

SL.No. 1239/2021

I-1240/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/ 868506/2021 AE 935942

*Signature*  
12:52

03.05.21

✓ *Suman kr Asany*

✓ *Uma Devi Agarwal.*

For, MANISH KUMAR AGARWALA & OTHERS (JUF)

*Signature*

DEED OF CONVEYANCE

*R.A.*

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENFORCEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

CONTD...P/2

ADDL. DIST. SUB-REGISTRAR  
CALCUTTA

*Signature*  
03.05.2021

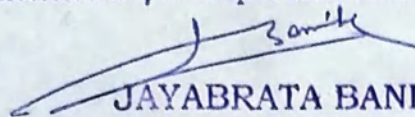
N. J. Stamp

SL. No.....578.Date..26.04.21

Sold to.....Ravi Kant Agarwal

.....  
of.....Siliguri.....

Value..100/- Rupees.....



**JAYABRATA BANIK**

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling

03/05/2021



**THIS DEED OF CONVEYANCE (SALE)**  
**IS MADE ON THIS THE 03<sup>rd</sup> DAY OF MAY APRIL,**  
**TWO THOUSAND TWENTY ONE, 2021**

CONSIDERATION	RS.85,68,400/-
AREA	52 CHATAKS
KHATIAN NO.	4369 (R.S)
PLOT NO.	2678(R.S)
MOUZA	SILIGURI
J.L.NO.	110
PARAGANA	BAIKUNTHAPUR
POLICE STATION	SILIGURI
DISTRICT	DARJEELING
SILIGURI MUNICIPAL CORPORATION	WARD NO.8

Suresh Kumar Agarwal

Usha Devi Agarwal

For: MANISH KUMAR AGARWAL & OTHERS (GUP)

Manish Kumar Agarwal

**BETWEEN**

**SRI RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL, HAVING I.TAX.PAN NO.ACRPA8850B, Indian by Citizen, Hindu by Religion, Business by Occupation, resident of Santoshi Nagar, Ward No.5, Opp. Ganesh Mandir, Siliguri, PO -Siliguri Bazar, 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**

- 1. SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL, HAVING I.TAX.PAN NO.ACVPA7553P, Hindu by religion, Advocate by profession, Indian by Citizenship;**
- 2. SMT USHA DEVI AGARWAL W/O SRI SURESH KUMAR AGARWAL, HAVING I.TAX.PAN NO.ACRPA8671J, Hindu by religion, Business by occupation, Indian by Citizenship;**
- 3. MANISH KUMAR AGARWAL AND OTHERS HUF, HAVING I.TAX.PAN NO.AACHM9714P, represented by its KARTA. SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL, Hindu by religion, Advocate by profession, Indian by Citizenship;**

All resident of Dr. Kalinath Road, Po & Ps- Siliguri, Dist-Darjeeling, Pin-734005, West Bengal., Hereinafter jointly called the "**VENDORS**" (Which

M. A.



Suresh Kumar Agarwal

Usha Devi Agarwal

For, MANISH KUMAR AGARWALA & OTHERS (HUF)

KAPTA

expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns as the case may be) of the "**OTHER PART**".

I. i). **WHEREAS Vendor No.1- Sri Suresh Kumar Agarwal** acquired all that piece and parcel of total Land Measuring **12 CHATTAK**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal, by virtue of Deed of Sale, Being Document No.2861, for the Year 2002, duly executed by Sri Bijay Kumar Pugalia & another, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal, having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

ii). **WHEREAS Vendor No.2- Smt Usha Devi Agarwal** acquired all that piece and parcel of Land Measuring **12 CHATTAKS**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal, by virtue of Deed of Sale, Being Document No. 2856, for the Year 2002, duly executed by Sri Bijay Kumar Pugalia & another, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal, having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

iii). **WHEREAS Vendor No.3 -Manish Kumar Agarwala And Others HUF** acquired all that piece and parcel of total Land Measuring **12 Chattaks**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana-Baikunthapur, Dist-Darjeeling, West Bengal, by virtue of Deed of Sale, Being Document No. 2862, for the Year 2002, duly executed by Sri Bijay Kumar Pugalia & another, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal, having permanent and transferable right, title and interest therein free from all encumbrances whatsoever.

iv). **AND WHEREAS** now the **VENDORS** being in need of money for the purpose of their domestic and other purposes has orally expressed their desire to sale/sell their above mentioned total land measuring **36 CHATTAKS** (12 Chattaks + 12 Chattaks + 12 Chattaks), appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal.

