

NO OBJECTION CERTIFICATE

Date: 07/02/ 2026

TO WHOMSOEVER IT MAY CONCERN

We, the undersigned:

1. **Mr. YOGESH KUMAR GUPTA**, and
2. **Mr. RAVI GUPTA**,

do hereby solemnly affirm and declare as under:

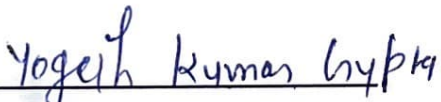
1. That we are the **joint and lawful owners** of the office premises situated at the address mentioned below and are jointly entitled to use and occupy the said premises.
2. That the **details of the office premises** are as follows:
 - **Floor:** 1st Floor
 - **Landmark:** Bandhan Bank Building
 - **Ward No.:** 9
 - **Road:** S. F. Road
 - **Municipal Authority:** Siliguri Municipal Corporation (SMC)
 - **City & PIN:** Siliguri – 734005
3. That the said office premises is **jointly used by both the co-owners** for professional and business purposes.
4. That **Mr. YOGESH KUMAR GUPTA** is applying for **RERA (Real Estate Regulatory Authority) – Agent Registration** and requires **proof of business address** for the said application.
5. That we hereby **grant our full, free, and unconditional consent and No Objection** to **Mr. YOGESH KUMAR GUPTA** for using the above-mentioned office premises as his **business / professional address** for the purpose of:
 - Obtaining **RERA Agent Registration**, and
 - All allied statutory, regulatory, and professional compliances connected therewith.
6. That it is hereby clarified that the **electricity connection and electricity bill** of the said premises stands **in the name of Mr. RAVI GUPTA**, which is only for utility and billing purposes and **does not affect or alter the joint ownership rights** of the premises in any manner whatsoever.

7. That this No Objection Certificate is issued **voluntarily**, without any coercion, and shall remain valid until revoked in writing by mutual consent of both the joint owners.
8. That this NOC is being issued specifically for submission before the **Real Estate Regulatory Authority (RERA)** or any other competent authority as may be required.

DECLARATION

We declare that the statements made above are true and correct to the best of our knowledge and belief and nothing material has been concealed therefrom.

SIGNATURES



Mr. YOGESH KUMAR GUPTA

Joint Owner



Mr. RAVI GUPTA

Joint Owner



West Bengal State Electricity Distribution Company Ltd.

(A Government of West Bengal Enterprise)

BILL-Internet Copy

Helpline Number
(24X7)

WBSEDCL MILANPALLY CUSTOMER CARE CENTER, PHONE No - 3532561036(24 HRS) **19121**

CALL CENTRE:2561020, CALL CENTER PHONE No - 19121(TOLL FREE), TAN: CALW05053G

RAVI KUMAR GUPTA	Invoice No.	: 442017907377
S.F.ROAD,1ST FLOOR BANDHAN BANK GUPTA	Prev. Reading Date	: 23.04.2025
BROTHERS,SILIGURI DARJEELING	Present Reading Date	: 23.07.2025
DARJEELING,Pin - 734005	Billing Date	: 23.07.2025
Consumer Id : 402446804	Next Reading Date:	15.10.2025-19.10.2025
Tariff Class : A(DM-U)	Connected Load	: 1.17 KVA
Installation No : 23174464	Solar PV Capacity	:
Latitude : 26.7011219	Meter Reading unit	: CRK20QMR
Longitude : 88.419366	PAN of consumer(s)	:

Meter No	Time	Previous Reading	Present Reading	MF	Unit consumed	Max Demand (KVA)
L05487815	N	2707.00	2856.00	1.00	149.00	

Bill Month	AUG, 2025	SEP, 2025	OCT, 2025
Amount due after due date(Rs.)	579.00	259.00	259.00
Due dates to avail Monthly Rebates	04.08.2025	01.09.2025	08.10.2025
Monthly Rebates(Rs.)	-3.05	-3.05	-3.06
Amount due within due dates(Rs.)	576.00	256.00	256.00
Special Rebate(Rs.)	-14.90		
Total Amount Payable at a time within 1st Due date* (Rs.)			1,072.00
Amount payable at a time through e-Payment within 1st Due date			1,063.00

