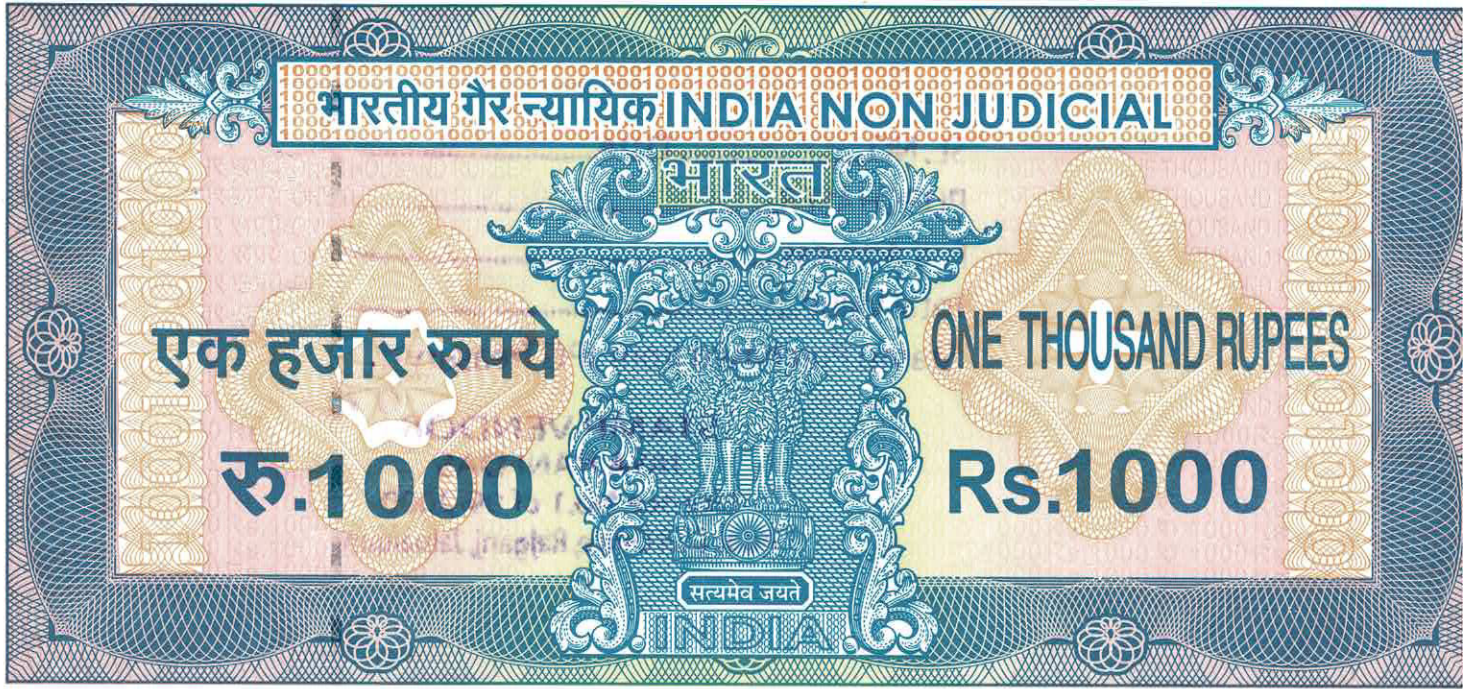


7805/23

I 7816/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 138774

DM
11-29.
16/10/23



Sitash Agaswal
Ranjay Kumar Agaswal

Certified that the Document is admitted to Registration and the Signature Sheet and the Encumbrance Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

16 OCT 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
16th DAY OF OCTOBER, TWO THOUSAND & TWENTY THREE

3220
82602648323/23

Contd. P/2

SL. NO. 18212 Date 3.10.2023

PURCHASER. V/A Developers

Full Address. 214

Total Value 1.500

Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

16 OCT 2023

V. Kash. Agastya.

Pankaj Kumar Agastya

VACANT LAND

(UNDER GRAM PANCHAYAT FULBARI – II)

Area of Land	:	0.19 ACRES OR 19 DECIMALS ✓
Mouza	:	BINNAGURI
Plot No. (R.S.)	:	152
Plot No. (L.R.)	:	<u>490</u>
Khatian No. (R.S.)	:	173/31 & 173/10
Khatian No. (L.R.)	:	<u>4518 & 4519</u>
Sheet No. (R.S. & L.R.)	:	17
J.L. No.	:	03
Police Station	:	NEW JALPAIGURI
District	:	JALPAIGURI ✓
Sale Consideration	:	Rs. 90,00,000/- ✓

