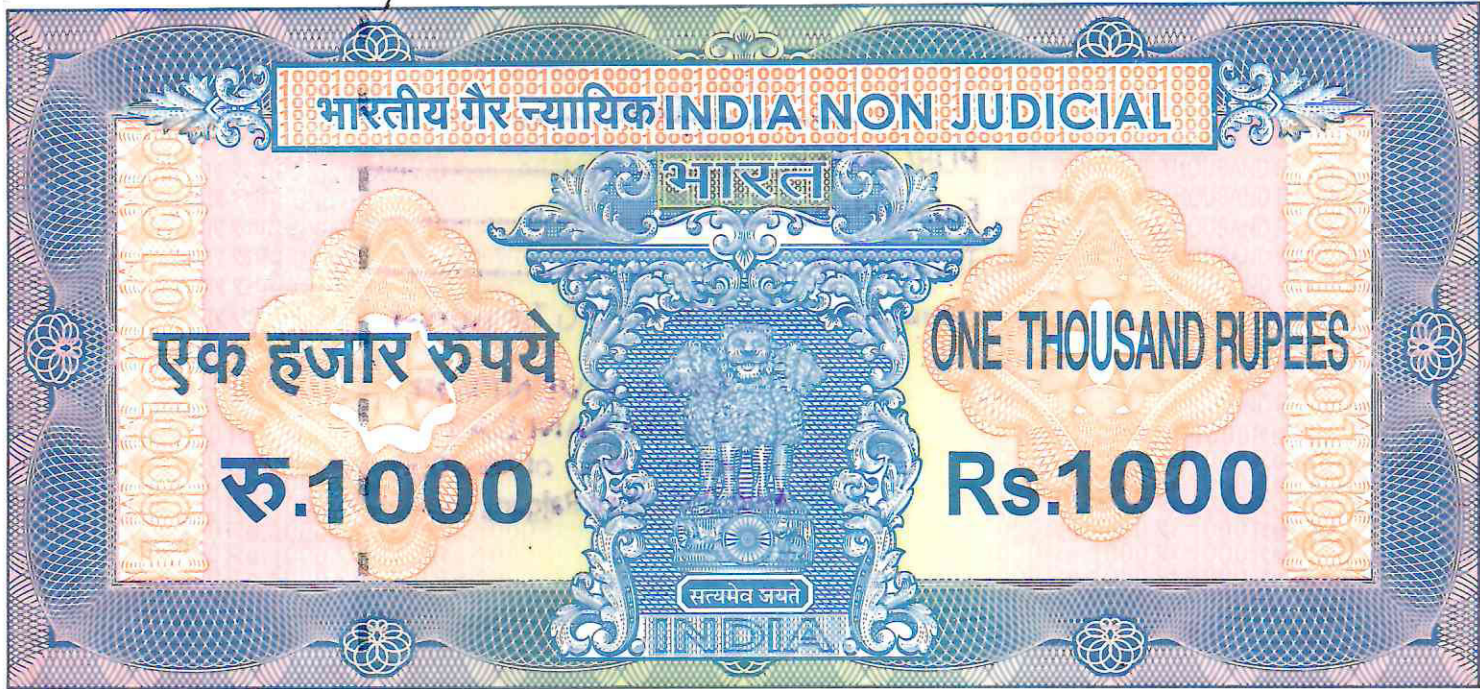


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 139599

3-11-23.
1-19.

82002684101/23



Subrata Ghosh

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 3rd DAY OF
NOVEMBER, 2023 (TWO THOUSAND AND TWENTY THREE)

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

Cont....P/2

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

03 NOV 2023

SL. NO. 19389 Date 12/10/2023

PURCHASER VKA Developers

Full Address Sy

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
Bhakti Nagar, Dist-Jalpaiguri

03 NOV 2023

Subrata Ghosh.

