

Sl. No. 1143/2021

I - 1146/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2/550483/2021

G 253471

*Chyanyal*  
 11:51  
 13.09.21

GENIVED THAT THE DOCUMENT IS ADMITTED  
 TO REGISTRATION THE SAID SUBJECT AND  
 THE ENDORSEMENT OF THIS DEED TO THIS  
 DOCUMENT ARE THE PART OF THIS DOCUMENT

*Chyanyal*  
 ADDL. LK. REGISTRAR  
 BRISURU  
 13/4/2021

*Primal Kumar Agalwala*

**DEED OF SALE**

*N. A.*

N. J. Stamp

SL. No. 886 Date 15.02.21

Sold to Kailash Prasad Agarwalla

of Siliguri

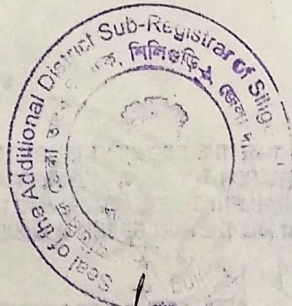
Value 5000/- Rupees Five Thousand only



*[Signature]*

JAYABRATA BANIK  
Govt. Stamp Vender  
A.D.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007

1574825 2



*[Signature]*

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

13 APR 2021

Sany Prasad  
S/o - Ashok Prasad  
Jalpanore, Siliguri  
Dist - Darjeeling

THIS DEED OF CONVEYANCE (SALE)  
IS MADE ON THIS THE 13<sup>th</sup> DAY OF APRIL,  
TWO THOUSAND TWENTY ONE, 2021

Bimal Kumar Agarwal

CONSIDERATION	RS.64,18,000/-
TOTAL AREA	2 KATHA 9 CHATTAK
KHATIAN NO.	4368 (R.S)
PLOT NO.	2677 (R.S)
MOUZA	SILIGURI
J.L.NO.	110
PARAGANA	BAIKUNTHAPUR
POLICE STATION	SILIGURI
DISTRICT	DARJEELING
SILIGURI MUNICIPAL CORPORATION	WARD NO.8

BETWEEN

SRI KAILASH PRASAD AGARWALLA S/O DURGA DUTTA AGARWAL, HAVING I.TAX.PAN NO. ACBPA5702A, Indian by Citizen, Hindu by Religion, Business by Occupation, resident of Burdwan Road, PO&PS- Siliguri, Pin-734005, District-Darjeeling, West Bengal., hereinafter will be called the "PURCHASER" (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns as the case may be) of the "ONE PART".

AND

SRI BIMAL KUMAR AGARWAL S/O LATE MOTILAL AGARWAL, HAVING I.TAX.PAN NO.ACVP7550Q, Hindu by Religion, Business by Occupation, Indian by Citizenship, resident of Dr. Kalinath Road, Khalpara, Siliguri, PO & PS- Siliguri, Dist-Darjeeling, Pin- 734005, West Bengal., all hereinafter called the "VENDOR" (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns as the case may be) of the "OTHER PART".

**WHEREAS** the Vendor - Sri Bimal Kumar Agarwal acquired all that piece and parcel of land Measuring 2 Katha 9 Chattak, appertaining to R.S Plot No.2677, recorded in R.S Khatian No.4368, Situated at MOUZA-SILIGURI, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal, by virtue of Deed of Gift, Being Document No.128, for the Year 2021, duly executed by Smt. Manisha Agarwal, through her constituted attorney, registered in the Office of Additional District Sub Registrar,

N.A.

Bimal Kumar Agarwal

Siliguri, West Bengal, having permanent heritable and transferable right, title and interest free from all encumbrances whatsoever.

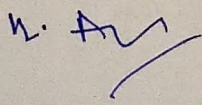
**AND WHEREAS** now the Vendor - Sri Bimal Kumar Agarwal being in need of money for the purpose of his domestic and other purposes has orally expressed his desire to sale/sell his above mentioned total land measuring **2 Katha 9 Chattak**, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal., morefully described in Schedule below.