BETWEEN

VKA DEVELOPERS (PAN: AAXFV5579J), a Partnership Firm, having its registered office at Capital One, Burdwan Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal --- hereinafter referred to and called as the "**PURCHASER/FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, partners, executors, successors, administrators, representatives and assigns) of the "**ONE PART**" represented by one of its Partners duly authorized for this purpose SHRI ANIRUDDHA GHOSH, Son of Shri Profulla Kumar Ghosh, Hindu by Religion, Business by Occupation, Resident of New Milan Pally, Ward No 25, P.O. Siliguri Bazaar, P.S. Siliguri, District: Darjeeling, Siliguri – 734005 in the state of West Bengal

AND

1. SHRI VIKASH AGARWAL, [AADHAAR No. 4153 3357 2416], [PAN: AGIPA6212C]
2. SHRI PANKAJ KUMAR AGARWAL, [AADHAAR No. 4368 1225 9053], [PAN: AGIPA6213D]

Both sons of Shri Harshbardhan Agarwal, Indian by Nationality, Hindu by Religion, Business by occupation, resident of Near Star Indian Service, Mahavir Nagar, P.O. Araria, P.S. Araria, Pin Code: 854311, Dist. Araria in the State of Bihar; hereinafter jointly and collectively called the "**VENDORS/ SECOND PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives and assigns) of the "**OTHER PART**".

Vipash Agarwal
Ranjay Kumar Agarwal

WHEREAS the **Vendors** of these presents had jointly purchased for valuable consideration and thus became the absolute owners of all that piece and parcel of land measuring **0.19 Acres or 19 Decimals** comprised in R.S. Plot No. 152 corresponding to LR Plot No: 490, recorded under RS Khatian No. 173/31 & 173/10, situated within Sheet No. 17 of Mouza- Binnaguri, P.S. New Jalpaiguri in the District of Jalpaiguri by virtue of Deed of Conveyance (Sale) being No. **071110646 for the year 2022 Dtd. 29.11.2023** executed by Sree Shyam Property Dealers Private Limited, represented therein by its Director Sri Gangadhar Agarwal, Son of Late Bishambhar Dayal Agarwal, registered at the office of Additional District Sub Registrar, Bhaktinagar, Dist. Jalpaiguri entered in said office record in Book No. I, Volume No. 0711-2022, Page from 241220 to 241241

AND WHEREAS the abovenamed Vendors hereof applied before the office of the B.L. & L.R.O. Rajganj for recording their names and accordingly relying upon physical enquiry of possession report as well as relying upon the above title deeds, the concerned authority issued separate **L.R. Khatians** in their names being L.R. Khatian No. **4518 & 4519** under the provisions of West Bengal Land Reforms Act, 1955.

AND

AND WHEREAS in the manner aforesaid the abovenamed **VENDORS** became the sole and absolute owner-in-possession of the aforesaid land AND since then the said **VENDORS** have been in actual, khas, exclusive and peaceful possession of the aforesaid pieces and parcels of land having permanent, heritable and transferable right, title and interest therein free from all encumbrances and without any objection, obstruction, interruption, claim, demand, whatsoever from any other person.



Nirash Agarwal
Ranjit Kumar Agarwal

WHEREAS, the **VENDORS** hereof above being in need of money for their purposes have decided to sale **their aforesaid land** measuring **0.19 Acres or 19 Decimals** as described in the schedule below and offered to the **PURCHASER** of this presents for buying the same for a total consideration of **Rs. 90,00,000/- (Rupees Ninety Lakhs) only**.

VENDORS REPRESENT AND WARRANT TO THE PURCHASER THE FOLLOWING: -

- i) **THAT** there are no orders or impediments or constraints under any proceeding whatsoever or otherwise in the Vendors conveying their right, title and interest in the below scheduled land.
- ii) **THAT** the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant possession of the below scheduled land and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendors have been using the same for their personal use;
- iii) **THAT** the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- iv) **THAT** the below scheduled land or any portion thereof is not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;
- v) **THAT** no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the below scheduled land or any of them or any portion



Vishesh Agast.