LAND TOGETHER WITH A STRUCTURE STANDING THEREON
(UNDER GRAM PANCHAYAT FULBARI – II)

Area of Land	:	0.79 ACRES OR 79 DECIMALS
Mouza	:	BINNAGURI
Plot No. (R.S.)	:	152/884, 152, 152/882
Plot No. (L.R.)	:	489, 490, 491, 492, 493
Khatian No. (R.S.)	:	173/8, 173/9, 173/10, 173/11, 173/31
Khatian No. (L.R.)	:	72
Sheet No. (R.S. & L.R.)	:	17
J.L. No.	:	03
Police Station	:	NEW JALPAIGURI
District	:	JALPAIGURI
Sale Consideration	:	Rs. 2,52,00,000/-



Subrata Ghosh.

BETWEEN

VKA DEVELOPERS (PAN: AAXFV5579J), a Partnership Firm, having its registered office at Capital One, Burdwan Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal - -- hereinafter referred to and called as the "**PURCHASER/FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, partners, executors, successors, administrators, representatives and assigns) of the "**ONE PART**" represented by one of its Partners duly authorized for this purpose **SHRI MOHIT SHAH**, Son of Shri Vijay Kumar Shah, Hindu by Religion, Business by Occupation, Resident of Mangal Pandey Road, Khalpara, Siliguri, P.O. Siliguri Bazaar, P.S. Siliguri, District: Darjeeling, Siliguri – 734005 in the state of West Bengal

AND

SMT. SUBRATA GHOSH, [AADHAAR No. 4424 0273 0819], [PAN: ADNPG2975J, Wife of Shri Shri Profulla Kumar Ghosh, Indian by Nationality, Hindu by Religion, Housewife by occupation, resident of 9, Hari Sava Road, New Milan Pally, Ward No. 25, SMC, P.O. Siliguri Bazar, P.S. Siliguri, Pin – 734005, Dist. Darjeeling in the State of West Bengal; hereinafter jointly and collectively called the "**VENDOR/ SECOND PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, legal representatives and assigns) of the "**OTHER PART**".

Subrata Ghosh.

WHEREAS the **Vendor** of these presents had purchased for valuable consideration and thus became the absolute owners of all those pieces and parcels of land measuring **0.79 Acres or 79 Decimals** comprised in R.S. Plot No. 152/884, 152 & 152/884, recorded under RS Khatian No. 173/8, 173/9, 173/10, 173/11, 173/31 & 173/10, situated within Sheet No. 17 of Mouza- Binnaguri, P.S. New Jalpaiguri in the District of Jalpaiguri by virtue of several deeds including, the following Deeds of Conveyance viz.

- a. Deed of Conveyance **Dtd. 16.05.1985** executed by Shri Ashok Kumar Jain, Son of Shri Khajanchi Lal Jain, being Document No. I – **3282 for the year 1985**, registered in the Office of the District Sub Registrar, Jalpaiguri
- b. Deed of Conveyance **Dtd. 23.05.1985** executed by Shri Anil Kumar Jain, Son of Shri Khajanchi Mal Jain, being Document No. I – **3499 for the year 1985**, registered in the Office of the District Sub Registrar, Jalpaiguri,
- c. Deed of Conveyance **Dtd. 16.08.1985** executed by Salimuddin Md, Son of Late Safiruddin Md, being Document No. I – **4390 for the year 1985**, registered in the Office of the District Sub Registrar, Jalpaiguri
- d. Deed of Conveyance **Dtd. 16.08.1985** executed by Jaliluddin Md and others, all legal heirs of Late Kabir Md, being Document No. I – **4391 for the year 1985**, registered in the Office of the District Sub Registrar, Jalpaiguri
- e. Deed of Conveyance **Dtd. 20.07.1992** executed by Salimuddin Md, Son of Late Safiruddin Md, being Document No. I – **4401 for the year 1992**, registered in the Office of the District Sub Registrar, Jalpaiguri
- f. Deed of Conveyance **Dtd. 28.06.2004** executed by Shri Nil Kumar Das, Son of Late Lalit Mohan Das, being Document No. I – **2080 for**

Subrata Ghosh,

the year 2004, registered in the Office of the Sub Registrar, Rajganj, Dist. Jalpaiguri

