

Sl. No. 560/2022

I-527/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/337756/2022 G 256351

Chyanganlin  
11.55

11.02.2022

Suresh Kumar Agarwal

Sabla Agarwal

Awash Nirman

Naveen Kumar Agarwal  
Partner

## DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS THE 11TH DAY OF  
FEBRUARY, 2022.

NOTED THAT THE DEED IS ADMITTED  
TO REGISTRATION THE SIGNATURES AND  
THE ENDORSEMENT SHEETS TO THE DEEDS  
DOCUMENT ARE THE PART OF THIS DOCUMENT

Chyanganlin

ADVL. BUREAU OF REGISTRAR  
BILGURI

11/2/2022

6

NON JUDICIAL STAMP

1407 Date 25.1.22

No. \_\_\_\_\_ Date \_\_\_\_\_

Awash Niteman

Nebru Road, Siliguda

smf - Anil Kumar

Value Rs. \_\_\_\_\_

Govt. Stamp Vendor  
Bagdogra  
Lic. No- 546/RM  
07 / Darjeeling

REGISTERED



*[Handwritten signature]*

Sub-Registrar  
Darjeeling

1 FEB 2022

: 2 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Narish Kumar Agarwal  
Partner

Area : 0.1773 Acres

Plot No. : 3551, 3552/3658 and 3552/3659 (R.S.)  
10620 (L.R.)

Khatian No. : 1330 and 1329 (R.S.)  
8974, 8975, 8976, 8977 and 8978 (L.R.)

Mouza : Siliguri (R.S.)  
Siliguri Madhya Paschim (L.R.)

J.L. No. : 110 (R.S.)  
90 (L.R.)

Pargana : Baikunthapur

P.S. : Siliguri

District : Darjeeling

Consideration : Rs.2,44,00,000.00

6

: 3 :

Suresh Kumar Agarwal

Sabita Agarwal

Awash Nirman

Narash Kumar Agarwal  
Partner

**BETWEEN**

**AWASH NIRMAN**, a Partnership Firm, having its Office at Nehru Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, represented by its **Partner - SRI NARESH KUMAR AGARWAL**, son of Late Keshoram Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Cigarate Compound, S.F. Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - 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 its Partners, executors, successors-in-office, representatives, administrators and assignees ) of the "**ONE PART**". ( I.T. PAN - ABFFA3534K )

**AND**

1. **SRI SURESH KUMAR AGARWAL**, son of Late Ram Swarup Agarwal,  
2. **SMT. SABITA AGARWAL**, wife of Sri Suresh Kumar Agarwal, both are Indian by Nationality, Hindu by faith, No.1 Business by occupation and No.2 House-wife by occupation, both residing at C/O Kajla Fuels, 5<sup>th</sup> Mile, Tadong, Gangtok Municipal Corporation, P.O. and P.S. - Gangtok, District - East, PIN - 737102, in the State of Sikkim, hereinafter called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assignees) of the "**OTHER PART**". ( I.T. PAN - ARLPA4786D and AUMPD2284K )

6.

: 4 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Narash Kumar Agarwala  
Partner

I. A) WHEREAS Sri Balendra Narayan Sarkar and Sri Amritlal Sarkar, both sons of Late Baidyanath Sarkar, were the recorded owners of all that piece or parcel of land measuring 1.33 Acres comprised in R.S. Plot No.3551 recorded in R.S. Khatian No.1330, 0.23 Acres comprised in R.S. Plot No.3552/3658 recorded in R.S. Khatian No.1329 and 0.05 Acres comprised in R.S. Plot No.3552/3659 recorded in R.S. Khatian No.1329, situated within Mouza - Siliguri, J.L. No.110, Paragana - Baikunthapur, P.S. - Siliguri, in the District of Darjeeling, having permanent, heritable, transferable right, title and interest therein.

