

703/22

I 759/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 930959

G 930959

Visit Commission Case No. 72/22



Sunanda Dutta

DEED OF CONVEYANCE (SALE)

Certified that the Document is admitted to
Registration and the Signature of the
the Enregistrant at Stake is true to this
Document is part of the Document

Arth, District Sub-Registrar
Bhaktinagar, Jalpaiguri

20 JAN 2022

SL.NO. 30867 Date 17.1.2022

PURCHASER Akash Agarwal & another

Full Address P.S. Mal, Dist. Jalpaiguri

Total Value ₹ 200/-

Stamp Purchased from JPG Treasury-1

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

Sunanda Dutta



159



Sunanda Dutta

+

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

Shyamal Dutta a

Shyamal K. Dutta

S/O. Lt. Gopendra Mohan Dutta

Tyoti Nagar 2nd Mile

P.O. Seroke Road B.S. Bhakti Nagar

Dist. Jalpaiguri.

19 JAN 2022

Suren Datta

Page No. 2

VACANT LAND

AREA : 3 KATHA 5½ CHATTAK
MOUZA : DABGRAM
R.S. PLOT No. : 166/806
R.S. KHATIAN No. : 82
R.S. SHEET No. : 8
L.R. PLOT No. : 63
L.R. KHATIAN No. : 52
L.R. SHEET No. : 33
J.L. No. : 2
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
S.M.C. WARD No. : 41
DISTRICT : JALPAIGURI
CONSIDERATION : Rs. 40,00,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 19TH
DAY OF THE MONTH OF JANUARY, 2022.**

::BETWEEN::

1. SRI AKASH AGARWAL, son of Sri Kishan Kumar Agarwal, having I.Tax PAN :- **AJHPA9125G** and;

2. SMT. NEHA AGARWAL, wife of Sri Akash Agarwal, having I.Tax PAN :- **BMFPA5359A**, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Oodlabari Bazar, P.O. Manabari, P.S. Mal, Pin Code-735222, District Jalpaiguri, in the State of West Bengal -- **HEREINAFTER** jointly and collectively referred to and called as the **"PURCHASERS"** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.



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Adel. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

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Sunanda Dutta

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AND

SMT. SUNANDA DUTTA, wife of Sri Shyamal Dutta alias Shyamal Kumar Dutta, having I.Tax PAN :- **ACLPD1825H**, Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal -- HEREINAFTER referred to called as the **"VENDOR"** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, administrators, legal representatives and assigns) of the **"OTHER PART"**.

WHEREAS Sri Subir Mondal, Sri Sukumar Roy and Sri Bimal Das were jointly the owners-in-possession of all that piece or parcel of land measuring 37 Decimal by virtue of purchase from Sachindra Nath Singh, son of Late Dwarika Nath Singh (Recorded Owner) vide a registered Deed of Conveyance (Sale) dated 21.12.1992, Registered in Book No. I, Volume No. 41, Page from 245 to 248, being No. 4501 for the year 1992 and the same was registered in the Office of the Sadar Joint Sub Registrar of Jalpaiguri at Rajganj, District Jalpaiguri.

AND WHEREAS the abovenamed Subir Mondal, Sri Sukumar Roy and Sri Bimal Das thereafter jointly sold and transferred, out of their aforesaid land, all that piece or parcel of land measuring 3 Katha 5½ Chattak unto and in favour of **SMT. SUNANDA DUTTA** (the **VENDOR** herein) vide a registered Deed of Conveyance (Sale) dated 24.05.1993, Registered in Book No. I, Volume No. 35, Page from 209 to 212, being No. 3150 for the year 1993 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS, in the manner aforesaid, the **VENDOR - SMT. SUNANDA DUTTA** became the sole and absolute owner-in-possession of all that piece or parcel of land measuring 3 Katha 5½ Chattak and ever since the Vendor is in exclusive and peaceful possession of the aforesaid land without any act of



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 JAN 2022

Sumanta Dutta

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hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the name of the abovenamed Vendor in respect of her aforesaid land was duly mutated in the records of the concerned B.L. & L.R.O. Rajganj in R.O.R. and a separate **L.R. Khatian No. 52** was framed in her name, under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the Vendor being in need of fund has offered for sale her entire aforesaid land measuring 3 Katha 5½ Chattak for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakh Only) free from all charges and encumbrances whatsoever and the said land is more particularly described in the Schedule below.

