

4227/22

I. 4196/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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20.6.21
2-1052673/21



Biggy for hand

MANDAKAMANA BUILDERS & DEVELOPERS
Sandeep Agarwal
Partner

DEED OF CONVEYANCE

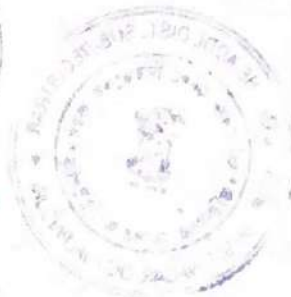
Certified that the Document is admitted to Registration and the Signature Sheet and the Encouragement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

30 JUN 2021

S. No. 30 Date 09/04/2021
Sold to Manokamna Builders & Developers
OF Siliguri
Rs. 500 (Rupees) Five Thousand only

B. R. Ghosh
(B. R. Ghosh)
Stamp Vendor
Siliguri Court
L No. R. M / 106 / 1993
Darjeeling



Addl. Dist Sub-Registrar
Shakti Nagar, Dist-Jalpaiguri

30 JUN 2021

of the...
...
...

...

...

Bigg Your Dream

MANOKAMANA BUILDERS & DEVELOPERS

Sandeep Kumar
Partner

Area : Vacant land measuring area 4(four) Katha 11(eleven) Chhatak 41(forty one) sq.ft.

Consideration : Rs.64,70,000/- (Rupees Sixty Four Lakh Seventy Thousand only)

Part of Plot No. : 472(R.S), 72 (L.R.)

Khatian No. : 622(R.S.), 167(L.R.)

Sheet No. : 8(R.S.) 37(L.R.)

J. L. No. : 2

Mouza : Dabgram

Ward No. : 41

P.S. : Bhaktinagar

District : Jalpaiguri

[Signature]

Page- 3


BIJAY KUMAR PRASAD
MANOKAMANA BUILDERS & DEVELOPERS
Sandeep Agarwal
Partner

THIS INDENTURE MADE ON THIS THE 30th DAY OF JUNE, 2021
BETWEEN:

MANOKAMANA BUILDERS & DEVELOPERS, a partnership firm, PAN: ABOFM8829L, having its office at Panjabipara, Siliguri, P.O. & P.S. Siliguri, Dist.- Darjeeling, West Bengal, represented by one of its Partner **Sri Sandeep Agarwal** son of Sri Omprakash Agarwal, Aadhaar No. 3523 8842 9812, by religion Hindu, by occupation Business, resident of Panjabipara, Siliguri, P.O. & P.S. Siliguri, Dist.- Darjeeling, Indian by Nationality, hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the '**FIRST PART**'.

AND

SRI BIJAY KUMAR PRASAD son of Late Hari Sankar Prasad alias Hara Sankar Prasad, PAN: AEQPP5419Q, Aadhaar No. 6541 4005 9214, Hindu by religion, service by occupation, resident of Bankim Nagar, Sevoke Road, Ward- 41, P.O. Sevoke Road, P.S. Bhaktinagar, Dist.- Jalpaiguri, Indian by Nationality, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, legal representatives, administrators and assigns) of the '**OTHER PART**'.

WHEREAS one Smt. Banesawari Devi purchased land measuring 7 Bigha or 2 Acre 33 Decimal comprised in part of R.S. Plot Nos. 472 & 472/664, recorded in R.S. Khatian No 622, R.S. Sheet No 8, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri by virtue of registered sale deed being no I-4118 dated 09.06.1969 registered in the office of District Sub- Registrar, Jalpaiguri, recorded in Book No. I, Volume No. 36, pages 255 to 257 for the year 1969 and after purchase the said land was mutated in her name from the office of J.L. & L.R.O., Rajganj on 15.05.1970 vide mutation case no. IX-II-509/70-71.



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MANOKAMANA BUILDERS & DEVELOPERS
Sandeep Kumar
Partner

AND WHEREAS the aforesaid Smt. Banesawari Devi also purchased land measuring 2 ½ Katha comprised in part of R.S. Plot No. 472, recorded in R.S. Khatian No 622, R.S. Sheet No 8, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri by virtue of registered sale deed being no I-3535 dated 22.08.1985 registered in the office of Sadar Joint Sub- Registrar, Jalpaiguri, and after purchase the said land was mutated in her name from the office of J.L. & L.R.O., Rajganj on 13.05.1986 vide mutation case no. IX-II/288(R)/85-86.

