

SL- 3924/2021

T- 3986/21

18



22/10/21 पश्चिम बंगाल WEST BENGAL

G 452223

22/10/21

Maa Kamakhya Developers
Sangay to Sangay

Partner

Sankar San Kar

Sanjib Sanjay

-1-

DEED OF CONVEYANCE

Page



Notarized in the presence of witnesses. Registration The Signature Sheet and endorsement Sheet attached to this document are the true and correct copies of this document.

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Additional District Sub-Registrar

28 OCT 2021

SL. NO. 16569 Date 6.10.2021
PURCHASER Maa Kamakhyā Developers
Full Address Siliguri
Total Value 5000/-
Stamp Purchased from IDC Treasury-1

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



G. Sanyal
Addl. District Registrar
Jalpaiguri

28 OCT 2021



Sanjay Kumar
Sanjay Kumar

Maa Kamakhya Developers
Sanjay Kumar Singhania
Partner

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
28th DAY OF OCTOBER 2021

CONVEYANCE

MOUZA-KHARIYA

P.S. JALPAIGURI

DIST-JALPAIGURI

AREA: 165.4(ONE SIX FIVE POINT FOUR) DECIMALS

SET FORTH VALUE

Rs.4,94,00,000/=

R. S. KHATIAN NO. 2/4

L. R. KHATIAN NOS. 259 & 260

R. S. PLOT NOS. 91 & 92

L. R. PLOT NOS. 262, 263, 271 & 272

R. S. SHEET NO. 13

L. R. SHEET NO. 81

MUNICIPALITY-JALPAIGURI

BETWEEN

"MAA KAMAKHYA DEVELOPERS"(P. A. No. ABQFM1358L), a partnership firm, having its office at "Sanjeevani Medical", S. F. Road, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its partner SRI SANJAY KUMAR SINGHANIA(P. A. No. AIBPS5047A)(Aadhaar No. 4966 4084 8134) S/O Late Shankarlal Singhanian, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Model Town-I, 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 partner/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the ONE PART.

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Addl. District Sub-Registrar
Jalpaiguri

28 OCT 2021

Sankar Sarkar
Sanjib Sarkar.

Maa Kamakhya Developers
Sanjay Kr. Singhania
Partner

AND

1. SRI SANKAR SARKAR(P. A. No. AKLPS7841N)(Aadhaar No. 7206 1970 3469) S/O Late Gopal Chandra Sarkar & **2. SRI SANJIB SARKAR**(P. A. No. ALSPS9678R)(Aadhaar No. 6679 1216 5145) S/O Sri Sankar Sarkar, both Hindu by Religion, Business by Occupation, Nationality by Indian, residing at Rakhalghose Road, Nandan Rajpur Sonarpur, P.O-Rajpur, P.S-Sonarpur, Dist. South 24 Parganas, Pin-700149 in the State of West Bengal, hereinafter jointly called the **"VENDORS"**(Which expression shall and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the Vendor No. 1 is the absolute owner & in possession of all that piece of parcel of land measuring 147(One Hundred Forty Seven) Decimals, appertaining to R. S. Plot Nos. 91 & 92, recorded in R. S. Khatian No. 2/4, Situated at Mouza-Khariya, Pargana-Baikunthapur, R. S. Sheet No. 13, P.S & Dist. Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 5, pages from 643 to 660, Being Document No. 01843, for the year 2012, registered at Addl. Dist. Sub-Registry Office Jalpaiguri, executed by **Sri Satyajit Majumder & Others** of Panda Para, Jalpaiguri Town, P.O, P.S & Dist. Jalpaiguri and subsequently the Vendor No. 1 also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R. O Jalpaiguri, Dist. Jalpaiguri & shall ever since one L. R. Khatian, being Khatian No. 259 was framed in the name of vendor No. 1, as per provision of W.B.L.R Act, 1955 and shall ever since the Vendor No. 1 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 below.

