

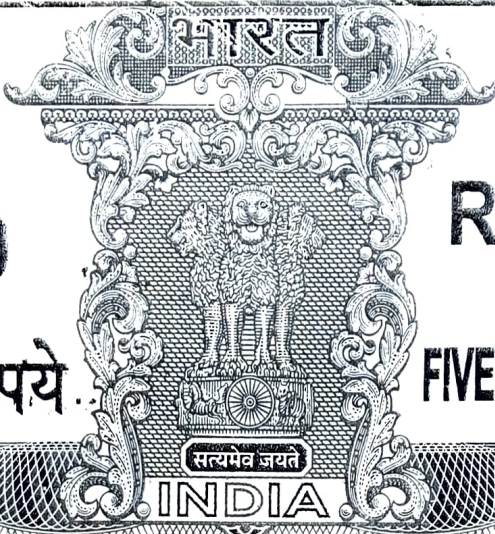
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 93195

240 30484  
THIS DEED WHEN THE DEEDS ARE ADMITTED TO REGISTRATION  
TO THIS DOCUMENT ARE THE ENFORCEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

31  
Addl. District Sub-Registrar,  
Singuri-II at Bagdogra

31 JAN 2022

01 FEB 2022

DEED OF SALE

Kamal Aich

Kamal Aich

THIS DEED OF SALE IS MADE ON THIS THE 31<sup>st</sup> DAY OF January 2022

Contd.....P/2



Nirmal Aich  
Kamal Aich

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Land	:	Vacant
Area	:	15 Decimal
Khatian No.	:	RS.12, old.261,old.1145 LR.578, 579 & 2367
Plot No.	:	RS.16/53, LR. 31 RS.223, LR.467
Mouza	:	Malahar & Mahismari
Pargana	:	Fatharghata
J.L.No.	:	46 & 47
Touzi No.	:	91
P.O. & P.S.	:	Pradhannagar
A.D.S.R.	:	Bagdogra
Dist.	:	Darjeeling
Consideration	:	Rs.61,50,000/-
Panchayat Area		

### B E T W E E N

**SRI PROMODE GARG**(PAN-AGUPG1645F) S/o Sri Jodhraj Agarwal @ Jodhraj Garg & ii) **SMT. SHARMILA GARG**(PAN-AGTPG6492K) W/o Sri Promode Garg, both are Hindu by faith, Indian by Nationality, Business by occupation, residents of Nelisengupta Sarani, Babupara, P.O., P.S., S.D. & ADSR. Siliguri in the district of Darjeeling, hereinafter jointly called the "PURCHASERS" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the 'ONE PART'.

### A N D

**SRI NIRMAL AICH**(PAN-ACHPA8729K) & ii) **SRI KAMAL AICH**(PAN-ACSPA4630Q), both sons of Late Narayan Chandra Aich, both are Hindu by faith, Indian by Nationality, Business by occupation, residents of Ashrampara, P.O., P.S., S.D. & ADSR. Siliguri in the district of Darjeeling hereinafter jointly called the "VENDORS" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the 'OTHER PART'.

Tushar Kanti

Karmakar

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WHEREAS one Sri Tushar Kanti Dey S/o. Sri Shakti Pada Dey of Kalkut, P.O. & P.S. Siliguri, Dist. Darjeeling was the owner of all that piece or parcel of raiyati vacant land measuring 1.28(one point two eight) acres recorded in Khatian No.12(one two), 22(two two) & 37(three seven), comprised in part of Plot No.31(three one) measuring 0.76(zero point seven six) acre; 71/136(seven one by one three six) measuring 0.15(zero point one five) acre & 135(one three five) measuring 0.70(zero point seven zero) acre; total in three plots measuring 1.61(one point six one) acres and out of this 1.28 acres was sold, the land situated at Mouza- Malahar, Pargana- Patharghata, J.L. No.46(four six), Touzi No.8 hal 91(eight hal nine one), P.O. & P.S. Pradhannagar, Siliguri, S.R.O. Bagdogra, Dist. Darjeeling by purchase vide Sale Deed No.1-4336 dt.21/07/1980 registered at the office of the A.D.S.R. Siliguri recorded in Book No.1, Volume No.98, Pages 195 to 201, Being No.4336 for the year 1980 having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