AND WHEREAS the Purchasers having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and agreed to purchase the above referred to land measuring 3 Katha 5½ Chattak for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakh Only) and the said land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of **Rs. 40,00,000/- (Rupees Forty Lakh Only)** paid by the Purchasers to the Vendor by Cheques/RTGS, the RECEIPT whereof the Vendor does hereby acknowledges and grants full discharge to the Purchasers from the payment thereof, the VENDOR does hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASERS the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchasers together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever 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

Wor
for



• Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

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Sumantra Dutta

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to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.

THAT THE VENDOR does hereby covenant with the Purchasers that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchasers in the manner aforesaid.

THAT THE VENDOR further covenant that all rents, taxes and other charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due upto 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 Vendor shall be liable to indemnify the Purchasers for any loss resulting from the non-observance and non-performance as aforesaid.

THAT IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any encumbrances whatsoever, the Vendor shall be liable to compensate the Purchasers for the loss or injury that the Purchasers may sustain in consequence thereof.

THAT 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 below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchasers are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchasers full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation



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Addl. District Sub-Registrar
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Bhakti Nagar, Jalpaiguri

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Singarda Dutt

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for any loss or injury attending thereto to be sustained by the Purchasers and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable to compensate the Purchasers adequately for the loss or injury sustained by them in consequence thereof.

THAT THE VENDOR further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchasers as shall and may be required.

THAT THE VENDOR FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendor on the date of these presents.

Continued to next page



Offl. Dist. Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 JAN 2022

Surender Dutta

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SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND** measuring **3 KATHA 5½ CHATTAK**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. Plot No. 166/806**, Recorded in **R.S. Khatian No. 82**, under **R.S. Sheet No. 8** corresponding to **L.R. Plot No. 63**, Recorded in **L.R. Khatian No. 52**, under **L.R. Sheet No. 33**, J.L. No. 2, within the jurisdiction of **Ward No. 41** of Siliguri Municipal Corporation, Zilla Parishad Road Byelane, Binay Chowdhuri Sarani, Jyotinagar, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land and proposed land use is bastu.

The said land is butted and bounded as follows:-

By the North ... 10 feet wide Road,

By the South ... Land of Sri Shyamal Kumar Dutta @ Shyamal Dutta sold to
Sri Ashish Agarwal and Sri Bikash Agarwal,

By the East ... Land and house of Sri Dipesh Kr. Gupta and Smt. Puja Devi,

By the West ... Land and building of Sri Ranjan Dey.

That the photographs and the fingerprints of the Purchasers and that of the Vendor hereof are duly affixed upon sheets and one **SITE PLAN** is attached herein forming PART of these presents.

Continued to next page



Adal. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 JAN 2022

IN WITNESSES WHEREOF the VENDOR in good health and sound conscious mind has set and subscribed her signatures on these presents on the day, month and year first above written.

WITNESSES :-

The contents of this document have been gone through and understood personally by the Purchasers and the Vendor.

1. Shyamal Dutta @
Shyamal Kr. Dutta

S/O - Late Ganendra Mohan Dutta
Tyoti Nagen 2nd Mile

P.O. Seroke RD.

PS - Bhaktinagar
Dt Jalpaiguri.

Sunanda Dutta

VENDOR

2. Jyoti Barmar Das

S/O Pradip Barmar Das
Nababazar, P.O. Bhaktinagar
P.S. N.J.P. Dt. Jalpaiguri

Drafted as per instructions of the Parties, readover and explained by me and printed in my office.

Nikunj Saraf

NIKUNJ SARAF

Advocate :: Siliguri

Regn. No. WB/1287/2008.



