

S-4487/2020

I-4207/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 618193

E 618193

9/12/1381859/2020

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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

Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

10 NOV 2020

DEED OF SALE

Suochal Choudhary

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Banshu Adhikari

Handwritten signature

Chen

Jayy Agawal

0005 **GOVT. STAMP**
796 Date 14.10.2020

No. 796 Date 14.10.2020
Name Rohit Agarwal & others

Address Siliguri

Value Rs 1000/- Five thousand
Tammyoy Roy

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



E 818193

RECEIVED BY THE REGISTRAR
DARJEELING DISTRICT
14.10.2020

1000/-



10 NOV 2020
Addl. Dist-Sub Registrar
Muziris, Bagdogra, Dist Darjeeling

:2: SUDHONAR GOSWAMI
Basudeo Agarwal
Jagat Kumar
Alu
Joay Agarwal

CONVEYANCE :-

THIS INDENTURE MADE ON THIS THE
..10th 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. 6174, 6201, 6175 AND 6192

GRAM PANCHAYAT AREA

BETWEEN

1. **SRI ROHIT AGARWAL**, son of Sri Roshan Lal Agarwal,
2. **SRI RAHUL AGARWAL**, son of Sri Pawan Agarwal,
3. **SMT AISHWARYA AGARWAL**, daughter of Sri Raj Kamal Agarwal,
4. **SMT 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).

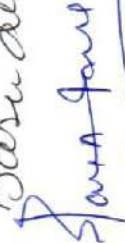


10 NOV 2020

:3: Sulochana Goyal.





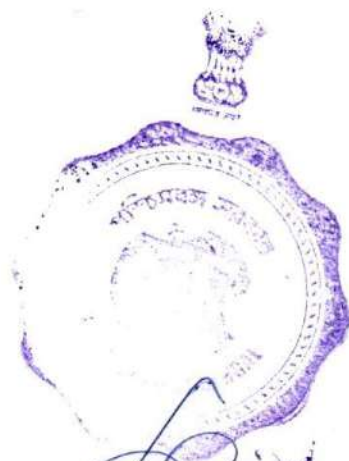




1. **SRI SANJAY KUMAR AGARWAL**, son of Sri Ghisaram Agarwal,
2. **SRI BASUDEO ADHIKARY**, son of Late Laxmi Prasad Adhikary,
3. **SRI JOY AGARWAL ALIAS JAOY AGARWAL**, son of Sri Gangadhar Agarwal,
4. **SMT SULOCHANA GOYAL**, wife of Sri Subhash Goyal , all are Hindu by Religion, Indian by Nationality, 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 Mrs Shashi Agarwal** had purchased land measuring 25 Decimals from Smt. Nyima Bhuti @ Nyima Bhutia, wife of Sri Sonam Wangchuk Bhutia @ Sonam Wangchuk, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6521 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 4/7th 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.



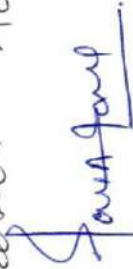
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Sub-Registrar
Sangli, Dist. Dapodi

10 NOV 2020

:4: Suochona Goyal



Basundeo Adhikari



aliv

Jayy Agarwal.

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 4/7th 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.



Adm. Registrar
Sihyadri at the State Secretariat Building

10 NOV 2020

:5:

SUCCHANA GOYAL



Basudeo Adhikari

Joydutta
Datta

Joydutta

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.

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. 6174, 6201,6183, 6177, 6185, 6175 and 6192, 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 ... Land of Vendors and others



Addl. Dist. Socy Registrar
Siftigatti, Bangalore

10 NOV 2020

: 6 :

SULOCHANA GOYALI



BANDEO ADIGA



ALIM

TRAY APPAN

SCHEDULE -B

All that piece or parcel of 4/7th 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	6174	3.5725 Decimals
		6201	3.5725 Decimals
		6175	3.5725 Decimals
		6192	3.5725 Decimals
		TOTAL	14.29 Decimals



10 NOV 2020

∴ Surochana Goyal.


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

WITNESSES:-

1. Shuvradip Kundu
S/o Sri. S. K. Kundu
Vill. & P.O. Haideypara
P. S. Bhatnagar
Dist. Jalpaiguri

Basundeo Ashika

Parag
aloi
Jas Agarwal



Surochana Goyal

VENDORS

Drafted by me and Printed in
my office :-

2. Subrata Kumar
S/o Late Sishu Kumar
Sanku Bazar
P.O. PS Siliguri
Dist Darjeeling

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri.