AND WHEREAS the abovename owner Sri Tushar Kanti Dey separatly sold out the entire land measuring 1.28(one point two eight) acres, as the land measuring 0.28 acre to one Sri Chittaranjan Karmakar S/o. Late Chura Moni Karmakar of Deshbandhupara, Siliguri vide Sale Deed No.1-3475 dt. 26/05/1981 recorded in Book No.1, Volume No.73, Pages 66 to 71, ii) as the land measuring 0.34 acre to one Sri Manindra Bhusan Roy S/o. Late Ganesh Chandra Roy of P.O. & P.S. Pradhannagar, Siliguri vide Sale Deed No.1-3476 dt. 26/05/1981 recorded in Book No.1, Volume No.73, Pages 72 to 79 iii) as the land measuring 0.33 acre to one Sri Smt. Rama Roy W/o. Sri Manindra Bhusan Roy P.O. & P.S. Pradhannagar, Siliguri vide Sale Deed No.1-3477 dt. 26/05/1981 recorded in Book No.1, Volume No.73, Pages 80 to 87 & iv) as the land measuring 0.33 acre to one Sri Bhaskar Roy S/o. Sri Manindra Bhusan Roy of P.O. & P.S. Pradhannagar, Siliguri vide Sale Deed No.1-3478 dt.26/05/1981 recorded in Book No.1, Volume No.73, Pages 88 to 95 all registered at the office of the A.D.S.R. Siliguri having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

Contd. r. 1

Manindra Bhusan Roy  
Kumar Chowdhury

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AND WHEREAS one of abovename owner Sri Manindra Bhusan Roy sold out his entire land measuring 0.33(zero point three) acre to one Sri Sumanta Kumar Chowdhury S/o.Late Surendra Kumar Chowdhury of Netaji Subash Road, P.O., P.S. & Dist. Dhubri, Assam vide Sale Deed No.I-4534 dt.27/07/1981 registered at the office of the A.D.S.R. Siliguri.

AND WHEREAS the abovename owner Sri Sumanta Kumar Chowdhury sold out the land measuring 0.215(zero point two one five) acre out of his total land measuring 0.33(zero point three) acre to one Sri Tapan Kumar Bhattacharjee & Sri Sunil Kumar Bhattacharjee both sons of Late Sudhir Chandra Bhattacharjee of Deshbandhupara, Siliguri vide Sale Deed No.I-7006 dt.16/11/1987 recorded in Book No.1, Volume No.140, Pages 236 to 245 registered at the office of the A.D.S.R. Siliguri.

AND WHEREAS one of abovename owner Sri Chittaranjan Karmakar sold out the land measuring 0.182(zero point one eight two) acre out of his total land measuring 0.28(zero point two eight) acre to one Sri Tapan Kumar Bhattacharjee & Sri Sunil Kumar Bhattacharjee both sons of Late Sudhir Chandra Bhatta- charjee of Deshbandhupara, Siliguri vide Sale Deed No.I-7007 dt. 16/ 11/ 1987 recorded in Book No.1, Volume No.140, Pages 236 to 254 registered at the office of the A.D.S.R. Siliguri.

AND WHEREAS one of abovename owner Sri Bhaskar Roy sold out the land measuring 0.215(zero point two one five) acre out of his total land measuring 0.33(zero point three three) acre to one Sri Tapan Kumar Bhattacharjee & Sri Sunil Kumar Bhattacharjee both sons of Late Sudhir Chandra Bhattacharjee of Deshbandhupara, Siliguri vide Sale Deed No.I-7008 dt.16/11/1987 recorded in Book No.1, Volume No.140, Pages 255 to 263 registered at the office of the A.D.S.R. Siliguri.

AND WHEREAS one of abovename owner Smt. Rama Roy sold out the land measuring 0.219(zero point two one nine) acre out of his total land measuring 0.33(zero point three three) acre to one Sri Tapan Kumar Bhattacharjee & Sri Sunil Kumar Bhattacharjee both sons of Late Sudhir Chandra Bhattacharjee of Deshbandhupara, Siliguri vide Sale Deed No.I-7009 dt.16/11/1987 recorded in Book No.1, Volume No.140, Pages 264 to 272 registered at the office of the A.D.S.R. Siliguri.

