated. 30/10/2024 registered before the office of District Sub-Registrar, Jalpaiguri in favour of the aforesaid 3 owners (1) SMT. SAGARIKA ROY (2) SMT. SAMAPIKA GHOSH and (3) SMT. SANCHALIKA SARKAR and accordingly made the said 3 owners the absolute owners of the aforesaid 10 Kathas or 0.165 Acres of land having all permanent, heritable right, title and interest therein free from all encumbrances as morefully described in the Schedule-"A" below, each having 1/3rd (33%) undivided share therein.

AND accordingly in L.R. an area measuring 0.0550 Acres (1/3rd undivided share of 0.165 Acres of land) has further been recorded/mutated in the name of SMT. SAGARIKA ROY in L.R Plot No. 163 recorded in L.R Khatian No. 690, situated within L.R. Sheet No. 152 of Mouza- DABGRAM, J.L. No-02, Pargana- Baikunthapur, within Siliguri Municipal Corporation Ward No. 33 at South Deshbandhu Para, P.S. -New Jalpaiguri, Dist. Jalpaiguri.





Sagarika Roy

AND accordingly in L.R. an area measuring 0.0550 Acres ($\frac{1}{3}$ rd undivided share of 0.165 Acres of land) has further been recorded/mutated in the name of **SMT. SAMAPIKA GHOSH** in **L.R Plot No. 163** recorded in **L.R Khatian No. 691**, situated within L.R. Sheet No. 152 of Mouza- DABGRAM, J.L. No-02, Pargana- Baikunthapur, within Siliguri Municipal Corporation Ward No. 33 at South Deshbandhu Para, P.S. -New Jalpaiguri, Dist. Jalpaiguri.

AND accordingly in L.R. an area measuring 0.0550 Acres ($\frac{1}{3}$ rd undivided share of 0.165 Acres of land) has further been recorded/mutated in the name of **SMT. SANCHALIKA SARKAR** in **L.R Plot No. 163** recorded in **L.R Khatian No. 692**, situated within L.R. Sheet No. 152 of Mouza- DABGRAM, J.L. No-02, Pargana- Baikunthapur, within Siliguri Municipal Corporation Ward No. 33 at South Deshbandhu Para, P.S. -New Jalpaiguri, Dist. Jalpaiguri.

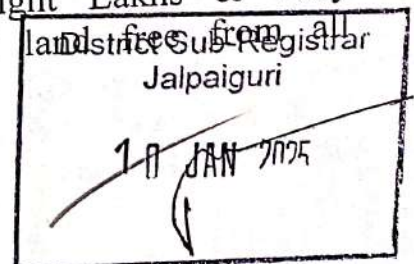
A N D

WHEREAS the VENDOR hereof namely **SMT. SAGARIKA ROY** being in need of money has now decided to sell all her aforesaid undivided $\frac{1}{3}$ rd share measuring **0.0550 ACRES** and offered for sale of said land as described above and morefully described in the Schedule "B" below to the Purchaser of this presents disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the purchaser hereof in need of this plot of land for his purposes, relying on all the aforesaid statements of the Vendor, has agreed to purchase the said land of the Vendor measuring **0.0550 ACRES**, as stated above at or for the total price of Rs.38,50,000/- (Rupees Thirty Eight Lakhs & Fifty Thousand) only for the entire **0.0550 ACRES** of land free from all encumbrance and charges whatsoever.

A N D





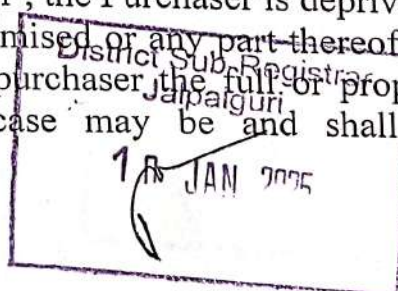
Sagarika Rany.