B) AND WHEREAS abovenamed Sri Balendra Narayan Sarkar alias Balendranath Roy Sarkar and Sri Amritlal Sarkar alias Amritlal Roy Sarkar, both sons of Late Baidyanath Sarkar alias Baidyanath Roy Sarkar, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.13 Acres forming part of R.S. Plot No.3551 recorded in R.S. Khatian No.1330, 0.02 Acres forming part of R.S. Plot No.3552/3658 recorded in R.S. Khatian No.1329 and 0.05 Acres comprised in R.S. Plot No.3552/3659 recorded in R.S. Khatian No.1329, IN TOTAL MEASURING 0.20 ACRES out of the aforesaid land, situated within Mouza - Siliguri, J.L. No.110, Paragana - Baikunthapur, P.S. - Siliguri, in the District of Darjeeling, unto and in favour of Smt. Reshmi Devi Agarwal, wife of Sri Jorawar Mal Agarwal, by virtue of Sale Deed, executed on 21-02-1961, being Document No.705 for the year 1961, entered in Book - I, Volume No.12, Pages 49 to 52, registered in the Office of the Sub-Registrar, Siliguri.

C) AND WHEREAS by virtue of the aforesaid Sale Deed, being Document No.705 for the year 1961, abovenamed Smt. Reshmi Devi Agarwal became the sole, absolute and exclusive owner of the aforesaid land measuring 0.20 Acres, having permanent, heritable, transferable right, title and interest therein.

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: 5 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Suresh Kumar Agarwal  
Partner

D) AND WHEREAS abovenamed Reshmi Devi Agarwal died intestate leaving behind her sons - Sri Ram Swarup Agarwal and Sri Mangtu Ram Choudhary and daughters - Smt. Prameswari Devi Agarwal, wife of Late Birmanand Agarwal and Smt. Pushpa Devi Choudhary, wife of Sri Raj Kumar Choudhary, as her only legal heirs to inherit the aforesaid land measuring 0.20 Acres.

E) AND WHEREAS by way of inheritance abovenamed Sri Ram Swarup Agarwal, Sri Mangtu Ram Choudhary, Smt. Prameswari Devi Agarwal and Smt. Pushpa Devi Choudhary became the sole, absolute and exclusive owners of the aforesaid land measuring 0.20 Acres [ each having undivided  $1/4^{\text{th}}$  (one-fourth) share in it ], having permanent, heritable and transferable right, title and interest therein.

II. A) AND WHEREAS abovenamed Sri Mangtu Ram Choudhary, Smt. Prameswari Devi Agarwal and Smt. Pushpa Devi Choudhary, thereafter had transferred and made over physical possession of their undivided  $3/4^{\text{th}}$  (three-fourth) share in the aforesaid land measuring 0.20 Acres, unto and in favour of - SMT. ANITA AGARWAL, wife of Kamal Kumar Agarwal and **SMT. SABITA AGARWAL**, wife of Sri Suresh Kumar Agarwal, by virtue of Gift Deed, executed on 27-05-2005, being Document No.842 for the year 2010, entered in Book-I, CD Volume No.5, Pages 1055 to 1073, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

B) AND WHEREAS by virtue of the aforesaid Gift Deed, being Document No.842 for the year 2010, abovenamed SMT. ANITA AGARWAL and **SMT. SABITA AGARWAL** became the sole, absolute and exclusive owners of all that undivided  $3/4^{\text{th}}$  (three-fourth) share in the aforesaid land measuring 0.20 Acres [ each having undivided  $3/8^{\text{th}}$  (three-eighth) share in it ], having permanent, heritable and transferable right, title and interest therein.

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: 6 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Narash Kumar Agarwal  
Partner

III. A) AND WHEREAS abovenamed Ram Swarup Agarwal died intestate leaving behind his wife - Smt. Bimla Devi Agarwal, sons - Sri Ramesh Agarwal, Sri Kamal Kumar Agarwal and **SRI SURESH KUMAR AGARWAL** and daughters - Smt. Sangita Agarwal, wife of Sri Liladhar Agarwal, Smt. Babita Agarwal, wife of Sri Bishnu Prasad Agarwal and Smt. Kabita Kanodia (Agarwal), wife of Sri Sunil Kanodia, as his only legal heirs to inherit his undivided  $1/4^{\text{th}}$  (one-fourth) share in the aforesaid land measuring 0.20 Acres.

