

Sl. No. 1027/2020

P - 966/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

440878

F 440878

Q-2-584273/2020  
 12.7.2020

-1-

Sankar dal Agarwala

# DEED OF CONVEYANCE

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

Contd. To next sheet

*[Signature]*  
 ADDL. DIST. SUB-REGISTRAR  
 BURDUPUR

02/07/2020

SL. NO. 3515 Date 23.6.2020

PURCHASER Prateek Agawal

Full Address Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1

*JRD*

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

BT8044 F



*[Handwritten Signature]*

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

23 06 2020

*Sankar del Agaw*

**DEED OF CONVEYANCE**

THIS INDENTURE MADE THIS THE  
02nd DAY OF July 2020

**CONVEYANCE**

**PARGANA-BAIKUNTHAPUR**

**MOUZA-SILIGURI**

**P.S-SILIGURI**

**DIST-DARJEELING**

**LAND AREA: 1(ONE) KATHA 15(FIFTEEN) CHHATAKS**

**SET FORTH VALUE**

**Rs.83,70,000/=**

**R. S. KHATIAN NO. 1239**

**R. S. PLOT NO. 3555**

**J. L. NO. 110(88)**

**SILIGURI MUNICIPAL CORPORATION**

**BETWEEN**

**SRI PRATEEK AGARWAL**(P. A. No. BUQPA6743P)(Aadhaar No.241021731881) S/O Sri Deepak Kumar Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Mahabirasthan, Siliguri Town, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, hereinafter called the **"PURCHASER"**(Which expression shall unless excluded by or repugnant to the context be deemed to include his, executors, successors-in-office, representatives, administrators and assigns) of the **ONE PART.**

*Prateek*

AND

Shankar Lal Agarwal

**SRI SHANKAR LAL AGARWAL**(P. A. No. ACRPA8977B)(Aadhaar No. 488716429609) S/O Sri Nanda Lal Agarwal, Hindu by Religion, business by occupation, Citizen by Indian, residing at Milanpally, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, hereinafter called the "**VENDOR**"(which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** the Vendor is the absolute owner in possession of all that piece and parcel of land measuring 4(Four) Kathas 15(Fifteen) Chhataks, appertaining to R. S. Plot No. 3555, recorded in R. S. Khatian No. 1239, J. L. No. 110(88), situated at Mouza-Siliguri, Pargana-Baikunthapur, Police Station-Siliguri, A.D.S.R-Siliguri, Dist-Darjeeling, by virtue of Deed of Gift, recorded in Book No. I, Being Document No. 1349, for the year 1999, registered at the Office of A.D.S.R-Siliguri, executed by **SRI NAND LAL AGARWALA** S/O Late Purnamal Agarwal of Milanpally, Siliguri and shall ever since then the Vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

**AND WHEREAS** by virtue of the aforesaid Deed of Gift Vendor has become the sole absolute and exclusive owner of the aforesaid land total measuring 4(Four) Kathas 15(Fifteen) Chhataks more particularly described in the schedule hereunder, having permanent heritable and transferable right, title and interest therein.

**AND WHEREAS** the Vendor being in need of fund for purchasing another better immovable assets & for other family expenses have offer for sale the above referred land measuring 1(One) Katha 15(Fifteen) Chhataks, out of total purchased land measuring 4(Four) Kathas 15(Fifteen) Chhataks, for a total consideration of Rs.83,70,000/-(Rupees Eighty Three Lakhs Seventy Thousand) only and the aforesaid land is fully described in the Schedule below.

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Banker Lal Agastal

**AND WHEREAS** the Purchaser have learnt the intention of the Vendor to sell the aforesaid land fully described in the schedule below approached the Vendor and offered to Purchase the above referred land measuring 1(One) Katha 15(Fifteen) Chhataks, for a total consideration of Rs.83,70,000/-(Rupees Eighty Three Lakhs Seventy Thousand) only. Considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