AND WHEREAS the said Smt. Banesawari Devi sold land measuring 40 katha to different purchasers from plot nos. 472 & 472/664 and as such now owner of total land measuring 102 ½ katha comprised in part of R.S. plot nos. 472 & 472/664, recorded in R.S. Khatian no 622.

AND WHEREAS the vendor had received by way of gift from mother Smt. Banesawari Devi alias Balesawari Devi total Land measuring 5 Bigha 2 ½ katha by virtue of Deed of Gift dated 28.03.2003, registered in the Office of Sub-Registrar Rajganj, Dist. Jalpaiguri pending Registry completed on 15/04/2004, being document No. I-1166 for the year 2004, Book No. -1, Volume No.-16, Page No. 81 to 88, comprised therein total land measuring 5 Bigha 2 ½ Katha within Mouza -Dabgram, J.L.No. 2, R.S. Sheet No. 8, recorded in R.S. Khatian No. 622, R.S. Plot Nos. 472 & 472/664, and the said land since then under physical & khas possession of the vendor having permanent heritable & transferable right, title and interest therein.

AND WHEREAS as such the above vendor became absolute owner of total land measuring 102 ½ katha comprised in part of R.S. plot nos. 472 & 472/664 corresponding to L.R. Plot Nos. 72, 54/55, recorded in R.S. Khatian no 622 corresponding to L.R. Khatian nos. 152 & 167, R.S. Sheet no. 8 corresponding to L.R. Sheet nos. 37 & 40, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri and the aforesaid property under physical & khas possession of the vendor having permanent heritable & transferable right, title and interest therein.

[Signature]

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MANOKAMANA BUILDERS & DEVELOPERS
Sandeep Agarwal
Partner

AND WHEREAS the aforesaid vendor has applied LUCC in his name in the office of the SJDA.

AND WHEREAS the aforesaid Vendor due to need of money have decided to sell and offered for sale to the purchasers all that piece or parcel of vacant land measuring 4(four) Katha 11(eleven) Chhatak 41(forty one) sq.ft. along with applied LUCC, more particularly described in the schedule given herein below for **Rs.64,70,000/- (Rupees Sixty Four Lakh Seventy Thousand) only**, free from all encumbrances and charges whatsoever.

AND WHEREAS the purchaser, being in need of the land for its development work and considering the price so offered by the vendor as fair and reasonable, has agreed to purchase the aforesaid land measuring 4(four) Katha 11(eleven) Chhatak 41(forty one) sq.ft. alongwith applied LUCC, more particularly described in the schedule given herein below for **Rs.64,70,000/- (Rupees Sixty Four Lakh Seventy Thousand) only**, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITHSSETH that in pursuance of the aforesaid offer, acceptance and in consideration of a sum of **Rs.64,70,000/- (Rupees Sixty Four Lakh Seventy Thousand) only**, paid by the purchaser to the vendor the receipt whereof is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor do hereby assign, sell, grant, convey and transfer absolutely and forever the said below scheduled land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference, or interruption from the vendor or any person claiming under him subject to the payment of land

[Signature]

Sanjay K. Singh
MAHAKAMANA BUILDERS & DEVELOPERS
Sanjay K. Singh
Partner

..... revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal/of such other authorizes as law may provide from time to time in future.

That the vendor declare that the interest which he profess 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 Scheduled land/property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made herein above 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 purchaser may suffer or sustain resulting there from.

That the vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser deprived of ownership or of possession of the Schedule land/property, or any part thereof in future, then the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest @ 18% p.a. from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

That the vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land, conveyed at the cost of the purchaser.

Sanjay K. Singh

Manoj Kumar
Partner

SCHEDULE

All that piece or parcel of vacant land measuring 4(four) Katha 11(eleven) Chhatak 41(forty one) sq.ft. situated at Ward No. 41, un-mentioned Road, comprised in part of R.S. Plot No. - 472 corresponding to L.R. Plot No. 72, recorded in R.S. Khatian no. 622 corresponding to L.R. Khatian no. 167, R.S. Sheet no. 8 corresponding to L.R. Sheet no. 37, J.L. No.- 2, Mouza- Dabgram, P.S.- Bhaktinagar, Dist.- Jalpaiguri, Siliguri Municipal Corporation.