B) AND WHEREAS by way of inheritance abovenamed Smt. Bimla Devi Agarwal, Sri Ramesh Agarwal, Sri Kamal Kumar Agarwal, **SRI SURESH KUMAR AGARWAL**, Smt. Sangita Agarwal, Smt. Babita Agarwal, and Smt. Kabita Kanodia (Agarwal) became the sole, absolute and exclusive owners of all that undivided  $1/4^{\text{th}}$  (one-fourth) share in the aforesaid land measuring 0.20 Acres [ each having undivided  $1/28^{\text{th}}$  (one-twenty eighth) share in it ], having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS abovenamed Smt. Bimla Devi Agarwal, Sri Ramesh Agarwal, Smt. Sangita Agarwal, Smt. Babita Agarwal, and Smt. Kabita Kanodia (Agarwal), thereafter had transferred and made over physical possession of their undivided  $5/28^{\text{th}}$  (five-twenty eighth) share in the aforesaid land measuring 0.20 Acres, unto and in favour of **SRI KAMAL KUMAR AGARWAL** and **SRI SURESH KUMAR AGARWAL**, both sons of Late Ram Swarup Agarwal, by virtue of Gift Deed, executed on 14-09-2007, being Document No.2411 for the year 2010, entered in Book-I, CD Volume No.12, Pages 3511 to 3532, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

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: 7 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Suresh Kumar Agarwal  
Partner

D) AND WHEREAS by way of inheritance and by virtue of the aforesaid Gift Deed, being Document No.2411 for the year 2010, abovenamed SRI KAMAL KUMAR AGARWAL and **SRI SURESH KUMAR AGARWAL**, became the sole, absolute and exclusive owners of all that undivided 1/4<sup>th</sup> (one-fourth) share in the aforesaid land measuring 0.20 Acres [ each having undivided 1/8<sup>th</sup> (one-eighth) share in it ], having permanent, heritable, transferable right, title and interest therein.

IV. AND WHEREAS abovenamed Kamal Kumar Agarwal died intestate leaving behind his wife - Smt. Anita Agarwal, son - Sri Neel Agarwal and daughter - Smt. Shalu Agarwal, wife of Sri Nitin Agarwal, as his only legal heirs to inherit his undivided 1/8<sup>th</sup> (one-eighth) share in the aforesaid land measuring 0.20 Acres.

V. AND WHEREAS by way of inheritance abovenamed Smt. Anita Agarwal, Sri Neel Agarwal and Smt. Shalu Agarwal, became the sole, absolute and exclusive owners of all that undivided 1/8<sup>th</sup> (one-eighth) share in the aforesaid land measuring 0.20 Acres [ each having 1/24<sup>th</sup> (one-twenty fourth) share in it ], having permanent, heritable and transferable right, title and interest therein.

VI. AND WHEREAS the aforesaid undivided share of abovenamed SMT. ANITA AGARWAL, SRI NEEL AGARWAL, SMT. SHALU AGARWAL, **SMT. SABITA AGARWAL** and **SRI SURESH KUMAR AGARWAL**, in the aforesaid land measuring 0.20 Acres was subsequently recorded in their name in the L.R. Record of Rights, being L.R. Khatian Nos.8975, 8977, 8976, 8974 and 8978 respectively, in L.R. Plot No.10620, situated within Mouza - Siliguri Madhya Paschim (L.R.), J.L. No.90 (L.R.), P.S. - Siliguri, District - Darjeeling.

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: 8 :

Suresh Kumar Agarwal

Shabla Agarwal.

