

S-4488/2020

I - 4206/2020 (1)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 618192

E 618192

पेर (2) 1381834/2020

*[Handwritten signature]*

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

*[Signature]*  
Addl. District Sub-Registrar,  
Siliguri-II at Bagdogra

10 NOV 2020

DEED OF SALE

:1: Suochohana boyal

*[Signature]*  
Bando A Shilla  
Santof  
alwi  
Jacy Agamul

JUDICIAL STAMP

No. 797 Date 14.10.2020

For Rohit Agarwal & others

at Siliguri

in favour of Mr. Anil Kumar

Tammoy Roy

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



31893 E

IN THIS DOCUMENT AND THE SALES OF THIS DOCUMENT  
THE GOVERNMENT OF WEST BENGAL IS NOT RESPONSIBLE FOR  
THE VALIDITY OF THE DOCUMENTS AND THE SALES OF THIS DOCUMENT



Addl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist Darjeeling

10 NOV 2020

25/10/2020

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

**CONVEYANCE :-**

THIS INDENTURE MADE ON THIS THE  
10<sup>th</sup> DAY OF November 2020

MOUZA - GOURCHARAN

P.S.- MATIGARA

DISTRICT - DARJEELING

AREA : 14.29 DECIMALS

CONSIDERATION: Rs. 18,00,000/-

J.L NO.81

R.S PLOT NO.54

L.R PLOT NO. 65

L.R KHATIAN NO. 6191, 6200, 6182 AND 6173

GRAM PANCHAYAT AREA

**BETWEEN**

1. **SRI ROHIT AGARWAL**, son of Sri Roshan Lal Agarwal,
2. **SRI RAHUL AGARWAL**, son of Sri Pawan Agarwal,
3. **MRS AISHWARYA AGARWAL**, daughter of Sri Raj Kamal Agarwal,
4. **MRS NIKITA AGARWAL**, daughter of Sri Kailash Kumar Agarwal all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 & 2 Residents of Khalpara, P.O and P.S. Siliguri, District Darjeeling, No.3 resident of 34 Radha Kunj, Shiv Mandir Road, P.O Siliguri, P.S Bhaktinagar, District Jalpaiguri and No.4 Resident of Vrindavan Garden, Pranami Mandir Road, P.O and P.S. Siliguri, District Darjeeling, - hereinafter called the "**PURCHASERS**" (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and assigns) of the "**FIRST PART**". (PAN: BLWPA8749N), (PAN: CLDPA9074L), (PAN: AWNPA4737H) (PAN:AXZPA0682Q).



Handwritten signature  
Addl. Dy. Sub Registrar  
District of Purba Medinipur, Dist. Medinipur

10 NOV 2020

: 3 :

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

1. **SRI SANJAY KUMAR AGARWAL**, son of Sri Ghisaram Agarwal,
2. **SRI BASUDEO ADHIKARY**, son of Late Laxmi Prasad Adhikary,
3. **SRI JOY AGARWAL ALIAS JAOY AGARWAL**, son of Sri Gangadhar Agarwal,
4. **SMT SULOCHANA GOYAL**, wife of Sri Subhash Goyal , all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 resident of Krishna Kunja, Punjabi Para, P.O & P.S Siliguri, District Darjeeling , No.2 Resident of Bhenchijote, P.O New Chamta, P.S Matigara, District Darjeeling, No.3 Resident of Sri Ram Colony, Sevoke Road, P.O & P.S Siliguri, District Darjeeling and No.4 Resident of Udham Singh Sarani, Punjabi Para. P.O & P.S Siliguri, District Darjeeling- hereinafter called the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and assigns) of the "**SECOND PART. (PAN: ACRPA8417C), (PAN: ACYPA4081H), (PAN: ADNPA0190M), (PAN: ADBPG7911J)**

WHEREAS the abovenamed **Vendors along with Sri Tilak Banskota, Sri Naresh Agarwal and Smt Shashi Agarwal** had purchased land measuring 25 Decimals from Smt. Passang Lama, wife of Sri Tshering Topgyal Lama, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6522 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling and the entire land is fully described in the Schedule -A below.