Kam. Aich.  
Kam. Aich.

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AND WHEREAS abovename owners Sri Tapan Kumar Bhattacharjee & Sri Sunil Kumar Bhattacharjee jointly sold out their entire land measuring 0.831(zero point eight three one) acre (0.215+0.182+0.215+0.219) to one Smt. Ganeswari Devi Choudhary @ Ganeswari Devi W/o. Sri Mathura Prasad Choudhary of Sevoke Road, Siliguri vide Sale Deed No.1-8940 dt.03/12/1991 registered at the office of the A.D.S.R. Siliguri recorded in Book No.1, Volume No.146, Pages 60 to 71, being No.8940 for the year 1991 having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

AND WHEREAS abovename owners Smt. Ganeswari Devi Choudhary @ Ganeswari Devi sold out her entire land measuring 0.831(zero point eight three one) acre to one Sri Chandeswar Singh S/o. Late Baij Nath Singh of Champasari, P.O. & P.S. Pradhannagar, Siliguri vide Sale Deed No.1-1171 dt.24/02/2003 registered at the office of the A.D.S.R. Siliguri recorded in Book No.1, Volume No.28, Pages 381 to 386, being No.1171 for the year 2003 having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

AND WHEREAS abovename owner Sri Chandeswar Singh sold out his entire land measuring 0.831(zero point eight three one) acre to one Smt. Suloochana Devi W/o. Sri Radheshyam Agarwal of Champasari Road, P.O. & P.S. Pradhannagar, ADJR. Bagdogra, Siliguri in the district of Darjeeling vide Sale Deed No.1-1640 dt.11/04/2003, registered at the office of the A.D.S.R. Siliguri recorded in Book No.1, Volume No.31, Pages 295 to 304, being No.1640 for the year 2003 and she duly mutated her name in the Record of Right vide M/C. No.374/IX/II/RI/CH/03 dt.13/10/2003 recorded in Khatian No.261 at the office of the B.L. & L.R.O. Shivmandir, Darjeeling having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

AND WHEREAS abovename owner Smt. Suloochana Devi {represented by her nephew & constituted attorney Sri Pankaj Agarwal S/o. Sri Gajanand Agarwal of Khalpara, P.O., P.S., S.D. & S.R.O. Siliguri in the district of Darjeeling vide GPA No.1V-12 dt.16/01/2007 registered at the office of the A.D.S.R. Siliguri} sold out land measuring 0.50(zero point five zero) acre out of her total land measuring 0.831(zero point eight three one) acre to one i) Sri Nirmal Aich ii) Sri Kamal Aich both sons of Sri

Kamlesh Aich

Kamal Aich

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Narayan Chandra Aich iii) Sri Ratan Kumar Agarwal S/o Sri Jodhraj Agarwal & iv) Smt. Babita Agarwal W/o Sri Ratan kumar Agarwal of Nelisengupta Sarani, Babupara, Siliguri vide two separate Sale Deed Nos. viz.i) as the land measuring 0.30 acre, vide Sale Deed No.I-8143 dt.29.09.2011, registered at the office of the A.D.S.R. Bagdogra, recorded in Book No.I, CD Volume No.21, Pages 1 to 17, being No.8143 for the year 2011 & ii) as the land measuring 0.20 acre vide Sale Deed No. I-23 dt.02.01.2012, registered at the office of the A.D.S.R. Bagdogra, recorded in Book No.I, CD Volume No.1, Pages 278 to 293, being No.23 for the year 2012 and they duly mutated their names in the Record of Right vide LR Khatian No.578, 579, 580 & 581 respectively at the office of the B.L. & L.R.O. Matigara at Shivmandir, Darjeeling having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

