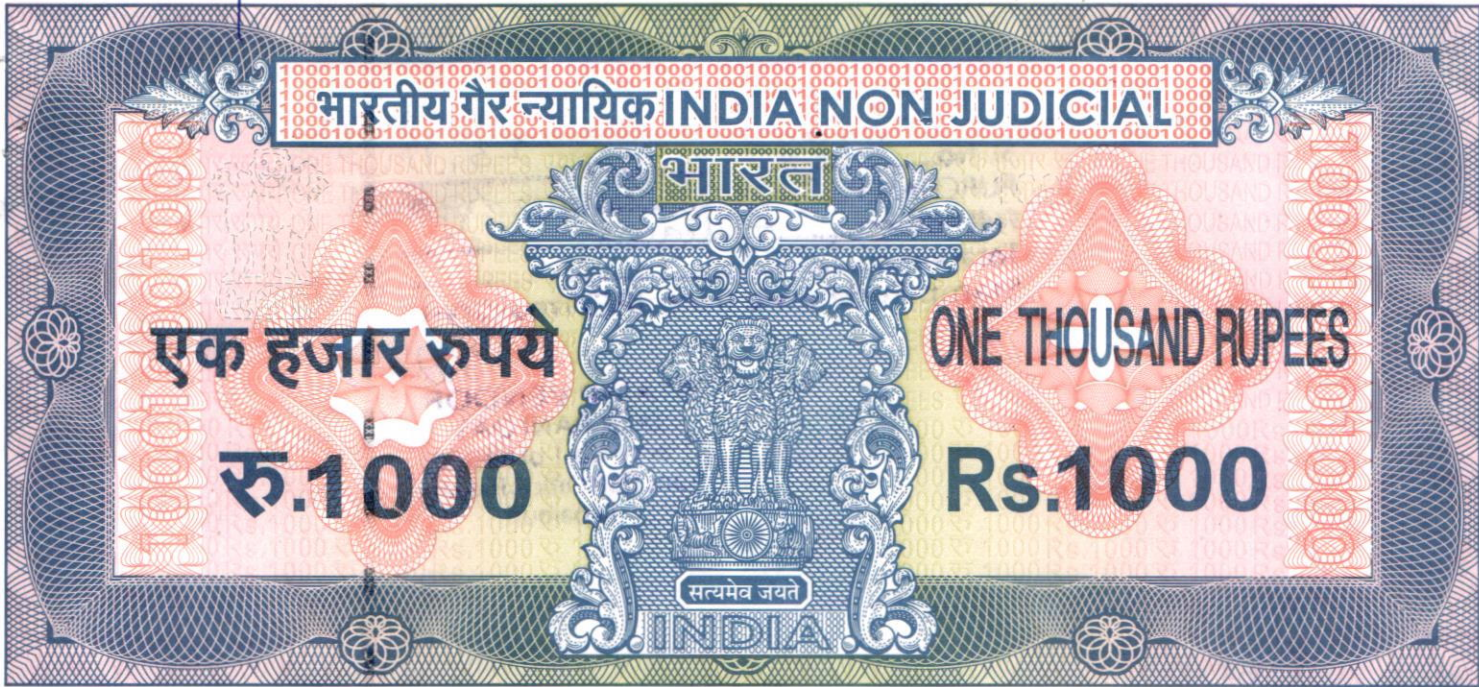


10709/21

I - 10824/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 976566

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 24.12.21
 2-2460
 17=...

Visit Commission Case No. 1612/21



Vertical handwritten text: Seena Subil Grl

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 24th DAY OF
 DECEMBER 2021 (TWO THOUSAND TWENTY ONE).

Certified that the Document is admitted to
 Registration and the Signatures Sheet and
 the Encorsement Sheet attached to this
 Document are part of this Document

Signature
 Addl. District Sub-Registrar
 Bhakti Nagar, Jaipur

28 DEC 2021

SL No. 21824 Date 23.11.2021
PURCHASER Manoj Kumar Agarwal
Full Address Siliguri
Total Value 1000
Stamp Purchased from JPG/Treasury-



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

Secm abi 61



2507



Secm abi 61

Addl. Sub-Registrar
Bhakti Nagar, Jalpaiguri

24 DEC 2021

Prima
Jhantu Biswas
S/O - Ranjit Biswas
Sevoke Road, Siliguri
Darjeeling, West Bengal

