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I- 641/2021



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

F 447750

F 447750

2/105176/21

-1-

पश्चिम बङ्गाल

Rahul Roy

DEED OF CONVEYANCE

पंज

GOVERNMENT THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

05 FEB 2021 18:31:50

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SL NO. 28939

Date 15.1.2021

PURCHASER Marigold Inraprojects Pvt Ltd.

Full Address Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



MS

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajgani, Jalpaiguri

F 44750



A.D. Dist-Sub Registrar
Jalpaiguri

05 FEB 2021

Rachul Ray

THIS INDENTURE MADE THIS THE
5th DAY OF FEBRUARY 2021

GRAM PANCHAYAT

“MARIEGOLD INFRAPROJECTS PRIVATE LIMITED”(P. A. No. AAFCM7567E), a Private Limited Company bearing CIN Number U51109WB200BPTC127138, having its registered Office at Garg and Co. 16 M. G. Road, Khalpara, Siliguri P.O-Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its Director **SMT. MANISHA GARG**”(P. A. No. AEAPG9669K)(Aadhar No. 4414 1790 6851), W/O Sri Kishan Garg, Indian by Nationality, resident of 16 M. G. Road, Khalpara, Siliguri P.O-Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin-734005, in the State of West Bengal, hereinafter called the **PURCHASER**(which expression shall mean and include unless excluded by or repugnant to the context it's Directors, heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART.**

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Wier

AND

1. SRI PARESH CHANDRA ROY(P. A. No. AYWPR6816M)(Aadhaar No. 6696 9992 6253 S/O Sri Harek Chandra Roy & **2. SRI RAHUL ROY**(P. A. No. DYZPR7513D)(Aadhaar No. 4229 8475 9993) S/O Sri Paresh Chandra Roy, both Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Baniyakhari, Tripalijote, Nemai, P.O-Nemai, P.S-Matigara, Pin-734010, Dist. Darjeeling, in the State of West Bengal, hereinafter jointly called the "**VENDORS**"(which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Kantalal Paul was the recorded owner of considerable landed property situated in Matigara within the subdivision of Siliguri under District Darjeeling. Smt. Panu Paul was the married wife of the said Kanta Lal Paul and out of the wedlock a son namely Kokalal Paul was born. Thereafter the said Kantalal Paul died intestate leaving behind his wife and their son to inherit the said landed property. Subsequently Kokalal Paul died during his minority. As such Smt. Panu Paul @ Panu Bewa became the owner of the landed property left behind by Kantalal Paul.

AND WHEREAS Smt. Panu Paul @ Panu Bewa was again married to one Jadunath Paul and out of the wedlock a daughter namely Pohatiswari was born. Smt. Pohatiswari was married to one Premlal Paul and out of the wedlock Shri Dhumlal Paul, Sri Dhanlal Paul @ Dhananjay Paul and Sri Bhimlal Paul (since deceased) were born.

AND WHEREAS Smt. Panu Paul @ Panu Bewa out of her natural love and affection had transferred a portion of a land measuring 286.03 acres in favour of Shri Dhumlal Paul, by virtue of a deed of gift and the said deed of gift was executed and registered on 27th November 1942 in the office of sub registrar Siliguri being document number 531 for the year 1942.

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05 FEB 2021

05 FEB 2021

in the presence of

Rahul Roy

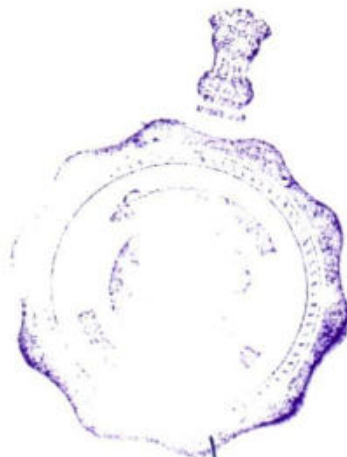
AND WHEREAS in the year 1942 Shri Dhumlal Paul herein was a minor and before attaining his majority his father and natural guardian Shri Premlal Paul on behalf of minor Shri Dhumlal Paul transferred an area measuring 98.53 acres to and in favour of his other two sons viz Shri Dhanlal Paul @ Dhananjay Paul and Shri Bhimlal Paul (since deceased) by virtue of a deed of gift and the said deed of gift was executed and registered on 25.04.1950, being document No.910 for the year 1950.

AND WHEREAS after the operation of West Bengal Estates Acquisition Act 1953 Sri Dhumlal Paul, Sri Dhanlal Paul and Sri Bhimlal Paul (since deceased) became the Raiyat under the state of West Bengal and accordingly record of rights being Nos. 3/1 and 16 under Mouza- Baragharia, J.L No. 82 P.S Matigara, Dist. Darjeeling were prepared by the Land and Land Reforms Department, Govt. Of West Bengal in the names of Sri Dhumlal Paul, Sri Dhanlal Paul and Bhimlal Paul (since deceased).