II. i). **WHEREAS Vendor No.1- Sri Suresh Kumar Agarwal, Vendor No.2- Smt Usha Devi Agarwala and Vendor No.3- Manish Kumar Agarwala And**

M. S.



Suresh Kumar  
Sua Devi Agarwal  
FOR: MANISH KUMAR AGARWAL & OTHERS (DEBT)

**Others HUF JOINTLY** acquired all that piece and parcel of Land Measuring **2 KATHA**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana-Baikunthapur, Dist-Darjeeling, West Bengal, by virtue of Deed of Sale, Being Document No.2863, for the Year 2000, duly executed by Sri Bijay Kumar Pugalia & another, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal, having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

ii). **AND WHEREAS** now the **VENDORS** being in need of money for the purpose of their domestic and other purposes has orally expressed their desire to sale/sell their herein mentioned remaining piece of land measuring **01 Katha**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana-Baikunthapur, Dist-Darjeeling, West Bengal.

**AND WHEREAS** the **PURCHASER** being in need of such type of total plot of land measuring **52 CHATTAKS** (36 Chattaks + 16 Chattaks) = 52 Chattaks or 3 Katha 04 Chattaks, morefully described in Schedule below, has accepted the said offer of sale of the **VENDORS** and has offered to purchase the same at a lump sum price / value of **Rs.85,68,400/- (Rupees Eighty Five Lakh Sixty Eight Thousand Four Hundred Only)** free from all encumbrances and charges whatsoever.

**AND WHEREAS** the **VENDORS** hereof, 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 the said total plot of land measuring **52 Chattaks or 3 Katha 04 Chattaks** in a peaceful vacant position as fully described in the schedule below to and in favour of the purchaser at or for the aforesaid price / total sum of **Rs.85,68,400/- (Rupees Eighty Five Lakh Sixty Eight Thousand Four Hundred Only)** free from all encumbrances and charges whatsoever and the below Schedule 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.85,68,400/- (Rupees Eighty Five Lakh Sixty Eight Thousand Four Hundred Only)** Paid by the Purchaser to the Vendors after deduction of TDS as per provisions of law, and the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, by putting signatures on this deed and the Vendors does hereby grant, convey, transfer, assign and assure and make over possession thereof **UNTO** the purchaser the below schedule vacant land measuring **52 Chattaks or 3 Katha 04 Chattaks**, morefully and

h. a. s.



Suresh K. Agarwal

Smta Devi Agarwal

For, MANISH KUMAR AGARWAL & OTHERS (RUF)

Manish Kumar Agarwal

KARTA

particularly described in the schedules appended 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 Purchasers forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDORS** covenant to save harmless and indemnify and keep indemnified the purchaser from or against all such losses, damages, acts, deeds, and all encumbrances, 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 **SCHEDULE VACANT LAND** and every part in the manner aforesaid according to the true intent and meaning of this deed.

The Vendors 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 Vendors and Purchaser is deprived of ownership of possession of the below **SCHEDULE** property hereby sold or any part thereof in the future, the **VENDORS** shall be liable to return to Purchaser the full or proportionate part of the said consideration money.

The Vendors 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 **SCHEDULE VACANT LAND** hereby sold by the **VENDORS** by these presents.

**SCHEDULE**

**(Vacant Land Hereby Sold)**

All That Piece And Parcel Of Peaceful Vacant (Bastu) Land Being Measuring **52 Chattaks or 3 Katha 04 Chattaks**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS-Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal. (Road-Khalpara) (Road Zone- Ward No.8 to Ward No.8), Siliguri, PIN-734005.

The said Total Plot of Land is Butted and Bounded as follows:-

- North :** Land & House of Shiv Shankar Mitruka;
- South :** Land of Prakash Periwal & Others;
- East :** Sold Land of Vendors;
- West :** 23 Feet Wide Pucca SMC Road.

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

N.A.

**IN WITNESSES WHEREOF** the Vendors in their good health and conscious mind hereto sets & subscribed their hands & seal on this Deed of Conveyance on the day, month and year first above written.