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Sanjay Kumar

Sanjay Kumar

Maa Kamakhya Developers

Sanjay Kumar

Partner

AND WHEREAS the Vendor No. 2 is the absolute owner & in possession of all that piece of parcel of land measuring 146(One Hundred Forty Six) Decimals, appertaining to R. S. Plot Nos. 91 & 92, recorded in R. S. Khatian No. 2/4, Situated at Mouza-Khariya, Pargana-Baikunthapur, R. S. Sheet No. 13, P.S & Dist. Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 5, pages from 661 to 678, Being Document No. 01844, for the year 2012, registered at Addl. Dist. Sub-Registry Office Jalpaiguri, executed by **Sri Satyajit Majumder & Others** of Panda Para, Jalpaiguri Town, P.O, P.S & Dist. Jalpaiguri and subsequently the Vendor No. 2 also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R. O Jalpaiguri, Dist. Jalpaiguri & shall ever since one L. R. Khatian, being Khatian No. 260 was framed in the name of vendor No. 2, as per provision of W.B.L.R Act, 1955 and shall ever since the Vendor No. 2 and shall ever since the Vendor No. 2 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 below.

AND WHEREAS by Virtue of the aforesaid Two Separate Deed of Conveyance & Record of Rights Vendors have become the sole, absolute and exclusive owner of the land total measuring 293(Two Hundred Ninety Three) Decimals jointly, more particularly described in the Schedule hereunder, having permanent heritable and transferable right, title and interest therein, free from all encumbrances & charges whatsoever.

AND WHEREAS the land of Vendors for purchasing of another immovable assets in future have offered for sale the above referred land measuring **165.4(One Six Five Point Four)** Decimals jointly, out of their total purchased land measuring 293(Two Hundred Ninety Three) Decimals to the purchaser, for a total consideration of Rs.4,94,00,000/-(Rupees Four Crore Ninety Four Lakhs) Only and the aforesaid land is fully described in the Schedule below.

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Sankar Sankar

Maa Kamakhya Developers
Sankar Sankar
Partner

AND WHEREAS the Purchaser has learnt the intention of the Vendors to sell the aforesaid land fully described in the schedule below approached the Vendors and offered to Purchase the above referred land measuring **165.4(One Six Five Point Four)** Decimals jointly, for a total consideration of Rs.4,94,00,000/-(Rupees Four Crore Ninety Four Lakhs) Only. Considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors 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 **165.4(One Six Five Point Four)** Decimals jointly, free from all encumbrances for a total consideration of Rs.4,94,00,000/-(Rupees Four Crore Ninety Four Lakhs) Only.

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.4,94,00,000/-(Rupees Four Crore Ninety Four 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 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 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.

Sanjay Sanjay
Saiyib Sanyib

Maa Kamakhya Developers
Sanjay K. Singhania
Partner

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.

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 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 is 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.

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Maa Kamakhya Developers

Sanjay K. Singhania

Partner

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.

IT IS FURTHER DECLARED 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 **165.4(One Six Five Point Four)** Decimals, appertaining to R. S. Plot Nos. **91 & 92** corresponding to L. R. Plot Nos. **262, 263, 271 & 272**, recorded in R. S. Khatian No. **2/4** corresponding to L. R. Khatian Nos. **259 & 260**, situated at Mouza-**KHARIYA**, Pargana-Baikunthapur, under R. S. Sheet No. **13** corresponding to L. R. Sheet No. **81**, P.S-JALPAIGURI, within Jalpaiguri Municipality in Ward No. **25**, bearing Holding Nos. **52/57/106 & 52/51/106**, Addl. District Sub-Registry Office Jalpaiguri, Dist-Jalpaiguri. Raad zone- Ashakata Basu Sarami.