Breakup of Charges	Total
Category	
Energy Charge(Rs.)	811.59
Fixed/Demand Charge(Rs.)	105.30
Government Subsidy(Rs.)&	-171.00
Meter Rent(Rs.)	30.00
LPSC Charges(Rs.)##	29.36
Gross Amount(Rs.)	805.25
Outstanding Amount(Rs.)#	290.09
Adjustments**	0.00

Payment may be made using RTGS/NEFT in your exclusive a/c no: WBB4024468044464 with IFSC ICIC0000104 or SBIN0004266

As per order of WBERC dated 06.03.2024 & Subsidy from West Bengal Govt

Outstandings: Rs.290.09

Last Payment Details:Amount(Rs.):669.00 Payment date :30.06.25

Security Deposit: Rs. 1437.01

Monday to Friday : From 9.30 A.M. to 3.45 P.M. CHEQUES WILL NOT BE ACCEPTED AFTER DUE DATE

Hours of Payment
of Bill

Please ignore Outstanding amount if the payment has already been made & help us to correct our records by showing the money receipt to our billing section.

SL No. 2649/2022.

T-2359/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2/2390587/2022^H 990807

Chyanglin

12:15

05.08.22

Prakash Agarwal

DEED OF CONVEYANCE (SALE)

Yogesh Kumar

NOTED THAT THE DOCUMENT IS NOT
TO REGISTRATION BY DEPARTMENT
AND THE PARTIES CONCERNED

Chyanglin
05/08/2022

Anup Kumar Agarwal

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
5th DAY OF AUGUST TWO THOUSAND TWENTY TWO (2022)

A Shop space measuring 175.00 Sq. Ft including super built area and proportionate share of staircase, situated on the **First Floor** of the multi Storied Building together with proportionate impartial right of land on which the building is standing, recording in:-

Khatian No.(R.S.)	:	405.
Plot No. (R.S.)	:	3049 & 3050.
Mouza	:	Siliguri.
Road(Area)	:	S.F. Road.
Road Zone	:	Electric office & Fire Brigade point to Siliguri P.S.
Pargana	:	Baikunthapur.
J.L. No.	:	110(88).
Ward No.	:	IX of S.M.C.
Police Station	:	Siliguri.
District	:	Darjeeling.
Set Forth Value	:	Rs. 13,00,000/-.
Government Value	:	Rs. 13,00,000 /-.

Yogesh Kumar Gupta

Anup Kumar Agarwal

B - E - T - W - E - E - N

1. Mr. YOGESH KUMAR GUPTA, S/O- Sri Surendra Sah, Indian by citizen, Hindu by religion, Businessman by occupation, resident of Ganga Nagar, Ward No. 05, Near Balmiki Vidyalaya, P.O. Siliguri Bazar, P.S. Siliguri, Pin 734005, Dist.- Darjeeling, in the State of West Bengal,

2. Mr. RAVI KUMAR GUPTA, S/O- Sri Gauri Shankar Gupta, Indian by citizen, Hindu by religion, Businessman by occupation, resident of Near Babupara Gosala Road, Aloo Chowdhary More, P.O. Siliguri Bazar, P.S. Siliguri, Pin 734005, Dist.- Darjeeling, in the State of West Bengal, **THE SAID PERSONS BEING HEREINAFTER REFERRED TO AND CALLED AS "THE PURCHASERS"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include their legal heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A-N-D

SRI ANUP KUMAR AGARWAL S/O Sri Govind Ram Agarwal, Indian by citizen, Hindu by religion, Businessman by occupation, resident at Circular Road, Milan Pally, P. O.- Siliguri Bazar, P. S. – Siliguri, Pin 734005, District –Darjeeling, **THE SAID PERSON BEING HEREINAFTER REFERRED TO AND CALLED AS "THE VENDOR"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include his legal heirs, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS Sri Ananda Sagar Biswas, Sri Ajoy Kumar Biswas and Smt. Minati Mitra being the absolute owner sold and transferred all that piece or parcel of A Shop, measuring about 175(One hundred seventy five) Sq. Ft. at **First floor** of the Complex together with proportionate undivided interest