**WITNESSES: -**

1). Sujit Das  
for Ashok Das  
Jalpaiguri, Siliguri  
Dist - Darjeeling

✓ *Sujit Das*

2). Ankit Das  
90 Nandan Das  
Anjan Apartment,  
Siliguri - 734005

✓ *Ankit Das*

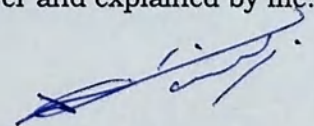
For, MANISH KUMAR AGARWALA & OTHERS (HUF)

✓ *Manish Kumar Agarwala*

KARTA

**SIGNATURE OF THE VENDORS**

Drafted at the instructions of 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 RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL, HAVING I.TAX.PAN NO.ACRPA8850B**, resident of Santoshi Nagar, Ward No.5, Opp. Ganesh Mandir, Siliguri, PO -Siliguri Bazar, PS- Siliguri, Pin-734005, District-Darjeeling, West Bengal., a sum of **Rs.85,68,400/- (Rupees Eighty Five Lakh Sixty Eight Thousand Four Hundred Only)**, **OUT OF WHICH:**

**Rs.28,27,572/- (Rupees Twenty Eight Lakhs Twenty Seven Thousand Five Hundred Seventy Two Only)** Through RTGS, received By Sri Suresh Kumar Agarwal in Bank of India, Burdwan Road Branch, Siliguri.;

**Rs.28,27,572/- (Rupees Twenty Eight Lakhs Twenty Seven Thousand Five Hundred Seventy Two Only)** on 09.04.2021, received by Smt Usha Devi Agarwal in Bank of India, Burdwan Road Branch, Siliguri.;

**Rs.28,27,572/- (Rupees Twenty Eight Lakhs Twenty Seven Thousand Five Hundred Seventy Two Only)** on 20.04.2021, received by Manish Kumar Agarwala and Others HUF in Bank of Baroda, Siliguri.;



All through RTGS from the Account No.919020084582468 of Sri Ravi Kant Agarwal in Axis Bank Ltd, S.F.Road Branch, Siliguri; and

**Rs.85,684/- (Rupees Eighty Five Lakhs Six Thousand Eighty Four Only)**, being the TDS amount.

**RECEIVED** by us (1) **SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL**; (2) **SMT USHA DEVI AGARWAL W/O SRI SURESH KUMAR AGARWAL**, (3) **MANISH KUMAR AGARWALA AND OTHERS HUF, HAVING I.TAX.PAN NO.AACHM9714P**, represented by its **KARTA SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL**, All 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 **52 Chattaks or 3 Katha 04 Chattaks**, appertaining to **R.S Plot No.2678** recorded in **R.S Khatian No.4369**, 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.85,68,400/- (Rupees Eighty Five Lakh Sixty Eight Thousand Four Hundred Only)** herein at Siliguri.

Dated:- 03/05/2021

### CONSIDERATION RECEIVED BY US

**SRI SURESH KUMAR AGARWAL**


**SMT USHA DEVI AGARWAL**

For **MANISH KUMAR AGARWALA & OTHERS (HUF)**  
  
  
**Suresh Kumar Agarwal**  
**KARTA**

**MANISH KUMAR AGARWALA AND OTHERS HUF**



IN THE SITE PLAN OF LAND SHOWN BY RED BOUNDARY LINE TO BE SOLD TO SRI RAVI KANT AGARWAL S/o LATE RAWATMAL AGARWAL RESIDENT OF SANTOSHI NAGAR, S.M.C. WARD NO. 5, DPP. GANESH MANDIR, SILIGURI. P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING.

BY THE VENDORS 1. SRI SURESH KUMAR AGARWAL S/o LATE MOTILAL AGARWAL 2. SMT. USHA DEVI AGARWAL w/o SRI SURESH KUMAR AGARWAL 3. MANISH KUMAR AGARWALA AND OTHERS REPRESENTED BY ITS KARTA SRI SURESH KUMAR AGARWAL S/o LATE MOTILAL AGARWAL ALL ARE RESIDENT OF DR. KALINATH ROAD KHALPARA, SILIGURI. P.O. & P.S. SILIGURI, DIST. DARJEELING.

