

8749/21

J- 8767/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 052925

০২-১১-২১/৬৭৩৩৯১/২১
 ২২/১০/২১

SWABHUMI PROPERTIES PVT. LTD.
Rafiqur
 Director

Visit Commission Case No. 1297/21

DEED OF CONVEYANCE

Heir



Contd. To next sheet

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

Adtl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

28 OCT 2021

Sl. NO. 13325 Date: 15.9.2021
PURCHASER Shree Vinayak Construction
Full Address Siliguri
Total Value 100/-
Stamp Purchased from JPG Treasury-1

R K Agarwal



2060

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Raiganj, Jalpaiguri

SWABHUMI PROPERTIES PVT. LTD.

R K Agarwal

Director



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021



Santa Chakraborty
Sl. Ashim Chakraborty
Khalpara, Siliguri

DEED OF CONVEYANCE

THIS INDENTURE MADE ON THIS THE
27th DAY OF OCTOBER 2021

CONVEYANCE

PARGANA-BAIKUNTHAPUR

MOUZA- DABGRAM

P. S- BHAKTINAGAR

DIST. JALPAIGURI

LAND AREA: 10(TEN) KATHAS

SET FORTH VALUE

Rs.1,46,10,000/-

J. L. NO. 2

R. S. SHEET NO. 5

L. R. SHEET NO. 5

R. S. KHATIAN NO. 282/1

L. R. KHATIAN NO. 545

R. S. PLOT NO. 82

L.R. PLOT NO. 611

SILIGURI MUNICIPAL CORPORATION

BETWEEN

"SHREE VINAYAK CONSTRUCTIONS"(P. A. No. ADTFS6407P), a partnership firm, having its office at 3rd Mile, Sevoke Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, Pin-734001, in the State of West Bengal, represented by one of its partner SMT BANDANA SINGHANIA(P. A. No. AHBPS0603H)(Aadhaar No. 6967 6686 0177) W/O Shri Sanjay Kumar Singhania, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Model Town-I Apartment, Pranami Mandir Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, 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 directors/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the ONE PART.

Pray

"SWABHUMI PROPERTIES PRIVATE LIMITED"(P. A. No. AAICS1623E), a Private Limited Company, incorporated under the companies Act 1956, having corporate Identity Number:- U70101WB2004PTC098644, dated 26-05-2004, having its Registered Office at 3rd Mile, Sevoke Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the State of West Bengal, represented by one of its director **SRI RAJENDRA KUMAR AGARWAL**(P. A. No. ACMPA4048E)(Aadhaar No.3857 4709 6261) S/O Late Keshar Dev Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, resident of Udham Singh Sarani, Ward No. 13, Sevoke Road, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal, hereinafter called the **"VENDOR"**(which expression shall mean and include unless excluded by or repugnant to the context its directors/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the **OTHER PART.**

WHEREAS the Vendor is the absolute owner in possession of all that piece and parcel of land measuring 106(One Hundred Six) Kathas 13(Thirteen) Chhataks, appertaining to R. S. Plot Nos. 82 & 81/297, recorded in R. S. Khatian No. 282/1, situated at Mouza-Dabgram, J. L. No. 2, Pargana-Baikunthapur, under R. S. Sheet No. 5, Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, executed on 12th day of June 2004, being Serial No. 2529, for they year 2004 and the said document was finalized in the year 2005, being Document No. 232, for the year 2005, registered at D.S.R Jalpaiguri, executed by **Sri Sheo Kumar Agarwal & Others** of Bidhan Road, Siliguri, Dist. Jalpaiguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

Raj

R. Agarwal
Director

AND WHEREAS the Vendor is also the absolute owner in possession of all that piece and parcel of land measuring 76(Seventy Six) Kathas 15(Fifteen) Chhataks, appertaining to R. S. Plot No. 82, recorded in R. S. Khatian No. 282/1, situated at Mouza-Dabgram, J. L. No. 2, Pargana-Baikunthapur, under R. S. Sheet No. 5, Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri by virtue of Deed of Conveyance, recorded in Book No. I executed on 12th day of June 2004, being Serial No. 2530, for the year 2004 and the said document was finalized in the year 2005, being Document No. 233, for the year 2005, registered at D.S.R Jalpaiguri, executed by **Sri Sheo Kumar Agarwal & Others** of Bidhan Road, Siliguri, Dist. Jalpaiguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the Vendor is also the absolute owner in possession of all that piece and parcel of land measuring 24(Two four) Kathas 7(Seven) Chhataks, appertaining to R. S. Plot No. 82, recorded in R. S. Khatian No. 282/1, situated at Mouza-Dabgram, J. L. No. 2, Pargana-Baikunthapur, under R. S. Sheet No. 5, Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I executed on 08th day of April 2005, being Serial No. 1575, for the year 2005 and the said document was finalized in the year 2006, being Document No. 911, for the year 2006, registered at D.S.R Jalpaiguri, executed by **Sri Sheo Kumar Agarwal & Others** of Bidhan Road, Siliguri, Dist. Jalpaiguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS by Virtue of the aforesaid three Deed of Conveyance Vendor has become the sole, absolute and exclusive owner of the aforesaid Land total measuring 208(Two Hundred Eight) Kathas 3(Three) Chhataks, having permanent heritable and transferable right, title and interest therein.