Ranjay Kumar Agast

thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

- vi) **THAT** the below scheduled land or any of them or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- vii) **THAT** there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring below scheduled land.
- viii) **THAT** the below scheduled land or any of them or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge, lien, lispendens, or annuity, (c) any right of residence or maintenance under any testamentary, disposition, settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name, benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way, water, light, support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

Vipash Agarwal,
Ranjit Kumar Jena

AND WHEREAS the Purchaser has agreed to purchase the aforesaid land relying on, amongst others, the representations assurances, declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses, debutters, tenancies, leases, occupancy rights, restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said property has accepted the offer of Vendors and agreed to purchase the scheduled land, i.e., land measuring **0.19 Acres or 19 Decimals**, considering it to be the prevailing market price free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of **Rs. 90,00,000/- (Rupees Ninety Lakhs) only**, paid by the purchaser to the Vendors for their land measuring **0.19 Acres or 19 Decimals** (the receipt whereof in full is hereby acknowledged by the Vendors by execution of these presents and the Vendors hereby grant full discharge to the purchaser from payment thereof) and the Vendors do hereby grant, sell, convey, assign and transfer absolutely and forever the said below scheduled land unto and in favour of the purchaser and make over actual, khas and physical possession thereof unto and in favour of the purchaser peacefully and quietly together with all right, title, hereditaments, easements, liberties, privileges, appendices, appurtenances belonging to or 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, into and upon the property hereby transferred, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of land revenue and other taxes payable to the Superior land lord the State of West Bengal

Vipash Agarwal,

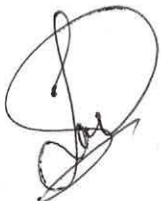
Ranjay Kumar Agarwal

and/or any other proper authority as law may provide from time to time in future.

AND the Vendors declare that the interest which the vendors 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 Schedule land/property 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 make good the loss or injury which the Purchasers may suffer or sustain resulting therefrom.

AND the Vendors further covenant with the purchaser that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of ownership or of possession or enjoyment of the below scheduled land or any part thereof in future, the Vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation of ownership or of possession and the Vendors shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

THAT it is further covenanted that the land described in the schedule below is hold by the Vendors has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendors will be



V. Pusha Agarwal,
Ranjay Kumar Agarwal

liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof

THAT it is hereby further declared by the Vendors that the Vendors have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendors will be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

THAT the Vendors further covenant that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents has been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors will be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid

THAT the Vendors declare that neither any part or portion of the Scheduled land has ever vested in the State under 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.

Vipul Agarwal,
Ramesh Kumar Foxus

THAT the Vendors further declare that there is no suit or litigation filed or pending against the Vendors in any Court of Law concerning the Scheduled land or any part thereof.

THE Vendors further 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 schedule land conveyed at the cost of the Purchaser.

Contd. to next page..



Vikash Agarwal.
Pankaj Kumar Agarwal

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE LAND HEREBY SOLD)

ALL THAT PIECE OR PARCEL OF VACANT LAND MEASURING **0.19 ACRES OR 19 DECIMALS** APPERTAINING TO AND FORMING PART OF R.S. PLOT NO. **152** (ONE FIVE TWO) CORRESPONDING TO L.R. PLOT NO. **490** (FOUR NINE ZERO), RECORDED IN R.S. KHATIAN NO. **173/31** (ONE SEVEN THREE BY THREE ONE) & 173/10 (ONE SEVEN THREE BY ONE ZERO), L.R. KHATIAN NO. **4518** (FOUR FIVE ONE EIGHT) & **4519** (FOUR FIVE ONE NINE) SITUATED WITHIN MOUZA - BINNAGURI, SHEET NO. **17** (ONE SEVEN), J.L. NO. **03**, PARGANA: BAIKUNTHAPUR, WITHIN THE JURISDICTION OF FULBARI – II **GRAM PANCHAYAT AREA**, P.S. **NEW JALPAIGURI**, DISTRICT OF **JALPAIGURI** IN THE STATE OF **WEST BENGAL**.