AND WHEREAS the abovenamed Vendors being in need of money had offered for sale to the Purchasers their 4/7<sup>th</sup> undivided Land measuring 14.29 Decimals out of the total land measuring 25 decimals for a total consideration of Rs. 18,00,000/- ( Rupees Eighteen Lacs Only) and the said land is fully described in the Schedule - B below.



*Handwritten signature in blue ink.*

*Faint, illegible text below the signature, possibly a name or title.*

10 NOV 2020

: 4 :

Surochana Royel.  
[Signature]  
Basudeb Adhikari  
[Signature]  
[Signature]  
[Signature]  
[Signature]

AND WHEREAS the Purchasers having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule-B below approached the Vendors and offered to purchase the above referred 4/7<sup>th</sup> undivided Land measuring **14.29 Decimals (out of the 14.29 decimals of land the Purchaser No.1 and 2 are purchasing 11.68 Decimals of land jointly and Purchaser No.3 and 4 are purchasing 2.61 Decimals of land jointly)** for a total consideration of Rs. 18,00,000/- ( Rupees Eighteen Lacs Only) and the aforesaid land is fully described in the Schedule - B below.

AND WHEREAS the Purchasers had paid an advance of Rs 11,20,000=00 (Rupees Eleven Lacs Twenty Thousand Only) vide Account Payee Cheques all dt 30/06/2020 and an Agreement of Sale dt 30/06/2020 was executed by and between the Vendors and the Purchasers in respect of the below " B" Scheduled land .

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

That in pursuance of the said offer and acceptance and also in consideration of Rs. 18,00,000/- (Rupees Eighteen Lacs Only) paid by the Purchasers to the Vendors, the receipt whereof the Vendors do hereby acknowledge and grants full discharge to the Purchasers from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchasers the aforesaid land as fully described in the Schedule –B below and also makes over khas and peaceful possession thereof to the Purchasers together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

And the Vendors do hereby covenant with the Purchasers that the right, title and interest in the land as fully described in the Schedule –B below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchasers in the manner aforesaid.



*[Handwritten signature]*

10 NOV 2020



सुलोचना गोगल  
Bando Asha  
For Agent  
2004

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchasers for the loss or injury that the Purchasers may sustain in consequence thereof.

THE VENDORS FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendors on the date of these presents.

#### SCHEDULE -A

All that piece or parcel of vacant land measuring 25 Decimals situated in Mouza Gourcharan, appertaining to R.S. Plot No. 54, corresponding to L.R Plot No.65, Recorded in Recorded in LR Khatian Nos. 6191, 6200, 6182, 6173, 6176, 6178 and 6186, J.L. No. 81, Pargana Patharghata, under Matigara – I Gram Panchayat Area, P.S. Matigara, in the District of Darjeeling.

#### The said land is bounded and butted as follows:-

North ... Land of L.R Plot No. 52  
South ... 14'-0" Wide Kutcha Road  
East ... Land of Purchasers and others  
West ... Sold Land of Nikodin Oraon



Asst. Dist. Sub. Registrar  
Siliguri-II at Baidyabati, Dist. Darjeeling

10 NOV 2020

:6:  
Surochana Goyal.



Bando Asha

Jayaram

div  
Jaya Agarwal

**SCHEDULE -B**

All that piece or parcel of 4/7<sup>th</sup> share of undivided vacant Rupni land measuring 14.29 Decimals forming part of Schedule 'A' land , situated in Mouza Gourcharan, J.L. No. 81, Pargana Patharghata, under Matigara – I Gram Panchayat Area, P.S. Matigara, in the District of Darjeeling.

RS PLOT NO.	LR PLOT NO.	LR KHATIAN NO	AREA
54	65	6191	3.5725 Decimals
		6200	3.5725 Decimals
		6182	3.5725 Decimals
		6173	3.5725 Decimals
		<b>TOTAL</b>	<b>14.29 Decimals</b>



*[Signature]*  
Addl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist. Darjeeling

10 NOV 2020

: 7 :

IN WITNESS WHEREOF, the Vendors do hereunto set their respective hands on the day, month and year first above written

WITNESSES:-

1. Shuvradip Kundu  
Sh. Sri. S. Kr. Kundu  
Vill. & P.O. Haiderpara  
P. S. Bhaktinagar  
Dist. Jajpur

2.