Yogesh Kumar Gupta

Anup Kumar Agarwal

appurtenant to the said Shop in the common areas and facilities of the building for valuable consideration and also made over physical possession of the same unto and in favour of **Sri Anup Kumar Agarwal**, Sri Govind Ram Agarwal, the Vendor hereof vide registered deed of Conveyance being Deed No- **I-1990** for the year **2011** registered at **A.D.S.R Siliguri**, District **Darjeeling** and as such by the aforesaid facts and circumstances the vendor hereof became the sixteen annas share of the said Shop and has got right title and interest having permanent heritable and transferable interest therein and the said Shop is in actual and physical possession of the vendor at the date of these presents.

AND WHEREAS the **Vendor** has now firmly and finally decided to sell and has offered for sale to the Purchasers the Shop space measuring **175.00 Sq. Ft** at **First floor** of the Complex more particularly described in the **Schedule-"B"**, at or for a valuable consideration of Rs. 13,00,000/- (Rupees Thirteen Lakhs) only.

AND WHEREAS the **Purchasers** being in need of a ownership Shop for commercial use in the locality where the aforesaid building is situated and after inspecting the document of title of the **Vendor** to the said land, site plan, sanctioned building plan, standard of workmanship in construction, quality of materials used etc. as well as the construction of the said building and considering the price so offered by the **Vendor** as fair and reasonable has agreed to purchase from the Vendor said Shop, more particularly described in the **Schedule -"B"** given herein under with undivided common share or interest in the common parts services of the building, free from all encumbrances, charges liens lispendences, attachments, mortgages and all or any other liabilities whatsoever with sole absolute, exclusive, transferable and irrevocable right, title and interest for the said Shop and with other common shares for a valuable consideration of Rs. 13,00,000/- (Rupees Thirteen Lakhs) only.

AND WHEREAS the **Vendor** agreed to execute the deed of conveyance of the said Shop in favour of the Purchasers for effectually conveying the right,

Yogesh Kumar Gupta

Pratap Kumar Agarwal

title and interest in the said Shop for a consideration of Rs. 13,00,000/- (Rupees Thirteen Lakhs) only on conditions mentioned herein under

NOW THIS INDENTURE OF SALE WITNESSETH :

1. That in consideration of a sum of Rs. 13,00,000/- (**Rupees Thirteen Lakhs**) only paid to the Vendor, the receipt against which the Vendor does acknowledge and grants full discharge to the Purchasers from the payment thereof and the Vendor does hereby convey and transfer absolutely the property described in the "Schedule-B" given below to the Purchasers who will / shall now **HAVE AND HOLD** the same absolutely and forever free from all encumbrances subject to the payment of proportionate rent, etc., to the Government of the West Bengal.
2. The Purchasers has examined and inspected the documents of title of the Vendor, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, rear Elevation/ Sectional Elevation details of staircase as well as the **COMMON PORTIONS AND AREAS and the COMMON PROVISIONS AND UTILITIES AND** has also seen and inspected the construction works of the BUILDING and has satisfied himself/herself/themselves about the standard of construction thereof including that of the "Schedule-B" property purchased by the Purchasers and shall have no claim whatsoever upon the VENDOR as to the construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the **MULTI-STORIED BUILDING** and/or development, installation, erection and construction of the **COMMON PROVISIONS AND UTILITIES**.
3. That the Purchasers shall have all rights, title and interest in the property sold and conveyed to them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor or anybody claiming through or under him and all the rights, title and interest which vested in the Vendor with respect to the "Schedule-B" property shall henceforth vest in the Purchasers to whom the said property has been conveyed absolutely.

