

6839/17

I-1959/18 I-699+17



₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

पश्चिम बंगाल WEST BENGAL
 15/11/2017
 1585365/2017
 7:00 P.M.
 M.V. Rs 35,00,000/-

C 927947



Handwritten signatures and names in Devanagari script:
 श्रीमान् श्री...
 श्रीमान् श्री...
 श्रीमान् श्री...
 श्रीमान् श्री...

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

DIRECTOR

Handwritten signature

Rina Gupta

Partner

Page No. 1

DEED OF SALE

Visit Commission Case No. 1853/2017

Certified that the Deed of Sale, the
 Registration and the Signatures of the
 the Endorsement Sheet attached with
 Document are part of this Document

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

07 DEC 2017

NON JUDICIAL STAMP

No. 515 Date 10.11.17

Sold Beidyamath Construction

of Salugana Singuni

Value Rs 5000/-

Handwritten signature in Bengali script.

S. S. Roy,
(Sudhangshu. Saran Roy)
Govt. Stamp Vender
L. No. 173/R.M.
Siliguri Court



2947

Handwritten signature in Bengali script.



2948

Handwritten signature in Bengali script.



2949

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Handwritten signature in Bengali script.



2950

Handwritten signature in Bengali script.



2951



WESTIK VILLAS PVT. LTD.

Director

Addl. Dist Sub-Registrar
Bhatti Dist-Jalpaigun

17 NOV 2017

Sukhanku Singh
&/o Samir Singh
New mix or pay
Siliguni

Handwritten notes in Odia script, including "Page No. 2" and "Baidyanath Construction".

Baidyanath Construction
SWASTIK VILLAS PVT. LTD.

Signature
DIRECTOR

Signature
Partner

Partner

DEED OF SALE (CONVEYANCE)

Land measuring	: 14 Katha or 0.2314 Acre
Mouza	: DABGRAM,
J.L. No.	: 2,
Khatian No.	: 466/18 (R.S), 46, 47, 48 & 49 (L.R.),
Plot No.	: 61/339 (R.S), 312, 313 & 314 (L.R.)
Sheet No.	: 2 (R.S.) & (L.R.),
Police Station	: Bhaktinagar,
District	: Jalpaiguri,
Value	: Rs. 35,00,000/-

THIS INDENTURE IS MADE ON THIS THE 17th DAY OF
NOVEMBER TWO THOUSAND SEVENTEEN.

BETWEEN

निवेदन
रिना गुप्ता

निवेदन

निवेदन

निवेदन

Page No.3

निवेदन

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

निवेदन
DIRECTOR

निवेदन

निवेदन
Partner

"BAIDYANATH CONSTRUCTIONS", a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. "SWASTIK VILLAS PRIVATE LTD", a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. SRI SANTOSH KUMAR GUPTA, son of Sri Bhriugu Prasad Gupta and 3. SMT. RINA GUPTA, wife of Sri Santosh Kumar Gupta – hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART. PAN - AASFB5803A.

AND

1. SRI SAGAR CHANDRA ROY alias SAGAR ROY,
2. SRI CHAITU ROY,
3. SRI KSHIRODH ROY alias KHATU ROY
4. SRI PRADIP ROY,

No. 1 to 4 are sons of Sri Chandra Kanta Roy, all are Hindu by religion, Indian by national, residing at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri in the state of West Bengal – hereinafter called the "VENDORS" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART. PAN of No. 1 BEPPR8973F, No. 2 CDVPR0133D, No. 3 ALTPR7905F & No. 4 AHLPR2403E.

Handwritten mark

श्री सगर चंद्रा रॉय
 श्री चैतु रॉय
 श्री खीरोद रॉय
 श्री प्रदीप रॉय
 AND
 श्री सगर चंद्रा रॉय

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.


 DIRECTOR

Santosh Kumar
 Partner

Partner

WHEREAS thus by virtue of inheritance Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy became the absolute owners of the land measuring 0.66 Acre and they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in addition to their other plot of land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently four separate khatian has been finally published in their names bearing Khatian Nos. 46, 47, 48, 49, appertaining to Plot No. 312, 314 & 313 and others, Sheet No. 02 of Mouza - Dabgram.

AND

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and has also offered for sale their part of land measuring 14 Katha or 0.2314 Acre as fully described in the Schedule appended below disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

AND

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors have agreed to purchase the said land measuring 14 Katha or 0.2314 Acre more fully described in the Schedule appended below and offered a price of the sum of Rs. 35,00,000/- (Rupees Thirty five lakhs) only free from all encumbrances and charges whatsoever.

AND

Handwritten signatures and text in Bengali script, including the name 'Baidyanath' and 'Page No.6'.

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

Handwritten signature of the Director.

DIRECTOR

Handwritten signature of the Partner.

Handwritten signature of the Partner.