WHEREAS the vendor hereof, considering the price so offered by the purchaser as fair, reasonable and highest in the prevailing market, has finally agreed to sell her said land measuring **0.0550 ACRES** as stated above to the Purchaser at or for the price of Rs.38,50,000/- (Rupees Thirty Eight Lakhs & Fifty Thousand) only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.38,50,000/- (Rupees Thirty Eight Lakhs & Fifty Thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof) the vendor does hereby grant, convey, sell and transfer unto the Purchaser the said land measuring **0.0550 ACRES** described in the Schedule "B" below and make over possession thereof together with all right, title, interest etc. whatsoever is belonging to or in any way appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of rent and taxes etc. payable to the Govt. of the State of West Bengal.

AND the Vendor does hereby declare that the vendor has not previously sold, mortgaged, transferred, or contracted for sale or otherwise the said land hereby demised or any part thereof suffers from no defect of title and in the event of discovery of any contrary is proved, the vendor shall be liable to be dealt with according to law as the case may be and shall also be liable for compensation to the Purchaser.

AND the Vendor does hereby covenant with the purchaser that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the land hereby demised or any part thereof in future, the vendor shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be and shall also be liable for



[Handwritten signature]



Sagarika Ray.

compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting therefrom.

AND the Vendor does hereby further declare that the she or anybody claiming under her, shall at the cost of the Purchaser shall do execute all such acts, deed or thing whatsoever if the purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the vendor by these presents to the Purchaser.

AND it is hereby also declared by the vendor that the vendor has not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

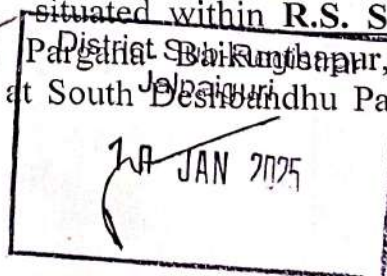
SCHEDULE – "A"
(Description of the Total Land)

All that piece or parcel of vacant land measuring **10 KATHAS** or **0.165 ACRES** :- wherein

land measuring 6 Kathas 14 Chhataks comprised in part of **R.S. Plot No. 75**

land measuring 3 Kathas 2 Chhataks comprised in part of **R.S. Plot No. 78/611**

IN TOTAL 2 PLOTS LAND MEASURING **10 KATHAS** or **0.165 ACRES** recorded in **R.S. Khatian No. 395**, situated within **R.S. Sheet No.14** of Mouza- **DABGRAM**, J.L. No-02, District **Baikunthapur**, within Siliguri Municipal Corporation Ward No. 33 at South Desbandhu Para, P.S –New Jalpaiguri, Dist. Jalpaiguri.





Sagarika Ray.

Aforesaid land in L.R. corresponding to **L.R Plot No. 163** recorded in **L.R Khatian No. 690, 691 & 692**, situated within L.R. Sheet No. 152 of Mouza-DABGRAM, J.L. No-02, Pargana- Baikunthapur, within Siliguri Municipal Corporation Ward No. 33 at South Deshbandhu Para, P.S -New Jalpaiguri, Dist. Jalpaiguri.

The said land is butted and bounded as follows :-

North : Land of Darjeeling District Area ;
 South : Land of Plot No. 75 & 78/611 (Land of Sen Babu) ;
 East : 21 Ft wide SMC Road ;
 West : Land of Darjeeling District Area

(Classification of the land is Danga & the proposed land use is Bastu)

SCHEDULE - "B"

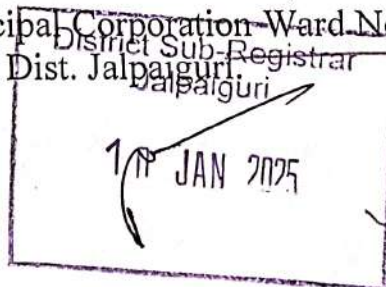
(Description of the Share of the Land of Vendor, hereby sold)