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Addl. District Sub-Registrar
Jhalpaiguri Nagar, Jalpaiguri

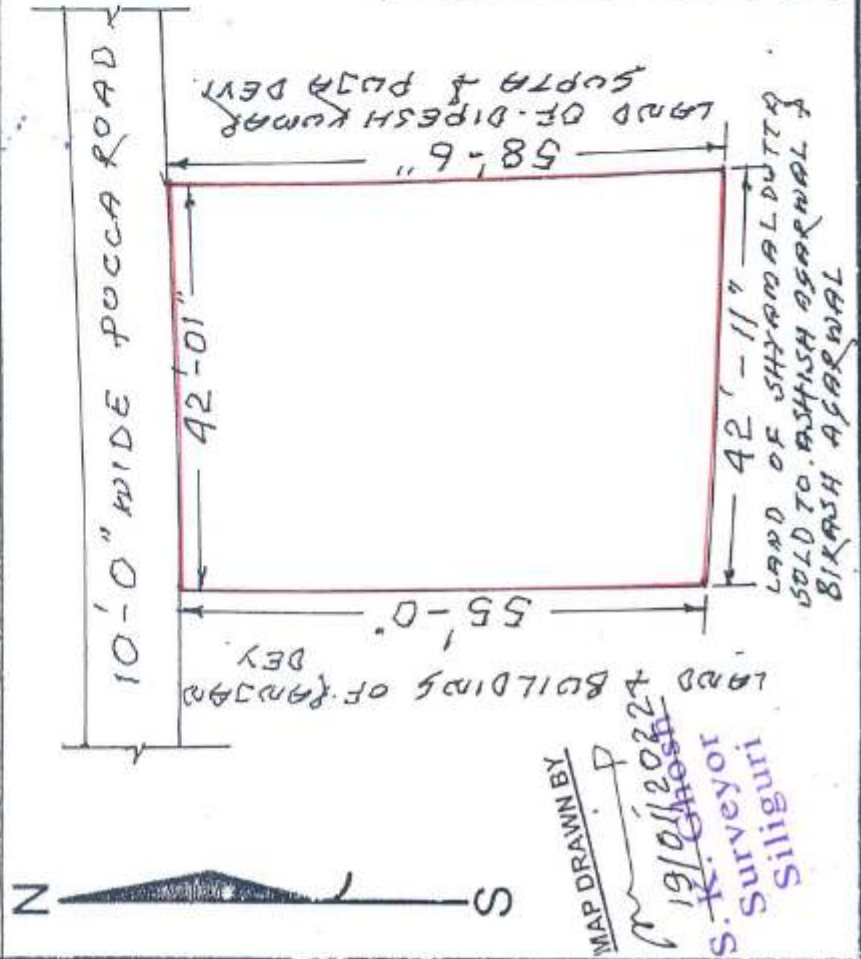
19 JAN 2022

SITE PLAN

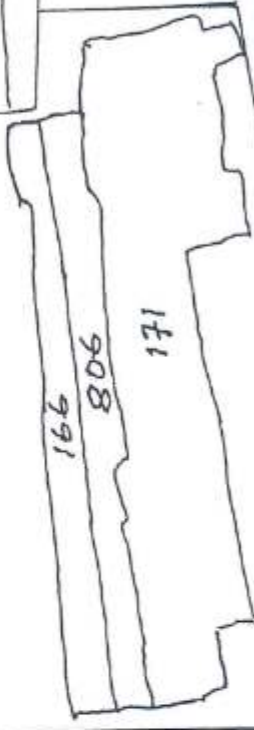
SCALE = 1" (INCH) : 20' (FEET)

NAME OF PURCHASERS	NAME OF SELLER	S C H E D U L E O F L A N D					REMARKS
		MOUZA	J.L. NO.	W.A.S. NO.	KHATAN NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD
1. SRI AKASH ASARWAL S/O. SRI KISHAN KUMAR ASARWAL 2. SMT. DEHA ASARWAL W/O. SRI AKASH ASARWAL	SMT. SUNANDA DUTTA W/O. SRI SHYAMAL DUTTA OF JYOTI NAGAR, WARD NO-4 P.O. - SEVOKI ROAD P.S. - BHAKTI NAGAR DIST. - JALPAIGURI PIN - 734001.	DABGRAM 2	41	8	82	R.S. 166/806	3 COTTAGE 5 1/2 CHHATAK
ODLABARI BAZAR P.O. MANABARI P.S. - MAL DIST. - JALPAIGURI PIN - 735222			SMC	33	LR. 52	LR. 63	0.05517 ACRE