Partner

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 35,00,000/- (Rupees Thirty five lakhs) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 35,00,000/- (Rupees Thirty five lakhs) only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof TO HAVE AND TO HOLD the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS do hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

वे विक्रेता
जिनके नाम
हैं निम्नलिखित
हैं

Page No.7
सिद्धि

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

Agent
DIRECTOR

Sanjay Kumbhar

Rina Gupta

Partner

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Rajganj and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

THE VENDORS does hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

Signature

When the vendors the

1216 in 1216/5
in 1216/5
in 1216/5
in 1216/5
in 1216/5

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

[Signature]

DIRECTOR

[Signature]

[Signature]

Partner

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 14 Katha or 0.2314 Acre, at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O., Rajganj, recorded in Khatian No. 466/18 (R.S.), 46, 47, 48 & 49 (L.R.), included in Plot Nos. 61/339 (R.S.), 312, 313 & 314 (L.R.), situated within Pargana - Baikanthapur, Mouza - DABGRAM, J.L. No. 2, Sheet No. 2 (R.S.) 2 (L.R.), under Dabgram - I Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, Addl. District Sub-Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal and the said demised land is butted and bounded as follows :-

- By the North : Land of Akhil Roy, Sagar Roy & Chaitu Roy
- By the South : Land of Radha Kanta Roy
- By the East : 28 Feet Wide Road
- By the West : Land of Sagar Roy & others (Vendors).

Within the aforesaid boundary the Vendors hereby sales 14 Katha or 0.2314 Acre of land to the Purchaser hereof by these presents.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

Boyi

DIRECTOR

Sanjay K. Baidyanath

Rina Baidyanath

Partner

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Subhash Singh
S/o Samir Singh
New mica paucy
P.O & P.S - Siliguri
Dist - Darjeeling
Pin - 734001.

Subhash Singh
S/o Samir Singh
New mica paucy
P.O & P.S - Siliguri
Dist - Darjeeling
Pin - 734001.

Signature of the Vendors

2. *Subhash Singh*
S/o Samir Singh
New mica paucy
P.O & P.S - Siliguri
Dist - Darjeeling
Pin - 734001.

Drafted, read over and explained by me and computerized in my chamber :-

Tapash Nandi
(Tapash Nandi)
Advocate, Siliguri
Enrolment No. WB -1030/2002



THE EXHIBITS ARE
AS FOLLOWS

Finger Prints of-----

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

THE EXHIBITS ARE
AS FOLLOWS

Signature



Finger Prints of-----

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

A collection of faint, scattered fingerprint smudges and a handwritten signature in black ink.

Signature



Handwritten text in Odia script, likely identifying the individual in the photograph.

Finger Prints of-----

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

Handwritten signature in Odia script, located below the fingerprint table.

Signature



Finger Prints of-----

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



Signature

Signature



Finger Prints of-----

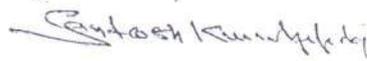
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature



Finger Prints of-----

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



Signature



Finger Prints of-----

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

Rina Gupta

Signature

Fingerprint Department





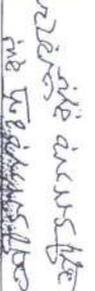
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001585365/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sagar Chandra Roy Alias Mr Sagar Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
2	Mr Chaitu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
3	Mr Kshirodh Roy Alias Mr Khatu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			

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
	Mr Pradip Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
5	Mr Alope Pariyar Kalyani Apartment, Punjabi Para, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS]			
6	Mr Santosh Kumar Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS]			
7	Mrs Rina Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS]			



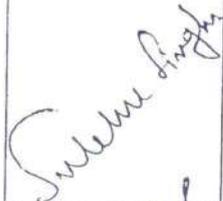
Finger Prints of-----

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



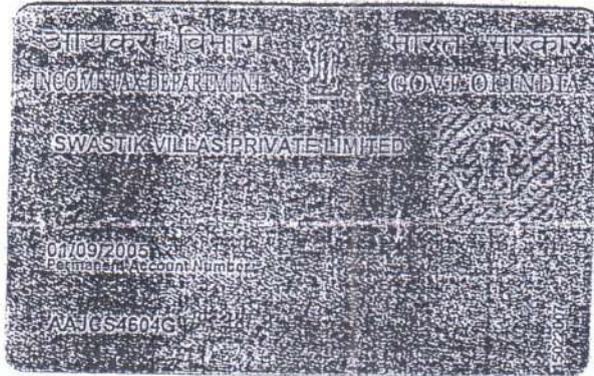
Signature



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Subhash Singha Son of Mr. Samir Singha New Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Alope Pariyar, Mr Santosh Kumar Gupta, Mrs Rina Gupta	

(Tapash Kanti Ghosh)

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



SWASTIK VILLAS PVT. LTD.