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San Kan San Kay

Sanjay

San Kan San Kay

Sankar Sankar

Sanjiv Sankar

Maa Kamakhya Developers
Sanjay for highland
Partners

PLOT WISE DETAILS OF ABOVE SCHEDULE

LAND USE		PLOT NO.	KHATAN NO.	LAND HEREBY SOLD	AREA
PROPOSED	ROR	R. S.	R. S.	BY THE	
DAHALA	DAHALA	91 ✓	2/4	VENDOR NO. 1	23.00 Dec
DAHALA	DAHALA	92 ✓	2/4	VENDOR NO. 1	21.28 Dec
DAHALA	DAHALA	91 ✓	2/4	VENDOR NO. 2	86.00 Dec
DAHALA	DAHALA	92 ✓	2/4	VENDOR NO. 2	35.12 Dec
Total =					165.40 Dec

The said land is butted and bounded as follows:-

By the North : Land of Vendors

By the South : 15 Ft. wide Non Metal Road

By the East : River Karala

By the West : 15 Ft. wide Non Metal Road

Contd. To next Sheet

Maa Kamakhya Developers
Sanjay Kumar Singhania
Partner

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.

The content of this document
has been gone through and
understood personally by the
vendors and the Purchaser

WITNESSES:

1. *Debasish Roy*

Sri Debasish Roy
S/O Sri Atiya Roy
R/O-Korani Para, Jalpaiguri
P.O-Pandapara Kalibari
P.S-Jalpaiguri
Dist. Jalpaiguri
Pin-735132

1. *Sanjay Kumar Singhania*

2. *Sanjay Kumar Singhania*

VENDORS

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

2. *Pravir Agarwal*
S/O Sri Gopi Chand
Agarwal
Dinbagar
Jalpaiguri

Manoj Kumar Kedia

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

RECEIVED from the Purchaser a sum Rs.4,94,00,000/-(Rupees Four Crore Ninety Four Lakhs) Only, being the full amount of consideration money payable under these present in the manner mentioned herein below.

MEMO OF CONSIDERATION

1. PAY TO **SRI SANKAR SARKAR** Rs.1,32,25,103/-(Rupees One Crore Thirty Two Lakhs Twenty Five Thousand One Hundred Three) only, out of that Rs.1,04,19,852/-(Rupees One Crore Four Lakhs Nineteen Thousand Eight Hundred Fifty Two) only to Sri Shankar Sarkar & Rs. 27,00,000/-(Rupees Twenty Seven Lakhs) only to Sri Ramesh Agarwal on behalf of Sankar Sarkar on the request of Sankar Sarkar vide Several Cheques & Rs.1,32,251/-(Rupees One Lakh Thirty Two Thousand Two Hundred Fifty One) only as TDS.

Cheque No.	Bank Name	Branch	Amount
334064	AXIS BANK	JALPAIGURI	RS.14,00,000/-
644652(RTGS)	IOB	S. F ROAD SLG	RS.10,00,000/-
644654(RTGS)	IOB	S. F ROAD SLG	RS.40,00,000/-
644672	IOB	S. F ROAD SLG	RS.40,19,852/-
644678	IOB	S. F ROAD SLG	RS.27,00,000/-

sankar Sarkar

VENDOR

Contd. To next Sheet

MEMO OF CONSIDERATION

2. PAY TO SRI SANJIB SARKAR Rs.3,61,74,897/-(Rupees Three Crore Sixty One Lakhs Seventy Four Thousand Eight Hundred Ninety Seven) only, out of that Rs.2,88,83,148/-(Rupees Two Crore Eighty Eight Lakhs Eighty Three Thousand One Hundred Forty Eight) only to Sri Sanjib Sarkar & Rs. 21,50,000/-(Rupees Twenty One Lakhs Fifty Thousand) only to Sri Ramesh Agarwal on behalf of Sanjib Sarkar & Rs. 48,50,000/-(Rupees Forty Eight Lakhs Fifty Thousand) only to Sri Kamal Kumar Sharma on behalf of Sanjib Sarkar on the request of Sanjib Sarkar vide Several Cheques & Rs.3,61,749/-(Rupees Three Lakhs Sixty One Thousand Seven Hundred Forty Nine) only as TDS.

