

5041/22

I. 5196/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 242280

G 242280



*Shyamal Debata*

## DEED OF CONVEYANCE

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

*Shyamal*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

05 AUG 2021

Page 1 of 10

Shyamal Debnath

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 03<sup>rd</sup>  
DAY OF AUGUST, TWO THOUSAND TWENTY ONE.

|  |   |
|--|---|
| Vacant Land measuring                                    | : 0.0896 Acres                                      |
| Set forth Value  | : Rs.67,50,000/-                                    |
| Market Value   | : Rs.6988,802/-                                     |
| Classification of land                                   | : DAHALA  |
| Proposed land use  | : BASTU   |
| Mouza  | : DABGRAM   |
| J.L. No.   | : 02  |
| Khatian No.  | : RS 776 corresponding to LR 808 & 809              |
| Plot No.   | : RS 67 corresponding to LR 610                     |
| Sheet No.  | : RS Sheet no. 15 corresponding to LR Sheet No. 168 |
| Police Station   | : Bhaktinagar                                       |
| District   | : Jalpaiguri  |
| State  | : West Bengal                                       |
| <b>QUERY NO.</b>   | : 2001282999/2021                                   |
| <b>WITHIN SILIGURI MUNICIPAL CORPORATION WARD NO. 32</b> |   |

**B E T W E E N**

- 1. M/S. OM MALIKA ARJUN DEVELOPERS LLP (PAN: AAHFO4728L),** a LLP duly registered having LLP Identification Number : AAX-3600, having its registered office at Holding No. 67/443/100/77/66, Station Feeder Road, Near Brindaban, Siliguri Bazar, S.F.Road, Siliguri-734005, Darjeeling and is being represented by one of its Partner, **SRI BASANT KUMAR AGARWALA (PAN No. ACVPA3895J)** Son of Sri Santosh Kumar Agarwala,



Shyamal Debnath

Indian by Nationality, Hindu by religion, Business by occupation, resident of Station Feeder Road, Near Brindaban, Siliguri Bazar, S.F.Road, Siliguri-734005, Siliguri District – Darjeeling, PIN - 734003, in the State of West Bengal – hereinafter called the "**PURCHASERS**" (which term or expression shall mean and include, unless excluded by or repugnant to the context its successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

- 1. SRI RASIKLAL DEBNATH (PAN No. ACJPD0524F)**  
Son of Late Shyam Chand Debnath, Indian by Nationality, Hindu by religion, Business by occupation,
- 2. SMT. SANDHYA DEBNATH @ SANDHYA NATH (PAN NO. AOJPN3305A)** Wife of Late Jyotish Debnath, Indian by Nationality, Hindu by religion, Housewife by occupation,
- 3. SRI SUBHAM DEBNATH (PAN NO. CLJPD3452R)**  
Son of Late Jyotish Debnath, Indian by Nationality, Hindu by religion, Business by occupation,
- 4. MRS. BABITA DEBNATH (PAN NO. ALFPN9856P)**  
Daughter of Late Jyotish Debnath, Indian by Nationality, Hindu by religion, Housewife by occupation,
- 5. MRS. KABITA DEBNATH (PAN NO. BQQPD3427B)**  
Daughter of Late Jyotish Debnath, Indian by Nationality, Hindu by religion, Housewife by occupation,  
all of the above are residents of Barpeta Road, Ward No.3, District – Barpeta, PIN - 781315, in the State of Assam – hereinafter called the "**VENDORS**" (which term

Shyamal Debnath

or expression shall mean and include, unless excluded by or repugnant to the context their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** all the above Vendors are being represented by their Attorney **SRI SHYAMAL DEBNATH** S/o. Late Khitish Debnath vide General Power of Attorney duly registered in the Office of the Sub Registrar, Sorbhog, Barpeta by the **Vendor No.1 vide Document No. 280/18 dated 18.06.2021** and by the **Vendors No. 2 to 5 vide Document No. 282/20 dated 18.06.2021 respectively.**

**WHEREAS** one Smt.. Renu Bala Debnath W/o. Lt. Shyam Chand Debnath, resident of Milan Pally, P.O. & P.S. – Siliguri, Dist – Darjeeling, became the sole and absolute owner in possession of a piece of land measuring 8 kathas and 8 chataks or 0.1403 acres, appertaining to and forming part of RS Plot No. 67, recorded in RS Khatian No. 776, situated within Mouza – Dabgram, Pargana – Baikunthapur, J.L. No. 02, RS Sheet No. 15, P.S. – Bhaktinagar, Dist – Jalpaiguri, by virtue of three registered deeds **1.** Deed being No. 1503 for the year 1983, registered in the office of the Sub-Registry, Jalpaguri, recorded in Book No. 1, Volume no.20, pages 260 to 263, **2.** Deed being No. 1433 for the year 1991 registered in the office of the Sub-Registry, Jalpaguri, recorded in Book No. 1, Volume no.19, pages 331 to 324 and **3.** Deed being No. 3805 for the year 2000 registered in the office of the Sub-Registry, Jalpaguri, recorded in Book No. 1, Volume no.41, pages 19 to 22