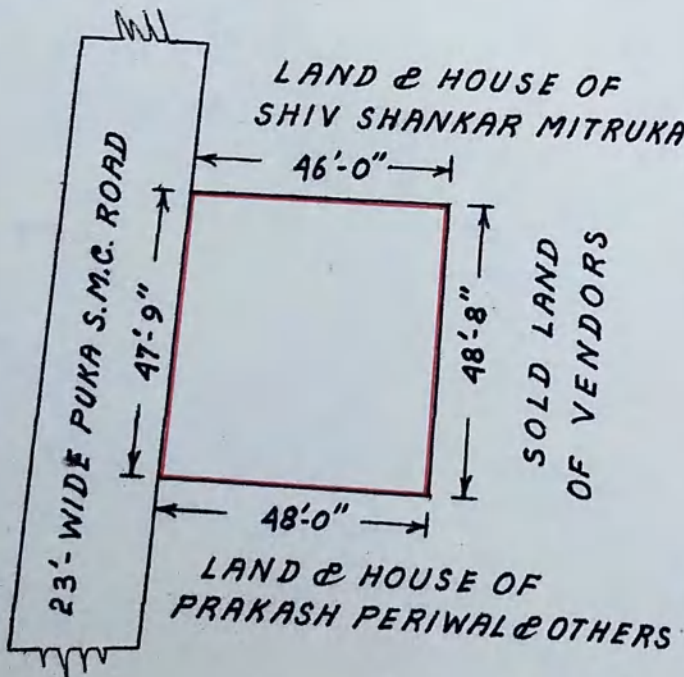
SCALE :- 32' = 1" Inch.

AREA :- 3 KATHAS, 4 CHH OR 0.054 Acre.

SCHEDULE

MOUZA : SILIGURI  
 PARGANA : BAIKUNTHAPUR  
 J. L. NO : 110 (88). TOUZI NO 3(JA)  
 KHATIAN NO : 4369 (R.S)  
 PLOT NO : 2678 (R.S)  
 SHEET NO : 3 (R.S).  
 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



✓ *Suresh Kumar Agarwal*  
 ✓ *Usha Devi Agarwal*  
 For, MANISH KUMAR AGARWALA & OTHERS (KUF)  
 ✓ *Kengul*

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

KARTA  
 SIGNATURE OF VENDORS



## Major Information of the Deed



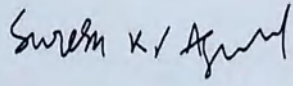
Deed No :	I-0402-01240/2021	Date of Registration	03/05/2021
Query No / Year	0402-2000868506/2021	Office where deed is registered	
Query Date	28/04/2021 4:32:40 PM	0402-2000868506/2021	
Applicant Name, Address & Other Details	RAMAN AGARWAL SILIGURI, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, 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. 85,68,400/-	Rs. 94,25,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,65,520/- (Article:23)	Rs. 94,264/- (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



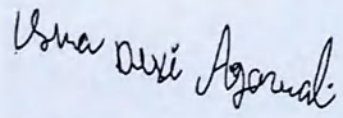
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2678	RS-4369	Bastu	Bastu	52 Chatak	85,68,400/-	94,25,001/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.3625Dec</b>	<b>85,68,400 /-</b>	<b>94,25,001 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Suresh Kumar Agarwal (Presentant)</b> Son of Late Motilal Agarwal Executed by: Self, Date of Execution: 03/05/2021 , Admitted by: Self, Date of Admission: 03/05/2021 ,Place : Office	 03/05/2021	 LTI 03/05/2021	 03/05/2021





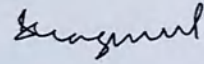


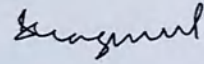


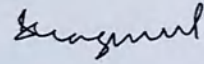
Dr. Kalinath Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx3P, Aadhaar No: 40xxxxxxxx3830, Status :Individual, Executed by: Self, Date of Execution: 03/05/2021  
 , Admitted by: Self, Date of Admission: 03/05/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mrs Usha Devi Agarwal</b> Wife of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 03/05/2021 , Admitted by: Self, Date of Admission: 03/05/2021 ,Place : Office			
	03/05/2021	LTI 03/05/2021	03/05/2021	
Dr. Kalinath Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1J, Aadhaar No: 89xxxxxxxx0377, Status :Individual, Executed by: Self, Date of Execution: 03/05/2021 , Admitted by: Self, Date of Admission: 03/05/2021 ,Place : Office				
3	<b>Manish Kumar Agarwala And Others HUF</b> Kalinath Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxxx4P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

