

11.9.19

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1983/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 452850

E 452850

13/02/2019
 09:00 P.M.
 Q. (1) 27509/2019
 Mr. No 7559, 951

ISHANA DEVELOPERS

Signature

PARTNER

ISHANA DEVELOPERS

Signature

PARTNER

Milan Dini Agarwal

Urmila Devi Agarwal

Satish Kumar Agarwal

Original verified.
 L. H. S.
 Date - 06.05.19.

Visit Commission Case No. 314/19

DEED OF CONVEYANCE (SALE)

Intended that the instrument of registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Cont/2

Add. District Sub-Registrar
Bhakti Nagar, Japaiguri

25 MAR 2019



Copy

Milam Devi Agarwal

616
631 616

SL NO. 38660 Date 1, 2, 2019

Milam Devi Agarwal PURCHASER Ishaana Developers

Full Address Biligummi

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



617
635 617

MS
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Vrmila Devi Agarwal



618
636 618

Lalit Kumar Das



619
637 619



ISHAANA DEVELOPERS
Bansal
PARTNER



620
638 620

ISHAANA DEVELOPERS
Anand
PARTNER

[Handwritten signature]

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

13 MAR 2019

[Handwritten signature]
RUPESH DAS
S/O. R. DAS.
KHAL PARA
[Handwritten signature]

ISHMINA DEVELOPERS

Banual

PARTNER

ISHMINA DEVELOPERS

Anand

PARTNER

- Nilam Di Agawal
- Komilapri Agawal
- Lalit Kua Agawal

Area : 7 Kathas /
 Plot No. : 165 (R.S.) 11(L.R.) /
 Khatian No. : 82 (R.S.) /
 106, 107 & 108 (L.R.) /
 Mouza : Dabgram /
 J.L. No. : 02 /
 Sheet No. : 08 (R.S.) /
 33 (L.R.) /
 P.S : Bhaktinagar /
 Pargana : Baikunthapur /
 District : Jalpaiguri /
 Consideration : Rs. 72,00,000/- /

BETWEEN

THIS DEED OF SALE IS MADE ON THIS THE
13th DAY OF FEBRUARY, 2019

for sale

ISHAANA DEVELOPERS

Bhansali

PARTNER

ISHAANA DEVELOPERS

Amartya

PARTNER

*Nilam Devi Agarwala**Urmila Devi Agarwala**Lalit Kumar Agarwal*

M/S ISHAANA DEVELOPERS (PAN:AAGFI7575J), A Partnership Firm, having its office at 162, Sevoke Road, P.O & P.S Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal, represented by its Partner 1. **SRI SUMIT BHANSALI S/O SRI NAGRAJ BHANSALI**, 2. **SRI AMAN AGARWAL S/O SRI HARISH AGARWAL**, Both Hindu by Religion, Business by Occupation, Indian by Citizenship, resident of Sevoke Road, P.O & P.S Siliguri, Dist-Darjeeling, Pin-734001, in the state of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its office bearers, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

AND

1. **SMT. NILAM DEVI AGARWALA W/O SRI PAWAN KUMAR AGARWALA, (PAN: ACMPA4058N)**
2. **SMT. URMILA DEVI AGARWALA W/O SRI RAMESH KUMAR AGARWALA, (PAN:ACMPA4051F)**
3. **SRI LALIT KUMAR AGARWALA S/O SRI ONKARMAL AGARWALA, (PAN:ACMPA4060G)**

all are Hindu by religion, Nos.1 & 2 are Housewife by occupation and No. 3 is Business by occupation, all are residing at Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin-734001, hereinafter called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**".

all are Indian by citizenship.

*Nilam Devi Agarwala**Copy*

ISHANA DEVELOPERS

Bansal

PARTNER

ISHANA DEVELOPERS

Anand

PARTNER

*Nikhil Aggarwal**Hemil Devi Aggarwal**Abhishek Aggarwal*

WHEREAS the vendors hereof became the owner of land measuring 22 Kathas 11 chhataks 23 square feet, comprised in R.S Plot No. 165, recorded in R.S Khatian No. 82, under Mouza Dabgram, Sheet No.08, J.L No.02, within ward No. 41 of S.M.C, P.S Bhaktinagar, Dist-Jalpaiguri, by virtue of a Deed of Sale being No. **I-51 dated 06.07.2004**, registered in the office of the Sub-Registrar, Rajganj, Dist. Jalpaiguri, recorded in Book No. I, for the year 2004, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors got their names mutated in the office of B.L & L.R.O, Rajganj and obtained a separate L.R Khatian No. 106, 107 & 108 and L.R Plot No. 11, under Mouza Dabgram, Sheet No.08, J.L No.02, within ward No. 41 of S.M.C, P.S Bhaktinagar, Dist-Jalpaiguri.