Land Proposed Use- Bastu, Land as per ROR- Bastu

The said land is butted and bounded as under:

North- 17 feet wide pucca road,

South- In part Land of Purchaser and in other sold land of Ramendra Ch Sarkar,

East- Land of Purchaser, and

West- Sold Land of Ramendra Chandra Sarkar and 17 feet pucca road.

IN WITNESSES WHEREOF the vendor do here unto set and subscribe his hands on the day, month and year herein above first written.

WITNESSES:

1. *Utpal Paul.*

Utpal Paul,
s/o Lt. D C Paul,
Suryanagar, Siliguri

2. *Subrata Bauri*

Subrata Bauri,
s/o Lt. Sishir Bauri,
Shantinagar, Bowbazar,
Siliguri

EXECUTANT:

Manoj Kumar
(VENDOR)

Drafted, read-over and explained by
me in my office.

M. K. Agarwal

(M. K. AGARWAL)
ADVOCATE
SILIGURI

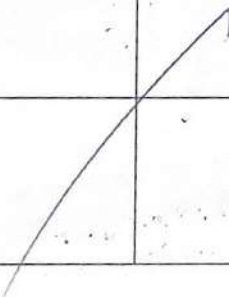
REGN. NO. WB/305/1984.

EXECUTANT / CLAIMANT SHEET

THUMB & FINGER IMPRESSION

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Beig Far Prasad
Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature

EXECUTANT / CLAIMANT SHEET

THUMB & FINGER IMPRESSION

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
 <i>Sandeep Agarwal</i>	Left Hand					
	Right Hand					

Sandeep Agarwal
Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

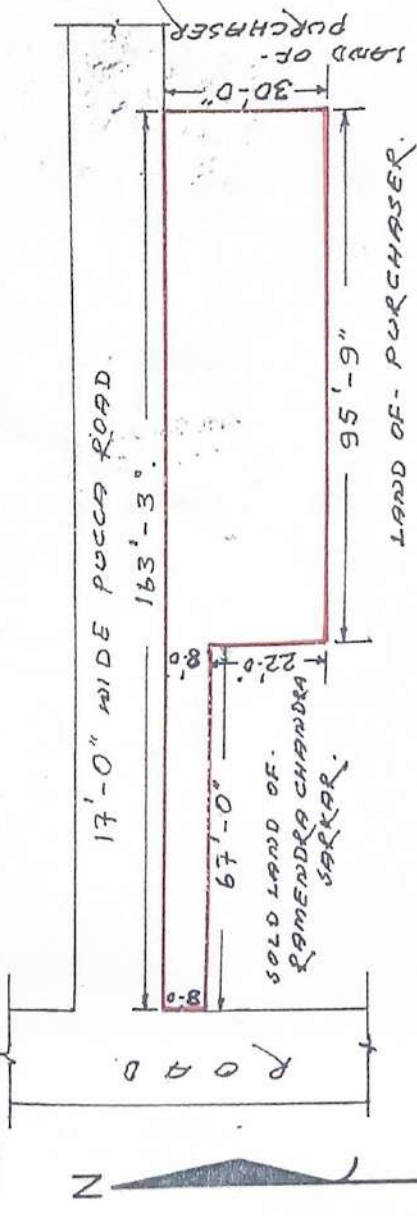
Signature

SITE PLAN

SCALE = 1" (INCH) : 30' (FEET)