TOTAL CONSIDERATION : RS. 47,60,000/-
LAND MEASURING : 2 KATHA
R. S. PLOT NO. : 80
L.R. PLOT NO. : 10
KHATIAN NO. : 90/1(R.S), 393 (L.R.)
J. L. NO. : 2
MOUZA : DABGRAM
SHEET NO. : 8(R.S), 24(L.R.)
PARGANA : BAIKUNTHAPUR
P.S. : BHAKTINAGAR
DISTRICT : JALPAIGURI

Seena abhi 6/1

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

BETWEEN

Seema Devi Goel

SMT SEEMA DEVI GOEL (PAN: AHQPG5164L, AADHAR: 407618924750)
Daughter of Tara Chand Agarwal and Wife of Sri Ratan Kumar Goel,
Hindu by religion, Indian by Nationality, Housewife by occupation, resident
of Sita Mansion, 2.5 Mile Sevoke Road, P.O Siliguri-734001, P.S. Bhaktinagar
District-Jalpaiguri --- hereinafter called **FIRST PARTY/VENDOR** (which
expression shall mean and include unless excluded by or repugnant to the
context her heirs, executors, successors, administrators, representatives
and assigns) of the **FIRST PART**.

AND

SRI MANOJ KUMAR AGARWAL (PAN: ACLPA2380E, AADHAR: 520643074018) Son of Sri Kishan Lal Agarwal,
Hindu by religion, Indian by Nationality, Business by occupation, resident
of Green Vista Apartments Upper Bhanu Nagar, P.O. Siliguri- 734001, P.S.
Bhaktinagar in the District of Jalpaiguri --- hereinafter called **SECOND
PARTY/PURCHASER** (which expression shall mean and include unless
excluded by or repugnant to the context his heirs, executors, successors,
administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one **SMT SEEMA DEVI GOEL**, acquired a piece and parcel of
land measuring 5 Kathas appertaining to R.S. Plot No.80, L.R. Plot No. 10
recorded in R.S. Khatian No.90/1, L.R. Khatian No. 206 of Mouza -
Dabgram-8(R.S), 24(L.R.) P.S. Bhaktinagar, District-Jalpaiguri by virtue of a
Deed of Gift duly executed by **UMA DEVI AGARWAL** duly registered at the
office of the Additional District Sub Registrar, Bhaktinagar and recorded in
Book No. I, being Document No. 101 for the year 2020.

AND WHEREAS the above named **SMT SEEMA DEVI GOEL** possessing the
aforesaid landed property duly mutated the aforesaid property in his name
with the office of the BL&LRO, Rajganj and after verification of all the
necessary documents duly opened up L.R. Khatian No. 393.

Sec 23(1) Cl

AND WHEREAS since then the Vendor hereof is in actual, Khas and physical possession of all that piece and parcel of the aforesaid landed property to be sold and transferred by these presents being more fully described in the schedule herein below without any objection, interruption, claim, demand, whatsoever from anybody whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of funds for acquiring more profitable properties have offered to sell the purchaser hereof the land measuring 2 Kathas out of the aforesaid total land measuring 5 Kathas.

AND WHEREAS the Purchasers being in need of land have accepted the offer of the Vendor and have offered and agreed to purchase the land measuring 2 Kathas more fully described in the Schedule herein below for Rs. 47,60,000/- (Rupees Forty Seven Lakhs Sixty 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 have agreed to sell the aforesaid below scheduled for Rs. 47,60,000/- (Rupees Forty Seven Lakhs Sixty Thousand) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 47,60,000/- (Rupees Forty Seven Lakhs Sixty Thousand) only, paid by the purchasers to the Vendor (the receipt whereof the vendor do hereby acknowledge and grant full discharge to the purchasers from payment thereof) do hereby grant, convey, assign and transfer unto and in favor of the purchasers and forming part of these presents and make over Khas and physical possession thereof to the purchasers together with all rights, liberties, privileges, assessments, 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.

Secured by the

AND the Vendor hereby covenanted with the purchasers 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 her shall and will from time to time at times hereafter at the request and cost of the purchasers do 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.

IT is further covenanted that the land described in the schedule below is held by the vendor have not been surrendered or forfeited and that there exists 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.

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 up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed and in case it transpires otherwise the vendor shall be liable to indemnify the purchasers for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendor further declares that the entire land forming subject matter of the present conveyance were in Khas and actual possession of the vendor on the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchasers are deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the vendor shall be liable to return to the purchasers the full or proportionate part or the consideration money as the case may be and shall also be liable for

Scene Dabi Lal

adequate compensation for any loss or injury to be sustained by the purchasers.