AND WHEREAS the Vendors being in need of money for their developmental plans have decided to sell their land measuring **7 Kathas**, as morefully and particularly described in the **Schedule** (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly they circulated their intention in the locality, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of land in the area where the plot of land of the Vendors situates, relying on the aforesaid statements of the Vendors have agreed to purchase the said below scheduled land of the Vendors at or for a price of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs)** only, free from all encumbrances and charges whatsoever.

Sayed

ISHAANA DEVELOPERS

Bansal

PARTNER

ISHAANA DEVELOPERS

Anand

PARTNER

*Mohan Devi Agrewala**Vandana Devi Agrewala**Satish Kumar Agrewal*

AND WHEREAS the Vendors considering the price so offered by the Purchaser as fair, reasonable and highest according to rates now prevailing in the market have firmly and finally decided and agreed to sell their aforesaid land to the Purchaser at or for the price of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs)** only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs)** only, paid to the Vendors and the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the Schedule appended below and make over possession thereof together with all rights, titles interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDORS** have represented, assured and guaranteed the Purchaser that the land hereby sold is free from all sorts of encumbrances like prior sale/agreement to sell, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, restrictive covenants, lispendis, order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force, and the land hereby sold has neither been acquired nor any acquisition proceedings has been initiated under the Land Acquisition Act, nor requisition proceedings, minor claims or claims of any other nature whatsoever are pending and there is no other legal defect

Sayed

ISHANA DEVELOPERS

Banshi

PARTNER

ISHANA DEVELOPERS

Anshu

PARTNER

*M. Lam Dini Agarwal**Usmila Devi Agarwal**Lalit Kua Agarwal*

in the title of the Vendors regarding ownership and they are fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.

The **VENDORS** do hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part there of or for any act done or suffered to be done by the Vendors the Purchaser is deprived of ownership or of possession of the land hereby sold or any part thereof in future, the Vendors shall be liable to return to Purchaser the full or proportionate part of the said price money together with interest at the rate of twenty four percent per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The **VENDORS** do hereby further declare that they at the request and costs of the Purchaser does, execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the Vendors by these presents.

The **VENDORS** do hereby further declare that the Purchaser with its own expenses shall get transferred / mutated the land hereby sold in its favor in the records of the municipal corporation or any other Government Department/ Authorities concerned on the basis of this Sale Deed even in the absence of the Vendors who shall have no objection in this regard and will also extend full cooperation to the Purchaser when asked for in this regard.

26-11-11

ISHANA DEVELOPERS

Kamal

PARTNER

ISHANA DEVELOPERS

Anshu

PARTNER

*- Alkam Dini Aggarwal**- Nimita Devi Aggarwal**- Abhishek Aggarwal*

The **VENDORS** do hereby further declare that all the previous taxes including arrears of Siliguri Municipal Corporation or any other Government Authority/ies dues and demands in respect of the land hereby sold up to date of execution of this Sale deed shall be borne and paid by the Vendors and thereafter the same shall be borne and paid by the Purchaser.

The **VENDORS** do hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the land hereby sold from the date of execution of this Sale Deed and the Vendors shall not demand any amount from the Purchaser hereinafter.

The **VENDORS** do hereby further declare that the Purchaser is free to deal with the land hereby sold in any manner, whatsoever, it deems fit including the right to make additions, alterations and further construction as per rules of municipal corporation, Gram Panchayat or any other local authority from the date of execution of this Sale Deed. The Purchaser shall be exclusively entitled with the exclusive right to have and to hold, own, possess and enjoy the land hereby sold with the exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of the land hereby sold in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the Vendors or any other person or persons claiming through or under the trust of the Vendors.