NAME OF PURCHASER AND DEVELOPERS	NAME OF SELLER	S C H E D U L E O F L A					REMARKS
		MOUZA	J.L. NO.	W.D. SHEET NO.	KHATHAN NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD
MANOKRAMA BUILDERS & DEVELOPERS SARKAR PRADEEP SINGH WARD NO. 41 P.O. SEVOK ROAD DT. - JALPAIGURI - 734001 REPRESENTED BY ONE OF ITS PARTNER - SRI SANDEEP AGARWAL S/O. SRI OM PRAKASH AGARWAL	SRI BIJAY KUMAR PRASAD S/O. LT. HARI SHANKAR PRASAD LAL SHARMA SANKAR PRASAD OF BANKIMNAGAR 2ND MILE WARD NO. 41 P.O. SEVOK ROAD P.S. - BHAKTINAGAR DIST. - JALPAIGURI PIN - 734001	DABGRAM	2	41	R.S. 8 OR LR 37	R.S. 472 OR LR 72	4 COTTAGE 11 CHHATAK 41 SQ. FT. OR 0.07828 ACRE

THE SAID LAND HAS BEEN SHOWN BY RED BORDER.



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

MAP DRAWN BY
24.6.2021.

Pradeep Singh
SIGNATURE OF SELLER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEQPP5419Q



नाम /NAME
BIJAY KUMAR PRASAD

पिता का नाम /FATHER'S NAME
HARI SHANKER PRASAD

जन्म तिथि /DATE OF BIRTH
03-01-1951

हस्ताक्षर /SIGNATURE

B. K. Prasad

B. K. Prasad

अधिकार आदेश, प.प्र. II

COMMISSIONER OF INCOME-TAX, W.D. II

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें।
सहायक आयकर अधिकारी,

पी-7,

चौरंगी रंगमंच,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Bijay Kumar Prasad

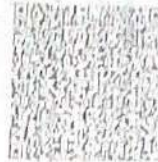


শিল্প মন্ত্রক
Government of India



বিজয় কুমার প্রসাদ
Bijay Kumar Prasad
পিতা: হরি শংকর প্রসাদ
Father: HARI SHANKAR PRASAD

স্মারক/DOB: 03/01/1981
পুলক / Male



6541 4005 9214

আধার - সাধারণ মানুষের অধিকার



অসমীয়া চিহ্নিতকৰণ আধিকৰণ
Unique Identification Authority of India

ঠিকানা: , বঙ্কিম নগর, সেবক রোড
ওয়ার্ড নং , শিলিগুড়ি(মৌরামুন্ডা)
জেল্লাপাড়া, জলপাইগুড়ি, পশ্চিম বঙ্গ

Address: 237, BANKIM
NAGAR, SEVOKE ROAD,
WARD NO-41, Siliguri (m.
corp.), Jalpaiguri, Sevoke
Road, West Bengal, 734001

6541 4005 9214

1047
1800 300 1847

help@uidai.gov.in

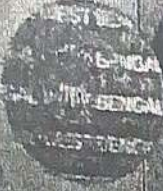
www.uidai.gov.in

Bijay Kumar Prasad.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/03/021/102205




Elector's Name	Prasad Bijaykumar
নির্বাচক নাম	প্রসাদ বিজয়কুমার
Father/Mother/ Guardian's Name	Harishankar
পিতা/মাতা/রক্ষক নাম	হরিশঙ্কর
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1-1-95	30
১-১-৯৫ তারিখের বয়স	৩০

For Rajpuri Assembly Constituency
 রাজপুরী বিধানসভা কেন্দ্র
 Electoral Registration Officer
 Regional Signature of



Address :
 Rajpuri
 District
 State
 Pin

Prasad Bijaykumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABOFM8829L

नाम / Name

MANOKAMANA BUILDERS & DEVELOPERS

निगमन/गठन की तारीख

Date of Incorporation / Formation

25/09/2020



Signature Not
Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2020.10.05 07:21:06 IST
Reason: NSDL e-PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कारदवा से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, अंकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़े जा सकता है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABOFM8829L नाम / Name MANOKAMANA BUILDERS & DEVELOPERS निगमन/गठन की तारीख Date of Incorporation/Formation 25/09/2020	भारत सरकार GOVT. OF INDIA	इस कार्ड के खोने/चूने पर कृपया सुनिश्चित करें/नोट करें: आयकर पैन सेवा इकाई, एनएसडीएल 5 वीं फ्लोर, मॉडल कोलोनी, प्लॉट नं. 341, सर्वे नं. 997/8, मोडल कोलोनी, नज़्म-ए-बंगला चौक के पास, पुणे - 411 016. If this card is lost / someone's lost card is found, Please inform / return to: Income Tax PAN Services Unit, NSDL 5th Floor, Manta Sankul, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bazar Chowk, Pune - 411 016. Tel: 91-20-2721 8900, Fax: 91-20-2721 8081 e-mail: unit@nsdl.co.in
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