AND WHEREAS abovename owners i) Sri Nirmal Aich ii) Sri Kamal Aich, iii) Sri Ratan Kumar Agarwal & iv) Smt. Babita Agarwal jointly executed a Deed of Exchange vide Document No.I-846 dt.25.01.2018, registered at the office of the ADSR Bagdogra, recorded in Book No.I, Volume No.0403-2018, Pages 17236 to 17258, Being No.846 for the year 2018 and a Deed of Declaration vide Document No.IV-205 dt.21.02.2018, registered at the office of the ADSR Bagdogra, recorded in Book No.IV, Volume No.0403-2018, Pages 2882 to 2903, Being No.205 for the year 2018, by these deed of Exchange and Deed of Declaration the abovenamed owners exchanged the area measuring 0.03(zero point zero three) acre in Plot No.LR.31(three one), situated at Mouza- Malahar, J.L. No.46 with the area measuring 0.03(zero point zero three) acre in Plot No.RS.223(two two three), LR.467(four six seven), situated under Mouza- Mahishmari, J.L No.47, and they mutated the area under Mahishmari Mouza vide LR. Khatian No.2367, 2373 & 2374 having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

AND WHEREAS the aforesaid fact the abovenamed owners i) Sri Nirmal Aich, ii) Sri Kamal Aich, iii) Sri Ratan Kumar Agarwal & iv) Smt. Babita Agarwal became the absolute owners by purchase, exchange and possessing and enjoying the said area in their khas, actual, and physical possession having permanent heritable and transferable right, title and interest thereon free from all encumbrances and liabilities whatsoever as follows:

Nirmal Aich

Kamal Aich

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Owner Name	Mouza	LR Khatian	LR Plot	Area (in acre)
Sri Nirmal Aich	Malahar	578	31	0.11
Sri Kamal Aich	Malahar	579	31	0.13
Sri Ratan Kumar Agarwal	Malahar	580	31	0.11
Smt. Babita Agarwal	Malahar	581	31	0.12
Sri Nirmal Aich	Mahishmari	2367	467	0.01
Sri Ratan Kumar Agarwal	Mahishmari	2373	467	0.01
Smt. Babita Agarwal	Mahishmari	2374	467	0.01
			<b>Total=</b>	<b>0.50 acre</b>

AND WHEREAS the abovename two owners i) Sri Nirmal Aich & ii) Sri Kamal Aich, the vendors of these presents, who were the absolute co-owners of land measuring 0.25(zero point two five) acre by purchase and possessing and enjoying the said land in their khas, actual, and physical possession having permanent heritable and transferable right, title and interest thereon free from all encumbrances and charges whatsoever and for their personal purposes decided to sell out the land measuring 0.15(zero point one five) acre in Plot No.LR.31 (three one) measuring 0.14(zero point one four) acre of Mouza-Malahar & Plot No.LR.467(four six seven) measuring 0.01(zero point zero one) acre of Mouza-Mahismari out of their total land measuring 0.25(zero point two five) acre to the intending buyers.

AND WHEREAS the vendors who were in need of money for the development of other lands firmly and finally decided to sell and have also offered for sale their said below schedule land measuring 0.15(zero point one five) acre disclosing the aforesaid facts and declaring the schedule mentioned land free from all encumbrances and charges whatsoever.

AND WHEREAS the purchasers being in need of a plot of land agreed to purchase the said vacant land fully described in the schedule below and offered a price of the sum of Rs.61,50,000/- (Rupees sixty one lacs fifty thousand) only.

Komal Diah

Komal Diah

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AND WHEREAS the vendors considering the said price so offered by the purchasers as fair reasonable and highest in view of prevailing market rate of land agreed to sell the said land fully described in the schedule below unto the purchasers at or for the said price of the sum of Rs.61,50,000/- (Rupees sixty one lacs fifty thousand) only free from all encumbrances whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.61,50,000/- (Rupees sixty one lacs fifty thousand) only paid by the purchasers to the vendors (the receipt whereof the vendors do hereby acknowledge and grant full discharge to the purchasers from the payment thereof) the vendors do hereby grant convey, sell, assign and transfer unto the purchasers the said land described in the schedule below and make over possession thereof together with all right, title, interest, liberties easements, privileges, appendices appurtenances whichever is belonging to or in any way appertaining to the said land to have and to hold the same absolutely by the purchasers forever peaceably and quietly without any interruption from the vendors or any person or persons claiming under them subject to the payment of rent etc. payable to the present landlord, the Govt. of the State of West Bengal.