Agarwal

AND WHEREAS the vendor also recorded the aforesaid land in its name in the Record of Right at the Office of B. L. & L. R. O Rajganj and shall ever since one L. R. Khatian, being Khatian No. 545 was framed in the name of vendor, as per provision of W.B.L.R Act, 1955.

AND WHEREAS Vendor also converted the said land vide Conversion Case No. CN/2019/0701/1084 dated 13/12/2019 at the Office of D. L. & L. R. O, Jalpaiguri.

AND WHEREAS the Vendor and the Purchaser subsequently initiated for building plan and in this process after having obtained the approved L.U.C.C. memo number 3380/SJDA, dated 12/06/2019, approved by the S.J.D.A., Siliguri and having obtained the Fire Safety Recommendation vide Memo No. WBFES/NZ/FP/35/20, dated 08/10/2020 obtained from West Bengal Fire and Emergency Services, Government of West Bengal and the site plan was approved by Siliguri Municipal Corporation, being Plan No. 571, dated 15/07/2019 and the building Plan No. 594, dated 31-08-2019, sanctioned by Siliguri Municipal Corporation and the said building Plan was revised by a new Building Plan, being Plan No. 0109146207900091, dated 24-12-2020, approved by Siliguri Municipal Corporation and in the manners aforesaid the Vendors of these presents became in actual, khas, and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

AND WHEREAS the Vendor for future investing in immovable assets have offer for sale the above referred land measuring 10(Ten) Kathas, out of total purchased land measuring 208(Two Hundred Eight) Kathas 3(Three) Chhataks to the Purchaser, for a total consideration of Rs.1,46,10,000/- (Rupees One Crorer Forty Six Lakhs Ten Thousand) only and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser has learnt the intention of the Vendor to sell the aforesaid land fully described in the schedule below approached the Vendor and offered to Purchase the above referred land measuring 10(Ten) Kathas, for a total consideration of Rs.1,46,10,000/- (Rupees One Crorer Forty Six Lakhs Ten Thousand) only. Considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

Key

AND WHEREAS the Vendor finding the said offer of the Purchaser lucrative and profitable, has accepted the same and agreed to sell to the Purchaser the said land measuring 10(Ten) Kathas, for a total consideration of Rs.1,46,10,000/-(Rupees One Crore Forty Six Lakhs Ten Thousand) only.

AND

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.1,46,10,000/-(Rupees One Crore Forty Six Lakhs Ten Thousand) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule below 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 Vendor does 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 Vendor or any person claiming through or under him.

AND

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

Handwritten signature

THE VENDOR FURTHER DECLARES that it 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.

IT IS FURTHER DECLARE 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 Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

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

IT IS FURTHER DECLARE by the Vendor that the Vendor has 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 Vendor, is proved to be false, the Vendor shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

[Handwritten signature]

SCHEDULE

(Land hereby Sold)

All that piece or parcel of Vaccant land measuring **10(Ten)** Kathas, appertaining to R. S. Plot No. **82** corresponding to L. R. Plot No. **611**, recorded in R. S. Khatian No. **282/1** corresponding to L. R. Khatian No. **545**, situated at Mouza-**DABGRAM**, J. L. No. **2**, R. S. Sheet No. **5** corresponding to L. R. Sheet No. **5**, Pargana-Baikunthapur, Police Station-Bhaktinagar, within S. M. C Ward No. "**XXXXII**", Located at **Sevoke Road By Lane**, A.D.S.R Bhaktinagar, District Jalpaiguri. The ROR of land is Bastu & proposed use of land is BASTU.

The above schedule land is butted and bounded as follows:-

By the North : Land of Purchaser

By the South : 25 Ft. wide S. M. C Road

By the East : Land of Purchaser

By the West : Ektiashal Primary School

IN WITNESS WHEREOF THE DIRECTOR OF VENDOR IN GOOD HEALTH AND CONCIIOUS MIND SET & SUBSCRIBED THE SEAL OF THE FIRM & PUT HIS SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

WITNESSES:

1. *Santu Chakraborty*

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

2. *Mukul Borah*

Shri Subhash Borah
Sevoke Road,
Siliguri - 734001

SWABHUMI PROPERTIES PVT. LTD.