Shyamal Debnath

A N D

**WHEREAS** the said Smt. Renu Bala Debnath W/o. Lt. Shyam Chand Debnath, while holding the said land in her khas, actual and physical possession having permanent, heritable, transferable, right, title and interest therein, free from all encumbrances and charges whatsoever, gifted the said land, below in equal proportion to her three sons, Rasik Lal Debnath, Jyotish Debnath and Khitish Debnath by registered Deed of Gifts being document no. 2114, 2115 and 2116 for the year 2006 registered in the office of the Sub-Registry, Jalpaiguri, recorded in Book No. 1, Volume no.44, pages 139 to 150.

A N D

**WHEREAS** the said Jyotish Debnath and Rasiklal Debnath after obtaining the land vide Gift Deeds from their mother became the absolute owners and have been holding the said land in their khas, actual and physical possession having permanent, heritable, transferable, right, title and interest therein, free from all encumbrances and charges whatsoever and even got the mutation done in their names from the Office of the BL&LRO, Rajganj, Jalpaiguri.



*Shyamal Debnath*

A N D

**WHEREAS** the said Jyotish Debnath S/o. Late Shyam Chand Debnath died on 11.06.2020 leaving behind him the following legal heirs: **1. SANDHYA DEBNATH @ SANDHYA NATH** W/O. Late Jyotish Debnath, **2. SUBHAM DEBNATH** S/O. Late Jyotish Debnath, **3. BABITA DEBNATH & 4. KABITA DEBNATH** both Daughters of Late Jyotish Debnath and they have been enjoying the said property free from all encumbrances and charges whatsoever along with Sri Rasik Lal Debnath.

A N D

WHEREAS the Vendors being in urgent need of money for their developmental purpose, have offered for sale the below scheduled land measuring 0.0896 Acres, free from all charges and encumbrances whatsoever.

A N D

WHEREAS the Purchasers hereof being in need of a piece of land for its business purpose, has agreed to purchase the said land measuring 0.0896 Acres fully and particularly described in the Schedule below and offered a sum of Rs.67,50,000/- (Rupees Sixty Seven Lacs Fifty Thousand ) only to the Vendors hereof.

Shyamal Debata

A N D

WHEREAS the Vendors hereof considering the said price so offered by the Purchasers as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed and decided to sell the below scheduled landed property to the Purchasers hereof at or for the price of the sum of Rs.67,50,000/- (Rupees Sixty Seven Lacs Fifty Thousand ) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that pursuance to the aforesaid offer and acceptance and also in consideration of the said sum of Rs.67,50,000/- (Rupees Sixty Seven Lacs Fifty Thousand )only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof), the Vendors do hereby grant, convey, assign, transfer unto the Purchasers the said land hereby sold described in the schedule below and make over possession thereof to the Purchasers together with all right, title, interest liberties, easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendors or any person claiming under it, subject to the payment of rent etc. payable to the superior landlord the Govt. of West Bengal.

Shyamal Albers

THE VENDORS do hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal 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 in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchasers the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchasers for any other loss or injury which the Purchasers may suffer therefrom.

AND that the Purchasers shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the scheduled below as its own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other person or persons whomsoever claiming through or under it.



*Shyamal Deb Nath*

THE VENDORS do hereby further declare that the Vendors at the request and costs of the Purchasers do execute or cause to be done such acts, deeds or things whatsoever if the Purchasers so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

#### **SCHEDULE**

ALL THAT PIECE OR PARCEL of vacant land measuring 0.0896 Acres , situated within Mouza – Dabgram, J.L. No.02, recorded in RS Khatian No. 776 corresponding to L.R. Khatian No. 808 and 809, RS Plot No. 67 corresponding to L.R. Plot No.610, RS Sheet No. 15 corresponding to L.R. Sheet No. 168, Police Station – Bhaktinagar, District – Jalpaiguri. Classification of land as per R.O.R. Dahala , Proposed land use – Bastu.

The land is situated on Ashoke Nagar Main Road, Ward No.32 of Siliguri Municipal Corporation.