- g. Deed of Conveyance **Dtd. 05.09.2005** executed by Akhirul Islam and others, being Document No. I – **3712 for the year 2005**, registered in the Office of the District Sub Registrar, Jalpaiguri
- h. Deed of Conveyance **Dtd. 19.02.2009** executed by Amina Khatun and another, being Document No. I – **470 for the year 2009**, registered in the Office of the District Sub Registrar, Jalpaiguri
- i. Deed of Conveyance **Dtd. 24.02.2009** executed by Faijul Rahaman and others, being Document No. I – **509 for the year 2009**, registered in the Office of the District Sub Registrar, Jalpaiguri

AND WHEREAS the abovenamed Vendor hereof applied before the office of the B.L. & L.R.O. Rajganj for recording her name and accordingly relying upon physical enquiry of possession report as well as relying upon the above title deeds, the concerned authority issued separate **L.R. Khatian** in her name being L.R. Khatian No. **72** under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the abovenamed vendor constructed a tin shed semi – commercial structure measuring 4,833 Sq.Ft. on a piece and parcel of land (*out of the aforesaid land*) measuring 0.50 Acres appertaining to R.S. Plot No. 152 corresponding to L.R. Plot No. 491.

AND

AND WHEREAS in the manner aforesaid the abovenamed **VENDOR** became the sole and absolute owner-in-possession of the aforesaid land together with a structure standing thereon **AND** since then the said **VENDOR** has been in actual, khas, exclusive and peaceful possession of the aforesaid pieces and parcels of land having permanent, heritable and transferable right, title and interest therein free from all encumbrances and

Subrata Ghosh.

without any objection, obstruction, interruption, claim, demand, whatsoever from any other person.

WHEREAS, the **VENDOR** hereof above being in need of money for her purposes has decided to sale **her aforesaid land** measuring **0.79 Acres** or **79 Decimals** together with a structure standing thereon measuring 4833 Sq. Ft. as described in the schedule below and offered to the **PURCHASER** of this presents for buying the same for a total consideration of **₹. 2,52,00,000/- (Rupees Two Crores Fifty Two Lakhs) only**.

VENDOR REPRESENTS AND WARRANTS TO THE PURCHASER THE FOLLOWING: -

- i) **THAT** there are no orders or impediments or constraints under any proceeding whatsoever or otherwise in the Vendor conveying her right, title and interest in the below scheduled land.
- ii) **THAT** the Vendor is in uninterrupted and exclusive "Khas" peaceful possession of the below scheduled land and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons;
- iii) **THAT** the below scheduled land or any portion thereof is not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;
- iv) **THAT** no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the below scheduled land or any of them or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

Subrata Ghosh.

- v) **THAT** the below scheduled land or any of them or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- vi) **THAT** there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring below scheduled land.
- vii) **THAT** the below scheduled land or any of them or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge, lien, lispends, or annuity, (c) any right of residence or maintenance under any testamentary, disposition, settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name, benami transaction or otherwise, (e) any debutter, wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way, water, light, support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

AND WHEREAS the Purchaser has agreed to purchase the aforesaid land relying on, amongst others, the representations assurances, declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, absolutely and



Subrata Ghosh.

forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses, debutters, tenancies, leases, occupancy rights, restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever and with "khas" peaceful possession of the said property has accepted the offer of Vendor and agreed to purchase the scheduled property, i.e., land measuring **0.79 Acres or 79 Decimals** together with a structure standing thereon, considering it to be the prevailing market price free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of **₹ 2,52,00,000/- (Rupees Two Crore Fifty Two Lakhs) only**, paid by the purchaser to the Vendor for her land measuring **0.79 Acres or 79 Decimals** together with a structure standing thereon (the receipt whereof in full is hereby acknowledged by the Vendor by execution of these presents and the Vendor hereby grants full discharge to the purchaser from payment thereof) and the Vendor does hereby grant, sell, convey, assign and transfer absolutely and forever the said below scheduled land unto and in favour of the purchaser and make over actual, khas and physical possession thereof unto and in favour of the purchaser peacefully and quietly together with all right, title, hereditaments, easements, liberties, privileges, appendices, appurtenances belonging to or in any way belonging to or purported to belong or which was/ were so long being enjoyed by the Vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under them, into and upon the property hereby transferred, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of land revenue and other taxes payable to the Superior land lord the State of West Bengal and/or any other proper authority as law may provide from time to time in future.

Subrata Ghosh.