Cheque No.	Bank Name	Branch	Amount
644651(RTGS)	IOB	S. F ROAD SLG	RS.10,00,000/-
644673	IOB	S. F ROAD SLG	RS.50,00,000/-
644674	IOB	S. F ROAD SLG	RS.50,00,000/-
644675	IOB	S. F ROAD SLG	RS.50,00,000/-
644676	IOB	S. F ROAD SLG	RS.50,00,000/-
644677	IOB	S. F ROAD SLG	RS.78,83,148/-
644679	IOB	S. F ROAD SLG	RS.21,50,000/-
644680	IOB	S. F ROAD SLG	RS.48,50,000/-

Sanjib Sarkar.

VENDOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJIB SARKAR
SANKAR SARKAR

03/02/1976
Permanent Account Number
ALSPS9673R

Sanjib Sarkar
Signature

23082006

Sanjib Sarkar

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैना सेवा इकाई, एस एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamla Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

 **ভারত সরকার**
Government of India

 **সঞ্জীব সরকার**
Sanjib Sarkar
জন্মতারিখ / DOB : 03/02/1976
পুরুষ / Male



6679 1216 5145

আমার আধার, আমার পরিচয়

Sanjib Sarkar.

 **আধার**
Unique Identification Authority of India

ঠিকানা: এস/ও: শঙ্কর সরকার,
শিকদার পাড়া রোড, রাজপুর
সোনারপুর (এম), রাজপুর, দক্ষিণ ২৪
পারগনা, সোনারপুর, পশ্চিম বঙ্গ,
700149

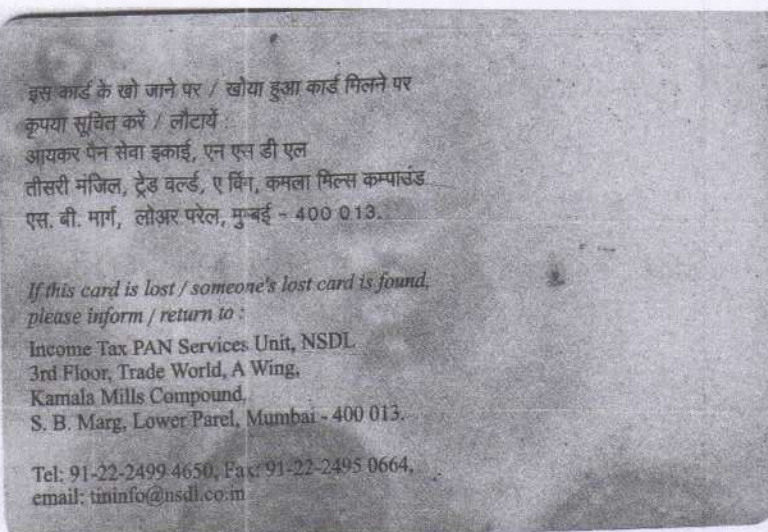
Address: S/O: Sankar Sarkar,
SIKDAR PARA ROAD, Rajpur
Sonarpur (M), Rajpur, South 24
Parganas, Sonarpur, West
Bengal, 700149

6679 1216 5145

 1947  help@uidai.gov.in  www.uidai.gov.in



Sankar Sankar





ভারত সরকার

Government of India

শংকর সরকার

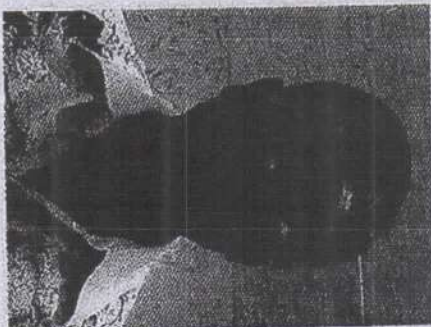
Sankar Sarkar

পিতা : গোপাল চন্দ্র সরকার

Father : Gopal Chandra Sarkar

জন্মতারিখ / DOB : 05/11/1951

পুরুষ / Male



7206 1970 3469



আধার - সাধারণ আনুষঙ্গিক অধিকার

Sankar Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABQFM1358L



नाम / Name
MAA KAMAKHYA DEVELOPERS

निगमन/गठन की तारीख
Date of Incorporation/Formation
01/02/2021

Maa Kamakhya Developers

Sanjay K. Singh

Partner



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 2017/00200/02319

To
Sanjay Kumar Singhania
S/O Sankerlal Singhania
MODEL TOWN APARTMENT, FLAT NO-P-2
PRANAMI MANDIR ROAD, WARD NO-40
OPP. PRANAMI MANDIR HAIDERPARA
SILIGURI
Jalpaiguri
West Bengal 734001
9434061711

