

SI NO:-358/2024

I-371/2024



पश्चिम बंगाल WEST BENGAL

Y 145687

रु. 22/02/2024  
अ.र. 55,73800  
ड. (2) 497822/2024

Shashipal Mehta



### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 22<sup>nd</sup> DAY OF  
FEBRUARY, 2024 (TWO THOUSAND AND TWENTY FOUR).

Certified that the document is admitted  
to registration the signature sheet and  
the endorsement sheets attached to this  
document are the part of this document

Ad. Dis. Sub-Registrar  
Raigarh, Jaipur

22 FEB 2024

C

SL. NO. 32392 Date 16.2.2024

PURCHASER Shashibhusan

Full Address. Silevi

Total Value. 1000

Stamp Purchased from JPG Treasury-1

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



Addl. Dist. Sub Registrar  
Rajganj, Jalpaiguri

22 FEB 2024

TOTAL CONSIDERED  
AREA OF

Shashidhar Mehta

2021

TOTAL CONSIDERATION : Rs.50,75,000/-

AREA OF LAND : 258 DECIMAL

R.S. PLOT NO. : 166, 167 & 168

L.R. PLOT NO. : 941, 942 & 943

R.S. KHATIAN NO. : 574 & 2023

L.R. KHATIAN NO. : 580

J.L. NO. : 07

SHEET NO. : 03

MOUZA : SHIKARPUR

POLICE STATION : RAJGANJ

DISTRICT : JALPAIGURI

WITHIN THE AREA OF GRAM PANCHAYAT

2

## BETWEEN

Shashipal Mehta

**SRI SHASHIPAL MEHTA (PAN NO.AQNPM6348J)(AADHAAR NO.452187560829)** Son of Ram Ekbal Mehta, Hindu by religion, Indian by Nationality, Business by occupation, residing at Flat No B-2, Block No 1, Ward No. 43, Green Vista Residency, Upper Bhanu Nagar, P.S. Bhaktinagar, Dist Jalpaiguri - 734001, West Bengal ----- hereinafter called the **VENDOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

## AND

**M/S. SA DEVELOPERS (PAN:AFDFS0626N)**, an Indian Partnership Firm having its principal place of business at Ground Floor, G-1, Block 4, Green Vista, Upper Bhanu Nagar, Siliguri -734001, District - Jalpaiguri, in the State of West Bengal and the partnership firm being hereinafter represented by two of its partners:- **1.SRI SHASHIPAL MEHTA (PAN:AQNPM6348J) (AADHAAR NO.452187560829)**, Son of Late Ram Ekbal Mehta, an Indian citizen, Hindu by religion, business by occupation, resident of Flat No. B-2, Block No.1, Green Vista Residency Ward No.43, Upper Bhanu Nagar, Siliguri, District - Jalpaiguri, West Bengal-734001, **2.SRI AJAY KUMAR AGARWAL (PAN:ADQPA1986N) (AADHAAR NO.236642362309)**, Son of Late Kailash Chand Agarwal, an Indian citizen, Hindu by religion, business by occupation, resident of Nehru Road, Khalpara, Siliguri, District – Darjeeling, West Bengal – 734005, the said Firm is hereinafter referred to and called as **“THE PURCHASER” OR “THE SECOND PARTY”**

V

(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 its partners, office-bearers, executors, successors-in-partnership, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** vendor herein namely **SRI SHASHIPAL MEHTA** purchased a piece and parcel of land measuring 233 Decimal, appertaining to and forming part of R.S. Plot No.166, 167, 168, 565 & 566 corresponding to L.R. Plot No. 941, 942, 943, 944 & 945 of sheet No. 03, recorded in R.S. Khatian No. 574, 2023 & 570, corresponding to L.R. Khatian No. 408, 413 & 241 of mouza Shikarpur, P.S. Rajganj within the area of gram Panchayat in the district of Jalpaiguri by virtue of registered deed of Conveyance duly executed by Smt Anita Prasad & others and registered at the office of the Additional District Sub Registrar, Rajganj, Jalpaiguri and recorded in book I, bearing document No. 070501947 for the year 2021.

**AND WHEREAS** vendor herein namely **SRI SHASHIPAL MEHTA** also purchased a piece and parcel of land measuring 57 Decimal, appertaining to and forming part of R.S. Plot No.166 corresponding to L.R. Plot No. 941 of sheet No. 03, recorded in R.S. Khatian No. 574 corresponding to L.R. Khatian No. 408 of mouza Shikarpur, P.S. Rajganj within the area of gram Panchayat in the district of Jalpaiguri by virtue of registered deed of Conveyance duly executed by Smt Anita Prasad and registered at the office of the Additional District Sub Registrar, Rajganj, Jalpaiguri and recorded in book I, bearing document No. 070501244 for the year 2022.