AND the Vendor declares that the interest which the vendor professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the Vendor shall be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

AND the Vendor further covenants with the purchaser that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of ownership or of possession or enjoyment of the below scheduled land or any part thereof in future, the Vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 12% per annum from the date of such deprivation of ownership or of possession and the Vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

THAT it is further covenanted that the land described in the schedule below is hold by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendor will be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof



Subrata Ghosh.

THAT it is hereby further 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 those 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 will 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.

THAT the Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents has been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendor will be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid

THAT the Vendor declares that neither any part or portion of the Scheduled land has ever vested in the State under provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the Scheduled land nor is there any case pending under such acts or statutes.

THAT the Vendor further declares that there is no suit or litigation filed or pending against the Vendor in any Court of Law concerning the Scheduled land or any part thereof.

THE Vendor further undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below schedule land conveyed at the cost of the Purchaser.



Subrata Ghosh.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE LAND TOGETHER WITH A STRUCTURE
STANDING THEREON HEREBY SOLD)

All that piece or parcel of land measuring **0.79 ACRES OR 79 DECIMALS** together with a tin shed semi-commercial STRUCTURE measuring **4833 Sq.ft.** having cemented flooring standing thereon appertaining to and forming part of R.S. Plot No. **152/884, 152 & 152/882** corresponding to L.R. Plot No. **489, 490, 491, 492 & 493** recorded in R.S. Khatian No. **173/8, 173/9, 179/10, 173/11 & 173/31**, L.R. Khatian No. **72** situated within Mouza - **BINNAGURI**, Sheet No. **17**, J.L. No. **03**, Pargana: **Baikunthapur**, within the jurisdiction of **Fulbari – II Gram Panchayat Area**, P.S. **New Jalpaiguri**, District of **Jalpaiguri** in the State of **West Bengal**.

Plot wise detail of the land is as follows:

KHATIAN NO.		PLOT NO.		LAND USE		AREA
R. S.	L.R.	R.S.	L.R.	PROPOSED	ROR	
173/8,	72	152/884	489	Bastu	Bastu	0.09 Acres
173/9,		152	490	Industrial	Dahala	0.08 Acres
173/10,		152	491	Karkhana	Karkhana	0.50 Acres
173/11 &		152/882	492	Industrial	Danga	0.08 Acres
173/31		152/882	493	Industrial	Danga	0.04 Acres
TOTAL AREA						0.79 Acres or 79 Decimals

Subrata Ghosh.

THE SAID LAND MEASURING 0.79 ACRES BEING SOLD BY THE
VENDOR IS BOUNDED AND BUTTED AS FOLLOWS: -

BY NORTH : Land of Purchaser
BY SOUTH : Land of L.R. Plot No. 494
BY EAST : Now or Lately Land of Salimuddin Mohammad
BY WEST : 80 Feet wide Siliguri – Jalpaiguri National Highway

Contd. to next page..

IN WITNESS WHEREOF the VENDOR hereto has set and subscribed her hands in good health & full presence of sound mind on this DEED OF CONVEYANCE on the day, month and the year first above written.

WITNESSES:

1. Prof. Mukut. Ghosh
S/O Late Dhirendranath Ghosh
NEW- MILON PALLY SILIGURI 734005
DIST DURGEEILING
West Bengal

2. Vijay Kumar Shah.
8/6. (L) Dindayal Shah.
Mangal Pandey Road
Khalpara
Siliguri- 734005
(West Bengal)

Subrata Ghosh.

VENDOR

Drafted by me as per the instructions of the parties hereof
and printed at the office of the
J.R. AGARWAL & ASSOCIATES

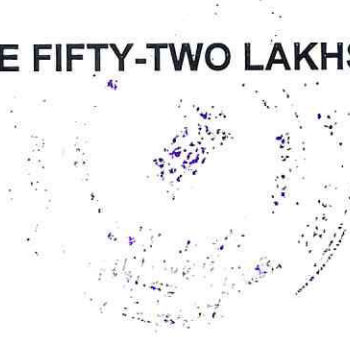
J. AGARWAL
Advocate / Siliguri
Enrl. No. F - 1300/1284/2014