26/02/2012

38388158



UG383881581IN



आपका आधार क्रमांक / Your Aadhaar No. :

4966 4084 8134

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kumar Singhania
Year of Birth : 1970
Male



4966 4084 8134

आधार — आम आदमी का अधिकार

Sanjay Kumar Singhania
Sanjay Kumar Singhania

EXECUTANT FINGERPRINT SHEET

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

Sanjiv Sankar

Sanjiv Sankar
Signature

EXECUTANT FINGERPRINT SHEET

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

Sanjiv Sankar
Signature

CLAIMANT FINGER PRINT SHEET

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

Maa Kamakhya Developers
Sanjay K. Gogoi
Partner

Maa Kamakhya Developers
Sanjay K. Gogoi
Partner

Signature

SKETCH MAP SHOWING THE LAND EXISTING
POSITION TO BE SOLD

MOUZA- KHARIA, J.L.NO.-07, SHEET NO.-R.S.-13, L.R.-81
PLOTNO.-R.S.-91 & 92, L.R.- 262, 263, 271, 272 & 277
KHATAN NO.-R.S.-2/4, L.R.-259, 260
WARD NO.-25, HOLDING NO.-52/57/106, 52/51/106
P.S.-KOTWALI , DIST.-JALPAIGURI

1. SRI. SANKAR SARKAR
S/O. LT. GOPAL CH. SARKAR
2. SRI. SANJIB SARKAR
S/O. SRI. SANKAR SARKAR
AT. OLD 9/3 EKDALIA ROAD

41 P.C.SARKAR SARANI KOLKATA-19

**19288.00 SQFT OR 0.4428 ACRES
OR 26.79 KATHA**

L.R.PLOT NO.-263= 0.1722 ACRES

R.S.PLOT NO.-92= 0.2128 ACRES

**52759.00 SQFT OR 1.2112 ACRES
OR 73.27 KATHA**

L.R.PLOT NO.-272= 0.6294 ACRES

R.S.PLOT NO.-92= 0.3512 ACRES

GRAND TOTAL SOLD LAND AREA=
1.6540 ACRES OR 100.06 KATHA

"MAA KAMAKHYA DEVELOPERS"

AUTHORIZED PARTNER

S/O. LT. SANKARLAL SINGHANIA

PARNAMI MANDIR ROAD, HAIDER PARA
P.O. & P.S.-BHOKTINAGAR
DIST.-JALPAIGURI-



MALAY GHOSH
surveyor & plan tracer
licence no.-1
D.S.R. office,jalpaiguri

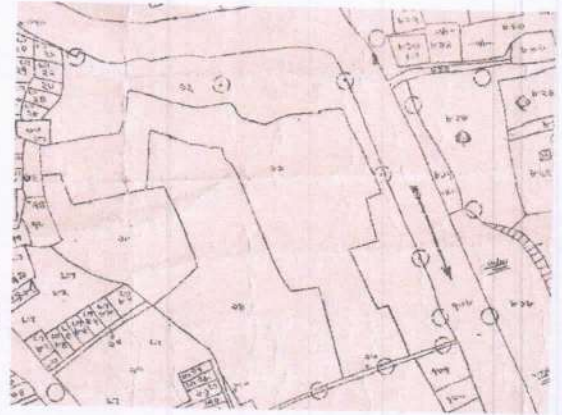
Sanjib Sarker
SIGN. OF THE SELLER

LAND OF BASBHUMI BUILDERS &
PROMOTERS PVT. LTD.