②

**AND WHEREAS** since purchase vendor hereof is in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the vendor become sole, absolute and exclusive owner-in-possession of the said land and has/have got right, title and interest having permanent heritable and transferable interest therein.

**AND WHEREAS** the First Party/vendor being in need of fund for acquiring more profitable properties and for other purpose has offered to sell the landed property as more fully described in the schedule below.

**AND WHEREAS** the Purchaser being in need of land has/have accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs.50,75,000/-(Rupees Fifty Lakhs Seventy Five Thousand) only, free from all encumbrances whatsoever.

**AND WHEREAS** the vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the land as fully described in the schedule below for Rs.50,75,000/-(Rupees Fifty Lakhs Seventy Five Thousand) only, free from all encumbrances whatsoever.



Shashipal Mehta

**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.50,75,000/- (Rupees Fifty Lakhs Seventy Five Thousand) only, paid by ~~cash~~/cheque by the purchasers to the vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof the vendor does hereby grant, convey, assign and transfer unto and in favour of the purchasers the aforesaid land as fully described in the schedule below and make over khas and physical possession thereof to the purchasers together with all rights, liberties, privileges, easements, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the vendor hereby covenanted with the purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchasers in the manner aforesaid and the vendor or any person claiming under him shall and will from time to time and at all times hereafter at the request and cost of the purchasers does and/or execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchasers thereof and therein as shall and may be required.

C

IT is further covenanted that the land described in the schedule below is held by the vendor has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchasers for any loss or injury that the purchasers shall have to sustain in consequence thereof.

**THAT** the vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that have accrued due upto the date of these presents has/have been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.



**THAT** the vendor further declares that the entire land forming subject matter of the present conveyance is in khas and actual possession of the vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by the vendor of these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendor shall be liable to return to the purchasers the full or proportionate part of the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto which may be sustained by the purchaser.

**IT** is hereby further declared by the vendor that the vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchasers adequately for the loss or injury to be sustained by the purchasers in consequence thereof.

**SCHEDULE**  
**(LAND SOLD BY VENDOR)**

All that piece and parcel of vacant land measuring 2.58 (Two Point Five Eight) Acres or 258 Decimals appertaining to and forming part of R.S. Plot No. 166, 167, & 168 corresponding to L.R. plot No. 941, 942 & 943 of sheet No. 03, recorded in R.S. Khatian No. 574 & 2023, corresponding to L.R. Khatian No. 580 situated within the area of Mouza – Shikarpur, J.L. No. 07, P.S. Rajganj within the area of Gram Panchayat in the District of Jalpaiguri. The R.O.R of the land is Danga and the propose use of land is Resort.

**Plot Wise Details of the land:-**

| RS PLOT NO. | LR PLOT NO. | RS KHATIAN NO. | LR KHATIAN NO. | AREA IN ACRES |
|-------------|-------------|----------------|----------------|---------------|
| 166         | 941         | 574            | 580            | 1.13          |
| 167         | 943         | 2023           | 580            | 1.27          |
| 168         | 942         | 2023           | 580            | 0.18          |

Land which is hereby sold by the Vendor is butted and bounded as follows:

BY THE NORTH : Land of R.S. Plot No. 165;

BY THE SOUTH : Land of R.S. Plot No. 565 & 566.

BY THE EAST : 48 Feet wide Metal Road;

BY THE WEST : Land of Plot No. 458

IN WITNESS WHEREOF the vendor does hereunto set his hands on the Day,  
Month and Year first above written.

WITNESSES: -

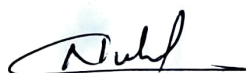
1. Sandeep Agarwal  
S/o Sri Ramendra Agarwal  
Nilon Dally, Siliguri,  
WB - 734005

Shashipal Mehta

**VENDOR**

2. Sonu Kumar  
w/o Pearl Kumar  
S/o Suresh  
Dist - Jalpaiguri

Drafted by me and printed at my office



(NISHA GUPTA)

ADVOCATE / SILIGURI

Reg. No. F/1664/1752 Of 2013

MEMO OF RECEIPT

Rs.50,75,000/-

RECEIVED of and from the within named  
PURCHASER Rs.50,75,000/-(Rupees Fifty Lakhs  
Seventy Five Thousand) only, by within named  
VENDOR the within sum of Rs.50,75,000/-  
(Rupees Fifty Lakhs Seventy Five Thousand) only,  
paid by the PURCHASERS to the VENDOR by  
~~cash~~/cheque in respect of the property conveyed  
herein.