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser **VKA DEVELOPERS** (PAN: AAXFV5579J), a Partnership Firm, having its registered office at Capital One, Burdwan Road, Siliguri, P.O. and P.S. Siliguri, Pin Code- 734005, District Darjeeling, in the State of West Bengal --- the within mentioned sum of **Rs. 2,52,00,000/- (Rupees Two Crore Fifty-Two Lakhs) only** being the consideration in full payable under these presents to the **Vendor** as per memo written hereinbelow:

PARTICULARS	AMOUNT (₹)
RTGS vide UTR No: ICICR42023101700540269; Dated 17.10.2023	50,00,000/-
RTGS vide UTR No: ICICR42023101700542627; Dated 17.10.2023	10,00,000/-
RTGS vide UTR No: ICICR42023101800512755; Dated 18.10.2023	40,00,000/-
RTGS vide UTR No: ICICR42023103100505049; Dated 31.10.2023	50,00,000/-
RTGS vide UTR No: ICICR42023110100508206; Dated 01.11.2023	50,00,000/-
RTGS vide UTR No: ICICR42023110200520655; Dated 02.11.2023	45,00,000/-
RTGS vide UTR No: ICICR42023110300506784; Dated 03.11.2023	4,23,342/-
TDS	2,76,658/-
TOTAL	2,52,00,000/-

RUPEES TWO CRORE FIFTY-TWO LAKHS ONLY


Subrata Ghosh

VENDOR

CLAIMANT SHEET

FINGER PRINTS OF PURCHASER

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Mahit Shah</i>	Left Hand					
	Right Hand					

VKA DEVELOPERS

Mahit Shah

PARTNER

SIGNATURE

EXECUTANT SHEET

FINGER PRINTS OF VENDOR

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

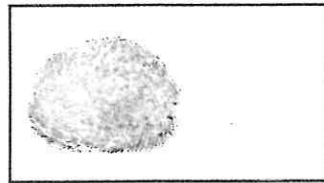
Subrata Ghosh,

SIGNATURE

IDENTIFIER PHOTO SHEET



LEFT THUMB IMPRESSION



Profulla Kr. Ghosh.

SIGNATURE OF IDENTIFIER

A long, curved, handwritten mark, possibly a signature or a checkmark, drawn in black ink.

Major Information of the Deed

Deed No :	I-0711-08076/2023	Date of Registration	03/11/2023
Query No / Year	0711-2002684101/2023	Office where deed is registered	
Query Date	28/10/2023 5:43:43 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	S Mukherjee Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9932207786, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 2,52,00,000/-		Rs. 2,76,65,792/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,06,632/- (Article:23)		Rs. 2,76,658/- (Article:A(1))	
Remarks			

Land Details :

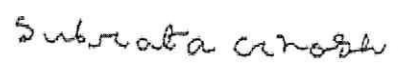
District: Jalpaiguri, P.S:- New Jalpaiguri, Gram Panchayat: FULBARI-II, Mouza: Binnaguri Sheet No - 17, JI No: 3, Pin Code : 734015

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-489 (RS :-)	LR-72	Bastu	Bastu	0.09 Acre	15,43,000/-	16,97,294/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L2	LR-490 (RS :-)	LR-72	Proposed Industrial Use	Dahala	0.08 Acre	22,86,000/-	25,14,510/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L3	LR-491 (RS :-)	LR-72	Existing Industry/Karkhana	Karkhana	0.5 Acre	1,79,00,000/-	1,96,44,610/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L4	LR-492 (RS :-)	LR-72	Proposed Industrial Use	Danga	0.08 Acre	13,72,000/-	15,08,706/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L5	LR-493 (RS :-)	LR-72	Proposed Industrial Use	Danga	0.04 Acre	6,86,000/-	7,54,353/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
		TOTAL :			79Dec	237,87,000 /-	261,19,473 /-	
	Grand Total :				79Dec	237,87,000 /-	261,19,473 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	4833 Sq Ft.	14,13,000/-	15,46,319/-	Structure Type: Structure
Floor No: 1, Area of floor : 4833 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		4833 sq ft	14,13,000 /-	15,46,319 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Subrata Ghosh (Presentant) Wife of Shri Prafullo Kumar Ghosh Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office	Photo  03/11/2023	Finger Print  Captured LTI 03/11/2023	Signature  03/11/2023
New Milan Pally, City:- Siliguri Mc, P.O:- Siliguri Bazaar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx5J, Aadhaar No: 44xxxxxxxx0819, Status :Individual, Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VKA Developers BURDWAN ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.: aaxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Mohit Shah Son of Shri Vijay Kumar Shah Mangal Pandey Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: haxxxxxx6d, Aadhaar No: 94xxxxxxxx3333 Status : Representative, Representative of : VKA Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Profulla Kumar Ghosh Son of Shri Dharendra Nath Ghosh Siliguri, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	
	03/11/2023	03/11/2023	03/11/2023
Identifier Of Smt Subrata Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Subrata Ghosh	VKA Developers-9 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Subrata Ghosh	VKA Developers-8 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Subrata Ghosh	VKA Developers-50 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Subrata Ghosh	VKA Developers-8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Subrata Ghosh	VKA Developers-4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Subrata Ghosh	VKA Developers-4833.00000000 Sq Ft