PLOT NO.		L.R. KHATIAN NO.	AREA	SOLD BY
R.S.	L.R.			
152	490	4518	0.095 Acres	VIKASH AGARWAL - VENDOR NO. 01
152	490	4519	0.095 Acres	PANKAJ KUMAR AGARWAL - VENDOR NO. 02
TOTAL			0.190 Acres	

Vitash Aggarwal.
Pratik Kumar Aggarwal

THE SAID LAND MEASURING 0.19 ACRES BEING SOLD BY THE VENDORS IS BOUNDED AND BUTTED AS FOLLOWS: -

BY NORTH : 12 Feet Wide Metal Road
BY SOUTH : Land of Subrata Ghosh
BY EAST : Now or Lately Land of Sakbar Ali
BY WEST : 100 Feet wide Siliguri – Jalpaiguri National Highway

(ROR OF THE LAND IS **DANGA** & PROPOSED LAND USE IS **INDUSTRIAL**)

Vitash Aggarwal.



IN WITNESS WHEREOF the VENDORS hereto have set and subscribed their hands in good health & full presence of sound mind on this DEED OF CONVEYANCE on the day, month and the year first above written.

WITNESSES:

1. Saibal Dey
S/o Paritosh Dey
S. R. Road, Siliguri
Dist - Darjeeling - 735004

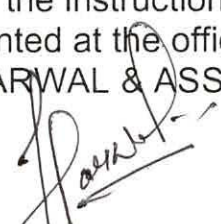
2. Shri Surendra Mukherjee
S/o Lt. H. Mukherjee
Deshbandhupara, Siliguri, 735004
WEST Bengal, India.

Vikash Agarwal.

Ranjit Kumar Agarwal

VENDORS

Drafted by me as per the instructions of the parties hereof
and printed at the office of the
J.R. AGARWAL & ASSOCIATES


J. AGARWAL
Advocate / Siliguri
Enrl. No. F - 1300/1284/2014

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser **VKA DEVELOPERS** (PAN: AAXFV5579J), a Partnership Firm, having its registered office at Capital One, Burdwan Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal --- the within mentioned sum of **Rs. 90,00,000/- (Rupees Ninety Lakhs) only** being the consideration in full payable under these presents to the **Vendor** as per memo written hereinbelow:

PARTICULARS	AMOUNT (RS.)	RECEIVED BY
Demand Draft bearing Serial No. 503825 Dated 13.10.2023 drawn on ICICI Bank Limited, SF Road, Siliguri	44,55,000.00	VIKASH AGARWAL - VENDOR NO. 01
TDS @1%	45,000.00	
Demand Draft bearing Serial No. 503824 Dated 13.10.2023 drawn on ICICI Bank Limited, SF Road, Siliguri	44,55,000.00	PANKAJ KUMAR AGARWAL - VENDOR NO. 02
TDS @1%	45,000.00	
TOTAL	90,00,000.00	

RUPEES NINETY LAKHS ONLY

Vikash Agarwal.

Pankaj Kumar Agarwal

VENDORS

EXECUTANT SHEET

VENDORS' FINGER PRINTS

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Vikash Agarwal.</i>	Left Hand					
	Right Hand					

Vikash Agarwal.

Signature

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ranvij Kumar Agarwal</i>	Left Hand					
	Right Hand					

Ranvij Kumar Agarwal

Signature

CLAIMANT SHEET

FINGER PRINTS OF PURCHASER

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

VKA DEVELOPERS
Amr Zaid Al Guarn
PARTNER

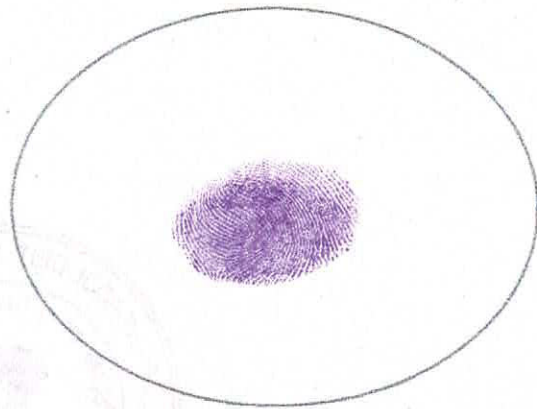
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Saibal Sengupta

SIGNATURE OF IDENTIFIER

Major Information of the Deed

Deed No :	I-0711-07816/2023	Date of Registration	16/10/2023
Query No / Year	0711-2002643220/2023	Office where deed is registered	
Query Date	14/10/2023 3:22:13 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	S Mukherjee Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9932207786, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 90,00,000/-	Rs. 90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,70,000/- (Article:23)	Rs. 90,000/- (Article:A(1))		
Remarks			