That the Vendors have delivered the actual, physical, vacant and peaceful possession of the land hereby sold to the Purchaser at the time of execution of this Sale Deed.

Copy

ISHANI DEVELOPERS

Bansal

PARTNER

ISHANI DEVELOPERS

Anand

PARTNER

Milan Dini Agarwala

Nimisha Dini Agarwal

Nalini Kishor Agarwal

The **VENDORS** do hereby further declare, agree, undertake and bind themselves not to act in any manner contrary and prejudicial to the rights, title and interest of the Purchaser.

The **VENDORS** do hereby further declare that there is no other subsisting agreement for sale or otherwise in respect of the land hereby sold in favor of any other person(s) except with the Purchaser.

SCHEDULE OF LAND

All that piece or parcel of Bastu vacant land measuring 07 Kathas, appertaining to a forming part of R.S Plot No. 165, corresponding to L.R Plot No. 11, recorded in R.S Khatian No. 82, corresponding to L.R Khatian Nos. 106, 107 & 108, under Mouza - Dabgram, J.L. No. 02, R.S Sheet No. 08, corresponding to L.R Sheet No.66, Pargana- Baikunthapur, P. S. Bhaktinagar, Dist- Jalpaiguri, Ward No. 41 under S.M.C Area, in state of West Bengal. As per ROR Bastu. Debi Chaudarani Road.

The said land is bound and butted as follows :-

- NORTH : Land of Purchaser;
 SOUTH : Land of Vendor sold to Purchaser;
 EAST : Sold Land of Bhadru Singh Roy & Plot No. 165;
 WEST : Land of Ratan Lal Sharma & Dayanand Sharam;

Within the aforesaid boundary the Vendors do hereby sell their land measuring 7 Kathas, to the Purchaser, is forming part of these presents.

NOTE: Separate Sheet/s are being used for the purpose of affixing impressions of all the fingers of the hands of the Vendors & Purchaser, thus forming part of these presents.

Milan Dini Agarwala

Agarwal

ISHAANA DEVELOPERS
Bansal
PARTNER

ISHAANA DEVELOPERS
Anand
PARTNER

Milam Dui Agarwal

Urmila Devi Agarwal

Lalit Kumar Aggarwal

IN WITNESS WHEREOF THE VENDORS IN THEIR GOOD HEALTH & FULL PRESENCE OF SOUND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1

Rupesh Das
RUPESH DAS
S/o- R. DAS,
KHALPARA
slg

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

- Milam Dui Agarwal
- Urmila Devi Agarwal
- Lalit Kumar Aggarwal

2) Stationer's Mark
to - 21 Nandi Street, Kolkata
Signature of Sg.

SIGNATURE OF THE VENDORS

ISHAANA DEVELOPERS
Bansal
PARTNER

ISHAANA DEVELOPERS
Anand
PARTNER

SIGNATURE OF THE PURCHASER

Drafted and explained by me to parties & printed in my office :

Sneha Goyal
SNEHA GOYAL
Advocate, Siliguri.
Enrol, No. D/2456/12

MEMO OF CONSIDERATION

Received with thanks from the **Purchaser** hereof, a sum of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs)** only, paid as full and final payment in respect of sale of vacant land measuring 07 Kathas, described in above mention schedule.

Mode of Payment:-

- Milan Devi Agarwal
- Sonila Devi Agarwal
- Late. Kun Agarwal

SIGNATURE OF THE VENDORS*****



ISHAANA DEVELOPERS

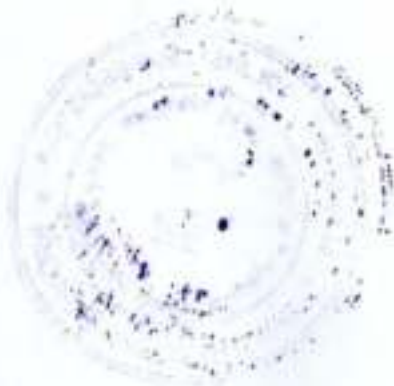
General

PARTNER

ISHAANA DEVELOPERS

Anand

PARTNER



2015 2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AMAN AGARWAL
HARISH KUMAR AGARWAL