Land Details as per Land Record

District: Jalpaiguri, P.S:- New Jalpaiguri, Gram Panchayat: FULBARI-II, Mouza: Binnaguri Sheet No - 17, JI No: 3, Pin Code : 734015

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 489, LR Khatian No:- 72	Owner:সুব্রতা ঘোষ, Gurdian:প্রফুল্ল কুমার ঘোষ, Address:নিউ মিলন পরী,শিলিগুড়ি , Classification:বান্ধ, Area:0.09000000 Acre,	Smt Subrata Ghosh
L2	LR Plot No:- 490, LR Khatian No:- 72	Owner:সুব্রতা ঘোষ, Gurdian:প্রফুল্ল কুমার ঘোষ, Address:নিউ মিলন পরী,শিলিগুড়ি , Classification:দহলা, Area:0.08000000 Acre,	Smt Subrata Ghosh
L3	LR Plot No:- 491, LR Khatian No:- 72	Owner:সুব্রতা ঘোষ, Gurdian:প্রফুল্ল কুমার ঘোষ, Address:নিউ মিলন পরী,শিলিগুড়ি , Classification:করখালা, Area:0.50000000 Acre,	Smt Subrata Ghosh

L4	LR Plot No:- 492, LR Khatian No:- 72	Owner:সুব্রতা ঘোষ, Gurdian:প্রফুল্ল কুমার ঘোষ, Address:নিউ মিলন পল্লী,শিলিগুড়ি , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Smt Subrata Ghosh
L5	LR Plot No:- 493, LR Khatian No:- 72	Owner:সুব্রতা ঘোষ, Gurdian:প্রফুল্ল কুমার ঘোষ, Address:নিউ মিলন পল্লী,শিলিগুড়ি , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Smt Subrata Ghosh

Endorsement For Deed Number : I - 071108076 / 2023

On 03-11-2023

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 13:19 hrs on 03-11-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Subrata Ghosh ,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 2,76,65,792/-

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

Execution is admitted on 03/11/2023 by Smt Subrata Ghosh, Wife of Shri Prafulla Kumar Ghosh, New Milan Pally, P.O: Siliguri Bazaar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Shri Profulla Kumar Ghosh, , , Son of Shri Dhirendra Nath Ghosh, Siliguri, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,76,658.00/- (A(1) = Rs 2,76,658.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,76,658/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2023 11:39AM with Govt. Ref. No: 192023240274005408 on 03-11-2023, Amount Rs: 2,76,658/-, Bank: SBI EPay (SBlePay), Ref. No. 5877973702040 on 03-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

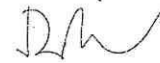
Certified that required Stamp Duty payable for this document is Rs. 11,06,632/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 11,05,632/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 19389, Amount: Rs.1,000.00/-, Date of Purchase: 12/10/2023, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2023 11:39AM with Govt. Ref. No: 192023240274005408 on 03-11-2023, Amount Rs: 11,05,632/-, Bank: SBI EPay (SBlePay), Ref. No. 5877973702040 on 03-11-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0711-2023, Page from 166641 to 166664
being No 071108076 for the year 2023.**



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2023.11.09 16:11:51 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 09/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**