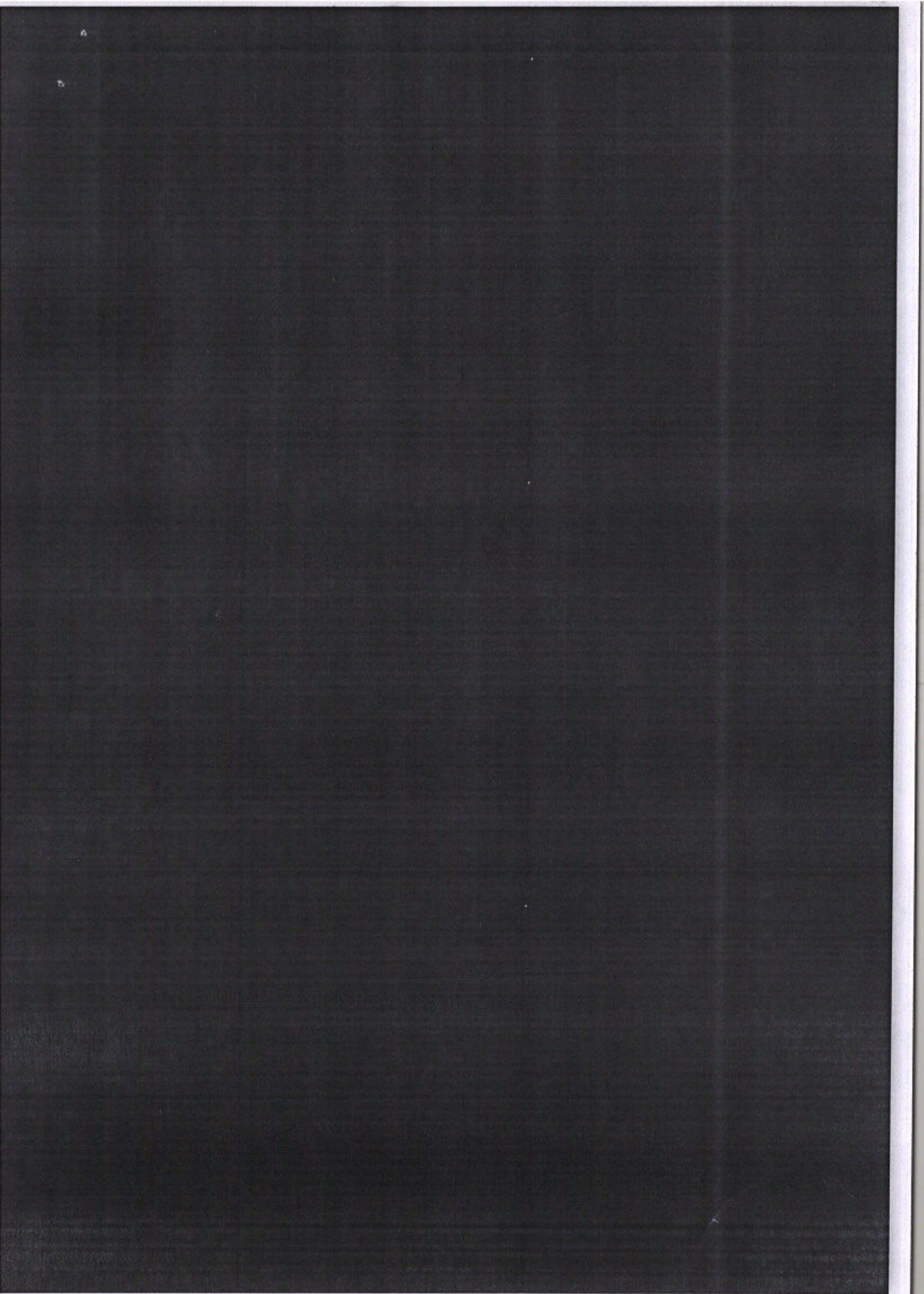
**AND WHEREAS** the Vendor finding the said offer of the Purchaser lucrative and profitable has accepted the same and agreed to sell to the Purchaser the said land measuring 1(One) Katha 15(Fifteen) Chhataks, for a total consideration of Rs.83,70,000/-(Rupees Eighty Three Lakhs Seventy Thousand) only.

**AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.83,70,000/-(Rupees Eighty Three Lakhs Seventy Thousand) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land 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 liabilities, privileges, easements, appendices, appurtenances whatsoever in any way 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.

That the Vendor does hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendor or any person claiming through or under him.

Handwritten signature/initials.



✓ Saankar Lal Agarwal

**IT IS FURTHER DECLARE** by the Vendor that the Vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendor, is proved to be false, the Vendor shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

**SCHEDULE**  
(Land hereby Sold)

ALL that piece or parcel of Vacant **Bastu** land measuring **1(One) Katha 15(Fifteen) Chhataks**, appertaining to R. S. Plot No. **3555**, recorded in R. S. Khatian No. **1239**, J. L. No. **110(88)**, situated at Mouza-**SILIGURI**, Pargana-Baikunthapur, within Siliguri Municipal Corporation in Ward No. "**XXVI**", being Holding Nos. **194/153/1 & 124/195/1**, located at **S. F. Road Siliguri**, Police Station-Siliguri, Addl. District Sub-Registry Office Siliguri, District Darjeeling. The R. O. R is Bastu & Proposed use of land is Bastu.