SKETCH MAP SHOWING THE LAND EXISTING
POSITION TO BE SOLD

SCHEDULE OF THE LAND:-

MOUZA- KHARIA, J.L.NO.-07, SHEET NO.-R.S.-13, L.R.-81
PLOTNO.-R.S.-91 & 92, L.R.- 262, 263, 271, 272 & 277
KHATIAN NO.-R.S.-2/4, L.R.-259, 260
WARD NO.-25, HOLDING NO.-52/57/106, 52/51/106
P.S.-KOTWALI, DIST.-JALPAIGURI



R.S. MOUZA MAP



Malay Ghosh
26-10-21
MALAY GHOSH
surveyor & plan tracer
licence no.-1
D.S.R. office jalpaiguri

Sanjay Sankar
SIGN. OF THE SELLER



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

GRN Details

GRN:	192021220102629758	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	28/10/2021 10:25:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6692427983227	BRN Date:	28/10/2021 10:10:39
Gateway Ref ID:	857480864	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2002211574/6/2021
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	MANOJ KEDIA
Address:	siliguri
Mobile:	9832016171
Depositor Status:	Advocate
Query No:	2002211574
Applicant's Name:	Mr MANOJ KEDIA
Identification No:	2002211574/6/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002211574/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	2711185
2	2002211574/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	543247
Total				3254432

IN WORDS: THIRTY TWO LAKH FIFTY FOUR THOUSAND FOUR HUNDRED THIRTY TWO ONLY.

Major Information of the Deed

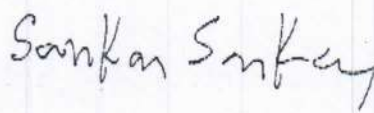
Deed No :	I-0701-03986/2021	Date of Registration	28/10/2021
Query No / Year	0701-2002211574/2021	Office where deed is registered	
Query Date	26/10/2021 7:26:35 PM	0701-2002211574/2021	
Applicant Name, Address & Other Details	MANOJ KEDIA DARJEELING, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8768244200, 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. 4,94,00,000/-	Rs. 5,43,23,309/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 27,16,185/- (Article:23)	Rs. 5,43,247/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

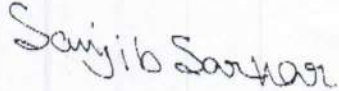
District: Jalpaiguri, P.S:- Jalpaiguri, Municipality: JALPAIGURI, Road: ASHALATA BASU SARANI, Road Zone :Other (WARD NO 25 -- WARD NO 25) , Mouza: Khariya Sheet No-13, JI No: 7, Pin Code : 735135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-2/4	Bastu	Dahala	109 Dec	3,25,50,000/-	3,57,99,520/- Width of Approach Road: 15 Ft.,
L2	RS-92	RS-2/4	Bastu	Dahala	56.4 Dec	1,68,50,000/-	1,85,23,789/- Width of Approach Road: 15 Ft.,
		TOTAL :			165.4Dec	494,00,000 /-	543,23,309 /- (Urban)
		Grand Total :			165.4Dec	494,00,000 /-	543,23,309 /- (Urban)

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANKAR SARKAR (Presentant) Son of Late GOPAL CHANDRA SARKAR Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Office			
		28/10/2021	LTI 28/10/2021	28/10/2021

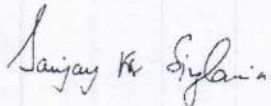
RAKHAL GHOSH ROAD, NANDAN RAJPUR, SONARPUR, City:- Rajpur-sonarpur, P.O:- RAJPUR, P.S:- Gosaba, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1N, Aadhaar No: 72xxxxxxxx3469, Status :Individual, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Office

2-	Name	Photo	Finger Print	Signature
	Mr SANJIB SARKAR Son of Mr SHANKAR SARKAR Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Office			
	28/10/2021	LTI 28/10/2021	28/10/2021	
SIKDAR PARA ROAD, RAJPUR ,SONARPUR, City:- Rajpur-sonarpur, P.O:- RAJPUR, P.S:-Gosaba, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8R, Aadhaar No: 66xxxxxxxx5145, Status :Individual, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Office				