Sukanta Panigrahy  
State Sishu Samaj  
South Bharatpur  
PO, P.S. Siliguri  
Dist. Darjeeling

Basudip Asha

Jayanti  
Jai Agam!

Amulya

Surochana Goyal

VENDORS

Drafted by me and Printed in  
my office :-

Manoj Agarwal

**MANOJ AGARWAL**


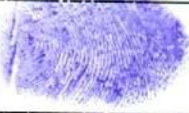




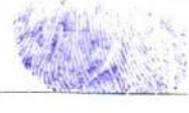
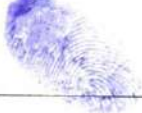


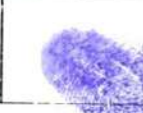
Advocate, Siliguri.

Enrolment No. F/505/434/1997



*[Signature]*  
Sub Registrar  
Singur, Dist. Darjeeling



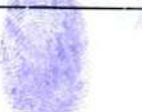






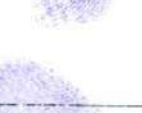

10 NOV 2020

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

Sulochana Loyal

Sulochana Loyal

Signature

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

Manoj Kumar

Manoj Kumar

Signature

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

Bandu Anand

Bandu Anand

Signature



*[Handwritten signature]*

Adm. Div. Secy. to Govt.  
Siliguri or Ranigata, Jharkhand

10 NOV 2020



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

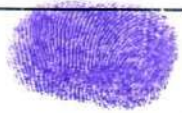



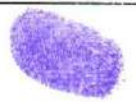





*Sanjay Agarwal*  
*alw*  
*Jaar Agarwal*

*Sanjay Agarwal*  
*alw*  
*Jaar Agarwal*

---

Signature



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




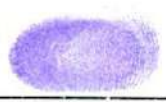

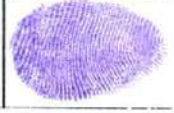

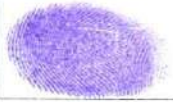
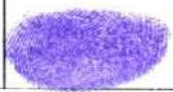
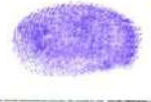
*Nikita Agarwal*

*Nikita Agarwal*

---

Signature



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

*Pishwarya Agarwal*

*Pishwarya Agarwal*

---

Signature



Adm. Dist. Sub Registrar  
Siliguri-II at Baidyopari, Dist Darjeeling

10 NOV 2020



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

Rohit Agarwal


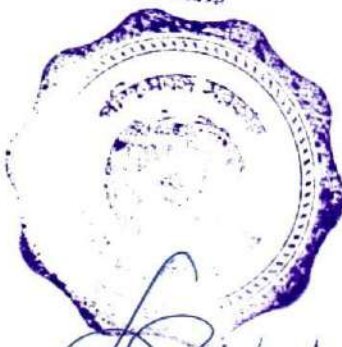

-----  
Signature



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

Rohit Agarwal

-----  
Signature

  
  
  
Addl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist Darjeeling

10 NOV 2020

भारतीय

वित्त

INCOME TAX DEPARTMENT

ROHIT AGARWAL

ROSHAN LAL AGARWAL

29/08/1994

Permanent Account Number

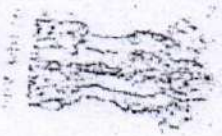
BLWPA8749N

Rohit

Agarwal

Signature

Rohit Agarwal



भारत

सरकार

GOVT. OF INDIA



27022014

Rohit Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT



नाम/ Name

RAHUL AGARWAL

पिता का नाम/ Father's Name  
PAWAN AGARWAL

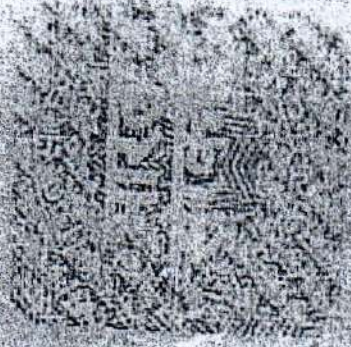
जन्म की तारीख/ Date of Birth  
03/10/1999