Awash Nirman

Suresh Kumar Agarwal  
Partner

VII. AND WHEREAS abovenamed Sri Neel Agarwal and Smt. Shalu Agarwal, thereafter had transferred and made over physical possession of their respective undivided  $1/24^{\text{th}}$  (one-twenty fourth) share [ i.e. collective  $1/12^{\text{th}}$  share ] in the aforesaid land measuring 0.20 Acres, unto and in favour of their full blooded mother - Smt. Anita Agarwal, wife of Late Kamal Kumar Agarwal, by virtue of Gift Deed, executed on 09.10.2021, being Document No.2939 for the year 2021, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

VIII. AND WHEREAS by virtue of the aforesaid two separate Gift Deeds, i) being Document No.842 for the year 2010 and ii) being Document No. 2939 for the year 2021 and by way of inheritance, abovenamed Smt. Anita Agarwal, became the sole, absolute and exclusive owner of all that undivided  $1/2$  (one-half) share in the aforesaid land measuring 0.20 Acres, having permanent, heritable and transferable right, title and interest therein.

IX. AND WHEREAS abovenamed Smt. Anita Agarwal thereafter had transferred and made over physical possession of all that undivided  $1/2$  (one-half) share in the aforesaid land measuring 0.20 Acres, unto and in favour of **SRI SURESH KUMAR AGARWAL**, by virtue of Gift Deed, executed on 09.10.2021, being Document No.2954 for the year 2021, entered in Book- I, Volume No.0402-2021, Pages 117220 to 117246, registered in the office of Additional District Sub-Registrar, Siliguri.

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: 9 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Naveen Kumar Agarwal  
Partner

X. A) AND WHEREAS by way of inheritance and by virtue of the aforesaid two separate Gift Deeds being Document No.2411 for the year 2010 and Document No.2954 for the year 2021, abovenamed **SRI SURESH KUMAR AGARWAL** (The Vendor No. 1 of these presents), became the sole, absolute and exclusive owner of all that undivided  $5/8^{\text{th}}$  (five-eighth) share in the aforesaid land measuring 0.20 Acres, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS by virtue of the aforesaid Gift Deed being Document No.842 for the year 2010, abovenamed **SMT. SABITA AGARWAL** (The Vendor No. 2 of these presents), became the sole, absolute and exclusive owner of all that undivided  $3/8^{\text{th}}$  (three-eighth) share in the aforesaid land measuring 0.20 Acres, having permanent, heritable and transferable right, title and interest therein.

XI. AND WHEREAS abovenamed **SRI SURESH KUMAR AGARWAL** and **SMT. SABITA AGARWAL** ( The Vendors of these presents ) have now firmly and finally decided to sell and have offered for sale to the Purchaser all that piece or parcel of land measuring 0.1773 Acres out of the aforesaid land measuring 0.20 Acres, more particularly described in the Schedule given hereinbelow, for a valuable consideration of Rs.2,44,00,000.00 ( Rupees Two Crores Forty Four Lakhs ) only.

XII. AND WHEREAS the Purchaser being in need of a suitable property in the locality where the Scheduled land is situated has agreed to purchase the Scheduled land for a valuable consideration of Rs.2,44,00,000.00 ( Rupees Two Crores Forty Four Lakhs ) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

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: 10 :

Suresh Kumar Agarwal

Sabita Agarwal,

Awash Nirman

Naval Kumar Agarwala,  
Partner

XIII. NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.2,44,00,000.00 ( Rupees Two Crores Forty Four Lakhs ) only, paid by the Purchaser to the Vendors, by Cheque/RTGS, the receipt of which is acknowledged by the Vendors by execution of these presents, the Vendors do hereby grant full discharge to the Purchaser from the payment thereof and the Vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled land and make over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

A) The Vendors declare that the interest which they profess to transfer hereby subsists as on the date of these presents and the Vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled land or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary, the Vendors shall be liable to forthwith refund the entire consideration amount in favour of the Purchaser and make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

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: 11 :

Suresh Kumar Agarwal

Sabita Agarwal.

Awash Nirman

Narish Kumar Agarwal  
Partner

B) The Vendors hereby declare and covenant with the Purchaser that the Vendors are the sole and absolute owners of the Scheduled land and have a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchaser in terms of this Deed. The Vendors further declare that the Vendors have not done any act, deed or thing so as to curtail, restrict or prejudice their right to convey or prevent them from selling the Scheduled land in terms of this Deed and the Purchaser shall hereinafter peacefully and quietly possess and enjoy the Scheduled land without any obstruction and hindrance whatsoever. The Vendors hereby undertake to keep the Purchaser or its successors-in-title fully indemnified against any action regarding defect in title.