AND WHEREAS Bhimlal Paul being one of the recorded owners died intestate and his estates have been inherited by his wife Smt. Tulan Paul, daughters namely Smt. Mina Roy (Paul), since deceased and Smt. Rina Sinha (Paul) Sons namely Sri Biren Paul and Sri Sanjay Paul as his surviving legal heirs and as such the entire landed property under L.R khatian number 100 has been jointly inherited by the persons as above each having 1/5 th share therein.

AND WHEREAS by virtue of the aforesaid recording Smt. Tulan Paul, Smt. Mina Roy (Paul), Smt. Rina Sinha (Paul), Sri Biren Paul, Sri Sanjay Paul became the exclusive and absolute owners in possession of the land left behind by Late Bhimlal Paul.

Contd. to next sheet



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED DATE 09/02/2021 BY 60322

FEB 2021

in the basis of

Rahul Roy

AND WHEREAS Smt. Mina Roy(Paul) died intestate leaving behind her husband Sri Paresh Chandra Roy and her minor son Sri Rahul Roy (the Vendors herein) to inherit the property standing in her name and the Vendors thus became the joint owners of 0.48 acre of land of which 0.19 acre falls within L.R Plot No. 622, 0.16 acre falls in L.R Plot No. 624 and 0.13 acre falls in L.R Plot No. 639 and are in Khas, actual and physical possession of the land having permanent, transferable and heritable right title and interest in the aforesaid land and are enjoying the possession of the land freely, openly and adversely without any interruption from anyone whatsoever.

AND WHEREAS Smt.Tulan Paul, Smt. Rina Sinha (Paul), Sri Biren Paul, Sri Sanjay Paul, Sri Dhumlal Paul, Sri Dhanlal Paul being in need of money in order to undertake other development schemes sold their entire share of land measuring 4.16 acres in L.R Plot Nos. 624 and 639 to and in favour of Maman Chand Agarwal (HUF) herein by virtue of a deed of conveyance duly executed and registered in the office of the then A.D.S.R. Siliguri-II at Bagdogra and registered in Book-I CD Volume number 5, page from 839 to 858 being No.01579 for the year 2009.

AND WHEREAS the Vendors herein did not transfer their land as Rahul Roy one of the Vendors herein was minor at the time of transfer as above and the Purchaser herein approached the Vendors to purchase their respective share of land for a consideration of Rs.12,00,000/-(Rupees Twelve Lakhs) only.

AND WHEREAS the Vendors considered the offer made by the purchaser herein to be consonant with the market price and as their share of land situated within the boundary of the Purchaser herein without having any access for egress and ingress and decided to sell an area of land measuring 16(Sixteen) Decimals, more fully described in the schedule herein below at or for a consideration of Rs.12,00,000/-(Rupees Twelve Lakhs) only.

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05 FEB 2021

is has been the

Rohul Ray

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.12,00,000/-(Rupees Twelve Lakhs) only paid by the Purchaser to the Vendors, the receipt hereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

That the Vendors do hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendors or any person claiming through or under them.

AND

That the Vendors do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the schedule below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THE VENDORS FURTHER DECLARES that they will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

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Adm. Division
Registrar of Companies

A handwritten signature in blue ink, consisting of a stylized 'K' followed by a horizontal line and a diagonal stroke.

12 FEB 2021

five to be added

Rohul Roy

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

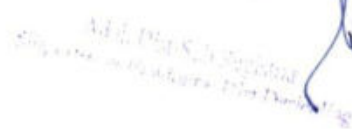
THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDORS FURTHER covenant that all rents, taxes and other public charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due up to the date of these presents, have been paid and all other covenants and conditions required to be observed or performed, have been so observed and performed and if it transpires otherwise, the Vendors shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

THE VENDORS FURTHER DECLARE that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendors at the date of these presents.

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06 FEB 2021

in the presence of

Rohini Ray

IT IS FURTHER DECLARE by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendors, is proved to be false, the Vendors shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE

(Land hereby sold)

All that piece or parcel of vacant land measuring **16(Sixteen) Decimals**, appertaining to R. S. Plot Nos. **434 & 435** corresponding to L. R. Plot No. **624**, recorded in L. R. Khatian No. **100**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling.

The said land is butted & bounded as follows:-

By the North : Land of Ram Autar Agarwal (H.U.F)
and Maman Chand Agarwal (H.U.F).

