

Sl. 1910/19

I - 1819/2019



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 460589

VC-0-112522/19
 Time- 9:10 PM
 30.7.19

Rajesh Shah

Hemant Shah

Santosh Shah

:1:

DEED OF SALE

₹ 569 2
 per records
 ₹ 251
 ₹ 42
 ₹
 ₹ 670
 ₹ 303
 1/8

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

[Signature]
 ADDL. DIST. SUB-REGISTRAR
 BILKULI
 08/08/19

Rajesh Shah

SL. NO. 17271 Date 22-7, 2014
PURCHASER MINDK VENTURES LLP
Full Address Siliguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-1

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

THAN-942

Rajesh Shah

THAN-943

Santosh Shah

THAN-944

Santosh Shah



[Handwritten Signature]

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

30 JUL 2019

प्रेमलता साह
पति श्री गोविंदराम अग्रवाल शाह
वर्तमान रौड
पोस्ट ऑफिस - सिलिगुड़ी बाजार
पुबिस स्टेशन - सिलिगुड़ी
जिला - दार्जिलिंग

Rajesh Shah

Hemant Shah.

Sanjiv Shah

: 2 :

CONVEYANCE :-

THIS INDENTURE MADE ON THIS THE
30th DAY OF July 2019

MOUZA : SILIGURI
POLICE STATION : SILIGURI
DISTRICT : DARJEELING
AREA : 6.5156 TOGETHER WITH TIN SHED RESIDENTIAL
STRUCTURE STANDING THEREON.
CONSIDERATION : Rs. 2,39,00,000/-
R.S KHATIAN NO. : 1429,
J.L NO. : 110 (88)
R.S PLOT NO. : 3178 (PART)
WARD NO. 9 OF SMC

BETWEEN

MNDK VENTURES LLP, A Limited Liability Partnership, having its office at Patanjali Chikitsalay, 19 R.K Compound, Burdwan Road, P.O Siliguri Bazar, P.S Siliguri, District Darjeeling - represented by one of its Partner , **SRI MRINAL AGARWAL**, son of **Sri Naresh Kumar Agarwal**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, District Darjeeling ---- hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context their partners, successors, representative, administrators, executors and assigns) of the **ONE PART. (PAN: ABLFM0184D).**

AND



[Handwritten signature]

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

30 JUL 2019

Rajesh Shah

Hemant Shah

Santosh Shah

: 3 :

1. SRI RAJESH SHAH,

2. SRI HEMANT SHAH and

3. SRI SANTOSH SHAH, all are sons of Sri Govindram Agarwal Shah, Hindu by Religion, Indian by Nationality, Business by Occupations, Residents of Burdwan Road, P.O Siliguri Bazar, P.S Siliguri, District Darjeeling - hereinafter called the "VENDORS" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART. (PAN: KAXPS7546J), (PAN: BMEPS0093N), (PAN: BLIPS1053F)**

WHEREAS one **Rameshwar Lal Agarwala**, had received by the way of Partition, land measuring 34 Kathas, by virtue of a Registered Deed of Partition, dated 22.05.1969, being document No. I-2583 for the year of 1969 and the same was registered in the office of the Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS abovenamed **Rameshwar Lal Agarwal** during his lifetime had transferred land measuring 6 Kathas unto and in favour of his three sons namely, **1. Sri Radha Kishan Agarwala @ Shah, 2. Sri Govindram Agarwal Shah and 3. Sri Durga Prasad Agarwal @ Shah**, by virtue of a Registered Deed of Gift, being Document No. I-4324 for the year 1975 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS abovenamed **Sri Radha Kishan Agarwala @ Shah and Sri Durga Prasad Agarwal @ Shah**, thereafter had transferred their $\frac{2}{3}$ rd share of land measuring 4 Kathas out of the aforesaid land measuring 6 Kathas unto and in favour of their brother, **Sri Govindram Agarwal Shah**, by virtue of a Registered Deed of Gift, dated 09.10.1986, being Document No. I-6131 for the year 1986 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling.

Rajesh Shah

Hemant Shah

Santosh Shah

: 4 :

WHEREAS the abovenamed **Sri Govindram Agarwal Shah** also became the owner of land measuring 2 Kathas 11 Chattak, by virtue of a Registered Deed of Partition, dated 09.10.1986, being Document No. I- 6132 for the year of 1986 and the same was registered in the office of the Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid the abovenamed **Sri Govindram Agarwal Shah** became the owner of entire land measuring 8 Kathas 11 Chhataks and thereafter constructed a tin shed residential structure on part of the aforesaid land.