All that piece or parcel of vacant land measuring **0.0550 ACRES** (1/3rd undivided share of Vendor out of above Schedule -A land) :- wherein

land measuring 2 Kathas 4 Chhataks 30 Sq. Ft. comprised in part of **R.S. Plot No. 75**

land measuring 1 Katha 30 Sq. Ft. comprised in part of **R.S. Plot No. 78/611**

IN TOTAL 2 PLOTS LAND MEASURING **0.055 ACRES** recorded in **R.S. Khatian No. 395**, corresponding to **L.R Plot No. 163** recorded in **L.R Khatian No. 690** situated within **R.S. Sheet No.14** corresponding to **L.R. Sheet No. 152** of Mouza- DABGRAM, J.L. No-02, Pargana- Baikunthapur, within Siliguri Municipal Corporation Ward No. 33 at South Deshbandhu Para, P.S -New Jalpaiguri, Dist. Jalpaiguri





IN WITNESS WHERE OF the VENDOR hereto has signed this DEED OF SALE on the date first above written.

WITNESSES:

1. Anupendra Roy
S/o Late Indu Bhushan Roy.
Panchayara Road.
Bow Bazar.
P.O. D.T. Jalpaiguri

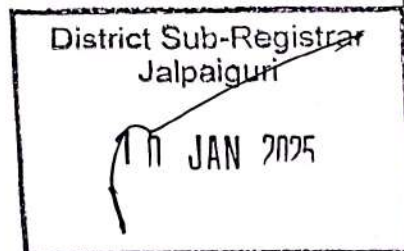
Sagarika Roy
VENDOR

2. Gouram Bomanik
S/o Late Robinendra Nath Pramanik
Mahaman da Pora.
Word No. IV

Drafted by me & typed in computer
in my office

Bipul Kumar Sharma

Bipul Kumar Sharma
WB/1093/2000
(Advocate/Siliguri)



"MEMO OF CONSIDERATION / RECEIPT"

I, the VENDOR, below named do hereby acknowledge of receiving with thanks from the Purchaser **BERLIA DEVELOPERS**, a Partnership Firm represented by one of its Partners **SRI MANISH AGARWAL**, S/o Sri Pawan Kumar Agarwal of Berlia House, Sri Ram Colony, Sevoke Road, P.O & P.S. - Siliguri, District - Darjeeling, PIN-734001 in the State of West Bengal, the below sum as full & final consideration in respect of all that above Scheduled land being sold by the Vendor to the Purchaser hereof.

Payment made by	Date	Amount in Rs.
By RTGS	03/01/2025	Rs. 15,00,000/-
By RTGS	09/01/2025	Rs. 23,50,000/-
	TOTAL	Rs. 38,50,000/-

(Rupees Thirty Eight Lakhs & Fifty Thousand) only

Sagarika Ray.
VENDOR

EXECUTANT SHEET

FINGER PRINT OF VENDOR

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



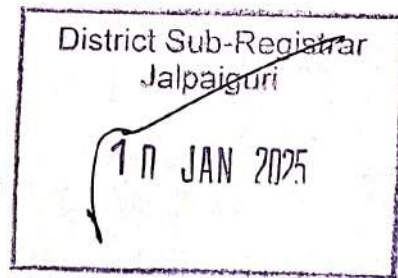
Sagorika Ray,
Signature with Date

District Sub-Registrar
Jalpaiguri
10 JAN 2025

CLAIMANT SHEET

FINGER PRINTS OF PURCHASER

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Manish Agrawal</i>	Left Hand					
	Right Hand					



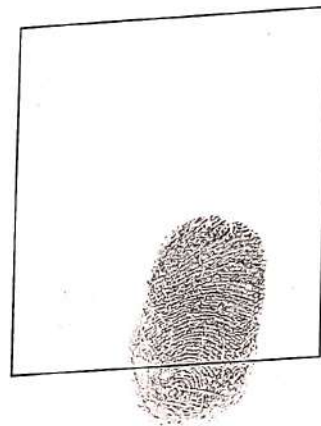
BERLIA DEVELOPERS
Manish Agrawal
SignaturePartner.....