THE vendors do hereby declare that the vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant land hereby demised or any part thereof suffers from no defect of title and in the event of discovery of any contrary is proved, the vendor shall be liable to be dealt with according to law as the case may be and shall also be liable to pay adequate compensation to the purchasers.

THE vendors do hereby covenant with the purchasers that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the vendors, the purchasers are deprived of ownership or of possession of the land hereby demised or any part thereof in future, the vendors shall be liable to return to the purchasers the full consideration money so paid hereto together with interest from the date of such deprivation or of dispossession and the vendors shall also be liable to pay adequate compensation to the purchasers as they may suffer or sustain resulting therefrom.



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Kamal Aidi

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THE vendors do hereby further declare that the vendor at the request and cost of the purchasers do execute all such acts, deeds or things whatsoever if the purchasers so require in future for peaceful enjoyment and possession of the land hereby sold by the vendor by these presents

SCHEDULE OF THE LAND-(A)

ALL THAT PIECE OR PARCEL OF raiyati bastu vacant land measuring 0.14(zero point one four) acre recorded in Khatian No.RS.12(one two), old.261(two six one) **LR.578**(five seven eight) & **LR.579**(five seven nine), comprised in part of Plot No.RS.16/53(one six by five three), **LR.31**(three one), the land situated at **Mouza- Malahar**, Pargana- Patharghata, **J.L. No.46**(four six), Touzi No.91, under Champasari Gram Panchayat, P.O. & P.S. Pradhannagar, Siliguri, ADSR. Bagdogra in the district of Darjeeling and the said land is butted and bounded as follows :-

North	:	22ft.wide Kutcha Road.
South	:	Vacant land of others.
East	:	40ft. wide Pucca Road.
West	:	Land of vendors sold today.

SCHEDULE OF THE LAND-(B)

ALL THAT PIECE OR PARCEL OF raiyati bastu vacant land measuring 0.01(zero point zero one) acre recorded in Khatian No.old 1145(one one four five), **LR.2367**(two three six seven) , comprised in part of Plot No.RS.223(two two three), **LR.467**(four six seven), the land situated at **Mouza- Mahishmari**, Pargana- Patharghata, **J.L. No.47**(four seven), Touzi No.91, under Champasari Gram Panchayat, P.O. & P.S. Pradhannagar, Siliguri ADSR. Bagdogra in the district of Darjeeling and the said land is butted and bounded as follows :-

North	:	22ft.wide Kutcha Road.
South	:	Vacant land of others.
East	:	40ft. wide Pucca Road.
West	:	Land of vendors sold today.

Total land in two schedule measuring 0.15(zero point one five) acre hereby sold by the vendors and

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Plot wise details of the land is as follows:

Mouza Name	RS Plot No.	LR. Plot No.	LR. Khatain No.	Area(in acre)
Malahar	16/53	31	578	0.06
Malahar	16/53	31	579	0.08
Mahishmari	223	467	2367	0.01
			<b>Total Area=</b>	<b>0.15 acre</b>

IN WITNESSETH WHEREOF THE VENDORS DO HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

WITNESSES:

1.  
Pankaj KR Paul  
S/o Sri AC Paul  
Burdwan Road  
P.O. & P.S. Siliguri  
Dist. Durgaching.

2. Ratan Kumar Aggarwal  
S/O Sri Tedhraj Aggarwal  
Neha Sengupta Sengupta  
Babu, Pawan  
Siliguri  
Durgaching

3. Babu Aggarwal

4. Ratan K. Aggarwal  
K. K. Aggarwal  
Durgaching

EXECUTANTS

Kamal Aich

Kamal Aich

(VENDORS)

Drafted, readover & explained  
by me and typed in my office.

Pradip Kr. Mandal

(Pradip Kr. Mandal)

Advocate/ Siliguri

WB/F/68/38/11.