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 below scheduled landed property 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 below scheduled 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

(OF THE TOTAL LAND PURCHASED BY DEED NO. 101 FOR THE YEAR 2020)

ALL THAT piece and parcel of a land measuring 5(Five) KATHA appertaining to R.S. Plot No. 80 (Eight Zero) corresponding to L.R. Plot No. 10(One Zero) of R.S. Sheet No. 8(Eight) corresponding to L.R. Sheet No. 24(Two Four) of Mouza - **DABGRAM** recorded in R.S Khatian No. 90/1 (Nine Zero by One) corresponding to L.R. Khatian No. 393(Three Nine Three), J. L. No. 2(Two), Pargana - Baikunthapur, , P.S. Bhaktinagar in the District of Jalpaiguri, SMC Ward No.42.

Classification of land: Bastu, Zone: Cosmos Mall to Orbit.

The total Land as aforesaid Deeds being is butted and bounded as under:-

NORTH : LAND OF BHABANI CHHETRI,
SOUTH : LAND OF GANESH SAW MILL,
EAST : LAND OF SANJAY KUMAR AGARWAL,
WEST : LAND OF MANOJ KUMAR AGARWAL,

Out of the aforesaid total land measuring 5 Katha, the Vendor hereof is selling and transferring land measuring 2 (Two) Katha to the Purchaser of these presents .

Scene Dabi Lal

IN WITNESS WHEREOF the vendor hereto set sealed and subscribed her hands and seals the day, month and the year first above written.

WITNESSES: -

1. *J.P. Biswas*

*Jhantu Biswas
S/o - Ranjit Biswas
Sevoke Road, Siliguri
Darjeeling West Bengal*

2.

Okubarananda Adhikari

S/o prasanta Adhikari

Gach bari

payachari

galpaiguri

Secone shi 6/1

VENDOR

Drafted by me and printed at my office,

Jugal Sanghai
JUGAL SANGHAI
ADVOCATE/SILIGURI
Reg. No. WB/306/2011

MEMO OF CONSIDERATION

Rs. 47,60,000/-

RECEIVED of and from the within-named PURCHASER Rs. 47,60,000/- (Rupees Forty Seven Lakhs Sixty Thousand) only by within-named VENDOR the within-mentioned sum of Rs. 47,60,000/- (Rupees Forty Seven Lakhs Sixty Thousand) only paid by the PURCHASER to the VENDOR in respect of the property conveyed herein.

Secae Dobi Gf

FINGER IMPRESSION

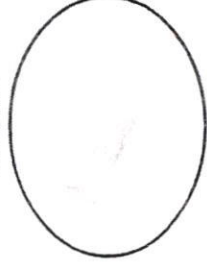
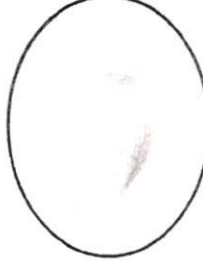
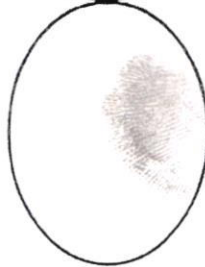
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT



Secme abhi Gd

SIGN.

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT



Pranish Kumar Agarwal

SIGN.



भारत सरकार
GOVERNMENT OF INDIA



Seema Devi Goel
DOB: 07/10/1964
Female / FEMALE



4076 1892 4750

MERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O Ratan Kumar Goel, Trikaleshwar
MW, Near Van Stand, Jorethang Nagar
Panchayat, Nayabazar Forest Block,
South,
Sikkim - 737121

4076 1892 4750



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangaluru-560 001

Seema devi 64

आयकर विभाग
INCOME TAX DEPARTMENT
SEEMA DEVI GOEL



भारत सरकार
GOVT. OF INDIA

TARA CHAND AGARWAL

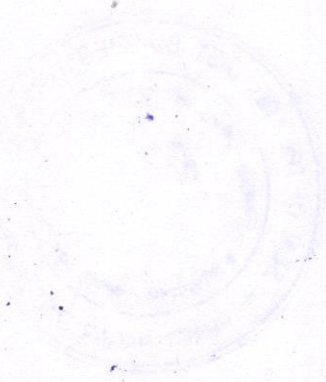
07/10/1964
Permanent Account Number
AHQPG5164L