The said land is butted and bounded as follows:-

- By the North : Land and Structure of Sri Bijoy Kumar Agarwala & Sri Pradip Kumar Agarwala
- By the South : Land & Structure of Tapan Kumar Kundu & Others
- By the East : 19 Ft. wide Common Passage
- By the West : Land of Vendor Sold today to Naresh Kumar Agarwal

Meey

IN WITNESS WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAS PUT HIS SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

The content of this document has been gone through and understood personally by the Vendor and the Purchaser

WITNESSES:

1.

*Santu Chakraborty*

Sri Santu Chakraborty  
S/O- Late Ashim Chakraborty  
R/O- Khalpara, Siliguri  
P.O-Siliguri Bazar  
P.S-Siliguri  
Dist. Darjeeling  
Pin-734005  
Siliguri

*Sanjay Lal Agarwal*

\_\_\_\_\_  
VENDOR

2. *Sunita Devi Agarwal.*

*Mrs. Sunita Devi Agarwal  
W/O- Sanjay Lal Agarwal  
Ward no- 26, S.F. Road,  
PO- Siliguri  
P.S- Siliguri  
Dist- Darjeeling  
Pin- 734005  
Siliguri*

*Prateek Agarwal*  
\_\_\_\_\_  
PURCHASER

Drafted and Printed in my Office  
As per instruction of the Purchaser

*Manoj Kumar Kedia*

(Manoj Kumar Kedia)  
Advocate, Siliguri  
Regn No. WB/94/1997

3. *Arjun Kumar Mishra*

*Arjun Kumar Mishra  
S/O- Nishant Kumar Agarwal  
PO- Bithampur  
P.S- Kachadman  
Dist- Kishanganj  
Pin- 855101  
BIHAR*



Prateek Agarwal

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Prateek Agarwal  
Signature with date



Sankar Lal Agarwala

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Sankar Lal Agarwala  
Signature with date

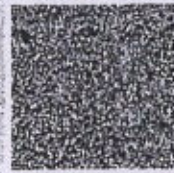
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ACRPA8977B



नाम / Name  
SHANKAR LAL AGARWAL

पिता का नाम / Father's Name  
NANDA LAL AGARWAL

जन्म की तारीख /  
Date of Birth  
31/12/1958

*Shankar Lal Agarwal*  
हस्ताक्षर / Signature

31012019

*Shankar Lal Agarwal*



ভারত সরকার  
Government of India



শঙ্কর লাল আগরওয়াল  
SHANKAR LAL AGARWAL  
পিতা : নন্দ লাল আগরওয়াল  
Father : NANDA LAL  
AGARWAL  
জন্মতারিখ / DOB : 31/12/1958  
পুরুষ / Male



4887 1642 9609

আধার - সাধারণ মানুষের অধিকার



ভারতীয় লিঙ্গ পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: স্টেশন ফিডার রোড,  
সিপিওডি, সিপিওডি বাজার, দার্জিলিং,  
সিপিওডি বাজার, পশ্চিম বঙ্গ,  
734005

Address: S.F ROAD, SILIGURI,  
Siliguri Bazar, Darjeeling, Siliguri  
Bazar, West Bengal, 734005

4887 1642 9609

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Shankar Lal Agarwala.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0624262



Elector's Name : Agarwal Shankarlal  
নির্বাচকের নাম : আগরওয়াল শঙ্করলাল

Father/Mother/  
Husband's Name : Nandlal

পিতা/মাতা/স্বামীর নাম : নন্দলাল

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95 34

০১.০১.৯৫ -এ বয়স : ৩৪

Address :

Yamini Roy Road

Siliguri

Darjeeling

ঠিকানা :

যামিনী রায় রোড

শিলিগুড়ি

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 25-2-95

তারিখ : ২৫-২-৯৫

209-341

Sankar Lal Agarwala

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRATEEK AGARWAL

DEEPAK KUMAR AGARWAL

14/02/1998

Permanent Account Number  
BUQFA6743P

*Prateek Agarwal*  
Signature



06/01/2019

*Prateek Agarwal*





ভারত সরকার

Government of India



প্রতীক আগরওয়াল

Prateek Agarwal

পিতা : দীপক কুমার আগরওয়াল

Father : Deepak Kumar Agarwal

জন্মতারিখ / DOB : 14/02/1998

পুরুষ / MALE



2410 2173 1881

আমার আধার, আমার পরিচয়

Prateek Agarwal

Permanent Account Number (PAN) card for Santu Chakraborty. The card includes a photograph, the PAN number ADZPC8846Q, the name of the cardholder, the name of the father (Ashim Chakraborty), and the date of birth (07-07-1982). The card is issued by the Commissioner of Income Tax, Kolkata.