11/03/1992
Permanent Account Number

AUKPA5305L

Amr
Signature



Amr
↓



11/03/1992

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SUMIT BHANSALI
 NAGRAJ BHANSALI

12/3/1989

Permanent Account Number
 AMNP33456E

Sumit
 Signature



Bhansali



In case of any queries, contact the following:

Income Tax PAN Services Unit, UTISE
 Plot No. 3, Sector 11, CBD Delhi
 New Mumbai - 400 014

In case of any queries, contact the following:
 आयकर विभाग सेवा केंद्र, नई दिल्ली
 प्लॉट नं. 3, सेक्टर 11, CBD दिल्ली
 नई मुंबई - 400 014

 Sumit Bhansal

DOB: 12/01/1989

Male

4866 0609 6004



मेरा आधार, मेरी पहचान

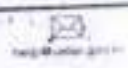
Bhansal





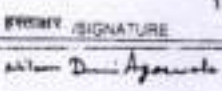
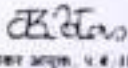
 Unique Identification Authority of India

Address: S/O Nagra Bhansal
BHANSAL BHAWAN 162
SE VOKE ROAD, NEAR HOTEL
GATEWAY, WARD NO-11
Sikari (M Corp), Darweling
Singur, West Bengal 734001

4866 0609 6004



www.  .gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACMPA4058N	
नाम / NAME	NILAM DEVI AGARWALA	
पिता का नाम / FATHER'S NAME	DINANATH SARAF	
जन्म तिथि / DATE OF BIRTH	17-01-1963	
हस्ताक्षर / SIGNATURE		
		मुख्य अधिकारी, व. व. वि. COMMISSIONER OF INCOME-TAX, W.B. - II

✓ Nilam Devi Agarwala

इस कार्ड के लो. / मि. जोसे इस कृपा जारी करने
 वाले अधिकारी का मुद्रित / नाम दे
 सहायक अधिकारी आदर,
 पी. 7,
 पीरली स्क्वायर,
 कलकत्ता - 700 069.

In case this card is lost, kindly inform return to
 the issuing authority.
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

11/11/2018

02

भारत सरकार
GOVERNMENT OF INDIA

निम देवि अगारवाल
Nilam Devi Agarwal
जन्मतिथि: DOB: 17/11/1963
लिंग / GENDER: FEMALE



3335 5513 0903

आधार-संस्थापन मन्त्रालय अधिकार

Nilam Devi Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

निलिखटि, (सा. निलिखटि,
निलिखटि (पौरसभा),
राजसि,
पुच्छिम बंग - 734001

Address:


NILKUTI, P.O. NILKUTI, Nilguri
M. Circle, Guwahati
Assam - India

3335 5513 0903

Aadhaar - Aam Admi ka Adhikar

10/11/2014

वर्तमान खाता संख्या / PERMANENT ACCOUNT NUMBER
ACMPA4051F



नाम / NAME
URMILA DEVI AGARWAL

पिता का नाम / FATHER'S NAME
RAM BHAGAT AGARWAL

जन्म तिथि / DATE OF BIRTH
26-02-1957

हस्ताक्षर / SIGNATURE
Urmila Devi Agarwal

आयकर अधिकारी, व.स. 11
COMMISSIONER OF INCOME-TAX, W.S. - 11

Urmila Devi Agarwal.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্থানিকাকৃতিক আই ডি / Enrollment No.: 1111/21441/04169

To
 উমিলা দেবী আগরওয়াল
 Umila Devi Agarwal
 W/O Ramesh Kumar Agrawal
 261, BLOCK- B LAKE TOWN,
 South Dum Dum (M)
 Lake Town
 North 24 Parganas
 West Bengal 700069

26009/2014
 166110779



ML661107792FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2002, 0139 2653

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

উমিলা দেবী আগরওয়াল
 Umila Devi Agarwal
 জন্মতারিখ / DOB : 26/02/1967
 মহিলা / Female



2002.0139.2653

আধার - সাধারণ মানুষের অধিকার

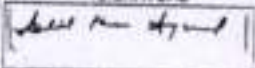
Umila Devi Agarwal

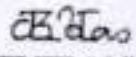
व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER
ACMPA4060G