PART TRACED MAP OF MOUZA -
DABGRAM, L.R. SHEET NO. - 33
SCALE : 64" = 1 MILE



PART TRACED MAP OF MOUZA -
DABGRAM, R.S. SHEET NO. - 8
SCALE : 16" = 1 MILE



Sunanda Dutta

SIGNATURE OF SELLER

MAP DRAWN BY

19/01/2024
S. K. Ghosh
Surveyor
Siliguri



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 JAN 2022



Akash Agarwal





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2834/09144/47866

To
AKASH AGARWAL
OODLABARI BAZAR
Odlabari
Jalpaiguri West Bengal - 735222
9933338625

Signature Not Verified
Digitally signed by
AKASH AGARWAL
DN: cn=AKASH AGARWAL,
o=Unique Identification
Authority of India,
c=IN, Date: 2022.07.08 15:09:28
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

3937 7015 5978

VID : 9149 1643 5616 8251

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



AKASH AGARWAL
Date of Birth/DOB: 07/02/1986
Male/ MALE

3937 7015 5978

VID : 9149 1643 5616 8251

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

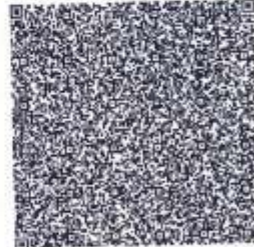
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
OODLABARI BAZAR, Odlabari, Jalpaiguri,
West Bengal - 735222



3937 7015 5978

VID : 9149 1643 5616 8251

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Akash Agarwal





Neha Agarwal





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2834/09144/47864

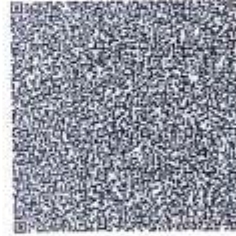
To
Neha Agarwal

C/O: Akash Agarwal,
oodlabari bazar,
VTC: Odlabari, PO: Manabari,
Sub District: Mal, District: Jalpaiguri,
State: West Bengal, PIN Code: 735222,
Mobile: 8918340759

53623853



KF536238538FI



आपका आधार क्रमांक / Your Aadhaar No. :

5063 1425 4948

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 17/03/2014



Neha Agarwal,
DOB: 12/12/1993
Female

5063 1425 4948

Neha Agarwal

Scanned with CamScanner



आयकर विभाग
INCOME TAX DEPARTMENT

SUNANDA DUTTA

PRADIP KUMAR DAS

26/11/1967

Permanent Account Number

ACLPD1825H

Sunanda Dutta

Signature



भारत सरकार
GOVT. OF INDIA



Sunanda Dutta







ভারত সরকার
Government of India



সুরন্দা দত্ত
Suranda Dutta
পতি : শ্যামল দত্ত
Husband : Shyamal Dutta
জন্মতারিখ / DOB : 26/11/1967
মহিলা / Female



5881 0602 5988

অম্বার - সাধারণ মানুষের অধিকার

Suranda Dutta



ভারতীয় অনন্য চিহ্নিতকরণ কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:

বিনয় চৌধুরী সারানী, যোতি
নগর, সেবক রোড, ওয়ার্ড 41,
শিলিগুড়ি (পৌরসভা),
জলপাইগুড়ি, সেবক রোড, পশ্চিম
বঙ্গ, 734001

Address:

BINOY CHOUDHURY SARANI,
JYOTI NAGAR, SEVOKE ROAD,
WARD 41, Siliguri (M. Corp.),
Jalpaiguri, Sevoke Road, West
Bengal, 734001

5881 0602 5988

1800 300 1547

help@uidai.gov.in

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भारत सरकार

GOVERNMENT OF INDIA



श्यामल दत्त

SHYAMAL DUTTA

जन्मतिथि/ DOB: 06/07/1961

पुल्लभ / MALE



2779 0906 7094

Shyamal Dutta @
Shyamal K. Dutta

भारतीय विशिष्ट पहचान प्राधिकरण

INDIAN IDENTIFICATION AUTHORITY

ठिकाना:

S/O ग्यानन्द्र मोहन दत्त,
बिनय चौधुरी सरानी, सेवक
रोड, ज्योती नगर, वार्ड नं
41, जिल्हा (कोलकाता),
जलपाईगुरी,
पश्चिम बंगाल - 734001