**AND WHEREAS** the **PURCHASER** being in need of such type of total plot of land has agreed to purchase the land Measuring **2 Katha 9 Chattak**, more fully described in the Schedule below and has offered to purchase the same at a total sum price / value of **Rs.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)** free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendor after considering the offer so offered by the purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell his said plot of land measuring **2 Katha 9 Chattak**, morefully described in the Schedule below in a peaceful vacant position, to and in favour of the purchaser at or for the aforesaid price / total sum of **Rs.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)** free from all encumbrances and charges whatsoever and the below **Scheduled Vacant Land** is transferred in the manner hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)** Paid by the Purchaser to the Vendor (after deduction of TDS a per provisions of law) and the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, by putting his signature on this deed and the Vendor does hereby grant, convey, transfer, assign and assure and make over possession thereof **UNTO** the purchaser the below schedule vacant land measuring **2 Katha 9 Chattak**, morefully and particularly described in the **SCHEDULE BELOW** and make over possession thereto together with other rights, liberties, privileges, easements, appurtenances, whichever is belonging to or in any way appertaining to the said vacant land as absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDOR** covenant to save harmless and indemnify and keep indemnified the purchaser from or against all such losses, damages, acts, deeds, and all encumbrances,



Biraj Kumar Agastya

charges and equities whatsoever and shall execute and do all such lawful acts, deeds and things for the further and more perfectly conveying and assuring the below **SCHEDULED VACANT LAND** and every part in the manner aforesaid according to the true intent and meaning of this deed.

The **VENDOR** does hereby covenant with the Purchaser that if for any defect of title in the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and Purchaser is deprived of ownership of possession of the below **SCHEDULED** property hereby sold or any part thereof in the future, the **VENDOR** shall be liable to return to Purchaser the full or proportionate part of the said consideration money.

The **VENDOR** does hereby further declare that it at the request and costs of the Purchaser, shall do and/or execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below **SCHEDULED VACANT LAND** hereby sold by the **VENDOR** by these presents.

**SCHEDULE**

(Total Land Hereby Sold)

**ALL THAT PIECE AND PARCEL OF PEACEFUL VACANT (BASTU) LAND MEASURING 2 KATHA 9 CHATTAK**, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, Situated at **MOUZA-SILIGURI, J.L.No.110, PS- Siliguri, Paragana-Baikunthapur, Dist-Darjeeling, West Bengal. Situated at Khalpara, Road Zone: Ward No.8-Ward No.8, PIN-734005, Siliguri.** The said total plot of land is butted and bounded as follows:-

- North :** Land of Purchaser;
- South :** Land & House of Rurmal Ratan Lal;
- East :** 12 Feet Wide Pucca Siliguri Municipal Road;
- West :** Land of Prakash Periwal.

Site Plan of the land sold is annexed herewith these presents.

2. A

IN WITNESS WHEREOF THE VENDOR has set and subscribed his respective hand and seal in good health & full presence of sound mind on this Deed of Conveyance on the day, month and the year first above written.

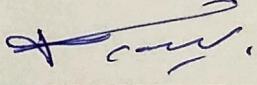
WITNESSES: -

1). Subhadee P Roy.  
S/o - Late Sujit Roy.  
Haider Para, Siliguri.  
Dist - Jalpaiguri.

✓ 2). Sanjiv Prasad  
S/o - Ashok Prasad  
Jalpaiguri, Siliguri  
Dist - Darjeeling

✓ Bimal Kumar Agarwal  
SIGNATURE OF THE VENDOR

Drafted as per the instructions of the parties and printed at Raman Agarwal Law Chambers, Siliguri and read over and explained by me:-

  
Raman Agarwal  
Advocate, Siliguri  
Enroll: F-222/68/2006

**MONEY RECEIPT**

**RECEIVED** from **SRI KAILASH PRASAD AGARWALLA S/O DURGA DUTTA AGARWAL, HAVING I.TAX.PAN NO.ACBPA5702A**, resident of Burdwan Road, PO & PS- Siliguri, Pin-734005, District-Darjeeling, West Bengal., a sum **Rs.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)**, **OUT OF WHICH:**

**Rs.60,00,000/- (Rupees Sixty Lakhs Only) on 05.02.2021;**


**Rs.3,69,865/- (Rupees Three Lakhs Sixty Nine Thousand Eight Hundred Sixty Five Only) on 22.02.2021;**

All through RTGS from the Account of Sri Kailash Prasad Agarwalla in Axis Bank Ltd, S.F.Road Branch, Siliguri to the Account No.05281530002646 of Sri Bimal Kumar Agarwal in HDFC Bank Ltd, S.F.Road Branch, Siliguri; **and**

**Rs.48,135/- (Rupees Fourty Eight Thousand One Hundred Thirty Five Only)**, being the TDS amount.

**RECEIVED** by me - **SRI BIMAL KUMAR AGARWAL S/O LATE MOTILAL AGARWAL, HAVING I.TAX.PAN NO.ACVPA7550Q**, resident of Dr. Kalinath Road, Khalpara, Siliguri, PO & PS- Siliguri, Dist-Darjeeling, Pin- 734005, West Bengal., the total consideration amount in respect of the **LAND MEASURING 2 KATHA 9 CHATTAK**, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, Situated at **MOUZA-SILIGURI, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal.** I acknowledge in sound mind, the receipt of the said total sum of **Rs.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)**, herein at Siliguri.