# EXECUTANT SHEET



Nitend Aich

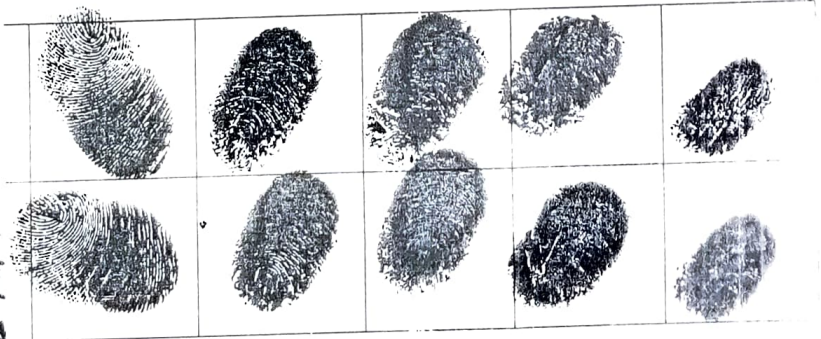
Nitend Aich



Kamal

Kamal Aich -

Kamal Aich -



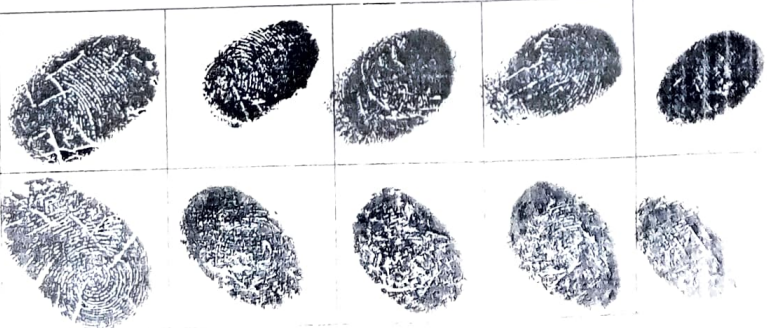
Pramode

Pramode Garg

Pramode Garg



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PROMODE GARG  
JODHRAJ AGARWAL  
10/12/1966  
Permanent Address  
AGUPG1645F

Promode Garg  
Signature



Promode Garg



ভারত সরকার  
Government of India

নাম  
Name: Kalawati Saran  
পিতা  
Father: Parama Sengupta  
মাতা  
Mother: Manjira Aggarwal



6674 1339 8700

সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়  
Unique Identification Authority of India

ঠিকানা  
কালাবতী সারান, বেলী সন্নগর  
দরনী বাবুদা, পলাশী  
পলিগুটা পারামিতা, পলিগুটা  
পলিগুটা, পলিগুটা, পলিগুটা

Address  
KALAWATI SARAN, NE  
SENGUPTA SARAN,  
BAB. PARA, WARD N,  
P. G. T. AREA,  
P. G. T. AREA,  
P. G. T. AREA

6674 1339 8700



*Parama Sengupta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SMT SHARMILA GARG  
SRI SANKARLAL MITTAL

11/06/1972  
Permanent Account Number  
AGTPG6492K



Signature

*Sharmila Garg*



ভারত সরকার  
Government of India



পরিচয় নং  
Sharmita Gang  
৯৮৫ ৯৮৫ ৮২৪৪  
Husband: Unkown

শেখার নং  
৯৮৫ ৯৮৫ ৮২৪৪

6875 9857 8244



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

সিদ্ধার্থ কলাবতি সদন  
৯৮৫ ৯৮৫ ৮২৪৪  
পালিওড় বাবুপারা ওয়ার্ড নং  
পালিওড় পৌরসভা পালিওড় টাউন  
দার্জিলিং পশ্চিম বঙ্গ

Address: KALAWATI  
SADAN, NELLI SENGUPTA  
SARAN, SILIGURI  
BABUPARA WARD NO.01  
Siliguri, M. Corp.  
Darjeeling, Siliguri Town  
West Bengal 734004

6875 9857 8244

1947  
1200 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sharmita Gang

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACHPA8729K



नाम / NAME

NIRMAL AICH

पिता का नाम / FATHER'S NAME

NARAYAN CHANDRA AICH

जन्म तिथि / DATE OF BIRTH

02-11-1965

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Nirmal Aich

Nirmal Aich





স্বাক্ষরিত  
Digitally signed by

নাম: Arch  
জন্মতারিখ: DOB 02 11 1968  
বুধ: MALE



8942 0946 4944




আমার , আমার পরিচয়

Unique Identification Authority of India

Address: ASHRAM PARA, NAJRUL SARANI(BYLANE), SILIGURI, Siliguri (M. Corp), Darjeeling, West Bengal - 734001