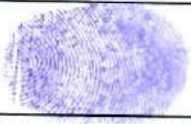
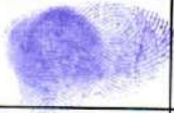

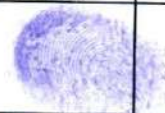

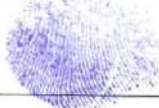

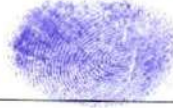

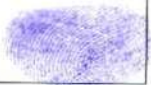
Enrolment No. F/505/434/1997



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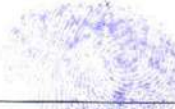




Additional Secretary
Siligudi at Bangalore

10 NOV 2020

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	LEFT HAND					
	RIGHT HAND					

Sulochana Loyat

Sulochana Loyat
Signature

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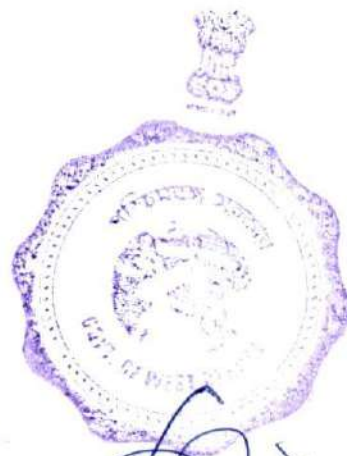
Basu

Basu
Signature


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Basu

Basu
Signature




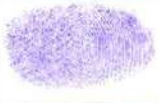




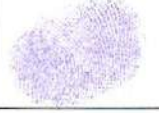



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Addl. Secy. Sub Division
Siliguri-II or Rangpo, Dist. Tezpur
10 NOV 2020

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Parag

Parag
Signature








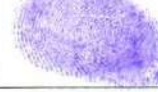




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Nikita Agarwal

Nikita Agarwal
Signature




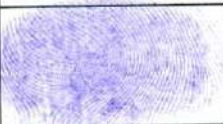

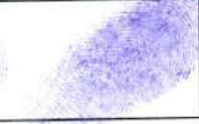

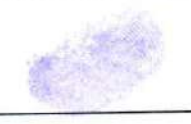
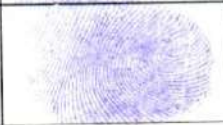

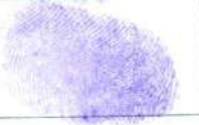


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RIGHT HAND					

Pishwasya Agarwal

Pishwasya Agarwal
Signature











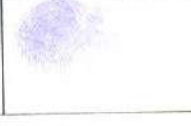


10
Addl. Dist-Sud Registrar
Siliguri-II at Bagdogra, Dist Dooars
10 NOV 2020

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Rohit Agarwal

Signature

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	RIGHT HAND					

Rohit Agarwal

Signature



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

10 NOV 2020

भारतीय विहित
INCOME TAX DEPARTMENT

ROHIT AGARWAL

ROSHAN LAL AGARWAL

29/08/1994

Permanent Account Number

BLWPA8749N

Rohit Agarwal

Signature

Rohit Agarwal

*

Rohit Agarwal



भारत सरकार
GOVT. OF INDIA



27022014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



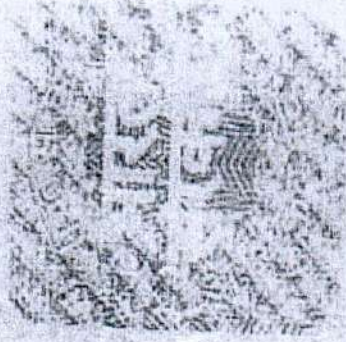
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CLDPA907A

नाम/ Name
RAHUL AGARWAL

पिता का नाम/ Father's Name
PAWAN AGARWAL

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



31102017

Rahul Agarwal

हस्ताक्षर/ Signature

Rahul Agarwal

CLDPA 907A

Franchisee

Purchaser.



भारत सरकार
GOVERNMENT OF INDIA



ऐश्वर्य अग्रवाल
Aishwarya Agarwal
जन्म वर्ष / Year of Birth : 1993
महिला / Female



4276 4620 9361

आधार — आय 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



110242011

Purchaser



भारत सरकार
GOVERNMENT OF INDIA



निकिता अगरवाल
Nikita Agarwal

जन्म तिथि / DOB : 25/09/1991

महिला / FEMALE



5082 6157 6485

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

आयकर आयुक्त, प.ब.-XI

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



इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(सहसि 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.

Seller



PERMANENT ACCOUNT NUMBER

ACYPA4081H

BASUDEO ADHIKARY

THE 01/11/1956 (DATE OF BIRTH)

LAXMI PRASAD ADHIKARY

DATE OF BIRTH

10-11-1956

CHAKRA

APPROX 1956 (DATE)

COMMISSIONER OF INCOME TAX

Basudeo Adhikary

SELLER'S SIGNATURE

*

Basudeo Adhikary

आयकर विभाग
INCOME TAX DEPARTMENT
JOY AGARWAL

भारत सरकार
GOVT. OF INDIA

GANGADHAR GOYAL

14/07/1982

Permanent Account Number

ADNPA0190M

Signature



25062014

Joy Agarwal
Director
Tax Department



इस कार्ड को खोने / पाने पर कृपया सूचित करें / सूट करें
आयकर विभाग इन्फो, एन एस डी एन
5 वीं मजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल 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



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UHISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :

आयकर पैन सेवा यूनिट, UHISL
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी.बेलापुर,
नवी मुंबई-४०० ६१४.