Yogesh Kumar Gupta

Agreed
Yogesh Kumar Gupta

4. That the Vendor declares that the interest which they professes to transfer hereby subsists as on the date of these presents and that the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below "**Schedule-B**" property or any part thereof to or in favour of any other person/s or party and that the property hereby transferred, expressed or intended so to be transferred, suffers from no defect of title and is free from all encumbrances whatsoever and that the recitals made hereinabove and hereinafter are all true and in the event of any contrary, the Vendor shall be liable to make good the loss or injury which the Purchasers may suffer or sustain in resulting there from.
5. That the Vendor further covenants with the Purchasers that if for any defect of title or for any act done or suffered to be done by the Vendor, the Purchasers is/are deprived of ownership or of possession of the said property described in the "**Schedule-B**" given below or any part thereof in future, then the Vendor shall forthwith return to the Purchasers the full or proportionate part of the consideration money as the case may be from the date of such deprivation of ownership or of possession.
6. That the Vendor does hereby covenant with the Purchasers that the tenancy rights under which the "**Schedule-A**" property is held by the Vendor under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor proposes to transfer, subsists and the Vendor has full right and authority to transfer the "**Schedule-B**" property to the Purchasers in the manner as aforesaid and the PURCHASERS shall hereinafter peacefully and quietly possess and enjoy the "**Schedule-B**" property without any obstruction or hindrance whatsoever.
7. That the Vendor hereby declares and covenants with the Purchasers that there exists no mortgages, charges, attachment or encumbrance on the "**Schedule-B**" property hereby sold and conveyed, expressed or intended so to be or any part thereof and the Vendor has not entered into any binding contract with any other person or party for sale of the "**Schedule-B**" property or any part thereof and there is no such contract existing on the date of these presents and that the "**Schedule-B**" property hereby sold and conveyed,

Yogesh Kumar Gupta

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expressed or intended so to be is in actual and physical possession of the Vendor on the date of these presents and is free from all encumbrances and charges whatsoever.

8. That the Purchasers shall not do any act, deed or thing whereby the development/construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor from selling, transferring, assignment or disposing of unsold portion of rights, title and interest therein or appurtenant thereto.
9. That the Purchasers will obtain their own independent electric connection from the W.B.S.E.D.C.L. or any other concerned place or places for their electric requirements and the connection charges as well as the electric consumption bill will be paid by the Purchasers and the Vendor shall have no responsibility or liability to that effect.
10. That the Vendor further undertakes to take all actions and to execute all documents required to be done or execute for fully assuring right, title and interest of the Purchasers to the property hereby conveyed at the cost of the Purchasers.
11. That the Purchasers shall have the right to get their name mutated with respect to the said "**Schedule-B**" property both at the office of the B.L. & L.R.O. and get it numbered as a separate Khatian and shall pay Municipality taxes as may be levied upon the Purchasers from time to time.
12. That the Purchasers shall have the right to sell, Gift, mortgage and/or transfer otherwise the ownership in the "**Schedule-B**" property and shall has all rights to let-out; lease-out the "**Schedule-B**" property to whomsoever.
13. That the Purchasers shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.

Yogesh Kumar Gupta

And Kumar Agreed.

14. That the Purchasers shall have proportionate right, title and interest in the "**Schedule - A**" land together with other occupants/owners of the building. It is hereby declared that the interest in the land is undivided.
15. That the Vendor will pay up-to-date Municipality taxes, land revenues and/or any other charges/dues if any prior to the date of transfer of the "**Schedule-B**" property.
16. That the Vendor shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the "**Schedule-B**" property except for unsold portion of the building which shall be borne by the Vendor proportionately with all the Purchasers unless separately levied upon and charged for.
17. That the upkeep and maintenance of the **COMMON PORTIONS & AREAS** as well as **COMMON PROVISIONS & UTILITIES** shall be looked after by the Apartments Owners Association by framing a proper Memorandum of Association together with the Rules and Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership residential apartments.
18. That the Purchasers shall be entitled to use and pay proportionate charges for common facilities, such as repairs and maintenance of the outer walls, stairs case, septic tank, water supply, generator, sanitation, sweeper, chowkidar, etc., as will be determined by the Vendor from time to time till the time an executive body or any other authority of the building or Apartment Owners Association is formed to take care of the common maintenance of the building. That the payment of the maintenance charge by the Purchasers is irrespective of his/her/their use and requirement.
19. That in case the Purchasers make default in payment of the proportionate share towards the **COMMON EXPENSES** (described in the Schedule-C given hereunder) within time allowed by the Vendor or the Apartment Owners Association.