ঠিকানা: আশ্রম পাড়া, নজনজকল সরনী(বাই লেন), শিলিগুড়ি, শিলিগুড়ি (পৌরসভা), দার্জিলিং, পশ্চিম বঙ্গ - 734001

8942 0946 4944

Digitally signed by Arch

PERMANENT ACCOUNT NUMBER

ACSPAAL000



नाम / NAME

KAMAL AICH

पिता का नाम / FATHER'S NAME

NARAYAN RA AICH

जन्म तिथि / DATE OF BIRTH

06-01-1967

हस्ताक्षर / SIGNATURE

*Kamal Aich*

*AB Das*

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Kamal Aich -*



ভারত সরকার  
Government of India

কামল আইচ  
Kamal Aich  
পিতা নারায়ন চন্দ্র আইচ  
Father Narayan Chandra Aich  
জন্মতারিখ DOB 06-01-1967  
পুরুষ Male



3233 4923 4692

- সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিদপ্তর  
Unique Identification Authority of India

ঠিকানা:  
আশ্রম পাড়া, নজরুল  
সরানী (বাই লেন), শিলিগুড়ি,  
শিলিগুড়ি (পোরসভা), দার্জিলিং,  
শিলিগুড়ি, পশ্চিম বঙ্গ, 734001

Address  
ASHRAM PARA, NAJRUL  
SARANI(BYLANE), SILIGURI,  
Siliguri ( M. Corp), Darjeeling,  
Siliguri West Bengal 734001

3233 4923 4692

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Kamal Aich



सर्वकार



PANKAJ KUMAR PAUL  
Pankaj Kumar Paul  
DOB: 02-10-1985  
Gender: Male



5699 5029 1389

आधार - आम आदमी का अधिकार



पहचान प्रधिकरण  
भारत सरकार

S/O ANUKUL CHANDRA PAUL,  
vip more, opp alok decorator,  
barivasha, dABGRAM, AL, wEST  
bEN, 734006

Address:  
S/o Anukul Chandra Paul, Vip  
More, Opp Alok Decorator,  
Barivasha, Dabgram (p),  
jalpaiguri, West Bengal, 734006



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

Pankaj K. Paul

## Major Information of the Deed

Deed No.	I-0403-01288/2022	Date of Registration	31/01/2022
Query No / Year	0403-2000307356/2022	Office where deed is registered	
Query Date	27/01/2022 2:05:12 PM	0403-2000307356/2022	
Applicant Name, Address & Other Details	ARVIND AGARWAL SMARAN TOWER, 2ND FLOOR, BURDWAN ROAD, SILIGURI, Thana : Siliguri District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832356222, 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. 61,50,000/-	Rs. 67,63,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,02,925/- (Article:23)	Rs. 67,649/- (Article:A(1), E,)		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Malahar, JI No: 46, Pin Code : 734003

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	LR-31 (RS - )	LR-578	Bastu	Rupni	0.06 Acre	23,57,000/-	25,92,000/-	Width of Approach Road: 40 Ft Adjacent to Meta Road,



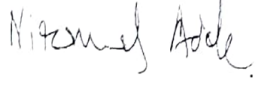


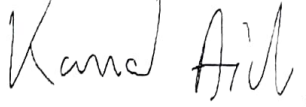
District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Malahar, JI No: 46, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-31 (RS - )	LR-579	Bastu	Rupni	0.08 Acre	31,42,000/-	34,56,000/-	Width of Approach Road: 40 Ft Adjacent to Meta Road,