**The said vacant land is butted and bounded as follows: -**

|              |   |                                     |
|--------------|---|-------------------------------------|
| By the North | : | Land of Sri Nakipurias;             |
| By the South | : | Land sold today to the Purchasers ; |
| By the East  | : | 30 feet wide Road;                  |
| By the West  | : | 18 feet wide Road                   |

One separate sheet is enclosed herewith containing the fingerprints of the Vendor and Purchaser forming part of these presents.

The land hereby sold is more particularly shown and delineated by the bold borderline in the site plan annexed herewith forming a part of these presents.

IN WITNESSES WHEREOF the Vendor hereof with her sound health and in conscious mind does hereunto set and subscribed its hand on the day, month and year mentioned hereinbefore.

**WITNESSES: -**

1. *Sakanto Son.*  
Son of Shibu Lal Son.  
P.O. + P.S. Pradham Nagar  
Sikiguri-03

2. *Nitesh Agarwal*  
S/o - Lawan K. Agarwal  
Sikiguri Road, Doodlabari  
P.S. Mal, Jalpaiguri

*Shyamal Debnath*

**Signature of The ATTORNEY  
on behalf of the Vendors 1  
to 5.**

Drafted by me as per instruction  
of the Executant, readover &  
explained by me and printed in  
my office.

*Abhisek Sengupta*

**Abhisek Sengupta,  
Advocate  
F-356/232 of 2007**

SITE PLAN SHOWING THE LAND OF

- ① RASIKLAL DEBNATH  
② JYOTISH DEBNATH  
both s/o LATE SHYAMCHAND  
DEBNATH.

N

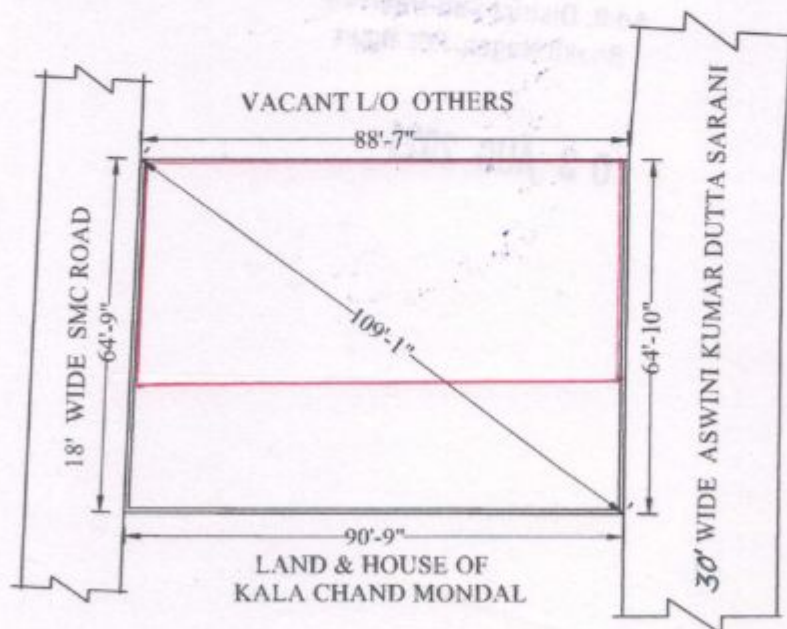
SCHEDULE:-

DIST.- JALPAIGURI, PS-BHAKTINAGAR  
PARGANA- BAIKUNTHAPUR,  
S. M. C. WARD NO.- 32  
MOUZA-DABGRAM,  
JL NO.- 2, SHEET NO. RS- 15, LR- 168,  
KH. NO. LR- 807, 808 & 809,  
PLOT NO. RS- 67(Part), LR- 610  
AREA- 8 Cottah 40 Sqft.



MOUZA MAP RS  
SCALE 16"=1 MILE

MOUZA MAP LR  
SCALE 64"=1 MILE














PREPARED BY

SITE PLAN(SCALE 1"=30')



## EXECUTANT SHEET

(ATTORNEY)

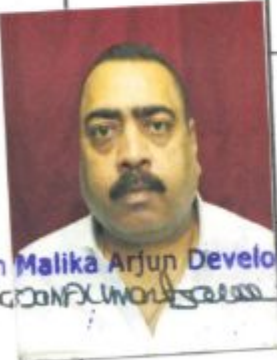










|   |            | Thumb   | Fore Finger   | Middle Finger   | Ring Finger   | Little Finger   |
|---|------------|---|---|---|---|---|
| <br><i>Shyamal Selvaraj</i> | Left Hand  |  |  |  |  |  |
|   | Right Hand |  |  |  |  |  |