AND WHEREAS abovenamed **Sri Govindram Agarwal Shah**, thereafter had transferred land measuring 6.5156 Kathas together with a tin shed residential structure measuring 1500 sq.ft standing thereon unto and in favour of his sons, 1. **SRI RAJESH SHAH, (Vendor No.1)** 2.**SRI HEMANT SHAH, (Vendor No.2)** and 3.**SRI SANTOSH SHAH (Vendor No.3)**, by virtue of a Registered Deed of Gift, dated 27.12.2018, being Document No. I- 2813 for the year 2018 and the same was registered in the Office of the Additional Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid the abovenamed Vendors became the owners of aforesaid land measuring 6.5156 Kathas together with a tin shed residential structure measuring 1500 sq.ft standing thereon and ever since then the Vendors are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

Rajesh Shah

Hemant Shah.

Santosh Shah

: 5 :

AND WHEREAS the Vendors being in being in need of fund for investing the same in some lucrative business have offered for sale their land measuring 6.5156 Kathas together with a tin shed residential structure measuring 1500 sq.ft. standing thereon for a total consideration of Rs. 2,39,00,000/- (Rupees Two Crore Thirty Nine Lacs Only) and the aforesaid land and structure is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the Vendors and offered to purchase the above referred to land measuring 6.5156 Kathas together with a tin shed residential structure measuring 1500 sq.ft standing thereon for a total consideration of Rs. 2,39,00,000/- (Rupees Two Crore Thirty Nine Lacs Only) and the aforesaid land and structure is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 2,39,00,000/- (Rupees Two Crore Thirty Nine Lacs Only) paid by the Purchaser to the Vendors, the receipt whereof the Vendors do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid property as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

Ravesh Shah

Hemant Shah.

Sanjosh Shah

: 6 :

And the Vendors do hereby covenant with the Purchaser that the right, title and interest in the property as fully described in the Schedule below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the property hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said property hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled property hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDORS FURTHER DECLARE that the entire property forming subject matter of these presents is and was in the khas actual and physical possession of the Vendors on the date of these presents.

Rakesh . Shah

Hemant Shah.

Santosh Shah

: 7 :

SCHEDULE

All that piece or parcel of homestead land measuring 6.5156 Kathas situated at inside from **Burdwan Road, (Road Zone Jhankar More to Jalpai More)**, together with a tin shed residential structure 30 years old with cemented flooring measuring about 1500 sq.ft. Standing thereon, appertaining to R.S Plot No. 3178 (Part), recorded in R.S. Khatian No. 1429, in Mouza Siliguri, J.L No. 110(88), within the limits of Ward No. 9 of Siliguri Municipal Corporation, P.S. Siliguri, in the District of Darjeeling. The Proposed Land use is Bastu.

The said land is bounded and butted as follows:-

North ... Land of Shanker Lal Agarwal

South ... Land of Durga Prasad Shah & others

East ... Land of Sri Durga Prasad Shah

West ... Land of Purchaser

: 7 :

IN WITNESS WHEREOF, the Vendors do hereunto set their respective hands on the day, month and year first above written

WITNESSES:-

1. प्रेमलता राय
पति - श्री गोविंदराम अग्रवाल शाह
वर्तमान रैड, पोस्टऑफिस - सिलीगुड़ी बाजार
पुब्लिस स्टेशन - सिलीगुड़ी
जिला - दार्जिलिंग

Rajesh Shah

Hemant Shah.

Santosh Shah

VENDORS

2. ALOK SHAH :

S/o Late Roshankishan Shah
Siliguri.












Drafted by me and Printed in
my office :-

Manoj Agarwal

MANOJ AGARWAL












Advocate, Siliguri.

Enrolment No. F-505/434/1997

 <i>Rajesh Shah</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Rajesh Shah

 Signature

 <i>Hemant Shah</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Hemant Shah

 Signature

 <i>Santosh Shah</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Santosh Shah

 Signature

 <i>Mincio Ng</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

MNDK VENTURES LLP
Mincio Ng

PARTNER
 Signature












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

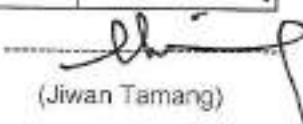
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020001125223/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJESH SHAH BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, P/N - 734005	Seller			
2	Mr HEMANT SHAH BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005	Seller			
3	Mr SANTOSH SHAH BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005	Seller			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs PREMLATA SHAH Wife of Mr GOVINDRAM AGARWAL SHAH BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S.- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005	Mr RAJESH SHAH, Mr HEMANT SHAH, Mr SANTOSH SHAH			