By the South : Land of Ram Autar Agarwal (H.U.F)
and Maman Chand Agarwal (H.U.F).

By the East : Land of Ram Autar Agarwal (H.U.F)
and Maman Chand Agarwal (H.U.F).

By the West : Land of Ram Autar Agarwal (H.U.F)
and Maman Chand Agarwal (H.U.F).

Placed

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IN WITNESS WHEREOF THE VENDORS IN GOOD HEALTH AND CONCIOUS MIND HAVE PUT THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. *Santu Chakraborty*

Santu Chakraborty
S/O-Sri Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

1. *Santu Chakraborty*

2. *Rahul Roy*

VENDORS

2. *চিথুন চাক*
সিউ নান চাক
খাতি জাড়া
খাতি জাড়া

Drafted and Printed in My Office
As per instruction of the parties

Manoj Kumar Kedia

(MANOJ KUMAR KEDIA)












Advocate, Siliguri
Regn No. WB/94/1997



For the Sub-Registrar
of the District of ...

05 FEB 2021

EXECUTANT FINGER PRINT SHEET












		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Signature</i>	Left Hand					
	Right Hand					

Signature

Signature

Signature

EXECUTANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rahul Ray</i>	Left Hand					
	Right Hand					

Rahul Ray

Rahul Ray







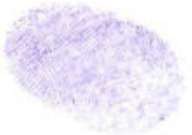




Signature



Singaporean Singaporean Singaporean
Singaporean Singaporean Singaporean

05 FEB 2021

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Manisha Garg	Left Hand					
	Right Hand					

MARIEGOLD INFRAPROJECTS PVT. LTD.

Manisha Garg
DIRECTOR



Joint District Sub Registrar
Sikarim, Dist. Darjeeling

05 FEB 2021



ভারত সরকার

Government of India

পারেশ চন্দ্র রায়

• PARESH CHANDRA ROY

পিতা: হারেকচন্দ্র রায়

Father: HAREKCHAND ROY



জন্মতারিখ/DOB: 11/09/1972

পুঙ্গব: Male



6696 9992 6253

- সাধারণ মানুষের অধিকার

স্বীকার করা হয়

Unique Identification Authority of India

ঠিকানা: বানিয়াকহারি, ত্রিপলিজোটে, নীমা
মহিগারা, দার্জিলিং, পশ্চিম বঙ্গ

Address: BANIAKHARI,
TRIPALJOTE, NIMA;
MATIGARA - Baniakhari,
Matigara, Darjeeling, West
Bengal, 734010

6696.9992 6253

1947
1800 200 1947

fr-p@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYWPR6816M

नाम / Name
PARESH CHANDRA ROY

पिता का नाम / Father's Name
HAREKCHAND ROY

जन्म की तारीख / Date of Birth
11/09/1972

हस्ताक्षर / Signature



श्री पारेश चंद्रा रॉय


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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DYZPR7513D



नाम / Name
RAHUL ROY


पिता का नाम / Father's Name
PARESH CHANDRA ROY

जन्म की तारीख / Date of Birth
05/08/2000



Rahul Roy
हस्ताक्षर / Signature

Rahul Roy



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSE
Plot No. 1, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/प्रतिरूप कृपया सूचित करें/लौटाएं :-
आयकर पैन सेवा यूनिट, एटीआईएसई
प्लॉट नं. १, सेक्टर ११, नवी मुंबई, नवी मुंबई - ४०० ६१४

Aaykar Sampark Kendras
For Income Tax Related
Queries Call Toll Free Nos.
1961
or
18001801961


সার্বভৌমত্ব
Government of India


রাহুল রায়
RAHUL ROY
 পিতা : পারেশ চন্দ্র রায়
 Father : PARESH CHANDRA ROY


জন্মতারিখ/DOB: 05/08/2000
 পুরুষ / Male



4229 8475 9993

আধার - সাধারণ মানুষের অধিকার

Rahul Roy



আধার
Unique Identification Authority of India


ঠিকানা: বানিয়াবাড়ি, ত্রিপালিজোত
 নিমাই মাটিগারা, বানিয়াবাড়ী, মাটিগারা
 দার্জিলিং, পশ্চিম বেঙ্গল,

Address: BANIYAKHARI,
 TRIPALIJOTE, NIMAI
 MATIGARA, Baniakhari,
 Matigara, Darjeeling, West
 Bengal, 734010

4229 8475 9993

1947
 1800 300 1947


 help@uidai.gov.in


 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MARIEGOLD INFRAPROJECTS PRIVATE
LIMITED

03/07/2008

Particulars of Account Number

AAFCEM7567E



20112016

MARIEGOLD INFRAPROJECTS PVT. LTD.