IDENTIFIER SHEET

PHOTO

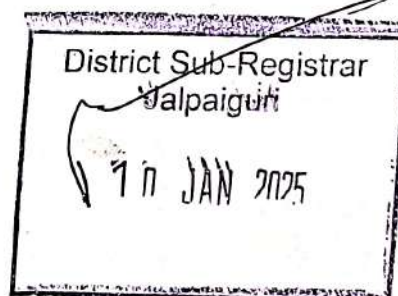


THUMB IMPRESSION



Anupamanda Roy

Signature



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



GRN Details

GRN: 192024250348303128
GRN Date: 08/01/2025 19:05:36
BRN: 1458320495046
Gateway Ref ID: CHS1557000
GRIPS Payment ID: 080120252034830311
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 08/01/2025 19:05:53
Method: State Bank of India NIB
Payment Init. Date: 08/01/2025 19:05:36
Payment Ref. No: 2000075042/1/2025
(Query No*/Query Year)

Depositor Details

Depositor's Name: Mr Manish Agarwal
Address: Sevoke Road, Siliguri
Mobile: 8967555375
Period From (dd/mm/yyyy): 08/01/2025
Period To (dd/mm/yyyy): 08/01/2025
Payment Ref ID: 2000075042/1/2025
Dept Ref ID/DRN: 2000075042/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000075042/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	251020
2	2000075042/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	42014
Total				293034

IN WORDS: TWO LAKH NINETY THREE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0702-00044/2025	Date of Registration	10/01/2025
Query No / Year	0702-2000075042/2025	Office where deed is registered	
Query Date	08/01/2025 6:56:13 PM	D.S.R. JALPAIGURI, District: Jalpaiguri	
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8293040260, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 38,50,000/-	Rs. 41,99,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,52,020/- (Article:23)	Rs. 42,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

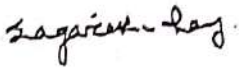
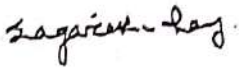
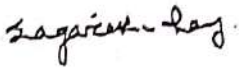
Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: South Deshabandhu Para, Road Zone : (Ward No.33 -- Ward No.33) , Mouza: Dabgram Sheet No - 14, JI No: 2, Pin Code : 734007

District: Durgam,
(Ward No.33 -- Ward No.33) , Mouza: Dabgram Sheet No - 14, JI No: 2, Pin Code : 734007

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-75	RS-395	Bastu	Bastu	2 Katha 4 Chatak 30 Sq Ft	26,50,000/-	28,87,499/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
L2	RS-78/611	RS-395	Bastu	Bastu	1 Katha 30 Sq Ft	12,00,000/-	13,12,499/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
		TOTAL :			5.5Dec	38,50,000 /-	41,99,998 /-	
		Grand Total :			5.5Dec	38,50,000 /-	41,99,998 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Sagarika Roy (Presentant) Wife of Shri Arupnanda Roy Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>10/01/2025</td> <td>10/01/2025</td> <td>10/01/2025</td> <td>10/01/2025</td> </tr> </tbody> </table> Panda Para Road, Block/Sector: 9 No Gali, 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: India Date of Birth:XX-XX-1XX5 , PAN No.: acxxxxxx5e, Aadhaar No: 27xxxxxxxx1385, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Sagarika Roy (Presentant) Wife of Shri Arupnanda Roy Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured		10/01/2025	10/01/2025	10/01/2025	10/01/2025
Name	Photo	Finger Print	Signature										
Smt Sagarika Roy (Presentant) Wife of Shri Arupnanda Roy Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured											
10/01/2025	10/01/2025	10/01/2025	10/01/2025										