(Jivan Tamang)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SILIGURI
Darjeeling, West Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0402000569/2019	Date of Application	30/07/2019
Query No / Year	04020001125223/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr. MRINAL AGARWAL		
Stamp duty Payable	Rs.16,73,451/-		
Registration Fees Payable	Rs.2,39,076/-		
Applicant Name of the Visit Commission	Mr. Manoj Agarwal		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	30/07/2019 7:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



राज्यीय निवृत्ति निधि कार्ड
Pensioners Account Number Card

KAXPS7546J

नाम / Name
RAJESH SHAH

पिता का नाम / Father's Name
GOBIND SHAH

जन्म का तिथि / Date of Birth
01/01/1977

Rajesh Shah
राजेश/ Rajesh



12345678

इस कार्ड के माध्यम से आयकर प्रत्येक वर्ष की तारीख
आयकर विभाग को सूचित करने के लिए
आपको आयकर विभाग के वेबसाइट पर
सूचना भरनी होगी। विवरण के लिए
पृष्ठ-111 016

If our card is lost / someone's has card in hand
Please inform / report to
Income Tax PAN Service Unit, 5001,
5th floor, Main Building,
Plot No. 341, Survey No. 9071,
Model Colony, Near Deep Bargoshy Check,
Pune - 411 016.

Tel: 91-20-2711 8900, Fax: 91-20-2721 8001
e-mail: info@pan.in

Rajesh Shah



ELECTION COMMISSION OF INDIA
ভাৰতীয় নিৰ্বাচন কমিশ্যন

IDENTITY CARD
পৰিচয় পত্ৰ

WB/04/025/0555292



Elector's Name : Sa Rajesh
নিৰ্বাচকৰ নাম : সা ৰাজেশ
Father/Mother/
Husband's Name : Gobinda
পিতা/মাতা/ভাৰ্য্যকৰ নাম : গোবিন্দ
Sex : Male
লিংগ : পুৰুষ
Age as on 01.01.95 : 19
০১.০১.৯৫ -ৰ বয়স : ১৯

Address :
Bardhaman Road
Siliguri
Darjeeling

ঠিকনা
বৰদহান ৰোড
শিলিগুড়ি
দাৰ্জিলিং

Electoral Registration Officer
নিৰ্বাচন নিয়ন্ত্ৰণ অধিকাৰী

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নিৰ্বাচন ক্ষেত্ৰ

Place : Siliguri
স্থান : শিলিগুড়ি
Date : 8.3.95
তাৰিখ : ০৮.০৩.৯৫

Rajesh Shah
Rajesh Shah

Rajesh Shah - PAN NO -
KAXP5754


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD WB/04/025 / 0555293
 পরিচয় পত্র
Duplicate
 প্রতিলিপ



Elector's Name	Hemant Shah
নির্বাচকের নাম	হেমন্ত শাহ
Father's Name	Govind
পিতার নাম	গোবিন্দ
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2000	25
১.১.২০০০-এ বয়স	২৫

Address
 Burdwan Road Siliguri Siliguri
 Darjeeling 734405

ঠিকানা
 বরদ্বান রোড, সিলিগুড়ি, সিলিগুড়ি নার্সিংস
 ৭৩৪৪০৫


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিয়ন্ত্রণ অধিকারিত

For 25-Siliguri
 ২৫-সিলিগুড়ি
 Assembly Constituency
 বিধানসভা নির্বাচন কেন্দ্র

Place Darjeeling
 স্থান নার্সিংস
 Date 18.10.2000
 তারিখ ১৮.১০.২০০০

Hemant Shah
Hemant Shah

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

HEMANT SHAH
 GOVIND SHAH
 31/07/1979
 PAN Number: **AGDP93M**



Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

HEMANT SHAH
 GOVIND SHAH
 31/07/1979
 PAN Number: **AGDP93M**

Hemant Shah.
Hemant Shah.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/04/025 / 0555291

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Santosh Shah

নির্বাচকের নাম সন্তোষ শা

Father's Name Govind

পিতার নাম গোবিন্দ

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2000 29

১.১.২০০০-এ বয়স ২৯

Address

Burdwan Road Siliguri Siliguri
Darjeeling 734405

ঠিকানা

বর্ধমান রোড সিলিগুরি সিলিগুরি
৭৩৪৪০৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 25-Siliguri