C) The Vendors further covenant that the Scheduled land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending against the Vendors or any of their predecessors in title for realization of taxes or duties or otherwise under the Public Demand Recovery Act or any other acts for the time being in force.

D) The Vendors hereby assure the Purchaser that all taxes and levies on the Scheduled land have been paid up to date and the arrears, if any, till the date of these presents shall be duly paid by the Vendors.

E) The Vendors further declare that neither any part or portion of the Scheduled land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or the West Bengal Estate Acquisition Act, 1953 or any other act or statute applicable to the Scheduled land nor is there any case pending under such acts or statutes.

: 12 :

Suresh Kumar Agarwal

Sabita Agarwal

Awash Nirman

Narash Kumar Agarwal  
Partner

F) The Vendors further declare that there is no suit or litigation filed by or pending against the Vendors in any Court of Law concerning the Scheduled Land or any part thereof.

G) The Vendors hereby undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below Scheduled Land conveyed at the cost of the Purchaser.

### SCHEDULE

All that piece or parcel of vacant *bastu* land measuring 0.1773 Acres, situated within R.S. Mouza - Siliguri corresponding to L.R. Mouza - Siliguri Madhya Paschim, R.S. J.L. No.110 corresponding to L.R. J.L. No.90, Pargana - Baikunthapur, P.S. - Siliguri, located in Milanpally, Ward No.26 of Siliguri Municipal Corporation, District - Darjeeling.

R.S. Khatian No.	R.S. Plot No.	L.R. Khatian No.	L.R. Plot No.	Area of Land
1330	3551	8974, 8975, 8976, 8977, and 8978	10620	0.1073 Acres
1329	3552/3658			0.0200 Acres
1329	3552/3659			0.0500 Acres
Total :-				0.1773 Acres

The said land is bound and butted as follows :-

- North : Land and building of Mohan Lal Agarwal,  
South : Land of the Vendors sold to Sri Dilip Kumar Choudhary,  
East : Land and building of Keso Ram Agarwal,  
West : 23 feet 5 inches wide Municipal Road.

: 13 :

IN WITNESSES WHEREOF THE VENDORS AND THE AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Anket Agarwal  
S/o Rajendra kr Agarwal  
Basant Vihar colony  
S.F Road, Siliguri  
Dist:- Darjeeling

The contents of this document have been gone through and understood personally by the Vendors and the Purchaser.

Suresh Kumar Agarwal

Sabita Agarwal.

VENDORS

Awash Nirman  
Narish Kumar Agarwal  
Partner

PURCHASER

2. Gautam Agarwal  
S/O LT Ramdhari Agarwal  
Setu Smital Market  
P.O&P.S - Siliguri  
Dist:- Darjeeling

Drafted as per the instructions of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained the contents to the parties by me.

Rahul Kedia

Rahul Kedia  
Advocate, Siliguri.  
E.No.F/1379/1449/2017.



Suresh Kumar Agarwal.

FINGER PRINTS OF SRI SURESH KUMAR AGARWAL ( VENDOR NO.1 )

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Suresh Kumar Agarwal.  
SIGNATURE



Sabita Agarwal.