MANOKAMANA BUILDERS & DEVELOPERS
Sandeep Agarwal
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
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- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संपन्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABOFM8829L नाम / Name MANOKAMANA BUILDERS & DEVELOPERS निगमन/गठन की तारीख Date of Incorporation/Formation 25/09/2020	भारत सरकार GOVT OF INDIA यह कार्ड खोने/पाने पर कृपया सूचित करें/लौटायें: आयकर पैन सेवा इकाई, एन एस डी ई 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़्म-ए-दौलत चौक के पास, पुणे - 411 016. If this card is lost / someone's lost card is found, please inform / return to :- Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8000, Fax: 91-20-2721 8061 e-mail: tininfo@nsdl.co.in
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

MANOKAMANA BUILDERS & DEVELOPERS

Sandeep Agarwal

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACMPA3B20A

नाम / Name
SANDEEP AGARWAL

पिता का नाम / Father's Name
OMPRAKASH AGARWAL

जन्म की तारीख /
Date of Birth
05/06/1978

हस्ताक्षर / Signature

27052019

Sandeep Agarwal


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/04/025/0696733




নির্বাচকের নাম : সন্দীপ আগরওয়াল
 Elector's Name : Sandeep Agarwal
 নিজস্ব নাম : ওম প্রকাশ
 Father's Name : Omi Prakash Agarwal
 লিঙ্গ/Sex : পুরুষ M
 জন্ম তারিখ : XX/XX/1977
 Date of Birth : XX/XX/1977

WB/04/025/0696733

ডিফারেন্স:
 ওয়েস্টবঙ্গ সরকার, সিটিজেনিটি ডিউ:
 কলকাতা, সিটিজেনিটি, দারজিলিং-734001

Address:
 GURUNANAK SARANI, SILIGURI (M
 CORP.), SILIGURI, DARJEELING-734001

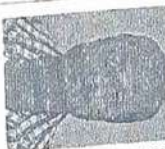


Date: 25/11/2013

26-বিধিভুক্ত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন অধিকারিকের
 স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 20-Siliguri Constituency

বিবরণ পরিবর্তন হলে মূল কার্ড নং উল্লেখ করে নির্বাচন কমিশন ও ওয়েস্টবঙ্গ সরকার নতুন নতুন পরিচয় পত্র প্রদান করে নিষ্কাশিত করে এই পরিচয়পত্রের নথি প্রত্যাহার করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Sandeep Agarwal



Sandeep Agarwal
Year of Birth : 1978
Male



भारत सरकार
GOVERNMENT OF INDIA

3523 8842 9812



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Omprakash Agarwal, 4/172/3/73
TAYAL VILLA, GURU NANAK SARANI,
OPP SARDA APARTMENT,
PUNJABI PARA, SILIGURI, Jalpaiguri, West
Bengal, 734001

1447
1800 180 1847
Mail @ uidai.gov.in
www.uidai.gov.in
P.O. Block No 1947
BangaKhuri-560 001

Sandeep Agarwal

DRIVING LICENCE

Licence No.: W.B7320050097491

Date of Issue

14.06.07

Valid Up to 13.06.25



Name: UTPAL PAUL

S/DW: D CHANDRA PAUL

Address: C/O D CH PAUL, MICHAEL
MADHUSUDAN STREET, SURYA
NAGAR, SLG, DJ.

Date of Birth:

17.08.1974

Blood Group
O+

Licensing Authority
SILIGURI

LICENCED TO DRIVE ALL OVER INDIA CATEGORY: NT

Utpal Paul

☒	Light Motor Vehicle
☒	Medium Goods Vehicle
☒	Medium Passenger Motor Vehicle
☒	Heavy Goods Vehicle
☒	Heavy Passenger Vehicle
☒	Auto Rickshaw/Van
☒	Tractor
☒	Motor Cycle with gear
☒	Motor Cycle without gear

1. Violation of traffic rules and signals
2. Driving dangerously at excessive speed.
3. Driving without valid Registration/Tax/Permit Insurance etc.
4. Driving without valid and Valid Licence.
5. Driving vehicle without exceeding Permissible weight
6. Charged or convicted u/s 304 AIPC.
7. Refused to stop or halt while driving a taxi/autorickshaw etc.