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

CLDPA907A



*Rahul Agarwal*

हस्ताक्षर/ Signature

*Rahul Agarwal*

CLDPA 907A

31102017

Purchaser

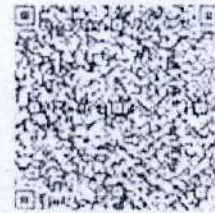


भारत सरकार  
GOVERNMENT OF INDIA



ऐश्वर्य अग्रवाल  
Aishwarya Agarwal

जन्म वर्ष / Year of Birth : 1993  
महिला / Female



4276 4620 9361

आधार — आम आदमी का अधिकार

*Aishwarya Agarwal*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AISHWARYA AGARWAL

RAJKAMAL AGARWAL

28/01/1993

Permanent Account Number  
AWNPA4737H

*Aishwarya Agarwal*

Signature



20042011

Purchaser



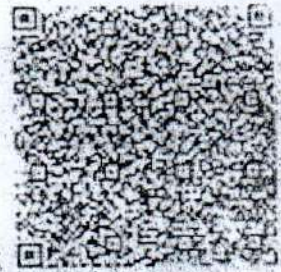
भारत सरकार  
GOVERNMENT OF INDIA



निकिता अग्रवाल  
Nikita Agarwal

जन्म तिथि / DOB : 25/09/1991

महिना / FEMALE



5082 6157 5485

मेरा आधार मेरी पहचान

*Nikita Agarwal*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIKITA AGARWAL

KAILASH KUMAR AGARWAL

25/09/1991

Permanent Account Number

AXZPA0682Q

*Nikita Agarwal*

Signature



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACRPA8417C



नाम /NAME

SANJAY KUMAR AGARWAL

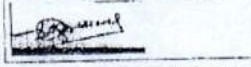
पिता का नाम /FATHER'S NAME

GHISARAM AGARWAL

जन्म तिथि /DATE OF BIRTH

03-12-1966

हस्ताक्षर /SIGNATURE



*Sanjay*

आयकर आयुक्त, प.ब.-XI

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

*Sanjay*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

PERMANENT ACCOUNT NUMBER

ACYPA4081H

BASUDEO ADHIKARY

FOR THE PATRONS SHARE

LAXMI PRASAD ADHIKARY

DOB / DATE OF BIRTH

10-11-1956

FOR THE PATRONS SHARE

*Basudeo Adhikary*

*AKD*

FOR THE PATRONS SHARE

COMMISSIONER OF INCOME TAX, A.B. 105

*Seller*

*Basudeo Adhikary*

आयकर विभाग  
INCOME TAX DEPARTMENT  
JOY AGARWAL  
GANGADHAR GOYAL

भारत सरकार  
GOVT. OF INDIA

14/07/1982

Permanent Account Number

ADNPA0190M

Signature



25062014

Joy Agarwal  
Joy Agarwal

इस कार्ड को रखने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, 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  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

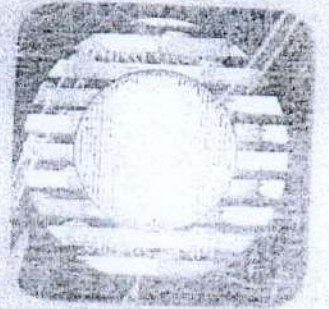
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SULOCHANA GOYAL  
RAM SINGH AGARWALA  
02/05/1964  
Permanent Account Number  
ADBPG7911J



Sulochana  
Goyal  
Signature

Sulochana Goyal.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MHX3049293

পরিচয় পত্র



Elector's Name Subhrdip Kundu

নির্বাচকের নাম শুভদীপ কুন্ডু

Father's Name Subrata Kundu

পিতার নাম সুব্রত কুন্ডু

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 20

১.১.২০০৬ এ বয়স ২০

Address:

Haydarpara(Angshik) 40 Bhaktinagar Jaipalguri 734006

ঠিকানা:

হায়েদরাপাড়া(আংশিক) ৪০ ভক্তিনগর জলপাইগুড়ি ৭৩৪০০৬

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 21-Rajganj (SC)

বিধানসভা নির্বাচন ক্ষেত্র : ২১-রাজগঞ্জ (তলশিলী জাতি)

District: Jaipalguri জেলা: জলপাইগুড়ি

Date: 31.03.2006 তারিখ: ৩১.০৩.২০০৬

041003

*Subhradip Kundu*

### Major Information of the Deed










Deed No :	I-0403-04206/2020	Date of Registration	10/11/2020
Query No / Year	0403-2001381834/2020	Office where deed is registered	
Query Date	30/10/2020 12:08:52 PM	0403-2001381834/2020	
Applicant Name, Address & Other Details	Mary Dey Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679212292, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 18,00,000/-	Rs. 34,29,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,71,500/- (Article:23)	Rs. 34,310/- (Article:A(1), E,)		
Remarks			



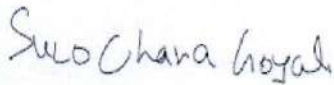
### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-65 (RS :-)	LR-6191	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
L2	LR-65 (RS :-)	LR-6200	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
L3	LR-65 (RS :-)	LR-6182	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
L4	LR-65 (RS :-)	LR-6173	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
<b>TOTAL :</b>					<b>14.29Dec</b>	<b>18,00,000 /-</b>	<b>34,29,600 /-</b>	
<b>Grand Total :</b>					<b>14.29Dec</b>	<b>18,00,000 /-</b>	<b>34,29,600 /-</b>	

**Seller Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJAY KUMAR AGARWAL</b> Son of Mr GHISARAM AGARWAL Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office			
		10/11/2020	LTI 10/11/2020	10/11/2020
KRISHNA KUNJA, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7C, Aadhaar No: 98xxxxxxxx4250, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office				
2	<b>Name</b> <b>Mr BASUDEO ADHIKARY (Presentant )</b> Son of Late LAXMI PRASAD ADHIKARY Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office			
		10/11/2020	LTI 10/11/2020	10/11/2020
BHENCHIJOTE, P.O:- NEW CHAMTA, P.S:- Matigara, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1H, Aadhaar No: 61xxxxxxxx2601, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office				
3	<b>Name</b> <b>Mr JOY AGARWAL, (Alias: Mr JAQY AGARWAL)</b> Son of Mr GANGADHAR AGARWAL Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office			
		10/11/2020	LTI 10/11/2020	10/11/2020
SRIRAM COLONY, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0M, Aadhaar No: 22xxxxxxxx6488, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mrs SULOCHANA GOYAL</b> Wife of Mr SUBHASH GOYAL Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office			
	10/11/2020	LTI 10/11/2020	10/11/2020	
UDHAM SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 22xxxxxxxx1326, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office				

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ROHIT AGARWAL</b> Son of Mr ROSHAN LAL AGARWAL KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx9N, Aadhaar No: 72xxxxxxxx0114, Status :Individual, Status : Not Executed
2	<b>Mr RAHUL AGARWAL</b> Son of Mr PAWAN AGARWAL KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx4L, Aadhaar No: 59xxxxxxxx9229, Status :Individual, Status : Not Executed
3	<b>Mrs AISHWARYA AGARWAL</b> Daughter of Mr RAJKAMAL AGARWAL 34 RADHA KUNJ, SHIVMANDIR ROAD, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx7H, Aadhaar No: 42xxxxxxxx9361, Status :Individual, Status : Not Executed
4	<b>Mrs NIKITA AGARWAL</b> Daughter of Mr KAILASH KUMAR AGARWAL VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx2Q, Aadhaar No: 50xxxxxxxx6485, Status :Individual, Status : Not Executed