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 সুরত কুন্ডু

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 20

১.১.২০০৬ এ বয়স ২০

Address:

Haydarpara(Angshik) 40 Bhaktinagar Jalpaiguri 734005

ঠিকানা:

হায়দরপাড়া(আংশিক) ৪০ ভক্তিনগর জলপাইগুড়ি ৭৩৪০০৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 21-Rajganj (SC)

বিধানসভা নির্বাচন কেন্দ্র : ২১-রাজগঞ্জ (তলশিলী জাতি)

District: Jalpaiguri জেলা: জলপাইগুড়ি

Date: 31.03.2006 তারিখ: ৩১.০৩.২০০৬

0410038

Subhrdip Kundu

Major Information of the Deed






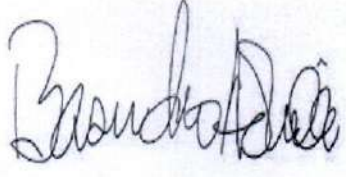



Deed No :	I-0403-04207/2020	Date of Registration	10/11/2020
Query No / Year	0403-2001381859/2020	Office where deed is registered	
Query Date	30/10/2020 12:11:03 PM	0403-2001381859/2020	
Applicant Name, Address, & Other Details	Mary Dey Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile 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/-		
Stamp duty 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-6174	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
L2	LR-65 (RS :-)	LR-6201	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
L3	LR-65 (RS :-)	LR-6175	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
L4	LR-65 (RS :-)	LR-6192	Rupni	Rupni	3.5725 Dec	4,50,000/-	8,57,400/-	Width of Approach Road: 14 Ft.,
TOTAL :					14.29Dec	18,00,000 /-	34,29,600 /-	
Grand Total :					14.29Dec	18,00,000 /-	34,29,600 /-	

Seller Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJAY KUMAR AGARWAL 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	Name Mr BASUDEO ADHIKARY (Presentant) 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	Name Mr JOY AGARWAL, (Alias: Mr JAJOY AGARWAL) 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, SEVOKE ROAD, 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
	Mrs SULOCHANA GOYAL 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			<i>Sulochana Goyal</i>
		10/11/2020	LTI 10/11/2020	10/11/2020
UDHAM SINGH 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: 22xxxxxxx1326, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ROHIT AGARWAL 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: 72xxxxxxx0114, Status :Individual, Status : Not Executed
2	Mr RAHUL AGARWAL 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: 59xxxxxxx9229, Status :Individual, Status : Not Executed
3	Mrs AISHWARYA AGARWAL 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: 42xxxxxxx9361, Status :Individual, Status : Not Executed
4	Mrs NIKITA AGARWAL 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: 50xxxxxxx6485, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHUVRADIP KUNDU Son of Mr SUBRATA KUMAR KUNDU HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006			<i>Shuvradip Kundu</i>
	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:- 6174	Owner:শ্রী সঞ্জয় কুমার আগরওয়ালা, Gurdian:ঘিসারাম আগরওয়ালা, Address:নিজ , Classification:রূপনী, Area:0.04000000 Acre,	Mr SANJAY KUMAR AGARWAL
L2	LR Plot No:- 65, LR Khatian No:- 6201	Owner:শ্রী বাসুদেও অধিকারী, Gurdian:লক্ষী প্রমা অধিকার, Address:নিজ , Classification:রূপনী, Area:0.04000000 Acre,	Mr BASUDEO ADHIKARY
L3	LR Plot No:- 65, LR Khatian No:- 6175	Owner:শ্রী জয় আগরওয়ালা, Gurdian:গঙ্গাধ আগরওয়ালা, Address:নিজ , Classification:রূপনী, Area:0.03000000 Acre,	Mr JOY AGARWAL
L4	LR Plot No:- 65, LR Khatian No:- 6192	Owner:শ্রীমতী সুলচনা গোয়েল, Gurdian:রামসি আগরওয়ালা, Address:নিজ , Classification:রূপনী, Area:0.03000000 Acre,	Mrs SULOCHANA GOYAL

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 15:34 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, SEVOKE ROAD, 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 SINGH 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: 192020210124573072 on 30-10-2020, Amount Rs: 34,310/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 688985521 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 496, 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: 192020210124573072 on 30-10-2020, Amount Rs: 1,66,500/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 688985521 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 114230 to 114256
being No 040304207 for the year 2020.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2020.12.17 17:02:02 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/17 05:02:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