R. K. Ghosh
Director

VENDOR

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

Manoj Kumar Kedia

(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्वामी सेवा भण्डा कार्ड
Personnel Account Number Card

AAICS1623E



प्रा. सं. २००३
SWABHUMI PROPERTIES PRIVATE
LIMITED

08/12/2013

पिनकोड / पतेवरवी संकेत
Date of Incorporation / Registration
28/09/2004

SWABHUMI PROPERTIES PVT. LTD.

R. K. Agarwal
Director

निर्णय संख्या

PERMANENT ACCOUNT NUMBER



ACMPA4048E

नाम / NAME

RAJENDRA KUMAR AGARWAL

पिता का नाम / FATHER'S NAME

KESHAR DEV AGARWAL

जन्म तिथि / DATE OF BIRTH

05-10-1952

व्यक्तिगत हस्ताक्षर / SIGNATURE

R. K. Agarwal

[Handwritten Signature]

आदेश संख्या, १४-११

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

R. K. Agarwal

R. K. Agarwal


भारत सरकार
Government of India

राजेंद्र कुमार आगरवाल
RAJENDRA KUMAR AGARWAL
 पिता : केशव देव आगरवाल
Father : Keshav Deo Agarwal
 जन्मदिन / DOB : 05/10/1952
 लिंग / Male


3857 4709 6261

आधार - साधारण मानुषेर अधिकार

R K Agarwal

R K Agarwal


3857 4709 6261

Unique Identification Authority of India
 Address:
 S/O Keshav Deo Agarwal,
 UDAM SINGH SARANI,
 SEVKE ROAD, WARD NO 13,
 Region (N. City), Durgam,
 Secun, West Bengal, 743001

डिपॉजिट
 प्र./उ. कोड (उ. अक्षांश)
 क्षेत्र (उ. अक्षांश)
 क्षेत्र नं. 13, दिल्ली
 (उ. अक्षांश), क्षेत्र, दिल्ली
 पोस्ट नं. 743001



R K Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADTFS6407P



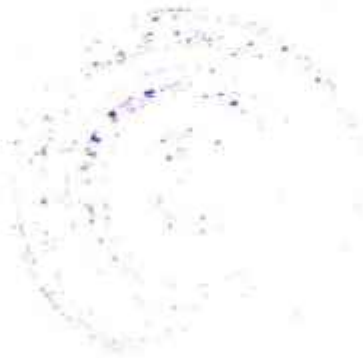
नाम / Name
SHREE VINAYAK CONSTRUCTIONS

प्रमाणित / मान्यता दिनांक
Date of Issuance/Particulars
10/08/2018

10102218

Shree Vinayak Constructions

Bandana Singhania
Partner



স্থায়ী সীলন নং / PERMANENT ACCOUNT NUMBER
AHBPS0603H



নাম / NAME
BANDANA SINGHANIA

পিতা বা পিতৃ / FATHER'S NAME
KANHAIYA LAL TULSIYAN

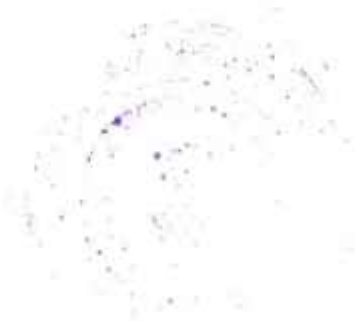
জন্ম তারিখ / DATE OF BIRTH
04-04-1972

স্বাক্ষর / SIGNATURE
Bandana Singhania

স্বাক্ষর (স্বাক্ষর), স্থান
[Signature]

COMMISSIONER OF INCOME-TAX SYSTEMS, SHILLONG

Bandana Singhania.





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



Enrolmnt No/Enrolment No.: 2017/00200/02324

Date: 09/07/2016
Bandana Singhania (BANDANA SINGHANIA)
W/O Sanjay Kumar Singhania, MODEL TOWN
APARTMENT, FLAT NO-P2, PRANAMI MANDIR
ROAD, WARD NO-40, OPP. PRANAMI MANDIR,
HAIDERPARA, SILIGURI, Jalpaiguri,
West Bengal - 734001

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your Aadhaar No.:

6967 6686 0177



MEERA AADHAAR, MERI PEHACHAN



1947



help@uidai.gov.in



www.uidai.gov.in

Validity unknown

Digitally signed by Unique Identification Authority of India OI
Date: 2016.07.09 11:42:54 IST

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Bandana Singhania
DOB: 04/04/1972
Female / FEMALE



Address:

W/O Sanjay Kumar Singhania,
MODEL TOWN
APARTMENT, FLAT NO-P2,
PRANAMI MANDIR ROAD, WARD
NO-40, OPP. PRANAMI MANDIR,
HAIDERPARA, SILIGURI,
Jalpaiguri,
West Bengal - 734001

6967 6686 0177

MEERA AADHAAR, MERI PEHACHAN

6967 6686 0177

MEERA AADHAAR, MERI PEHACHAN

Bandana Singhania

EXECUTANT FINGERPRINT SHEET



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

SWABHUMI PROPERTIES PVT. LTD.