*Shyamal Selvaraj*

Signature with date

## CLAIMANT SHEET

(PURCHASER)

|  |            | Thumb   | Fore Finger   | Middle Finger  | Ring Finger   | Little Finger   |
|--|------------|---|---|--|---|---|
| <br><b>Om Malika Arjun Developers LLP</b><br><i>Pranav Kumar</i> | Left Hand  |  |  |  |  |  |
|  | Right Hand |  |  |   |  |  |

**Om Malika Arjun Developers LLP**

*Pranav Kumar*  
Signature with date **Partner**

Form No. 6

প্ৰ-পত্ৰ নং-৬

No./ নং

0116940

## GOVERNMENT OF ASSAM



## DEPARTMENT OF HEALTH SERVICES

(স্বাস্থ্য সেৱা বিভাগ)

## DEATH CERTIFICATE (মৃত্যুৰ প্ৰমাণ-পত্ৰ)



Issued under Section 12/17 of the Registration of Births and Deaths Act, 1969 and Rules 8/13 of the Assam Registration of Births and Deaths Rules, 1999 (জন্ম-মৃত্যুৰ পঞ্জীয়ন আইন ১৯৬৯ৰ ১২/১৭ অংশত আৰু জন্ম-মৃত্যুৰ পঞ্জীয়ন বিধি, ১৯৯৯ ৰ ৮/১৩ অংশত লিপিবদ্ধ)

This is to Certify that the following information has been taken from the Original Record of Death which is the Register for Local area/Local body ..... of Tahsil/Block ..... of District ..... of State .....  
 (ইয়াৰ দ্বাৰা প্ৰমাণিত কৰা হ'ল নিম্ন উল্লেখিত তথ্য অসম ৰাজ্যৰ ..... জিলাৰ ..... পঞ্জীয়ন গোটেৰ মৃত্যুৰ মূল অভিলেখৰ পৰা সংগ্ৰহীত কৰা হৈছে)

Name/নাম ..... Sex/লিংগ .....  
 Aadhaar No. of deceased/মৃতকৰ আধাৰ নং ..... Place of Death/মৃত্যুকাল স্থান .....  
 Date of Death/মৃত্যুৰ তাৰিখ ..... Name of Father/পিতৃৰ নাম .....  
 Name of Mother/মাতৃৰ নাম ..... Aadhaar No. of Mother/মাতৃৰ আধাৰ নং .....  
 Aadhaar No. of Husband/Wife/স্বামীৰ/পত্নীৰ নাম ..... Permanent address of the deceased (মৃতকৰ স্থায়ী ঠিকনা) .....  
 Address of the deceased at the time of Death ..... Date of Registration .....  
 মৃত্যুৰ সময়ত মৃতকৰ ঠিকনা ..... পঞ্জীয়নৰ তাৰিখ .....  
 Registration No./পঞ্জীয়ন নং .....  
 Date of issue/জাৰি হোৱা তাৰিখ .....  
 Remarks (if any)/(মন্তব্য যদি আছে) ..... Signature & address of the issuing authority (জাৰি কৰা কৰ্তৃপক্ষৰ চহী আৰু ঠিকনা) .....  
 Seal/মোহৰ

Ensure Registration of every birth &amp; death.

“প্ৰতিটো জন্ম-মৃত্যুৰ পঞ্জীয়ন নিশ্চিত কৰাওক”





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Assam

## e-Stamp

|                           |  |
|---------------------------|--|
| Certificate No.           | : IN-AS11905828779602S                         |
| Certificate Issued Date   | : 21-Sep-2020 01:45 PM                         |
| Account Reference         | : CSCACC (GV)/ ascscceg07/ AS-BRSHA0028/ AS-BR |
| Unique Doc. Reference     | : SUBIN-ASASCSCSEG0720587061470191S            |
| Purchased by              | : D DAS  |
| Description of Document   | : Article 4 Affidavit                          |
| Property Description      | : Not Applicable                               |
| Consideration Price (Rs.) | : 0<br>(Zero)                                  |
| First Party               | : D DAS  |
| Second Party              | : Not Applicable                               |
| Stamp Duty Paid By        | : D DAS  |
| Stamp Duty Amount(Rs.)    | : 15<br>(Fifteen only)                         |



-----Please write or type below this line-----

### BEFORE THE MAGISTRATE, BARPETA AFFIDAVIT

I, **Smt. Sandhya Debnath**, aged about **4.7** years, W/O-  
**Late Jyotish Debnath**, by nationality- Indian, by religion- Hindu, by  
occupation- House Wife, resident of Barpeta Road, Ward No.3, P.O.-  
Barpeta Road, P.S.- Barpeta Road, Dist- Barpeta, Assam, do hereby  
solemnly affirm on oath and declare as follows--