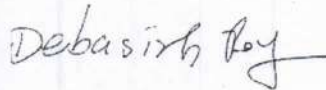
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAA KAMAKHYA DEVELOPERS PANAMI MANDIR ROAD, HAIDERPARA, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734007 , PAN No.:: ABxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJAY KUMAR SINGHANIA Son of Late SHANKAR LAL SINGHANIA Date of Execution - 28/10/2021, , Admitted by: Self, Date of Admission: 28/10/2021, Place of Admission of Execution: Office			
	Oct 28 2021 3:23PM	LTI 28/10/2021	28/10/2021	
PANAMI MANDIR ROAD, HAIDER PARA,, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx7A, Aadhaar No: 49xxxxxxxx8134 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH ROY Son of Mr ATIYA ROY KORAN PARA, City:- Jalpaiguri, P.O:- PANDAPARA, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735032			 Debasish Roy
	28/10/2021	28/10/2021	28/10/2021
Identifier Of Mr SANKAR SARKAR, Mr SANJIB SARKAR, Mr SANJAY KUMAR SINGHANIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR SARKAR	MAA KAMAKHYA DEVELOPERS-23 Dec
2	Mr SANJIB SARKAR	MAA KAMAKHYA DEVELOPERS-86 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR SARKAR	MAA KAMAKHYA DEVELOPERS-21.28 Dec
2	Mr SANJIB SARKAR	MAA KAMAKHYA DEVELOPERS-35.12 Dec

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.

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

Presented for registration at 14:00 hrs on 28-10-2021, at the Office of the A.D.S.R. JALPAIGURI by Mr SANKAR SARKAR , 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 5,43,23,309/-

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

Execution is admitted on 28/10/2021 by 1. Mr SANKAR SARKAR, Son of Late GOPAL CHANDRA SARKAR, RAKHAL GHOSH ROAD, NANDAN RAJPUR, SONARPUR, P.O: RAJPUR, Thana: Gosaba, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 2. Mr SANJIB SARKAR, Son of Mr SHANKAR SARKAR, SIKDAR PARA ROAD, RAJPUR, SONARPUR, P.O: RAJPUR, Thana: Gosaba, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Indetified by Mr DEBASISH ROY, , Son of Mr ATIYA ROY, KORAN PARA, P.O: PANDAPARA, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735032, by caste Hindu, by profession Private Service

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

Execution is admitted on 28-10-2021 by Mr SANJAY KUMAR SINGHANIA, PARTNER, MAA KAMAKHYA DEVELOPERS (Private Limited Company), PANAMI MANDIR ROAD, HAIDERPARA, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007

Indetified by Mr DEBASISH ROY, , Son of Mr ATIYA ROY, KORAN PARA, P.O: PANDAPARA, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735032, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,43,247/- (A(1) = Rs 5,43,233/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,43,247/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 10:30AM with Govt. Ref. No: 192021220102629758 on 28-10-2021, Amount Rs: 5,43,247/-, Bank: SBI EPay (SBlePay), Ref. No. 6692427983227 on 28-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,16,185/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 27,11,185/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16569, Amount: Rs.5,000/-, Date of Purchase: 06/10/2021, Vendor name: J. Das
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 10:30AM with Govt. Ref. No: 192021220102629758 on 28-10-2021, Amount Rs: 27,11,185/-, Bank: SBI EPay (SBlePay), Ref. No. 6692427983227 on 28-10-2021, Head of Account 0030-02-103-003-02

Tshering Pema Bhutia
Tshering Pema Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0701-2021, Page from 93584 to 93610
being No 070103986 for the year 2021.**



Tshering Pema Bhutia

Digitally signed by TSHERING PEMA
BHUTIA

Date: 2021.10.30 13:20:24 +05:30

Reason: Digital Signing of Deed.

**(Tshering Pema Bhutia) 2021/10/30 01:20:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
West Bengal.**

(This document is digitally signed.)