Yogesh Kumar Gupta

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20. That the Purchasers shall not encroach upon any portion of the land or building carved out by the Vendor for the purpose of road, landings, stairs or other community purpose and in the event of encroachment, the Vendor, the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the Purchasers shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequence removal.
21. That the Purchasers further covenants with the Vendor not to injure, harm or cause damage to any part of the building including common portions and areas and as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchasers shall be fully responsible for it, the Vendor shall not be held responsible in any manner whatsoever.
22. That it is hereby specifically declared that use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the Shop of the building save the battery operated inverter.
23. That the Purchasers shall not be entitled to park any vehicle in other parking area, common area and passage within the complex.
24. That the Purchasers shall be liable to pay taxes such as Service Tax or any other tax / duty which may be imposed by the State or the Central Government on the construction of the Schedule-B property applicable from time to time.
25. That the matter specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Purchasers and the Vendor or the other occupiers of the building shall be referred for Arbitration under the Arbitration and Conciliation Act, 1996 and in case their

Yogesh Kumar Gupta

Agenda
Jogesh Kumar Gupta

decision is not acceptable he / she shall have the right to move to Court of Law.

SCHEDULE – 'A'

(DESCRIPTION OF THE LAND ON WHICH THE SHOP STAND)

All that piece or parcel of land measuring 17(Seventeen) Kathas 6(Six) Chhataks, comprised in part of R.S. Plot No. 3049 & 3050, recorded in R.S. Khatian No. 405, Situated in Mouza Siliguri, J.L. No. 110(88), Road Name – S.F. Road, Road Zone- Electric office & Fire Brigade point to Siliguri P.S., Pin Code – 734005, within Ward No. IX of Siliguri Municipal Corporation, A.D.S.R. office Siliguri, B.L.& L.R.O. office Siliguri, Pargana – Baikunthapur, P.S. Siliguri, in the District of Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:

By the North :- Land of Smt. Sharada Maheswari and others.

By the South :- S.F. Road.

By the East :- Land of Pradeep Bose & other.

By the West :- Land of Sri Sujit Biswas & others.

SCHEDULE – 'B'

(DESCRIPTION OF THE SHOP HEREBY SOLD)

All that 15 (Fifteen) years old One Shop Space measuring 175 (One hundred seventy five) Sq. ft. with cemented flooring in backside at First floor of the four storied building and undivided proportionate share of interest on the land (as mentioned in Schedule -A) on which the said building stands, inclusive of the right of undivided proportionate interest in the common area and facilities of the building.

Jogesh Kumar Gupta

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SCHEDULE-'C'
COMMON EXPENSES

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, equipments and installations, comprised in the common portion including water pumps, generator including the cost of repairing, renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. Cost of insurance premium for insuring the building and / or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal tax, water tax, and other levies in respect of the premises and the building save those separately assessed in respect of any unit or on the Purchasers.
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.

-Yogesh Kumar Gupta

Amey Kumar Agarwal

10. All other expenses and/or outgoings as are incurred by the vendor or the service organization for the common purposes.

SCHEDULE-'D'

(COMMON PROVISIONS AND UTILITIES)

1. Common entry on the First floor.
2. Water pump, water tank, water pipes and common plumbing installation.
3. Common lightening system of the building.
4. Top roof of the building.
5. Drainage and sewerage.
6. Boundary wall and main gate.
7. Land left vacate by the boundary walls in conformity with the rules of the S.M.C. as shown in sanctioned plan.
8. Such other common parts, common and vacant areas and equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

The vendor hereby covenants and declares that the Purchasers shall have all the rights and liberties to use and enjoy the aforesaid common areas and common facilities freely and without any sorts of hindrances, whatsoever subject to the payment of the proportionate expenses on his/her/their part.

The photograph and the fingerprints of the Vendor hereof and that of Purchasers hereof are duly affixed upon a separate sheet enclosed herewith which shall always form part of these presents.