Rudhyanand
Director

SWABHUMI PROPERTIES PVT. LTD.

Rudhyanand
Signature Director

CLAIMANT FINGERPRINT SHEET




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

Shree Vinayak Constructions
Bandana Singh
Partner

Shree Vinayak Constructions
Bandana Singh
Signature Partner

স্থায়ী অ্যাকাউন্ট নম্বর /PERMANENT ACCOUNT NUMBER
ADZPC8846Q



নাম /NAME
SANTU CHAKRABORTY

পিতার নাম /FATHER'S NAME
ASHIM CHAKRABORTY

জন্ম তারিখ /DATE OF BIRTH
07-07-1982

স্বাক্ষর /SIGNATURE
Santu
Chakraborty

স্বাক্ষর
Stahin

কমিশনার অফিস, (সি.ও.), কলকাতা
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Santu Chakraborty



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 07112002167375/2021

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	Shri RAJENDRA KUMAR AGARWAL UDHAM SINGH SARANI, WARD NO. 13, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Seller [SWABHU MI PROPER TIES PRIVATE LIMITED]			 R. Agarwal Director SWABHUMI PROPERTIES PVT. LTD.
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734005	Shri RAJENDRA KUMAR AGARWAL, Smt BANDANA SINGHANIA			



(Tulsi Lama)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-08767/2021	Date of Registration	28/10/2021
Query No / Year	0711-2002167375/2021	Office where deed is registered	
Query Date	23/10/2021 8:35:45 PM	0711-2002167375/2021	
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. 1,46,10,000/-	Rs. 1,60,64,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,03,270/- (Article:23)	Rs. 1,60,664/- (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:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road bye lane, Road Zone : (Checkpost -- Salugara bazar) , Mouza: Dabgram Sheet No - 5, JI No: 2, Pin Code : 734001

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-82	RS-282/1	Bastu	Bastu	10 Katha	1,46,10,000/-	1,60,64,997/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					16.5Dec	146,10,000 /-	160,64,997 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWABHUMI PROPERTIES PRIVATE LIMITED 3RD MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE VINAYAK CONSTRUCTIONS 3RD MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri RAJENDRA KUMAR AGARWAL (Presentant) Son of Late KESHAR DEV AGARWAL UDHAM SINGH SARANI, WARD NO. 13, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8E, Aadhaar No: 38xxxxxxxx6261 Status : Representative, Representative of : SWABHUMI PROPERTIES PRIVATE LIMITED (as DIRECTOR)
2	Smt BANDANA SINGHANIA Wife of Shri SANJAY KUMAR SINGHANIA MODEL TOWN-1, PRANAMI MANDIR ROAD, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3H, Aadhaar No: 69xxxxxxxx0177 Status : Representative, Representative of : SHREE VINAYAK CONSTRUCTIONS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734005			
Identifier Of Shri RAJENDRA KUMAR AGARWAL, Smt BANDANA SINGHANIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SWABHUMI PROPERTIES PRIVATE LIMITED	SHREE VINAYAK CONSTRUCTIONS-16.5 Dec

On 25-10-2021

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 1,60,64,997/-

Tulsi Lama

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

On 27-10-2021

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

Presented for registration at 21:00 hrs on 27-10-2021, at the Private residence by Shri RAJENDRA KUMAR AGARWAL ..

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

Execution is admitted on 27-10-2021 by Shri RAJENDRA KUMAR AGARWAL, DIRECTOR, SWABHUMI PROPERTIES PRIVATE LIMITED (Private Limited Company), 3RD MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

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

Tulsi Lama

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

On 28-10-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,60,664/- (A(1) = Rs 1,60,650/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,60,664/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2021 5:14PM with Govt. Ref. No: 192021220100431181 on 25-10-2021, Amount Rs: 1,60,664/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 709861674 on 25-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,03,270/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 8,03,170/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 13325, Amount: Rs.100/-, Date of Purchase: 15/09/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 25/10/2021 5:14PM with Govt. Ref. No: 192021220100431181 on 25-10-2021, Amount Rs: 8,03,170/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 709861674 on 25-10-2021, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama
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 0711-2021, Page from 239368 to 239390
being No 071108767 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.11.23 12:17:43 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/11/23 12:17:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)