1 2 सत्यमेव जयते 5 6 7

Utpal Paul

Major Information of the Deed

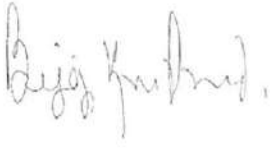
Deed No :	I-0711-04196/2021	Date of Registration	30/06/2021
Query No / Year	0711-2001053673/2021	Office where deed is registered	
Query Date	28/06/2021 1:20:38 PM	0711-2001053673/2021	
Applicant Name, Address & Other Details	MAHENDRA KUMAR AGARWAL CRESCENT COURT, JHANKAR MORE, BURDWAN ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832010885, 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. 64,70,000/-	Rs. 71,16,668/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,27,020/- (Article:23)	Rs. 71,181/- (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: Un-Mentioned Road, Road Zone : (Ward No. 41 -- Ward No. 41) , 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-472	RS-622	Bastu	Bastu	4 Katha 11 Chatak 41 Sq Ft	64,70,000/-	71,16,668/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					7.8283Dec	64,70,000 /-	71,16,668 /-	

Seller Details :

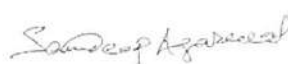
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJAY KUMAR PRASAD (Presentant) Son of Late HARI SHANKAR PRASAD Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office			
		30/06/2021	LTI 30/06/2021	30/06/2021

BANKIMNAGAR, SILIGURI, City:- Siliguri Mc, , P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx9L, Aadhaar No: 65xxxxxxxx9214, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021, Admitted by: Self, Date of Admission: 30/06/2021, Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANOKAMANA BUILDERS & DEVELOPERS SARKARPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: ABxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANDEEP AGARWAL Son of Mr OMPRAKASH AGARWAL Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office			
		Jun 30 2021 3:05PM	LTI 30/06/2021	30/06/2021
PANJABIPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0A, Aadhaar No: 35xxxxxxxx9812 Status : Representative, Representative of : MANOKAMANA BUILDERS & DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTPAL PAUL Son of Late D C PAUL SURYANAGAR, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006			
	30/06/2021	30/06/2021	30/06/2021

Identifier Of Mr BIJAY KUMAR PRASAD, Mr SANDEEP AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY KUMAR PRASAD	MANOKAMANA BUILDERS & DEVELOPERS-7.82833 Dec

Endorsement For Deed Number : I - 071104196 / 2021

on 30-06-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Presented for registration at 14:47 hrs on 30-06-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr BIJAY KUMAR PRASAD ,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 71,16,668/-

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

Execution is admitted on 30/06/2021 by Mr BIJAY KUMAR PRASAD, Son of Late HARI SHANKAR PRASAD, BANKIMNAGAR, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service

Indetified by Mr UTPAL PAUL, , Son of Late D C PAUL, SURYANAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

Execution is admitted on 30-06-2021 by Mr SANDEEP AGARWAL, PARTNER, MANOKAMANA BUILDERS & DEVELOPERS (Partnership Firm), SARKARPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr UTPAL PAUL, , Son of Late D C PAUL, SURYANAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71,181/- (A(1) = Rs 71,167/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71,181/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/06/2021 1:20PM with Govt. Ref. No: 192021220022891011 on 30-06-2021, Amount Rs: 71,181/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BDSDKP8 on 30-06-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,27,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,22,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 301, Amount: Rs.5,000/-, Date of Purchase: 09/04/2021, Vendor name: B R Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/06/2021 1:20PM with Govt. Ref. No: 192021220022891011 on 30-06-2021, Amount Rs: 4,22,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BDSDKP8 on 30-06-2021, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2021, Page from 112868 to 112891
Deed No 071104196 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.07.05 12:11:56 +05:30
Reason: Digital Signing of Deed.

- Tulsi
(Tulsi Lama) 2021/07/05 12:11:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)