व्यक्ति का नाम / NAME
LALIT KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
ONKAR MAL AGARWALA

जन्म तिथि / DATE OF BIRTH
26-10-1969

हस्ताक्षर / SIGNATURE



B. Das
अधीक्षक आयकर, प.क. 41
COMMISSIONER OF INCOME-TAX, W.B.-11

Lalit Kumar Agarwal



17 MAR 2011



भारत सरकार
GOVERNMENT OF INDIA



ललित कुमार आगारवाल
Lalit Kumar Agarwal
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male



6406 5319 7221

आधार - साधारण मानुषेअर अधिकार

Lalit Kumar Agarwal



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O Onkarmal Agarwal, उत्तरेण्ट
केरिण्ट, ०वार्ड, न.११, सेवक
रोड, बिनेट बंक अड इडिया,
दरजेण्ट, राजगं, सीगुरी,
जलपगुरी, वेस्ट बंगल,
734001

Address:
S/O Onkarmal Agarwal,
Everest Carriers, ward
No.11, Sevoke Road, Beside
Bank Of India, Siliguri,
Darjeeling, Rajganj, Siliguri,
Jalpaiguri, West Bengal,
734001

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Siliguri-734001


 ভারতের নির্বাচন কমিশন
 भारत का
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WDB1293315




নির্বাচক নাম : রুপেশ দাস
 Elector's Name : Rupesh Das
 পিতা নাম : রুপন দাস
 Father's Name : Rupnan Das
 পুরুষ/স্বামী : পু/ M
 জন্ম তারিখ : 22/10/1960
 Date of Birth : 22/10/1960





WDB1293315
 নাম :
 রুপেশ দাস, নির্বাচক (পিতা) রুপন দাস, উল্লিঙ্গা,
 কলকাতা, 734006

Address:
 NIPANJAN NAGAR, SILIGURI (M
 CORP.), BHAKTINAGAR, JALPAIGURI,
 734006

Date: 22/10/2010

১৭-১০-২০১০ তারিখে নির্বাচন কমিশন কর্তৃক প্রদত্ত
 নির্বাচক পরিচয় কার্ড
 Facsimile Signature of the Electoral
 Registration Officer for
 16-Dabgram-Phulbari Constituency

এই কার্ডটি কেবল নির্বাচন কমিশনের দ্বারা প্রদত্ত এবং এটি
 মালিকের নামেই পরিচালিত হওয়া উচিত।
 (In case of change in address recollect this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.)

Rules

tion Act, 1908



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

ISHANIA DEVELOPERS


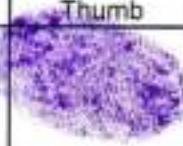









Signature with date Kansal
PARTNER














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

ISHANIA DEVELOPERS












Signature with date Kansal
PARTNER

 v s t t Milan Dini Agarwala		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

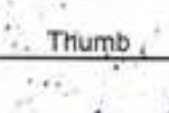
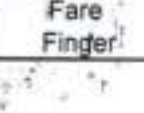
- Milan Dini Agarwala
Signature with date

 Usmila Devi Agarwal		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

- Usmila Devi Agarwal.
Signature with date

 Lalit Kua Agarwal		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

- Lalit Kua Agarwal
Signature with date

Photo with full Signature of the person		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07111000027509/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Nilam Devi Agarwala Sevoke Road, P.O.- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			<i>Nilam Devi Agarwala</i>
2	Smt Urmila Devi Agarwala Sevoke Road, P.O.- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001	Seller			<i>Urmila Devi Agarwala</i>
3	Shri Lalit Kumar Agarwala Sevoke Road, P.O.- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001	Seller			<i>Lalit Kumar</i>

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri SUMIT BHANSALI SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [MS ISHAANA DEVELOP ERS]			
5	Shri AMAN AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [MS ISHAANA DEVELOP ERS]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr RUPESH DAS Son of Mr R DAS KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Smt Nilam Devi Agarwala, Smt Urmila Devi Agarwala, Shri Lalit Kumar Agarwala, Shri SUMIT BHANSALI, Shri AMAN AGARWAL 			