**Dated:-** 13/04/2021

✓  Bimal Kumar Agarwal

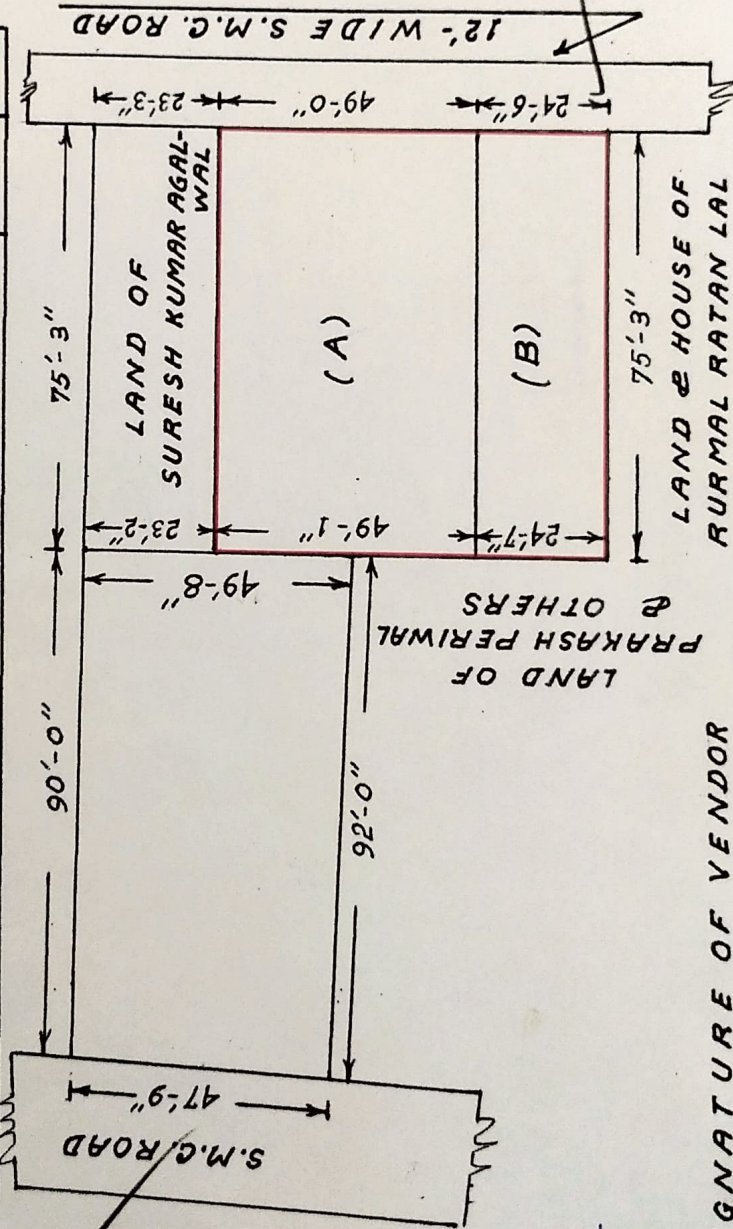
**SRI BIMAL KUMAR AGARWAL**

IN THE SITE PLAN OF LAND PLOT MARKED AS A & B SHOWN BY RED BOUNDARY LINE TO BE SOLD TO SRI KAILASH PRASAD AGARWALLA S/O DURGA DUTTA AGARWAL RESIDENT OF BURDWAN ROAD, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING, PIN-734005.

BY THE VENDOR (NAME IN CHART) SCALE: - 32' = 1" INCH.

C H A R T

PLOT	NAME OF VENDOR	KATTA	CHH
A	SMT. USHA DEVI AGARWAL W/O SRI SURESH KUMAR AGARWAL RESIDENT OF DR. KALINATH ROAD, KHAL PARA, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING	5	2
B	SRI BIMAL KUMAR AGARWAL S/O LATE MOTILAL AGARWAL RESIDENT OF DR. KALINATH ROAD, KHAL PARA SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING.	2	9