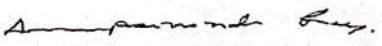
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BERLIA DEVELOPERS Berlia House, Block/Sector: Sri Ram Colony, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Manish Agarwal Son of Shri Pawan Kumar Agarwal Berlia House, Block/Sector: Sri Ram Colony, Sevoke Road, 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 , Aadhaar No: 54xxxxxxxx3990 Status : Representative, Representative of : BERLIA DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arupananda Roy Son of Indubhushan Roy Panda Para Road Bowbazar 9 No Gali, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101		 Captured	
	10/01/2025	10/01/2025	10/01/2025

Identifier Of Smt Sagarika Roy, Shri Manish Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sagarika Roy	BERLIA DEVELOPERS-3.78125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Sagarika Roy	BERLIA DEVELOPERS-1.71875 Dec

Endorsement For Deed Number : I - 070200044 / 2025

On 10-01-2025

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 12:23 hrs on 10-01-2025, at the Office of the D.S.R. JALPAIGURI by Smt Sagarika Roy ,Executant.

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 41,99,998/-

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

Execution is admitted on 10/01/2025 by Smt Sagarika Roy, Wife of Shri Arupnanda Roy, Panda Para Road, Sector: 9 No Gali, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife

Indetified by Shri Arupananda Roy, , Son of Indubhushan Roy, Panda Para Road Bowbazar 9 No Gali, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,046.00/- (A(1) = Rs 42,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/01/2025 7:05PM with Govt. Ref. No: 192024250348303128 on 08-01-2025, Amount Rs: 42,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1458320495046 on 08-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,51,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 31958, Amount: Rs.1,000.00/-, Date of Purchase: 26/12/2024, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/01/2025 7:05PM with Govt. Ref. No: 192024250348303128 on 08-01-2025, Amount Rs: 2,51,020/-,

Bank: SBI EPay (SBlePay), Ref. No. 1458320495046 on 08-01-2025, Head of Account 0030-02-103-003-02

Parijat Roy Choudhury

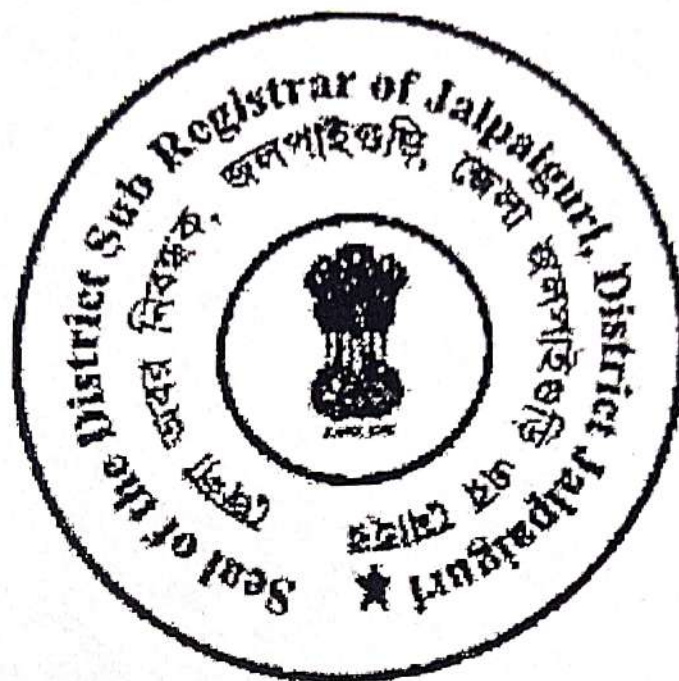
**Parijat Roy Choudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0702-2025, Page from 4755 to 4775

being No 070200044 for the year 2025.



Parijat Roy Choudhury

Digitally signed by PARIJAT ROY CHOUDHURY
Date: 2025.01.27 13:04:56 +05:30
Reason: Digital Signing of Deed.

(Parijat Roy Choudhury) 27/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
West Bengal.