**Buyer Details :**



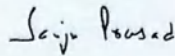
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ravi Kant Agarwal</b> Son of Late Rawatmal Agarwal Santoshi Nagar, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0B, Aadhaar No: 42xxxxxxxx9629, Status :Individual, Status : Not Executed

**Representative 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>Mr Suresh Kumar Agarwal</b>                              Son of Late Motilal Agarwal                              Date of Execution - 03/05/2021, , Admitted by: Self, Date of Admission: 03/05/2021, Place of Admission of Execution: Office                         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 3 2021 12:59PM</td> <td>LTI 03/05/2021</td> <td>03/05/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Suresh Kumar Agarwal</b> Son of Late Motilal Agarwal Date of Execution - 03/05/2021, , Admitted by: Self, Date of Admission: 03/05/2021, Place of Admission of Execution: Office				May 3 2021 12:59PM	LTI 03/05/2021	03/05/2021	
Name	Photo	Finger Print	Signature										
<b>Mr Suresh Kumar Agarwal</b> Son of Late Motilal Agarwal Date of Execution - 03/05/2021, , Admitted by: Self, Date of Admission: 03/05/2021, Place of Admission of Execution: Office													
May 3 2021 12:59PM	LTI 03/05/2021	03/05/2021											
Dr. Kalinath Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Aadhaar No: 40xxxxxxxx3830 Status : Representative, Representative of : Manish Kumar Agarwala And Others HUF (as karta)													



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sanju Prasad</b> Son of Mr Ashok Prasad Jalpaimore, P.O:- Siliguri Bazar, P.S:- Darjeeling, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
	03/05/2021	03/05/2021	03/05/2021

Identifier Of Mr Suresh Kumar Agarwal, Mrs Usha Devi Agarwal, Mr Suresh Kumar Agarwal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Suresh Kumar Agarwal	Mr Ravi Kant Agarwal-1.7875 Dec
2	Mrs Usha Devi Agarwal	Mr Ravi Kant Agarwal-1.7875 Dec
3	Manish Kumar Agarwala And Others HUF	Mr Ravi Kant Agarwal-1.7875 Dec



On 03-05-2021

**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 12:51 hrs on 03-05-2021, at the Office of the A.D.S.R. SILIGURI by Mr Suresh Kumar Agarwal , one of the Executants.

**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 94,25,001/-

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

Execution is admitted on 03/05/2021 by 1. Mr Suresh Kumar Agarwal, Son of Late Motilal Agarwal, Dr. Kalinath Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Advocate, 2. Mrs Usha Devi Agarwal, Wife of Mr Suresh Kumar Agarwal, Dr. Kalinath Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Sanju Prasad, , Son of Mr Ashok Prasad, Jalpaimore, P.O: Siliguri Bazar, Thana: Darjeeling, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

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

Execution is admitted on 03-05-2021 by Mr Suresh Kumar Agarwal, karta, Manish Kumar Agarwala And Others HUF (HUF), Kalinath Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Indetified by Mr Sanju Prasad, , Son of Mr Ashok Prasad, Jalpaimore, P.O: Siliguri Bazar, Thana: Darjeeling, , City/Town: SILIGURI MC, Darjeeling, 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 94,264/- ( A(1) = Rs 94,250/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 94,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2021 4:17PM with Govt. Ref. No: 192021220008359878 on 01-05-2021, Amount Rs: 94,264/-, Bank: SBI EPay ( SBlePay), Ref. No. 2831548825815 on 01-05-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,65,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,65,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 578, Amount: Rs.100/-, Date of Purchase: 26/04/2021, Vendor name: JAYABRATA BANIK

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2021 4:17PM with Govt. Ref. No: 192021220008359878 on 01-05-2021, Amount Rs: 5,65,420/-, Bank: SBI EPay ( SBlePay), Ref. No. 2831548825815 on 01-05-2021, Head of Account 0030-02-103-003-02

*Sangha Ratna Syangden*

**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 55586 to 55611  
being No 040201240 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2021.05.04 14:55:25 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/05/04 02:55:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)