FINGER PRINTS OF SMT. SABITA AGARWAL ( VENDOR NO.2 )











	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sabita Agarwal.  
SIGNATURE



*Naresh Kumar Agarwal*

FINGER PRINTS OF SRI NARESH KUMAR AGARWAL PARTNER OF AWASH NIRMAN (PURCHASER)

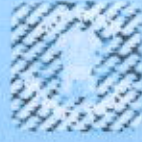
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Awash Nirman  
*Naresh Kumar Agarwal*  
Partner

\_\_\_\_\_  
SIGNATURE

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पैम सेवा इकाई, एन एस डी एल  
4 वी मॉडल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ARLPA4786D



नाम / Name  
SURESH KUMAR AGARWAL

पिता का नाम / Father's Name  
RAM SWARUP AGARWAL

जन्म की तारीख  
Date of Birth  
18/02/1969

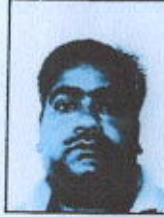
हस्ताक्षर / Signature

18102019

— Suresh Kumar Agarwal



भारत सरकार  
GOVERNMENT OF INDIA



Suresh Kumar Agarwal  
Date of Birth/DOB: 18/02/1969  
Male/ MALE  
Mobile No: 9734001511



**9604 0485 9345**  
VID : 9106 8326 9748 9275

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address :**

S/O Ramswarup Agarwal, Gangtok Municipal Corporation, Tadong, C/O Kajla Fuels 5th Mile, Tadong, Tadong, East Sikkim, Sikkim - 737102



1947  
1800 300 1947

help@uidai.gov.in


www.uidai.gov.in

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

Suresh Kumar Agarwal

भारत निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 मतदाता फोटो पहचान पत्र - ELECTOR PHOTO IDENTITY CARD

UWS0008953



EPIC  
 NAME: SURESH KUMAR AGARWAL  
 Father's Name: LATE RAMSWARUP AGARWAL  
 SEX: Male  
 DATE OF BIRTH: 18/02/1969

Address: HNo.CH-9/2, PIPAL DARA,  
 SUB-GANGTOK,  
 DIST-EAST-SIKKIM-737134

Date: 1-7-2015



Scanned Signature of  
 Electoral Registration Officer

Assembly Constituency No & Name

17 - KHAMDONG-SINGTAM

नोट / Note :

1. इस कार्ड को धारण करने मात्र से यह कोई गारंटी नहीं है कि क्या दर्जित निर्वाचक नामावली में निर्वाचक है। कृपया अगला नाम प्रत्येक चुनाव से पहले नामावली में धारण करें।

Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.

2. इस कार्ड में उल्लिखित जन्मदिन को निर्वाचक नामावली में पंजीकरण के अन्तर्गत उम्र सिद्धि के सिद्धि में उम्र के प्रमाण के रूप में नहीं माना जाएगा।  
 Date of Birth mentioned in this card shall not be treated as a proof of age/D.O.B. for any purpose other than registration in electoral roll.

Suresh Kumar Agarwal

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंथिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

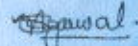
SABITA AGARWAL

RAM KUMAR AGARWAL

17/08/1973

Permanent Account Number

AUMPD2284K



Signature



भारत सरकार

GOVT. OF INDIA



15092015

Sabita Agarwal.

 भारत सरकार  
GOVERNMENT OF INDIA

Sabita Agarwal  
DOB: 17/08/1973  
FEMALE





**6201 4062 1705**

**MEERA AADHAAR, MERI PEHCHAN**

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**  
W/O Suresh Kr Agarwal, Gangtok Municipal Corporation, Tadong, C/O Kajia Fuels 5th Mile, Tadong, Tadong, East Sikkim, Sikkim - 737102

**6201 4062 1705**

 1800 300 1947  help@uidai.gov.in  www.uidai.gov.in  P.O. Box No. 1947, Bengaluru-560 001

Sabita Agarwal.





Awash Nirman

*Harsh Kumar Agarwal*

Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাচুক্তির আই ডি / Enrollment No 1215/10194/12502

17/12/2014

To,  
নাresh কুমার আগরওয়াল  
Naresh Kumar Agarwal  
CIGARETE COMPANY COMPOUND  
S.F ROAD  
SILIGURI ward NO.26  
Siliguri Bazar  
Siliguri Bazar Siliguri Darjeeling  
West Bengal 734005  
9434048651

Ref: 522 / 24Y / 358964 / 359259 / P



SE356984547FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8188 6240 5864**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নাresh কুমার আগরওয়াল  
Naresh Kumar Agarwal  
পিতা : কেশরাম আগরওয়াল  
Father : Keshoram Agarwal  
জন্মতারিখ / DOB : 01/01/1955  
সুন্দর / Male