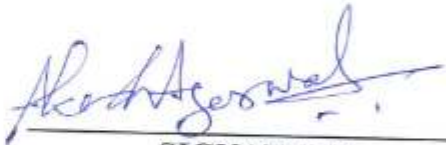
Address:

S/O Gyanendra Mohan Dutta,
BINAY CHOWDHURI SARANI,
SEVOKE ROAD, JYOTI NAGAR,
WARD NO 41, Siliguri (M,Corp.),
Jalpaiguri,
West Bengal - 734001

2779 0906 7094



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					


SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

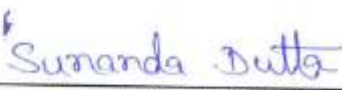

SIGNATURE



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 JAN 2022

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					



 SIGNATURE



ADOL DIST. SUB-REGISTRAR
BHAKTI NAGAR, JALPAIGURI

19 JAN 2022



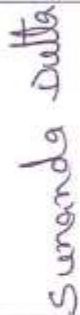
Government of West Bengal

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 07112000125180/2022

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
1	Smt Sunanda Dutta Binay Chowdhuy Sarani, Jyotinagar Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Shyamal Dutta (Alias Name: Shyamal Kumar Dutta) Son of Shri Ganendra Mohan Dutta Binay Chowdhuy Sarani, Jyotinagar Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Smt Sunanda Dutta			



(Tulsi Lama)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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





Major Information of the Deed

Deed No :	I-0711-00759/2022	Date of Registration	20/01/2022
Query No / Year	0711-2000125180/2022	Office where deed is registered	
Query Date	13/01/2022 6:00:05 PM	0711-2000125180/2022	
Applicant Name, Address & Other Details	N S Associate Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, 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. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,020/- (Article:23)	Rs. 40,014/- (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: Zilla Parishad Road Bye Lane, Mouza: Dabgram Sheet No - 8, , Ward No: 41 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-166/806	RS-82	Bastu	Bastu	3 Katha 5.5 Chatak	40,00,000/-	40,00,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					5.5172Dec	40,00,000 /-	40,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Sunanda Dutta (Presentant) Wife of Shri Shyamal Dutta Binay Chowdhuy Sarani, Jyotinagar Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx5H, Aadhaar No: 58xxxxxxx5988, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Akash Agarwal Son of Shri Kishan Kumar Agarwal Oodlabari Bazar, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5G, Aadhaar No: 39xxxxxxxx5978, Status :Individual, Status : Not Executed
2	Smt Neha Agarwal Wife of Shri Akash Agarwal Oodlabari Bazar, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMxxxxxx9A, Aadhaar No: 50xxxxxxxx4948, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Shyamal Dutta (Alias Name: Shyamal Kumar Dutta) Son of Shri Ganendra Mohan Dutta Binay Chowdhuy Sarani, Jyotinagar Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Smt Sunanda Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sunanda Dutta	Shri Akash Agarwal-2.75859 Dec,Smt Neha Agarwal-2.75859 Dec

Endorsement For Deed Number : I - 071100759 / 2022

On 18-01-2022

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 40,00,000/-

Tulsi Lama

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

On 19-01-2022

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

Presented for registration at 20:00 hrs on 19-01-2022, at the Private residence by Smt Sunanda Dutta ,Executant.

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

Execution is admitted on 19/01/2022 by Smt Sunanda Dutta, Wife of Shri Shyamal Dutta, Binay Chowdhuy Sarani, Jyotinagar Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Shyamal Dutta, , Shyamal Kumar Dutta, , Son of Shri Ganendra Mohan Dutta, Binay Chowdhuy Sarani, Jyotinagar Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Tulsi Lama

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

On 20-01-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,014/- (A(1) = Rs 40,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2022 11:26AM with Govt. Ref. No: 192021220165385411 on 19-01-2022, Amount Rs: 40,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMJRYF0 on 19-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,55,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 30867, Amount: Rs.5,000/-, Date of Purchase: 17/01/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2022 11:26AM with Govt. Ref. No: 192021220165385411 on 19-01-2022, Amount Rs: 1,55,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMJRYF0 on 19-01-2022, Head of Account 0030-02-103-003-02

M. 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 0711-2022, Page from 29253 to 29278

being No 071100759 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.02.09 13:54:14 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/02/09 01:54:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)