0001311832

*Rajiv Das*  
Addl. District Magistrate  
Barpeta

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.e-stampassam.gov.in](http://www.e-stampassam.gov.in) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

Contd-2

v sandhya Deb Nath





1. That my husband Jyotish Debnath expired on 11-06-2020.
2. That after the death my husband Jyotish Debnath, myself, along with my son Subham Debnath and two daughters Babita Debnath and Kabita Debnath are the legal heirs of the deceased person.
3. That save and except the above named persons there are no other legal heir of the above mentioned deceased person.
4. That I am swearing this affidavit for the purpose of proving and declaring the above facts and submit the same before the concerned authority for this kind perusal and for doing the needful.

All the statements made above are true to the best of my knowledge and belief and hence I put my hand here unto it on this 23<sup>rd</sup>. Day of September, 2020 at Barpeta.

Solemnly affirmed and sworn in  
Before me by the deponent who is  
Identified by- *Debi Das*

*23/9/2020*

Advocate, Barpeta

*v Sandhya Deb Nath*  
**DEPONENT**

*Reji Das*  
**MAGISTRATE, BARPETA**  
Addl. District Magistrate  
Barpeta

 भारत सरकार  
GOVERNMENT OF INDIA

 Shyamal Debnath  
DOB: 22/12/1977  
MALE  
Mobile No: 9435125105



**9125 6553 8425**  
VID : 9198 8773 6687 2068

**मेरा आधार, मेरी पहचान**

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

C/O: Khitish Debnath, WARD NO - 3, Barpeta  
Road, Barpeta, Assam - 781315

QR Code With Photograph



**9125 6553 8425**  
VID : 9198 8773 6687 2068

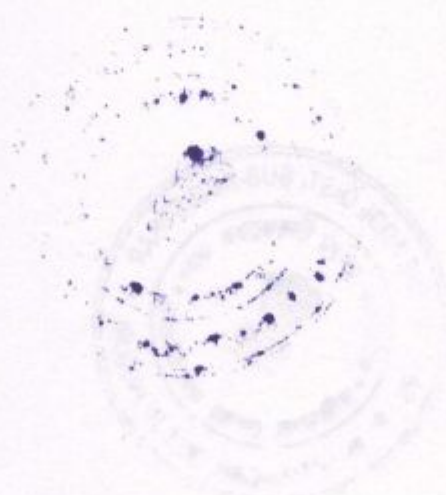
1947  
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

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

*Shyamal Debnath*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AQCPD8058M



01032016

नाम / Name  
SHYAMAL DEBNATH

पिता का नाम / Father's Name  
KHITISH DEBNATH

जन्म की तारीख /  
Date of Birth  
22/12/1977

*Shyamal Debnath*  
हस्ताक्षर / Signature

इस कार्ड के खोने/पहने पर धन्यवाद सूचित करें/नोटिस दें:

आयकर देन सेवा इकाई, पैन सेवा की टीम  
पीपी सीएस, 4th फ्लोर,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्म-ए-हिंद रोड, 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 Bunglow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [paninfo@nsdl.co.in](mailto:paninfo@nsdl.co.in)

*Shyamal Debnath*



**Company Master Data**

LLPIN AAX-3600  
 LLP Name OM MALIKA ARJUN DEVELOPERS LLP  
 Number of Partners 0  
 Number of Designated Partners 2  
 ROC Code RoC-Kolkata  
 Date of Incorporation 10/06/2021  
 Registered Address HOLDING NO. 67/443/100/77/66, STATION FEEDER ROAD, NEAR BRINDABAN, SILIGURI BAZAR, S. F. RO AD, SILIGURI Darjeeling WB 734405 IN  
 Email Id nitesh.raichanga1@gmail.com  
 Previous firm/ company details, if applicable  
 Total Obligation of Contribution 100000  
 Main division of business activity to be carried out in India 70  
 Description of main division Real estate activities  
 Date of last financial year end date for which Statement of Accounts and Solvency - filed  
 Date of last financial year end date for which Annual Return filed -  
 LLP Status Active

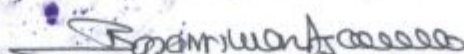
**Charges**

| Assets under charge               | Charge Amount | Date of Creation | Date of Modification | Status |
|-----------------------------------|---------------|------------------|----------------------|--------|
| No Charges Exists for Company/LLP |               |                  |                      |        |