**8188 6240 5864**

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: সিগুরি বাজার  
সিগুরি বাজার  
সিগুরি বাজার, পোস্ট অফিস  
রোড, সিলিগুরি, ওয়ার্ড নং. 26,  
সিলিগুরি বাজার, দার্জিলিং, সিলিগুরি  
বাজার, পশ্চিম বঙ্গ, 734005

Address: CIGARETE COMPANY  
COMPOUND, S.F. ROAD,  
SILIGURI, ward NO.26, Siliguri  
Bazar, Darjeeling, Siliguri Bazar,  
West Bengal, 734005

**8188 6240 5864**



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

*Naresh Kumar Agarwal*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

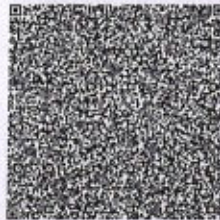
Enrolment No.: 0636/00208/22650

Download Date: 07/08/2021

To  
ANKIT AGARWAL  
C/O: Rajendra Kumar Agarwal  
DRISTI APARTMENT  
S F ROAD  
BASANT VIHAR COLONY  
MAKHANBHOG  
Siliguri ( M. Corp)  
Siliguri Bazar  
Darjeeling West Bengal - 734005  
9775816919

Issue Date: 24/02/2021

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**6014 6484 4515**

VID : 9132 8011 1774 3183

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 07/08/2021



ANKIT AGARWAL  
Date of Birth/DOB: 20/09/1997  
Male/ MALE

Issue Date: 24/02/2021

**6014 6484 4515**

VID : 9132 8011 1774 3183

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

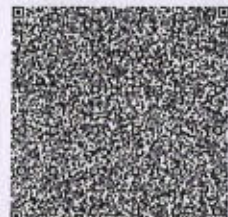
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
C/O: Rajendra Kumar Agarwal, DRISTI APARTMENT, S F ROAD, MAKHANBHOG, BASANT VIHAR COLONY, Siliguri ( M. Corp), Darjeeling, West Bengal - 734005



**6014 6484 4515**

VID : 9132 8011 1774 3183

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Ankit Agarwal

## Major Information of the Deed



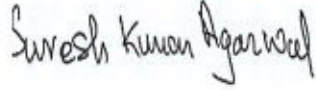


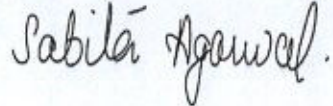
Deed No :	I-0402-00527/2022	Date of Registration	11/02/2022
Query No / Year	0402-2000337756/2022	Office where deed is registered	
Query Date	29/01/2022 1:45:12 PM	A.D.S.R. SILIGURI, District: Darjeeling	
<b>Applicant Name, Address &amp; Other Details</b>	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8972198324, Status : Solicitor firm		
Transaction	Additional Transaction		
<b>[0101] Sale, Sale Document</b>	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,44,00,000/-	Rs. 2,65,95,005/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,29,770/- (Article:23)	Rs. 2,65,964/- (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: MILAN PALLY, Road Zone : (WARD NO.26 -- WARD NO.26) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3551	RS-1330	Bastu	Bastu	0.1073 Acre	1,47,66,610/-	1,60,95,003/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-3552/3658	RS-1329	Bastu	Bastu	0.02 Acre	27,52,397/-	30,00,001/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	RS-3552/3659	RS-1329	Bastu	Bastu	0.05 Acre	68,80,993/-	75,00,001/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>17.73Dec</b>	<b>244,00,000 /-</b>	<b>265,95,005 /-</b>	
	<b>Grand Total :</b>				<b>17.73Dec</b>	<b>244,00,000 /-</b>	<b>265,95,005 /-</b>	