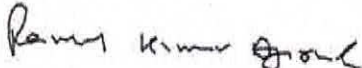
Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Gram Panchayat: FULBARI-II, Mouza: Binnaguri Sheet No - 17, JI No: 3, Pin Code : 734015

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-490 (RS :-)	LR-4518	Proposed Industrial Use	Dahala	0.095 Acre	45,00,000/-	45,00,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	LR-490 (RS :-)	LR-4519	Proposed Industrial Use	Dahala	0.095 Acre	45,00,000/-	45,00,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			19Dec	90,00,000 /-	90,00,000 /-	
	Grand Total :				19Dec	90,00,000 /-	90,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Vikash Agarwal (Presentant) Son of Shri Harshbardhan Agarwal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Photo  16/10/2023	Finger Print  Captured LTI 16/10/2023	Signature  16/10/2023

	Near Star Indian Service, Mahavir Nagar, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: agxxxxxx2c, Aadhaar No: 41xxxxxxxx2416, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri Pankaj Kumar Agarwal Son of Shri Harshbardhan Agarwal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	
	16/10/2023	LTI 16/10/2023	16/10/2023	
	City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx3D, Aadhaar No: 43xxxxxxxx9053, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VKA Developers Capital One, Burdwan Road, City:- Siliguri Mc, P.O:- Siliguri Bazaar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.: aaxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Aniruddha Ghosh Son of Shri Profulla Kumar Ghosh 608, Hari Sava Road, New Milanpally Ward No 25, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ahxxxxxx1q, Aadhaar No: 54xxxxxxxx5885 Status : Representative, Representative of : VKA Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Saibal Dey Son of Shri Paritosh Dey Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	
	16/10/2023	16/10/2023	16/10/2023
Identifier Of Shri Vikash Agarwal, Shri Pankaj Kumar Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Vikash Agarwal	VKA Developers-9.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Pankaj Kumar Agarwal	VKA Developers-9.5 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- New Jalpaiguri, Gram Panchayat: FULBARI-II, Mouza: Binnaguri Sheet No - 17, JI No: 3, Pin Code : 734015

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 490, LR Khatian No:- 4518	Owner:বিকাশ আগরওয়াল, Gurdian:হর্ষবর্ধন আগরওয়াল, Address:আরারিয়া বিহার , Classification:ভাঙ্গা, Area:0.09000000 Acre,	Shri Vikash Agarwal
L2	LR Plot No:- 490, LR Khatian No:- 4519	Owner:পঙ্কজ কুমার আগরওয়াল, Gurdian:হর্ষবর্ধন আগরওয়াল, Address:আরারিয়া বিহার , Classification:ভাঙ্গা, Area:0.10000000 Acre,	Shri Pankaj Kumar Agarwal

Endorsement For Deed Number : I - 071107816 / 2023

On 16-10-2023

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 11:29 hrs on 16-10-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Vikash 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 90,00,000/-

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

Execution is admitted on 16/10/2023 by 1. Shri Vikash Agarwal, Son of Shri Harshbardhan Agarwal, Near Star Indian Service, Mahavir Nagar, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Hindu, by Profession Business, 2. Shri Pankaj Kumar Agarwal, Son of Shri Harshbardhan Agarwal, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Hindu, by Profession Business

Indetified by Shri Saibal Dey, , , Son of Shri Paritosh Dey, Siliguri, 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 90,000.00/- (A(1) = Rs 90,000.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 90,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2023 9:04AM with Govt. Ref. No: 192023240260517628 on 16-10-2023, Amount Rs: 90,000/-, Bank: SBI EPay (SBlePay), Ref. No. 8949405352528 on 16-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

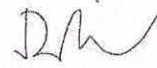
Certified that required Stamp Duty payable for this document is Rs. 2,70,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,69,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 18212, Amount: Rs.1,000.00/-, Date of Purchase: 03/10/2023, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2023 9:04AM with Govt. Ref. No: 192023240260517628 on 16-10-2023, Amount Rs: 2,69,000/-, Bank: SBI EPay (SBlePay), Ref. No. 8949405352528 on 16-10-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2023, Page from 161153 to 161175
being No 071107816 for the year 2023.



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2023.11.03 13:12:56 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 03/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.