Permanent Account Number	ADZPC8846Q
Name	SANTU CHAKRABORTY
Father's Name	ASHIM CHAKRABORTY
Date of Birth	07-07-1982
Signature	<i>Santu Chakraborty</i>
Issued by	Commissioner of Income Tax, Kolkata

*Santu Chakraborty*

## Major Information of the Deed



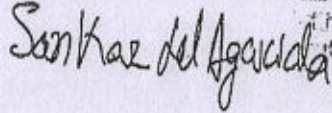
Deed No :	I-0402-00966/2020	Date of Registration	02/07/2020
Query No / Year	0402-2000584273/2020	Office where deed is registered	
Query Date	03/06/2020 6:01:54 PM	0402-2000584273/2020	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, 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. 83,70,000/-	Rs. 83,70,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,02,220/- (Article:23)	Rs. 83,714/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: S.F ROAD, Road Zone : (Ellectric off.&Fire Brigade point -- Siliguri P.S) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-3555	RS-1239	Bastu	Bastu	1 Katha 15 Chatak	83,70,000/-	83,70,001/-	Width of Approach Road: 19 Ft.,
<b>Grand Total :</b>					<b>3.1969Dec</b>	<b>83,70,000 /-</b>	<b>83,70,001 /-</b>	



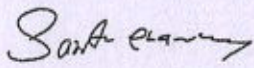
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SHANKAR LAL AGARWAL (Presentant)</b> Son of Shri NANDA LAL AGARWAL Executed by: Self, Date of Execution: 02/07/2020 , Admitted by: Self, Date of Admission: 02/07/2020 ,Place : Office	 02/07/2020	 LTI 02/07/2020	 02/07/2020
MILAN PALLY,SILIGURI, 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.:: ACRPA8977B, Aadhaar No: 48xxxxxxxx9609, Status :Individual, Executed by: Self, Date of Execution: 02/07/2020 , Admitted by: Self, Date of Admission: 02/07/2020 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri PRATEEK AGARWAL</b> Son of Shri DEEPAK KUMAR AGARWAL MAHABIRSTHAN, SILIGURI TOWN, SILIGURI, 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.:: BUQPA6743P, Aadhaar No: 24xxxxxxxx1881, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTU CHAKRABORTY</b> Son of Late ASHIM CHAKRABORTY KHALPARA,SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
	02/07/2020	02/07/2020	02/07/2020
Identifier Of Shri SHANKAR LAL AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SHANKAR LAL AGARWAL	Shri PRATEEK AGARWAL-3.19688 Dec

On 02-07-2020

**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 12:17 hrs on 02-07-2020, at the Office of the A.D.S.R. SILIGURI by Shri SHANKAR LAL 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 83,70,001/-

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

Execution is admitted on 02/07/2020 by Shri SHANKAR LAL AGARWAL, Son of Shri NANDA LAL AGARWAL, MILAN PALLY,SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Identified by Mr SANTU CHAKRABORTY, , Son of Late ASHIM CHAKRABORTY, KHALPARA,SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 83,714/- ( A(1) = Rs 83,700/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 83,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2020 4:04PM with Govt. Ref. No: 192020210026234171 on 01-07-2020, Amount Rs: 83,714/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 73335488 on 01-07-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,02,220/- and Stamp Duty paid by Stamp Rs. 5,000/-, by online = Rs 4,97,220/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
  2. Stamp: Type: Impressed, Serial no 3515, Amount: Rs.5,000/-, Date of Purchase: 23/06/2020, Vendor name: J R Das
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2020 4:04PM with Govt. Ref. No: 192020210026234171 on 01-07-2020, Amount Rs: 4,97,220/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 73335488 on 01-07-2020, 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**

23/07/2020  
006, b  
23/06/2020  
Vendor name: J R Das  
Govt. of WB  
4,97,220/-  
0030-02-103  
Govt. of WB  
ORBC0100392, Bank  
0030-02-103-003-02  
J R Das  
23/07/2020  
006, b  
23/06/2020  
Vendor name: J R Das  
Govt. of WB  
4,97,220/-  
0030-02-103

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2020, Page from 34798 to 34819

being No 040200966 for the year 2020.



Digitally signed by JIWAN TAMANG  
Date: 2020.07.02 14:44:15 +05:30  
Reason: Digital Signing of Deed.

*Jiwan Tamang*

(Jiwan Tamang) 2020/07/02 02:44:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)