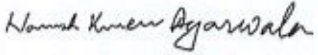
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SURESH KUMAR AGARWAL (Presentant )</b> Son of Late Ram Swarup Agarwal Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office	<b>Photo</b>  11/02/2022	<b>Finger Print</b>  LTI 11/02/2022	<b>Signature</b>  11/02/2022
C/O Kajla Fuels, 5th Mile, Tadong, Gangtok Municipal Corporation, City:- Not Specified, P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6D, Aadhaar No: 96xxxxxxxx9345, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office				
2	<b>Name</b> <b>Smt SABITA AGARWAL</b> Wife of Shri Suresh Kumar Agarwal Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office	<b>Photo</b>  11/02/2022	<b>Finger Print</b>  LTI 11/02/2022	<b>Signature</b>  11/02/2022
C/O Kajla Fuels, 5th Mile, Tadong, Gangtok Municipal Corporation, City:- Not Specified, P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx4K, Aadhaar No: 62xxxxxxxx1705, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office				



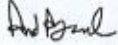
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AWASH NIRMAN</b> Nehru Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: ABxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri NARESH KUMAR AGARWAL</b> Son of Late Keshoram Agarwal Date of Execution - 11/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office	<b>Photo</b>  Mar 2 2022 12:55PM	<b>Finger Print</b>  LTI 02/03/2022	<b>Signature</b>  02/03/2022
Cigarate Compound, S.F. Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 81xxxxxxx5864 Status : Representative, Representative of : AWASH NIRMAN (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Ankit Agarwal</b> Son of Shri Rajendra Kumar Agarwal Basant Bihar Coloney, S.F.Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	 11/02/2022	 11/02/2022	 11/02/2022
Identifier Of Shri SURESH KUMAR AGARWAL, Smt SABITA AGARWAL, Shri NARESH KUMAR AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SURESH KUMAR AGARWAL	AWASH NIRMAN-6.70625 Dec
2	Smt SABITA AGARWAL	AWASH NIRMAN-4.02375 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri SURESH KUMAR AGARWAL	AWASH NIRMAN-1.25 Dec
2	Smt SABITA AGARWAL	AWASH NIRMAN-0.75 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri SURESH KUMAR AGARWAL	AWASH NIRMAN-3.125 Dec
2	Smt SABITA AGARWAL	AWASH NIRMAN-1.875 Dec

Endorsement For Deed Number : I - 040200527 / 2022

On 11-02-2022

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:55 hrs on 11-02-2022, at the Office of the A.D.S.R. SILIGURI by Shri 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 2,65,95,005/-

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

Execution is admitted on 11/02/2022 by 1. Shri SURESH KUMAR AGARWAL, Son of Late Ram Swarup Agarwal, C/O Kajla Fuels, 5th Mile, Tadong, Gangtok Municipal Corporation, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737102, by caste Hindu, by Profession Business, 2. Smt SABITA AGARWAL, Wife of Shri Suresh Kumar Agarwal, C/O Kajla Fuels, 5th Mile, Tadong, Gangtok Municipal Corporation, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737102, by caste Hindu, by Profession House wife

Identified by Shri Ankit Agarwal, , , Son of Shri Rajendra Kumar Agarwal, Basant Bihar Coloney, S.F.Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 11-02-2022 by Shri NARESH KUMAR AGARWAL, Partner, AWASH NIRMAN (Partnership Firm), Nehru Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Shri Ankit Agarwal, , , Son of Shri Rajendra Kumar Agarwal, Basant Bihar Coloney, S.F.Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,65,964/- ( A(1) = Rs 2,65,950/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,65,964/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2022 5:08PM with Govt. Ref. No: 192021220173319371 on 29-01-2022, Amount Rs: 2,65,964/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 74395281 on 29-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,29,770/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 13,24,770/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1407, Amount: Rs.5,000/-, Date of Purchase: 25/01/2022, Vendor name: T ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2022 5:08PM with Govt. Ref. No: 192021220173319371 on 29-01-2022, Amount Rs: 13,24,770/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 74395281 on 29-01-2022, 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

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 33806 to 33835

being No 040200527 for the year 2022.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN

Date: 2022.03.04 17:23:24 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/03/04 05:23:24 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)