Seema Devi Goel.
Signature




23112011

Seema Devi Goel



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACLP2380E



नाम / NAME
MANOJ KUMAR AGARWAL

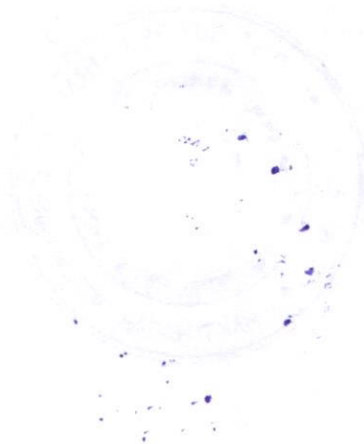
पिता का नाम / FATHER'S NAME
KISHAN LAL AGARWAL

जन्म तिथि / DATE OF BIRTH
17-07-1979

हस्ताक्षर / SIGNATURE
Manoj Kumar Agarwal

आयकर विभाग, प. ई. 11
COMMISSIONER IN CHARGE INCOME TAX, W.B. 11

Manoj Kumar Agarwal





ভারত সরকার

Government of India



মনোজ কুমার আগরওয়াল

MANOJ KUMAR AGARWAL

পিতা : কিশনলাল আগরওয়াল

Father : KISHAN LAL AGARWAL

জন্মতারিখ/DOB: 07/07/1979

পুরুষ / Male



5206 4307 4018

আধার - সাধারণ মানুষের অধিকার

Manoj Kumar Agarwal









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 07112002460262/2021

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	Mrs Seema Devi Goel , Sita Mansion, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, 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	Mr JHANTU BISWAS Son of Mr RANJIT BISWAS SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Mrs Seema Devi Goel			



(Tulsi Lama)

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

Major Information of the Deed

Deed No :	I-0711-10824/2021	Date of Registration	28/12/2021
Query No / Year	0711-2002460262/2021	Office where deed is registered	
Query Date	26/11/2021 6:36:21 PM	0711-2002460262/2021	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, 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. 47,60,000/-	Rs. 52,20,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,08,820/- (Article:23)	Rs. 52,214/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Cosmos Mall -- Orbit Mall) , Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-80	RS-90/1	Bastu	Bastu	2 Katha	47,60,000/-	52,20,001/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	47,60,000 /-	52,20,001 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Seema Devi Goel (Presentant) Wife of Mr Ratan Kumar Goel , Sita Mansion, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx4L, Aadhaar No: 40xxxxxxxx4750, Status :Individual, Executed by: Self, Date of Execution: 24/12/2021 , Admitted by: Self, Date of Admission: 24/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/12/2021 , Admitted by: Self, Date of Admission: 24/12/2021 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Manoj Kumar Agarwal Son of Mr Kishanlal Agarwal , Green Vista Apartment, Upper Bhunagar, Sevoke Road, 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.:: ACxxxxxx0E, Aadhaar No: 52xxxxxxxx4018, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JHANTU BISWAS Son of Mr RANJIT BISWAS SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001			

Identifier Of Mrs Seema Devi Goel

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Seema Devi Goel	Mr Manoj Kumar Agarwal-3.3 Dec

Endorsement For Deed Number : I - 071110824 / 2021

On 23-12-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,20,001/-

Tulsi Lama

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

On 24-12-2021

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

Presented for registration at 17:00 hrs on 24-12-2021, at the Private residence by Mrs Seema Devi Goel ,Executant.

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

Execution is admitted on 24/12/2021 by Mrs Seema Devi Goel, Wife of Mr Ratan Kumar Goel, , Sita Mansion, 2.5 Mile, Sevoke Road, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr JHANTU BISWAS, , , Son of Mr RANJIT BISWAS, SEVOKE ROAD, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

Tulsi Lama

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

On 27-12-2021

Payment of Fees

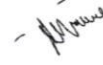
Certified that required Registration Fees payable for this document is Rs 52,214/- (A(1) = Rs 52,200/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 52,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2021 2:16PM with Govt. Ref. No: 192021220144235301 on 23-12-2021, Amount Rs: 52,214/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 72293917 on 23-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,08,820/- and Stamp Duty paid by online = Rs 2,07,820/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2021 2:16PM with Govt. Ref. No: 192021220144235301 on 23-12-2021, Amount Rs: 2,07,820/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 72293917 on 23-12-2021, Head of Account 0030-02-103-003-02



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

On 28-12-2021**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

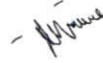
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,08,820/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 21824, Amount: Rs.1,000/-, Date of Purchase: 23/11/2021, Vendor name: Jaya Rani Das



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 6405 to 6424

being No 071110824 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2022.01.07 17:05:31 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/01/07 05:05:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)