Rupesh



(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-01983/2019	Date of Registration	25/03/2019
Query No / Year	0711-1000027509/2019	Office where deed is registered	
Query Date	29/01/2019 5:42:57 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Sneha Goyal Khalpara, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9679474705, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 72,00,000/-	Rs. 75,59,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,53,600/- (Article:23)	Rs. 75,600/- (Article:A(1))		
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: Debi Chaudhurani Road, Mouza: Dabgram
Sheet No - 8 Pin Code : 734001

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-165	RS-82	Bastu	Bastu	7 Katha	72,00,000/-	75,59,995/-	Width of Approach Road: 1 Ft.
Grand Total :					11.55Dec	72,00,000 /-	75,59,995 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Nilam Devi Agarwala (Presentant) Wife of Pawan Kumar Agarwala Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACMPA4058N, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence
2	Smt Urmila Devi Agarwala Wife of Shri Ramesh Kumar Agarwala Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACMPA4051F, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-01983/2019-25/03/2019

3 Shri Lalit Kumar Agarwala

Son of Shri Onkarmal Agarwala 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.: ACMPPA4060G, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019
 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019
 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS ISHAANA DEVELOPERS 162, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.: AAGFI7575J, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SUMIT BHANSALI Son of Shri NAGRAJ BHANSALI 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, Status : Representative, Representative of : MS ISHAANA DEVELOPERS (as PARTNERS)
2	Shri AMAN AGARWAL Son of Shri HARISH AGARWAL 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, Status : Representative, Representative of : MS ISHAANA DEVELOPERS (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RUPESH DAS Son of Mr R DAS KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			

Identifier Of Smt Nilam Devi Agarwala, Smt Urmila Devi Agarwala, Shri Lalit Kumar Agarwala, Shri SUMIT BHANSALI, Shri AMAN AGARWAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Nilam Devi Agarwala	MS ISHAANA DEVELOPERS-3.85 Dec
2	Smt Urmila Devi Agarwala	MS ISHAANA DEVELOPERS-3.85 Dec
3	Shri Lalit Kumar Agarwala	MS ISHAANA DEVELOPERS-3.85 Dec

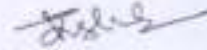
Major Information of the Deed :- I-0711-01983/2019-25/03/2019

Endorsement For Deed Number : I - 071101983 / 2019

On 30-01-2019

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 75,59,995/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 13-02-2019

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

Presented for registration at 21:00 hrs on 13-02-2019, at the Private residence by Smt Nilam Devi Agarwala , one of the Executants

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

Execution is admitted on 13/02/2019 by 1. Smt Nilam Devi Agarwala, Wife of Pawan Kumar Agarwala, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Smt Urmila Devi Agarwala, Wife of Shri Ramesh Kumar Agarwala, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Shri Lalit Kumar Agarwala, Son of Shri Onkarmal Agarwala, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business
Indetified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

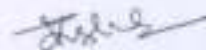
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 13-02-2019 by Shri SUMIT BHANSALI, PARTNERS, MS ISHAANA DEVELOPERS (Partnership Firm), 162, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 13-02-2019 by Shri AMAN AGARWAL, PARTNERS, MS ISHAANA DEVELOPERS (Partnership Firm), 162, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-01983/2019-25/03/2019

On 20-02-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,600/- (A(1) = Rs 75,600/-) and Registration Fees paid by by online = Rs 75,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/02/2019 11:44AM with Govt. Ref. No: 192018190348634051 on 13-02-2019, Amount Rs: 75,600/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKI5498947 on 13-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,53,600/- and Stamp Duty paid by by online = Rs 4,48,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/02/2019 11:44AM with Govt. Ref. No: 192018190348634051 on 13-02-2019, Amount Rs: 4,48,600/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKI5498947 on 13-02-2019, Head of Account 0030-02-103-003-02



Pema Dukpa

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

Jalpaiguri, West Bengal

On 25-03-2019

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

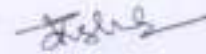
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,53,600/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 38660, Amount: Rs. 5,000/-, Date of Purchase: 01/02/2019, Vendor name: Jaya Rani Das



Tapash Kanti Ghosh

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

Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-01983/2019-25/03/2019

Major Information of the Deed :- I-0711-01983/2019-25/03/2019

*Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 54260 to 54291
being No 071101983 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.04.01 14:15:06 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 01-04-2019 14:13:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)