**Directors/Signatory Details**

| DIN/PAN  | Name                  | Begin date | End date | Surrendered DIN |
|----------|-----------------------|------------|----------|-----------------|
| 03144481 | NITESH AGARWAL        | 10/06/2021 | -        |                 |
| 09132667 | BASANT KUMAR AGARWALA | 10/06/2021 | -        |                 |

Om Malika Arjun Developers LLP



Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAHFO4728L




नाम / Name  
OM MALIKA ARJUN DEVELOPERS LLP

24/06/2021

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
10/06/2021

Om Malika Arjun Developers LLP

  
Partner

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

आयकर सेवक इकाई, एन एस डी यू  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडेल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



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please inform / return to :

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

Om Malika Arjun Developers LLP

  
Partner



ভারত সরকার  
Government of India



বসন্ত কুমার আগরওয়াল  
Basant Kumar Agarwala  
পিতা : সন্তোষ কুমার আগরওয়াল  
Father: SANTOSH KUMAR AGARWAL

জন্মতারিখ / DOB: 22/01/1969  
পুরুষ / Male

2635 1807 5524



আধার - সাধারণ মানুষের অধিকার

*Basant Kumar Agarwala*



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:

স্টেশন ফিডার রোড, সিন্ডিকেট ব্যাংক  
বিল্ডিং, এস এফ রোড, শিলিগুরি বাজার  
সিলিগুরি (ম. কর্প), শিলিগুরি বাজার  
দার্জিলিং, পশ্চিম বঙ্গ,

Address: STATION FEEDER  
ROAD, SYNDICATE BANK  
BUILDING, S.F. ROAD,  
SILIGURI BAZAR, Siliguri  
(M. Corp), Siliguri Bazar,  
Darjeeling, West Bengal,  
734005

2635 1807 5524

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in





भारत सरकार  
GOVERNMENT OF INDIA



Rasik Lal Debnath  
जन्मतिथि / DOB: 11/09/1968  
पुरुष / MALE  
Mobile No: 9678788021



2550 0086 6420  
VID : 9118 4635 1910 8065

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

C/O: Shyam Chand Dobnath, WARD NO - 3, Barpeta Road,  
Barpeta, Assam - 781315



2550 0086 6420  
VID : 9118 4635 1910 8065

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



भारत सरकार  
GOVERNMENT OF INDIA

Sandhya Devmath  
DOB: 01/01/1963  
FEMALE  
Mobile No: 9706486579



6366 3869 4970  
VID : 9188 4412 8894 2702

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

C/O: Jyotish, WARD NO - 3, Barpeta Road, Barpeta, Assam -  
781315



6366 3869 4970  
VID : 9188 4412 8894 2702

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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





भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India  
Enrollment No.: 2786/19106/01191

To  
Subham Dev Nath  
C/O: Jyotish Dev Nath,  
WARD NO - 3,  
VTC: Barpeta Road,  
PO: Barpeta Road,  
Sub District: Barnagar, District: Barpeta,  
State: Assam,  
PIN Code: 781315,  
Mobile: 9706486579  
190830517  
14/11/2019  
ME908305175FH



आपका आधार क्रमांक / Your Aadhaar No. :

**7563 4482 2055**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Subham Dev Nath  
DOB : 01/01/1998  
Male

**7563 4482 2055**

मेरा आधार, मेरी पहचान

14/11/2019



**आयकर विभाग**

**INCOME TAX DEPARTMENT**

**BABITA DEB NATH**

**JYOTISH DEB NATH**

**16/09/1982**

Permanent Account Number

**ALFPN9856P**

*Babita Deb Nath*



**भारत सरकार**  
**GOVT. OF INDIA**







भारत सरकार  
Government of India



Kabita Debnath  
Date of Birth/DOB: 23/05/1987  
Female/ FEMALE

Issue Date: 20/02/2020

Download Date: 19/12/2020

2558 6733 0660

VID : 9161 0167 9288 3503

मेरा आधार, मेरी पहचान

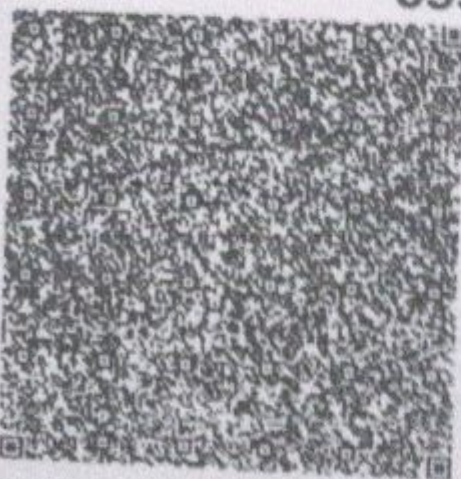
www.uidai.gov.in

help@uidai.gov.in

1947

VID : 9161 0167 9288 3503

2558 6733 0660



भारतीय पहचान प्रणाली  
Unique Identification Authority of India

Address:

C/O. Jyotish Debnath, WARD NO 3, Barpeta  
Road, Barpeta,  
Assam - 781315







ভারত সরকার  
Government of India



সুকান্ত দাস  
SUKANTA DAS  
পিতা : শিবু লাল দাস  
Father : Shibu Lal Das

জন্মতারিখ/DOB: 17/08/1985  
পুরুষ / Male



7992 4750 2887

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: প্রধান নগর, নিবেদিতা রোড  
বিলিওর্ডি (পৌরসভা), প্রধান নগর  
দার্জিলিং, পশ্চিম বঙ্গ,

Address: PRADHAN  
NAGAR, NIVEDITA ROAD,  
Siliguri (M. Corp),  
Darjeeling, Pradhan Nagar,  
West Bengal, 734003

7992 4750 2887

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*Sukanta Das*



## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-0711-05196/2021   | Date of Registration            | 05/08/2021 |
| Query No / Year                         | 0711-2001282999/2021  | Office where deed is registered |            |
| Query Date                              | 28/07/2021 10:24:54 AM  | 0711-2001282999/2021            |            |
| Applicant Name, Address & Other Details | Abhisek Sengupta<br>Haiderpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734006,<br>Mobile No. : 9832049025, Status : Advocate |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 1]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 67,50,000/-                         | Rs. 69,88,802/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 2,79,562/- (Article:23)             | Rs. 69,895/- (Article:A(1), E)  |                                 |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |                                 |            |

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Ashoke Nagar Main Road Ward No.32, Mouza: Dabgram Sheet No - 15, JI No: 2, 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-67       | RS-776         | Bastu         | Dahala  | 0.0896 Acre  | 67,50,000/-             | 69,88,802/-           | Width of Approach Road: 30 Ft., Last Reference Deed No :0702-I -02114-2006 |
| Grand Total : |             |                |               |         | 8.96Dec      | 67,50,000 /-            | 69,88,802 /-          |  |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mrs KABITA DEBNATH</b><br>Daughter of Late JYOTISH DEBNATH WARD NO 3 BARPETA ASSAM, City:- , P.O:- BARPETA, P.S:- BARPETA, District:-Barpeta, Assam, India, PIN:- 781315 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2     | <b>Mr RASIKLAL DEBNATH</b><br>Son of Late SHYAMCHAND DEBNATH WARD NO 3 BARPETA ASSAM, City:- , P.O:- BARPETA, P.S:- BARPETA, District:-Barpeta, Assam, India, PIN:- 781315 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney      |
| 3     | <b>Mrs BABITA DEBNATH</b><br>Daughter of Late JYOTISH DEBNATH WARD NO 3 BARPETA ASSAM, City:- , P.O:- BARPETA, P.S:- BARPETA, District:-Barpeta, Assam, India, PIN:- 781315 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |



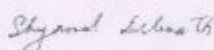


|   |   |
|---|---|
| 4 | <b>Smt SANDHYA DEBNATH, (Alias: Smt SANDHYA NATH)</b><br>Wife of Late JYOTISH DEBNATH WARD NO 3 BARPETA ASSAM, City:- , P.O:- BARPETA, P.S:-BARPETA, District:-Barpeta, Assam, India, PIN:- 781315 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 5 | <b>Mr SUBHAM DEBNATH</b><br>Son of Late JYOTISH DEBNATH WARD NO 3 BARPETA ASSAM, City:- , P.O:- BARPETA, P.S:-BARPETA, District:-Barpeta, Assam, India, PIN:- 781315 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney                                   |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>OM MALIKA ARJUN DEVELOPERS LLP</b><br>SF ROAD, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI BAZAAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