DIRECTOR

शुद्ध विचार शुद्ध कार्य
शुद्ध विचार शुद्ध कार्य

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ALOKE PARIYAR

RAM NARAYAN PARIYAR

18/01/1966
Permanent Account Number
AFJPP6688R

A. L. Pariyar
Signature



भारत सरकार
GOVT. OF INDIA

भारतीय विभाग
INDIAN DEPARTMENT

SANTOSHKUMAR GUPTA
BHRIGUPRASAD GUPTA

15/12/1989

Permanent Account Number

AGLPG2568P



Income Tax PAN Service Unit, LIT/SH
Plot No. 3, Sector II, CBD Belapur
Navi Mumbai - 400 614

व्यक्तिगत आय कर सेवा इकाई
लिट/श
प्लॉट नं. 3, सेक्टर II, सीडी बी बेलपुर
नवी मुंबई - 400 614

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGLPG2282K

नाम /NAME
RINA GUPTA

पिता का नाम /FATHER'S NAME
TRIBANI PRASAD

जन्म तिथि /DATE OF BIRTH
05-03-1978

हस्ताक्षर /SIGNATURE
Rina Gupta

आयकर आयुक्त, (कम्प्यू. अमा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



इस कार्ड के खो / भ्रिंल जेने पर कुइया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(नदिति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAGAR CHANDRA ROY
CHANDRAKANTA ROY

11/02/1953

Permanent Account Number

BEPPR8973F

Sagar Chandra Roy

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAITU ROY
CHANDRAKANTA ROY

01/01/1950
Permanent Account Number
CDVPR0133D

Chaitu Roy
Signature



INCOME TAX DEPARTMENT



GOVT. OF INDIA

KSHIRODH ROY

CHANDRA KANTA ROY

01/01/1966

Permanent Account Number

ALTPR7905F

Kshirodh Roy
Signature



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/सौटाएं :

आपका पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४००-६१४

आयकर विभाग
INCOME TAX DEPARTMENT
BRADIP ROY
CHANDRA KANTA ROY
01/02/1970
Permanent Account Number
AHLPR2403E
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITS
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
अगर कार्ड खोया/प्राप्त हो, कृपया सूचना दें/वापस करें
आयकर PAN सेवाएँ यूनिट, UTITS
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर
नवी मुंबई - 400 614

Major Information of the Deed

Deed No.	I-0711-01959/2018	Date of Registration	20/03/2018
Query No/Year	0711-0001585365/2017	Office where deed is registered	
Query Date	17/11/2017 3:18:33 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapash Nandi Laketown, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 35,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,75,000/- (Article:23)	Rs. 35,000/- (Article:A(1))		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 2

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-61/339	RS-466/18	Bastu	Bastu	14 Katha	35,00,000/-	35,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					23.1Dec	35,00,000 /-	35,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Sagar Chandra Roy, (Alias: Mr Sagar Roy) (Presentant) Son of Late Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BEPPR8973F, Status :Individual, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence
2	Mr Chaitu Roy Son of Late Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDVPR0133D, Status :Individual, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence
3	Mr Kshirodh Roy, (Alias: Mr Khatu Roy) Son of Rev Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALTPR7905F, Status :Individual, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

4	Mr Pradip Roy Son of Late Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHLPR2403E, Status :Individual, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence
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Buyer Details :

S/No.	Name,Address,Photo,Finger print and Signature
1	BAIDYANATH CONSTRUCTIONS Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AASFB5803A, Status :Organization, Executed by: Representative

Representative Details :

S/No.	Name,Address,Photo,Finger print and Signature
1	Mr Alope Pariyar Son of Late Ram Narayan Pariyar Kalyani Apartment, Punjabi Para, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
2	Mr Santosh Kumar Gupta Son of Mr Bhrigu Prasad Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
3	Mrs Rina Gupta Wife of Mr Santosh Kumar Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)

Identifier Details :

Name & address
Mr Subhash Singha Son of Mr Samir Singha New Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Alope Pariyar, Mr Santosh Kumar Gupta, Mrs Rina Gupta

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec

Endorsement For Deed Number : I - 071101959 / 2018

On 17-11-2017

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

Presented for registration at 19:00 hrs on 17-11-2017, at the Private residence by Mr Sagar Chandra Roy Alias Mr Sagar 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 35,00,000/-

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

Execution is admitted on 17/11/2017 by 1. Mr Sagar Chandra Roy, Alias Mr Sagar Roy, Son of Late Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 2. Mr Chaitu Roy, Son of Late Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 3. Mr Kshirodh Roy, Alias Mr Khatu Roy, Son of Rev Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 4. Mr Pradip Roy, Son of Late Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others

Indetified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-11-2017 by Mr Aloke Pariyar, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-11-2017 by Mr Santosh Kumar Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-11-2017 by Mrs Rina Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 23-11-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,000/- (A(1) = Rs 35,000/-) and Registration Fees paid by by online = Rs 35,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2017 12:00AM with Govt. Ref. No: 192017180115008832 on 17-11-2017, Amount Rs: 35,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90032245 on 17-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,75,000/- and Stamp Duty paid by by online = Rs 1,70,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2017 12:00AM with Govt. Ref. No: 192017180115008832 on 17-11-2017, Amount Rs: 1,70,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90032245 on 17-11-2017, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

On 07-12-2017

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,75,000/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 515, Amount: Rs.5,000/-, Date of Purchase: 10/11/2017, Vendor name: S S Roy



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 20-03-2018

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.



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 44111 to 44144
being No.071101959 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.03.20 17:44:28 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-03-2018 17:43:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)