shashipal Mehta

shashipal Mehta

# FINGER IMPRESSION

THUMB

FORE FINGER

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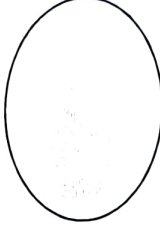
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Shashipal Mehta

SIGN WITH DATE

THUMB

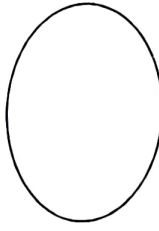
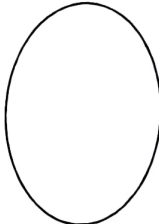
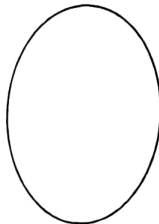
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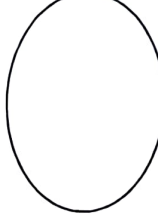
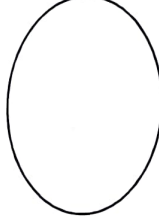
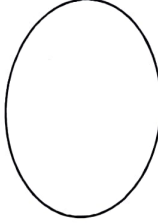
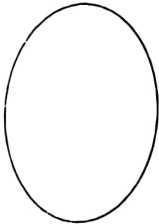
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PHOTOS  
(sign across  
the photo but  
do not sign  
over the face)

SIGN WITH DATE

# FINGER IMPRESSION

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**S. A. Developers**  
Shashipal Mehta  
Partner

**S. A. Developers**  
Shashipal Mehta

SIGN WITH DATE

THUMB

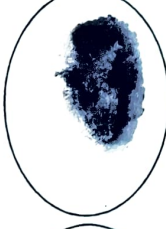
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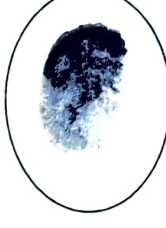
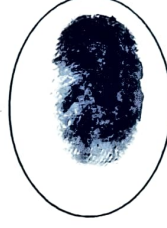
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**S. A. Developers**  
Ajay Kumar Aggarwal

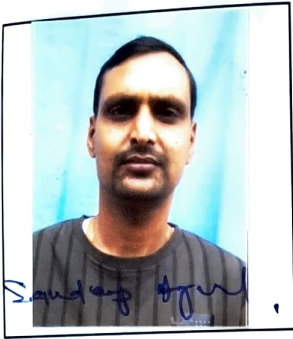
**S. A. Developers**  
Ajay Kumar Aggarwal

SIGN WITH DATE

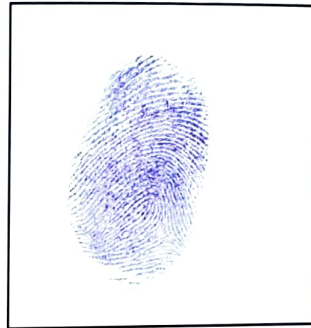
Partner

**IDENTIFIER PHOTO SHEET**

**PHOTO**



**LEFT THUMB IMPRESSION**



Sandeep Aggarwal

Signature of Identifier

### Major Information of the Deed

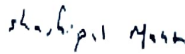
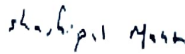
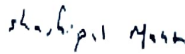
|                                         |                                                                                                                                                              |                                        |            |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                               | I-0705-00371/2024                                                                                                                                            | Date of Registration                   | 22/02/2024 |
| Query No / Year                         | 0705-2000497822/2024                                                                                                                                         | Office where deed is registered        |            |
| Query Date                              | 22/02/2024 12:04:35 PM                                                                                                                                       | A.D.S.R. RAJGANJ, District: Jalpaiguri |            |
| Applicant Name, Address & Other Details | Nisha Gupta<br>S.F. Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8927063386, Status : Advocate |                                        |            |
| Transaction                             | Additional Transaction                                                                                                                                       |                                        |            |
| [0101] Sale, Sale Document              |                                                                                                                                                              |                                        |            |
| Set Forth value                         | Market Value                                                                                                                                                 |                                        |            |
| Rs. 50,75,000/-                         | Rs. 55,72,800/-                                                                                                                                              |                                        |            |
| Stamp duty Paid(SD)                     | Registration Fee Paid                                                                                                                                        |                                        |            |
| Rs. 1,67,184/- (Article:23)             | Rs. 55,728/- (Article:A(1))                                                                                                                                  |                                        |            |
| Remarks                                 |                                                                                                                                                              |                                        |            |