**Attorney Details :**



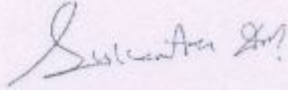
| SI No  | Name,Address,Photo,Finger print and Signature |  |  |   |
|--|---|--|--|---|
| 1  | Name  | Photo  | Finger Print   | Signature   |
| <b>Mr SHYAMAL DEBNATH (Presentant )</b><br>Son of Late KHITISH DEBNATH<br>Date of Execution - 03/08/2021, , Admitted by: Self, Date of Admission: 03/08/2021, Place of Admission of Execution: Office  |   |  |  |  |
|  |   | Aug 3 2021 10:55AM   | LTI<br>03/08/2021  | 03/08/2021  |
| WARD NO 3 BARPETA ASSAM, City:- , P.O:- BARPETA, P.S:-BARPETA, District:-Barpeta, Assam, India, PIN:- 781315, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BQxxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs KABITA DEBNATH, Mr RASIKLAL DEBNATH, Mrs BABITA DEBNATH, Smt SANDHYA DEBNATH, Mr SUBHAM DEBNATH |   |  |  |   |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr BASANT KUMAR AGARWALA</b><br>Son of Mr SANTOSH KUMAR AGARWALA SF ROAD SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI BAZAAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OM MALIKA ARJUN DEVELOPERS LLP (as PARTNER) |



**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr SUKANTA DAS</b><br>Son of Mr SHIBU LAL DAS<br>PRADHAN NAGAR, City:- Siliguri Mc, ,<br>P.O:- PRADHAN NAGAR, P.S:-Pradhan<br>Nagar, District:-Darjeeling, West Bengal,<br>India, PIN:- 734003 |  |  |  |
|   | 03/08/2021  | 03/08/2021  | 03/08/2021  |
| Identifier Of Mr SHYAMAL DEBNATH, Mr BASANT KUMAR AGARWALA  |   |   |   |

**Transfer of property for L1**

| Sl.No | From                | To. with area (Name-Area)               |
|-------|---------------------|---|
| 1     | Mrs KABITA DEBNATH  | OM MALIKA ARJUN DEVELOPERS LLP-1.12 Dec |
| 2     | Mr RASIKLAL DEBNATH | OM MALIKA ARJUN DEVELOPERS LLP-4.48 Dec |
| 3     | Mrs BABITA DEBNATH  | OM MALIKA ARJUN DEVELOPERS LLP-1.12 Dec |
| 4     | Smt SANDHYA DEBNATH | OM MALIKA ARJUN DEVELOPERS LLP-1.12 Dec |
| 5     | Mr SUBHAM DEBNATH   | OM MALIKA ARJUN DEVELOPERS LLP-1.12 Dec |



On 03-08-2021

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

Presented for registration at 10:39 hrs on 03-08-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SHYAMAL DEBNATH ,.

**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 69,88,802/-

**Executed by Attorney**

Execution by Mr SHYAMAL DEBNATH, , Son of Late KHITISH DEBNATH, WARD NO 3 BARPETA ASSAM, P.O: BARPETA, Thana: BARPETA, , Barpeta, ASSAM, India, PIN - 781315, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs KABITA DEBNATH WARD NO 3 BARPETA ASSAM, P.O: BARPETA, Thana: BARPETA, , Barpeta, ASSAM, India, PIN - 781315, 2. Mr RASIKLAL DEBNATH WARD NO 3 BARPETA ASSAM, P.O: BARPETA, Thana: BARPETA, , Barpeta, ASSAM, India, PIN - 781315, 3. Mrs BABITA DEBNATH WARD NO 3 BARPETA ASSAM, P.O: BARPETA, Thana: BARPETA, , Barpeta, ASSAM, India, PIN - 781315, 4. Smt SANDHYA DEBNATH, Smt SANDHYA NATH WARD NO 3 BARPETA ASSAM, P.O: BARPETA, Thana: BARPETA, , Barpeta, ASSAM, India, PIN - 781315, 5. Mr SUBHAM DEBNATH WARD NO 3 BARPETA ASSAM, P.O: BARPETA, Thana: BARPETA, , Barpeta, ASSAM, India, PIN - 781315 is admitted by him

Indetified by Mr SUKANTA DAS, , Son of Mr SHIBU LAL DAS, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 69,895/- ( A(1) = Rs 69,888/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 69,895/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2021 10:50AM with Govt. Ref. No: 192021220039728091 on 29-07-2021, Amount Rs: 69,895/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1512147485 on 29-07-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,79,562/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,74,562/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 2611, Amount: Rs.5,000/-, Date of Purchase: 20/07/2021, Vendor name: Bikram Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2021 10:50AM with Govt. Ref. No: 192021220039728091 on 29-07-2021, Amount Rs: 2,74,562/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1512147485 on 29-07-2021, Head of Account 0030-02-103-003-02

*Tulsi Lama*

Tulsi Lama

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 05-08-2021

**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.

*M. S. S.*

Tulsi Lama  
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 0711-2021, Page from 139317 to 139349

being No 071105196 for the year 2021.



Digitally signed by TULSI LAMA  
Date: 2021.08.11 12:47:37 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2021/08/11 12:47:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)