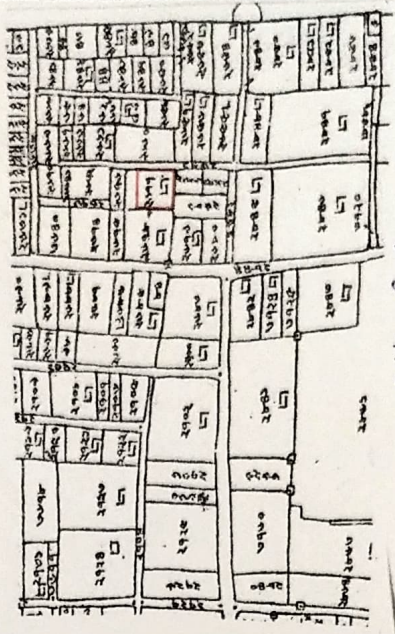
*Bimal Kumar Agarwal*

SIGNATURE OF VENDOR

S C H E D U L E

MOUZA : SILIGURI  
 PARGANA : BAIKUNTHAPUR  
 J.L. NO : 110 (88).  
 TOUZI NO : 3 (JA).  
 KHATIAN NO : 4368 (R.S.)  
 PLOT NO : R.S. 2677 (PART)  
 SHEET NO : 3.  
 S.M.C. WARD NO : 8  
 P.S. SILIGURI  
 DIST. DARJEELING.

PART TRACE MAP OF SHEET NO.-3,  
 MOUZA :- SILIGURI, J.L. NO: 110 (88).  
 P.S. SILIGURI, DIST. DARJEELING.  
 SCALE :- 16" = 1 MILE.



*Bikash Roy*  
 BIKASH ROY  
 Land Surveyor  
 L.C. No:-58  
 Shaktighar, Siliguri



## Major Information of the Deed



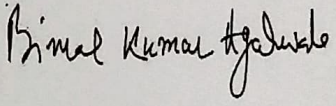
Deed No :	I-0402-01146/2021	Date of Registration	13/04/2021
Query No / Year	0402-2000550483/2021	Office where deed is registered	
Query Date	10/03/2021 4:01:22 PM	0402-2000550483/2021	
Applicant Name, Address & Other Details	RAMAN AGARWAL SILIGURI, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9832057733, 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. 64,18,000/-	Rs. 70,59,688/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,23,601/- (Article:23)	Rs. 70,611/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: KHALPARA, Road Zone : (Ward No.8 – Ward No.8) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2677	RS-4368	Bastu	Bastu	2 Katha 9 Chatak	64,18,000/-	70,59,688/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.2281Dec</b>	<b>64,18,000 /-</b>	<b>70,59,688 /-</b>	

### Seller Details :



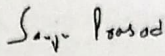
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bimal Kumar Agarwal (Presentant)</b> Son of Late Motilal Agarwal Executed by: Self, Date of Execution: 13/04/2021 , Admitted by: Self, Date of Admission: 13/04/2021 ,Place : Office			
		13/04/2021	LTI 13/04/2021	13/04/2021

Dr. Kalinath Road, 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.:: ACxxxxxx0Q, Aadhaar No: 45xxxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 13/04/2021  
, Admitted by: Self, Date of Admission: 13/04/2021 ,Place : Office

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Kailash Prasad Agarwalla</b> Son of Durga Dutta Agarwal Burdwan Road, 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.:: ACxxxxxx2A, Aadhaar No: 71xxxxxxxx7445, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sanju Prasad</b> Son of Ashok Prasad Jalpaimore, P.O:- Siliguri Mazar, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734005			
	13/04/2021	13/04/2021	13/04/2021

Identifier Of Mr Bimal Kumar Agarwal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Bimal Kumar Agarwal	Mr Kailash Prasad Agarwalla-4.22813 Dec

On 13-04-2021

**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 11:51 hrs on 13-04-2021, at the Office of the A.D.S.R. SILIGURI by Mr Bimal Kumar Agarwal ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,59,688/-

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

Execution is admitted on 13/04/2021 by Mr Bimal Kumar Agarwal, Son of Late Motilal Agarwal, Dr. Kalinath Road, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business Indetified by Mr Sanju Prasad, , , Son of Ashok Prasad, Jalpaimore, P.O: Siliguri Mazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 70,611/- ( A(1) = Rs 70,597/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,611/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2021 12:32PM with Govt. Ref. No: 192020210244416148 on 14-03-2021, Amount Rs: 70,611/-, Bank: SBI EPay ( SBlePay), Ref. No. 7352997924133 on 16-03-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,23,601/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,18,601/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 886, Amount: Rs.5,000/-, Date of Purchase: 15/02/2021, Vendor name: J Banik  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2021 12:32PM with Govt. Ref. No: 192020210244416148 on 14-03-2021, Amount Rs: 4,18,601/-, Bank: SBI EPay ( SBlePay), Ref. No. 7352997924133 on 16-03-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 52887 to 52905  
being No 040201146 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2021.04.28 15:53:35 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/04/28 03:53:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)