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, JI No: 47, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-223	RS-1145	Bastu	Rupni	0.01 Acre	6,51,000/-	7,15,500/-	Width of Approach Road: 40 Ft Adjacent to Meta Road,
<b>Grand Total :</b>					15Dec	61,50,000 /-	67,63,500 /-	




er Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri NIRMAL AICH</b>                      Son of Late NARAYAN CHANDRA AICH                      Executed by: Self, Date of Execution: 31/01/2022                      , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>31/01/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 31/01/2022</p>	<p><b>Signature</b></p>  <p>31/01/2022</p>
<p>ASHRAMPARA, 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.: ACxxxxx9K, Aadhaar No: 89xxxxxxxx4944, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri KAMAL AICH (Presentant)</b>                      Son of Late NARAYAN CHANDRA AICH                      Executed by: Self, Date of Execution: 31/01/2022                      , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>31/01/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 31/01/2022</p>	<p><b>Signature</b></p>  <p>31/01/2022</p>
<p>ASHRAMPARA, 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.: ACxxxxx0Q, Aadhaar No: 32xxxxxxxx4692, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office</p>				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Shri PROMODE GARG</b>                      Son of Shri JODHRAJ AGARWAL BABUPARA, 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.: AGxxxxx5F, Aadhaar No: 66xxxxxxxx8700, Status :Individual, Status : Not Executed</p>			
2	<p><b>Smt SHARMILA GARG</b>                      Wife of Shri PROMODE GARG BABUPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxx2K, Aadhaar No: 68xxxxxxxx8244, Status :Individual, Status : Not Executed</p>			

rier Details :

Name	Photo	Finger Print	Signature
Mr PANKAJ KUMAR PAUL Son of Mr. ANUKUL CHANDRA PAUL BURDWAN ROAD, City.- Siliguri Mc, Post- SILIGURI T. S.-Siliguri, District - Darjeeling West Bengal India, PIN- 734001			
	31/01/2022	31/01/2022	31/01/2022

Signature Of Shri NIRMAL AICH, Shri KAMAL AICH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL AICH	Shri PROMODE GARG-3 Dec,Smt SHARMILA GARG-3 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL AICH	Shri PROMODE GARG-4 Dec,Smt SHARMILA GARG-4 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL AICH	Shri PROMODE GARG-0.5 Dec,Smt SHARMILA GARG-0.5 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Malahar, JI No: 46, Pin Code 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 31, LR Khatian No:- 578	Owner:নির্মল আইচ, Gurdian:নারায়ন আইচ, Address:নিজ , Classification:রূপনী, Area:0.11000000 Acre,	Shri NIRMAL AICH

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Malahar, JI No: 46, Pin Code 734001

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 31, LR Khatian No:- 579	Owner:কমল আইচ, Gurdian:নারায়ন আইচ, Address:নিজ , Classification:রূপনী, Area:0.13000000 Acre,	Shri KAMAL AICH

District: Darjeeling, P.S - Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, JI No: 47, Pin Code 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	RS Plot No:- 223, RS Khatian No - 1145		Seller is not the recorded Owner as per Applicant

Endorsement For Deed Number : 1 - 040301288 / 2022

31-01-2022

**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 : 2, of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on 31-01-2022, at the Office of the A D S R BAGDOGRA by Shri KAMAL AICH, one of the Executants.

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

The market value of this property which is the subject matter of the deed has been assessed at Rs. 67,63,500/-.

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

Execution is admitted on 31/01/2022 by 1. Shri NIRMAL AICH, Son of Late NARAYAN CHANDRA AICH, ASHRAMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri KAMAL AICH, Son of Late NARAYAN CHANDRA AICH, ASHRAMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr PANKAJ KUMAR PAUL, , , Son of Mr ANUKUL CHANDRA PAUL, BURDWAN ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 67,649/- ( A(1) = Rs 67,635/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 67,649/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2022 11:17AM with Govt. Ref. No: 192021220172280611 on 28-01-2022, Amount Rs: 67,649/- Bank State Bank of India ( SBIN0000001), Ref. No. CKS6722536 on 28-01-2022, Head of Account 0030-03-104-001-15

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,02,925/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,97,925/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 32995, Amount: Rs.5,000/-, Date of Purchase: 27/01/2022, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2022 11:17AM with Govt. Ref. No: 192021220172280611 on 28-01-2022, Amount Rs: 1,97,925/- Bank: State Bank of India ( SBIN0000001), Ref. No. CKS6722536 on 28-01-2022, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal



icate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0403-2022, Page from 40453 to 40478  
being No 040301288 for the year 2022.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2022.02.08 16:23:04 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/02/08 04:23:04 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)