Assembly Constituency

২৫-সিলিগুরি

বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling

স্থান দার্জিলিং

Date 16.10.2000

তারিখ ১৬.১০.২০০০

Santosh Shah

Santosh shah



Santosh Shah

Santosh Shah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता सदस्यता कार्ड
Permanent Account Number Card

ABLFM0184D



एनपी/नाम
MNDK VENTURES LLP

सिगनेचर / प्रमाण की तिथि
Date of Issuance/Signature
14/03/2019

MNDK VENTURES LLP
[Signature]
PARTNER

एनपी कार्ड को खोलने/खोलने के प्रयास करने से बचें।
आयकर विभाग द्वारा जारी किया गया है।
यदि आपका आयकर विभाग से संबंधित कोई भी सवाल है,
तो कृपया हमसे संपर्क करें।
24x7 हेल्पलाइन



If this card is lost / someone's hand reach to you,
please inform / return to:
Income Tax Field Services Unit, NSDL,
E-35/36, Market Building,
PO No. 141, Sector No. 17,
Connaught Place, New Delhi, Delhi-110021, India.
Phone: 11223

एनपी कार्ड को खोलने/खोलने के प्रयास करने से बचें।
आयकर विभाग द्वारा जारी किया गया है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MRINAL AGARWAL
NARESH KUMAR AGARWAL

22/08/1985
Reference Account Number

AKSPA1033F




20143007

इस कार्ड को खोना या खोना मुमकिन नहीं है। कृपया
 खोना के पता पर दायरे में लाना। यदि
 खोना के पता पर लाने में असमर्थ हो तो, कृपया
 खोना के पता पर लाने के लिए
 पता - 411 013

*If this card is lost, someone is not card to found
 please inform to the
 Income Tax PAN Service Unit, NSDL,
 1st Floor, 1st Street, NSDL,
 Plot No. 341, Sector No. 69/3,
 Model Colony, Near Deep Bunglow Church,
 Pune - 411 013.*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8091
 e-mail: nsdl@nsdl.com.in

Mrinal Agarwal


 भारतके निर्वाचन आयोग
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD


XEQ1174615




निर्वाचक नाम : सुनील आगरवाल
 Elector's Name : Sunil Agarwal
 पिताका नाम : नरेश कुमार आगरवाल
 Father's Name : Naresh Kumar Agarwal
 लिंग/Sex : पुरु / M
 जन्म तिथि/Date of Birth : 22/05/1983

XEQ1174615
 पिन :
 25x 25x 25x 25x, 25x25x 25x 25x,
 25x25x, 25x25x-734005

Address:
 STATION FEEDER ROAD, SILIGURI (M
 CORP.), SILIGURI, DARJEELING-734005


 Date: 13/01/2017

25 - निर्वाचक नाम के साथ निर्वाचक नाम
 अधिकाधिक प्रमाण पत्रों

Facsimile Signature of the Electoral
 Registration Officer for
 25 - Siliguri Constituency

ध्यान दें: यदि आप अपने पते को बदलना चाहते हैं, तो
 आपको अपने पते को बदलने के लिए निर्वाचक नाम
 अधिकाधिक प्रमाण पत्रों के साथ निर्वाचक नाम के साथ प्रमाण पत्र
 को भेजना होगा।

In case of change in address, you have to send the Card No.
 to the Electoral Form Office including your name to the
 address of the changed address and to obtain the card
 with same number.

141 / 226

Handwritten signature



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WBJ/04/025 / 0555289

পরিচয় পত্র

Duplicate

প্রতিক্ষণ



Elector's Name Preeti Lata Shah

নির্বাচকের নাম প্রেম লতা শাহ

Husband's Name Govind

স্বামীর নাম গোবিন্দ

Sex F

লিঙ্গ ঙা

Age as on 1.1.2000 49

১.১.২০০০-এ বয়স ৪৯

Address

Burdwan Road Siliguri Siliguri
Darjeeling 734405

ঠিকানা

বরদমান রোড - শিলিগুড়ি - শিলিগুড়ি দার্জিলিং
৭৩৪৪০৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অফিসারের