### Land Details :

District: Jalpaiguri, P.S:- Rajganj, Gram Panchayat: SIKARPUR, Mouza: Sikarpur Sheet No - 3, JI No: 7, Pin Code : 735135

| Sch No | Plot Number     | Khatian Number       | Land Proposed | Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|-----------------|----------------------|---------------|---------|---------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1     | LR-941 (RS :- ) | LR-580               | Resort        | Danga   | 1.13 Acre     | 22,20,000/-             | 24,40,800/-           | Width of Approach Road: 48 Ft., Adjacent to Metal Road, |
| L2     | LR-943 (RS :- ) | LR-580               | Resort        | Danga   | 1.27 Acre     | 25,00,000/-             | 27,43,200/-           | Width of Approach Road: 48 Ft., Adjacent to Metal Road, |
| L3     | LR-942 (RS :- ) | LR-580               | Resort        | Danga   | 0.18 Acre     | 3,55,000/-              | 3,88,800/-            | Width of Approach Road: 48 Ft., Adjacent to Metal Road, |
|        |                 | <b>TOTAL :</b>       |               |         | <b>258Dec</b> | <b>50,75,000 /-</b>     | <b>55,72,800 /-</b>   |                                                         |
|        |                 | <b>Grand Total :</b> |               |         | <b>258Dec</b> | <b>50,75,000 /-</b>     | <b>55,72,800 /-</b>   |                                                         |

**Seller Details :**

| Sl No                                                                                                                                                                                                  | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                               |                                                                                    |              |           |                                                                                                                                                                                                        |                                                                                   |                                                                                               |                                                                                    |            |  |                   |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------|--|-------------------|------------|
| 1                                                                                                                                                                                                      | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>SHASHIPAL MEHTA</b><br/> <b>(Presentant)</b><br/>           Son of Late RAM EKBAL MEHTA<br/>           Executed by: Self, Date of Execution: 22/02/2024<br/>           , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office         </td> <td>  </td> <td> <br/>           Captured         </td> <td>  </td> </tr> <tr> <td>22/02/2024</td> <td></td> <td>LTI<br/>22/02/2024</td> <td>22/02/2024</td> </tr> </tbody> </table> <p>GREEN VISTA RESIDENCY, UPPER BHANU NAGAR, WARD NO.43, SILIGURI, Block/Sector: 1, Flat No: B-2, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx8J, Aadhaar No: 45xxxxxxx0829, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024<br/>           , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office</p> | Name                                                                                          | Photo                                                                              | Finger Print | Signature | <b>SHASHIPAL MEHTA</b><br><b>(Presentant)</b><br>Son of Late RAM EKBAL MEHTA<br>Executed by: Self, Date of Execution: 22/02/2024<br>, Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office |  | <br>Captured |  | 22/02/2024 |  | LTI<br>22/02/2024 | 22/02/2024 |
| Name                                                                                                                                                                                                   | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Finger Print                                                                                  | Signature                                                                          |              |           |                                                                                                                                                                                                        |                                                                                   |                                                                                               |                                                                                    |            |  |                   |            |
| <b>SHASHIPAL MEHTA</b><br><b>(Presentant)</b><br>Son of Late RAM EKBAL MEHTA<br>Executed by: Self, Date of Execution: 22/02/2024<br>, Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <br>Captured |  |              |           |                                                                                                                                                                                                        |                                                                                   |                                                                                               |                                                                                    |            |  |                   |            |
| 22/02/2024                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LTI<br>22/02/2024                                                                             | 22/02/2024                                                                         |              |           |                                                                                                                                                                                                        |                                                                                   |                                                                                               |                                                                                    |            |  |                   |            |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                         |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SA DEVELOPERS</b><br>GREEN VISTA, G-1, GROUND FLOOR, UPPER BHANU NAGAR, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.: AFxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SHASHIPAL MEHTA</b><br>Son of Late RAM EKBAL MEHTA GREEN VISTA RESIDENCY, UPPER BHANU NAGAR, WARD NO.43, SILIGURI, Block/Sector: 1, Flat No: B-2, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx8J, Aadhaar No: 45xxxxxxx0829 Status : Representative, Representative of : SA DEVELOPERS (as PARTNER) |
| 2     | <b>AJAY KUMAR AGARWAL</b><br>Son of Late KAILASH CHAND AGARWAL NEHRU ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx6N, Aadhaar No: 23xxxxxxx2309 Status : Representative, Representative of : SA DEVELOPERS (as PARTNER)                                                          |