Mavishe *2009*
DIRECTOR



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2010/60029/00804

To
MANISHA GARG
W/O: Kishan Garg
16 M. G ROAD, KHALPARA,
Siliguri (M. Corp.)
Siliguri Bazar
Siliguri Darjeeling
West Bengal 734005
9434007218

18/11/2016
6924939



MD069249398FH



आपका आधार क्रमांक / Your Aadhaar No. :

4414 1790 6851

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



MANISHA GARG
Husband : Kishan Garg
DOB : 17/05/1976
Female



4414 1790 6851

मेरा आधार, मेरी पहचान

Manisha Garg

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEAPG9669K



नाम /NAME

MANISHA GARG

पिता का नाम /FATHER'S NAME

RAMKUISHANA LILAH

जन्म तिथि /DATE OF BIRTH

17-05-1976

हस्ताक्षर /SIGNATURE

Manisha Garg

K. Das

आयकर आयुक्त, प.प्र. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Manisha Garg

Major Information of the Deed



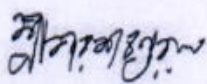
Deed No :	I-0403-00641/2021	Date of Registration	05/02/2021
Query No / Year	0403-2000105176/2021	Office where deed is registered	
Query Date	16/01/2021 7:21:28 PM	0403-2000105176/2021	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, 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. 12,00,000/-	Rs. 38,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,92,020/- (Article:23)	Rs. 38,414/- (Article:A(1), E.)		
Remarks			



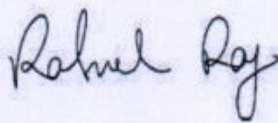
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

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-624 (RS :-)	LR-100	Rupni	Rupni	16 Dec	12,00,000/-	38,40,000/-	
Grand Total :					16Dec	12,00,000 /-	38,40,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARESH CHANDRA ROY (Presentant) Son of Shri HAREKCHAND ROY Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			
		05/02/2021	LTI 05/02/2021	05/02/2021
	BANIYAKHARI,TRIPALIJOTE, NIMAI., P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxxx6M, Aadhaar No: 66xxxxxxxx6253, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			

Name	Photo	Finger Print	Signature
Shri RAHUL ROY Son of Shri PARESH CHANDRA ROY Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			
05/02/2021	LTI 05/02/2021	05/02/2021	
BANIYAKHARI,TRIPALIJOTE, NIMAI, P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DYxxxxxx3D, Aadhaar No: 42xxxxxxxx9993, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED C/O GARG AND CO.16,M.G. ROAD,KHALPARA,SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt MANISHA GARG Wife of Shri KISHAN GARG MG ROAD KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9K, Aadhaar No: 44xxxxxxxx6851 Status : Representative, Representative of : MARIEGOLD INFRAPROJECTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY KHALPARA,SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005			
05/02/2021	05/02/2021	05/02/2021	

Identifier Of Shri PARESH CHANDRA ROY, Shri RAHUL ROY,

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri PARESH CHANDRA ROY	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED-8 Dec
2	Shri RAHUL ROY	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED-8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 624, LR Khatian No:- 100	Owner:ভীমলাল পাল, Gurdian:প্রমলাল , Address:মাটিগাছা , Classification:ইটখোলা, Area:0.16000000 Acre,	Shri PARESH CHANDRA ROY

On 05-02-2021

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

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

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

Presented for registration at 13:23 hrs on 05-02-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri PARESH CHANDRA ROY , 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 38,40,000/-

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

Execution is admitted on 05/02/2021 by 1. Shri PARESH CHANDRA ROY, Son of Shri HAREKCHAND ROY, BANIYAKHARI,TRIPALIJOTE, NIMAI., P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 2. Shri RAHUL ROY, Son of Shri PARESH CHANDRA ROY, BANIYAKHARI,TRIPALIJOTE, NIMAI, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business

Indetified by Mr SANTU CHAKRABORTY, . . Son of Late ASHIM CHAKRABORTY, KHALPARA,SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,414/- (A(1) = Rs 38,400/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,414/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/02/2021 12:12PM with Govt. Ref. No: 192020210220650391 on 05-02-2021, Amount Rs: 38,414/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 316267517 on 05-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

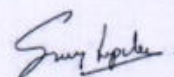
Certified that required Stamp Duty payable for this document is Rs. 1,92,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,87,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 28939, Amount: Rs.5,000/-, Date of Purchase: 15/01/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/02/2021 12:12PM with Govt. Ref. No: 192020210220650391 on 05-02-2021, Amount Rs: 1,87,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 316267517 on 05-02-2021, Head of Account 0030-02-103-003-02



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 040300641 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.02.15 18:47:40 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/02/15 06:47:40 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)