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SHUVRADIP KUNDU</b> Son of Mr SUBRATA KUMAR KUNDU HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006			
	10/11/2020	10/11/2020	10/11/2020
Identifier Of Mr SANJAY KUMAR AGARWAL, Mr BASUDEO ADHIKARY, Mr JOY AGARWAL, Mrs SULOCHANA GOYAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY KUMAR AGARWAL	Mr ROHIT AGARWAL-1.45972 Dec, Mr RAHUL AGARWAL-1.45972 Dec, Mrs AISHWARYA AGARWAL-0.326526 Dec, Mrs NIKITA AGARWAL-0.326526 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEO ADHIKARY	Mr ROHIT AGARWAL-1.45972 Dec, Mr RAHUL AGARWAL-1.45972 Dec, Mrs AISHWARYA AGARWAL-0.326526 Dec, Mrs NIKITA AGARWAL-0.326526 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr JOY AGARWAL	Mr ROHIT AGARWAL-1.45972 Dec, Mr RAHUL AGARWAL-1.45972 Dec, Mrs AISHWARYA AGARWAL-0.326526 Dec, Mrs NIKITA AGARWAL-0.326526 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SULOCHANA GOYAL	Mr ROHIT AGARWAL-1.45972 Dec, Mr RAHUL AGARWAL-1.45972 Dec, Mrs AISHWARYA AGARWAL-0.326526 Dec, Mrs NIKITA AGARWAL-0.326526 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 65, LR Khatian No:- 6191	Owner: শ্রী সঞ্জয় কুমার আগরওয়াল, Gurdian: শ্রীসারাম আগরওয়া, Address: নিজ , Classification: রূপনী, Area: 0.03000000 Acre,	Mr SANJAY KUMAR AGARWAL
L2	LR Plot No:- 65, LR Khatian No:- 6200	Owner: শ্রী বাসুদেও অধিকারী, Gurdian: লক্ষী প্রসা অধিকার, Address: নিজ , Classification: রূপনী, Area: 0.03000000 Acre,	Mr BASUDEO ADHIKARY
L3	LR Plot No:- 65, LR Khatian No:- 6182	Owner: শ্রী জয় আগরওয়াল, Gurdian: গঙ্গাধ আগরওয়া, Address: নিজ , Classification: রূপনী, Area: 0.04000000 Acre,	Mr JOY AGARWAL
L4	LR Plot No:- 65, LR Khatian No:- 6173	Owner: শ্রীমতী সুলচনা গোয়েল, Gurdian: রামসি আগরওয়া, Address: নিজ , Classification: রূপনী, Area: 0.04000000 Acre,	Mrs SULOCHANA GOYAL

**Endorsement For Deed Number : I - 040304206 / 2020**

**On 10-11-2020**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 15:36 hrs on 10-11-2020, at the Office of the A.D.S.R. BAGDOGRA by Mr BASUDEO ADHIKARY , 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 34,29,600/-

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

Execution is admitted on 10/11/2020 by 1. Mr SANJAY KUMAR AGARWAL, Son of Mr GHISARAM AGARWAL, KRISHNA KUNJA, PUNJABI PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr BASUDEO ADHIKARY, Son of Late LAXMI PRASAD ADHIKARY, BHENCHIJOTE, P.O: NEW CHAMTA, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business, 3. Mr JOY AGARWAL, Alias Mr JAOY AGARWAL, Son of Mr GANGADHAR AGARWAL, SRIRAM COLONY, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mrs SULOCHANA GOYAL, Wife of Mr SUBHASH GOYAL, UDHAM SARANI, PUNJABI PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SHUVRADIP KUNDU, , Son of Mr SUBRATA KUMAR KUNDU, HAIDERPARA, P.O: HAIDERPARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 34,310/- ( A(1) = Rs 34,296/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,310/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2020 12:00AM with Govt. Ref. No: 192020210124570572 on 30-10-2020, Amount Rs: 34,310/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 688985843 on 31-10-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,71,500/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,66,500/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 797, Amount: Rs.5,000/-, Date of Purchase: 14/10/2020, Vendor name: T Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2020 12:00AM with Govt. Ref. No: 192020210124570572 on 30-10-2020, Amount Rs: 1,66,500/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 688985843 on 31-10-2020, Head of Account 0030-02-103-003-02

*Surajit Biswas*

**Surajit Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 114982 to 115007  
being No 040304206 for the year 2020.



Digitally signed by SURAJ LEPCHA  
Date: 2020.12.18 14:44:57 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/18 02:44:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)