Applicant Details :

| Applicant Details :                                                                                                                                                                             | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>SANDEEP AGARWAL</b><br>Son of RAMAUTAR AGARWAL<br>MILAN PALLY, SILIGURI, City:- Siliguri<br>Mo. P.O:- SILIGURI, P.S:-Siliguri, District:-<br>Darjeeling, West Bengal, India, PIN:-<br>734005 |  | <br>Captured |  |
|                                                                                                                                                                                                 | 22/02/2024                                                                        | 22/02/2024                                                                                    | 22/02/2024                                                                         |
| Identifier Of SHASHIPAL MEHTA, SHASHIPAL MEHTA, AJAY KUMAR AGARWAL                                                                                                                              |                                                                                   |                                                                                               |                                                                                    |

#### Transfer of property for L1

| Sl.No | From            | To. with area (Name-Area) |
|-------|-----------------|---------------------------|
| 1     | SHASHIPAL MEHTA | SA DEVELOPERS-113 Dec     |

#### Transfer of property for L2

| Sl.No | From            | To. with area (Name-Area) |
|-------|-----------------|---------------------------|
| 1     | SHASHIPAL MEHTA | SA DEVELOPERS-127 Dec     |

#### Transfer of property for L3

| Sl.No | From            | To. with area (Name-Area) |
|-------|-----------------|---------------------------|
| 1     | SHASHIPAL MEHTA | SA DEVELOPERS-18 Dec      |

### Land Details as per Land Record

District: Jalpaiguri, P.S:- Rajganj, Gram Panchayat: SIKARPUR, Mouza: Sikarpur Sheet No - 3, JI No: 7, Pin Code : 735135

| Sch No | Plot & Khatian Number                 | Details Of Land                                                                                                  | Owner name in English as selected by Applicant |
|--------|---------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 941, LR Khatian No:- 580 | Owner:শশী পাল মেহতা, Gurdian:রাম একবাল মেহতা, Address:আপার ভানু নগর , Classification:ভানু, Area:1.13000000 Acre, | SHASHIPAL MEHTA                                |
| L2     | LR Plot No:- 943, LR Khatian No:- 580 | Owner:শশী পাল মেহতা, Gurdian:রাম একবাল মেহতা, Address:আপার ভানু নগর , Classification:ভানু, Area:1.27000000 Acre, | SHASHIPAL MEHTA                                |
| L3     | LR Plot No:- 942, LR Khatian No:- 580 | Owner:শশী পাল মেহতা, Gurdian:রাম একবাল মেহতা, Address:আপার ভানু নগর , Classification:ভানু, Area:0.18000000 Acre, | SHASHIPAL MEHTA                                |

22-02-2024

**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 22-02-2024, at the Office of the A.D.S.R. RAJGANJ by SHASHIPAL MEHTA, 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 55,72,800/-

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

Execution is admitted on 22/02/2024 by SHASHIPAL MEHTA, Son of Late RAM EKBAL MEHTA, GREEN VISTA RESIDENCY, UPPER BHANU NAGAR, WARD NO.43, SILIGURI, Sector: 1, Flat No: B-2, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by SANDEEP AGARWAL, , Son of RAMAUTAR AGARWAL, MILAN PALLY, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Professionals

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 55,728.00/- ( A(1) = Rs 55,728.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 55,728/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2024 1:34PM with Govt. Ref. No: 192023240395725318 on 22-02-2024, Amount Rs: 55,728/-, Bank: SBI EPay ( SBlePay), Ref. No. 6178869279825 on 22-02-2024, Head of Account 0030-03-104-001-16

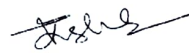
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,67,184/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 1,66,184/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32392, Amount: Rs.1,000.00/-, Date of Purchase: 16/02/2024, Vendor name: JAYA RANI DAS

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2024 1:34PM with Govt. Ref. No: 192023240395725318 on 22-02-2024, Amount Rs: 1,66,184/-, Bank: SBI EPay ( SBlePay), Ref. No. 6178869279825 on 22-02-2024, Head of Account 0030-02-103-003-02



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

Registration under section 60 and Rule 69.  
in Book - I  
number 0705-2024, Page from 7359 to 7378  
No 070500371 for the year 2024.



*[Handwritten signature]*

Digitally signed by TAPASH KANTI GHOSH  
Date: 2024.02.22 15:40:34 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 22/02/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJGANJ  
West Bengal.