For 25-Siliguri

Assembly Constituency

২৫-শিলিগুড়ি

সিমানসভা নির্বাচন ক্ষেত্র

Place Darjeeling

স্থান দার্জিলিং

Date 16.10.2000

তারিখ ১৬.১০.২০০০

প্রেম লতা শাহ

Major Information of the Deed

Deed No :	I-0402-01819/2019	Date of Registration	06/08/2019
Query No / Year	0402-0001125223/2019	Office where deed is registered	
Query Date	13/07/2019 12:24:47 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	MRINAL AGARWAL CIGARATTE COMPANY COMPOUND, S.F ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8768720292, Status :Buyer/Claimant		
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. 2,39,00,000/-		Rs. 2,39,06,158/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 16,73,451/- (Article:23)		Rs. 2,39,076/- (Article:A(1), E, 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: BURDWAN ROAD, Road Zone : (Jhankar More -- Jalpai More) , 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-3178	RS-1429	Bastu	Bastu	6.5156 Katha	2,34,50,000/-	2,34,56,158/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
Grand Total :					10.7507Dec	234,50,000 /-	234,56,158 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1500 sq ft	4,50,000 /-	4,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJESH SHAH (Presentant) Son of Mr GOVINDRAM AGARWAL SHAH BURDWAN ROAD, 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.:: KAXPS7546J, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence
2	Mr HEMANT SHAH Son of Mr GOVINDRAM AGARWAL SHAH BURDWAN ROAD, 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.:: BMEPS0093N, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence
3	Mr SANTOSH SHAH Son of Mr GOVINDRAM AGARWAL SHAH BURDWAN ROAD, 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.:: BLIPS1053F, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MNDK VENTURES LLP PATANJALI CHIKITSALAY, 19 R.K COMPOUND, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: ABLFM0184D, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MRINAL AGARWAL Son of Mr NARESH KUMAR AGARWAL CIGARATTE COMPANY COMPOUND,S.F ROAD, 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, Status : Representative, Representative of : MNDK VENTURES LLP (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
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Mrs PREMLATA SHAH
Wife of Mr GOVINDRAM AGARWAL
SHAH
BURDWAN ROAD, P.O.- SILIGURI
BAZAR, P.S.- Siliguri, Siliguri Mc. District-
Darjeeling, West Bengal, India, PIN -
734005

Identifier Of Mr RAJESH SHAH, Mr HEMANT SHAH, Mr SANTOSH SHAH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH SHAH	MNDK VENTURES LLP-3.58358 Dec
2	Mr HEMANT SHAH	MNDK VENTURES LLP-3.58358 Dec
3	Mr SANTOSH SHAH	MNDK VENTURES LLP-3.58358 Dec

Transfer of property for S1

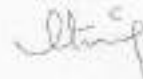
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH SHAH	MNDK VENTURES LLP-500.00000000 Sq Ft
2	Mr HEMANT SHAH	MNDK VENTURES LLP-500.00000000 Sq Ft
3	Mr SANTOSH SHAH	MNDK VENTURES LLP-500.00000000 Sq Ft

Endorsement For Deed Number : I - 040201819 / 2019

On 15-07-2019

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 2,39,06,158/-



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 30-07-2019


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

Presented for registration at 21:10 hrs on 30-07-2019, at the Private residence by Mr RAJESH SHAH, one of the Executants.

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

Execution is admitted on 30/07/2019 by 1. Mr RAJESH SHAH, Son of Mr GOVINDRAM AGARWAL SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Mr HEMANT SHAH, Son of Mr GOVINDRAM AGARWAL SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 3. Mr SANTOSH SHAH, Son of Mr GOVINDRAM AGARWAL SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mrs PREMLATA SHAH, , Mr GOVINDRAM AGARWAL SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 31-07-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,39,076/- (A(1) = Rs 2,39,062/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 2,39,076/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 7:12AM with Govt. Ref. No: 192019200050358241 on 29-07-2019, Amount Rs: 2,39,076/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34726809 on 29-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,73,451/- and Stamp Duty paid by by online = Rs 16,68,451/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 7:12AM with Govt. Ref. No: 192019200050358241 on 29-07-2019, Amount Rs: 16,68,451/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34726809 on 29-07-2019, Head of Account 0030-02-103-003-02



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 01-08-2019

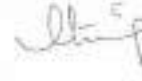
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,73,451/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 17271, Amount: Rs.5,000/-, Date of Purchase: 22/07/2019, Vendor name: J R Das



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 06-08-2019

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.



Jiwan Tamang
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 0402-2019, Page from 71924 to 71955
being No 040201819 for the year 2019.



Digitally signed by Jiwan Tamang
Date: 2019.08.09 10:50:39 +05:30
Reason: Digital Signing of Deed.

(Jiwan Tamang) 09-08-2019 10:50:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)