Amey Kumar Agarwal

WITNESSES:

D/O- Shibui Arashi

P.O.- Bidhanagar

P.S.- phansidewa

Dist.- Danjehong

Pin- 734426

2) L. raker Antla
Sliguri

Amey Kanav Agarwal
(SIGNATURE OF VENDOR)

Tapan Kumar Sarkar
(TAPAN KUMAR SARKAR)

Yogesh Kumar Gupta

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

Left
Hand

Right
Hand



Signature

Yogesh Kumar Gupta

Left Hand Thumb impression & Photo of :- IDENTIFIER

Photo



Left Hand Thumb impression



Elasa Chosh
Signature

Yogesh Kumar Gupta

Major Information of the Deed

Deed No :	I-0402-02359/2022	Date of Registration	05/08/2022
Query No / Year	0402-2002390587/2022	Office where deed is registered	
Query Date	05/08/2022 9:40:02 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	T Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9734785405, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 13,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 52,020/- (Article:23)	Rs. 13,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

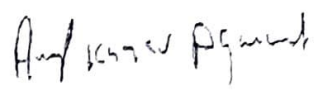
Apartment Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: S.F ROAD, Pin Code : 734005

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Siliguri, Zone Name: (Electric off. & Fire Brigade point -- Siliguri P.S),	RS - 3049, 3050	RS - 405, 405	Super Built-up Area: 175	13,00,000/-	13,00,000/-	Floor No: 1, Apartment Type: Flat/Apartment Commercial(BackSide) Use , Floor Type: Cemented, Age of Flat: 15 Year, Approach Road Width: 60 Ft. , Resale , Status of Completion : Completed Last Reference Deed No : 0402-I -01990-2011

Yogesh Kumar Gupta

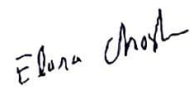
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Anup Kumar Agarwal (Presentant) Son of Mr Gobind Ram Agarwal Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
	05/08/2022	LTI 05/08/2022		05/08/2022
Circular Road, Milan Pally, City:- , P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9B, Aadhaar No: 72xxxxxxx6716, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Yogesh Kumar Gupta Son of Mr Surendra Sah Ganga Nagar, Ward No. 05, Near Balmiki Vidyalaya, City:- Siliguri Mc, P O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx9K, Aadhaar No: 96xxxxxxx6780, Status :Individual, Status : Not Executed
2	Mr Ravi Kumar Gupta Son of Mr Gauri Shankar Gupta Near Babupara Gosala Road, Aloo Chowdhary More, City:- , P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx1J, Aadhaar No: 68xxxxxxx5349, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Elora Ghosh Daughter of Mr Shibu Ghosh Bidhannagar, City:- , P.O:- Bidhannagar, P.S:-Phansidewa, District:-Darjeeling, West Bengal, India, PIN:- 734424			
	05/08/2022	05/08/2022	05/08/2022
Identifier Of Mr Anup Kumar Agarwal			

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Mr Anup Kumar Agarwal	Mr Yogesh Kumar Gupta-87.500000 Sq Ft, Mr Ravi Kumar Gupta-87.500000 Sq Ft

Yogesh Kumar Gupta

On 05-08-2022

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 12:15 hrs on 05-08-2022, at the Office of the A.D.S.R. SILIGURI by Mr Anup Kumar Agarwal ,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 13,00,000/-

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

Execution is admitted on 05/08/2022 by Mr Anup Kumar Agarwal, Son of Mr Gobind Ram Agarwal, Circular Road, Milan Pally, P.O: Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Elora Ghosh, , Daughter of Mr Shibu Ghosh, Bidhannagar, P.O: Bidhannagar, Thana: Phansidewa, , Darjeeling, WEST BENGAL, India, PIN - 734424, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,014/- (A(1) = Rs 13,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2022 10:53AM with Govt. Ref. No: 192022230091708951 on 05-08-2022, Amount Rs: 13,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVFODT3 on 05-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 52,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 47,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 94, Amount: Rs.5,000/-, Date of Purchase: 03/08/2022, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2022 10:53AM with Govt. Ref. No: 192022230091708951 on 05-08-2022, Amount Rs: 47,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVFODT3 on 05-08-2022, Head of Account 0030-02-103-003-02

Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Yogesh Kumar Gupta

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2022, Page from 77811 to 77831
being No 040202359 for the year 2022.



Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.08.22 16:29:20 +05:30
Reason: Digital Signing of Deed.

Syangden

(Sangha Ratna Syangden) 2022/08/22 04:29:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

Yogesh Kumar Gupta

(This document is digitally signed.)