

1188/19

I 2021/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 452851

E 452851

14/02/2019
 05:00 P.M.
 S.O. 7353/2019
 M.P. No 24, 00, 2019

ISHANA DEVELOPERS

Basal

PARTNER

ISHANA DEVELOPERS

Prady

PARTNER

Mulam Di Agawel

Bomila Devi Agawel

Devi Devi Agawel



Visit Commission Case No. 324/19

DEED OF CONVEYANCE (SALE)

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

Cont/2

Add. District Sub-Registrar
 Bhakti Nagar, Jaipur

27 MAR 2019

96/19

- Nitami Devi Agarwala



616
614
SL. NO. 38661 Date 1.2.2019
PURCHASER Ishaana Developers
Full Address Biliguda
Total Value 5000/-



- Nitami Devi Agarwala Stamp Purchased from JPG Treasury-1

781
STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Add. DSR Office, Rajgani, Jalpaiguri



617
615

- Namika Devi Agarwal



618
616
E 425821

- Lalit Kumar Das



619
617



ISHAANA DEVELOPERS
Bansali
PARTNER



620
618

ISHAANA DEVELOPERS
Rupesh Das
PARTNER

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

14 FEB 2019

RUPESH DAS
S/o- R. DAS.
KHAL PARA
slg

SUNIL A DEVELOPERS

Bansal

PARTNER

SUNIL A DEVELOPERS

Anand

PARTNER

Milan Dini Agarwal

Vimaladevi Agarwal

Dilip Kumar Agarwal

Area : 2 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. 22,90,000/- ✓

BETWEEN

THIS DEED OF SALE IS MADE ON THIS THE
14th **DAY OF FEBRUARY, 2019**

[Handwritten signature]

ISHAANA DEVELOPERS

PARTNER

Bhansali

ISHAANA DEVELOPERS

PARTNER

*Amartya**Nilam Devi Agarwala**Urmila Devi Agarwala**Lalit Kumar Agarwala*

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

S. J. P.

MILAM DEVI AGARWAL DEVELOPERS

Bansal

PARTNER

MILAM DEVI AGARWAL DEVELOPERS

Anandhi

PARTNER

Milam Devi Agarwal

-Mila Devi Agarwal

-Mila Devi Agarwal

WHEREAS the vendors hereof became the owners 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, Rajgang, 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.RO, 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 **2 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. 22,90,000/- (Rupees Twenty Two Lakhs Ninety Thousand) only**, free from all encumbrances and charges whatsoever.

of
Loyal

ISHUANA DEVELOPERS

Bansal

PARTNER

ISHUANA DEVELOPERS

Anand

PARTNER

*Mulam Di Agarwal**Vimala Devi Agarwal**Abhis Kumar Agarwal*

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. 22,90,000/- (Rupees Twenty Two Lakhs Ninety Thousand)** 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. 22,90,000/- (Rupees Twenty Two Lakhs Ninety Thousand)** 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

Spent

THE VENDORS

Basant

PARTNER

THE VENDORS

Anand

PARTNER

*Hilam Devi Agrewale**Viniladevi Agrewale**Abhishek Agrewale*

any other nature whatsoever are pending and there is no other legal defect 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 thereof 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.

9/10/18

ISHANA DEVELOPERS
Bhawal
PARTNER

ISHANA DEVELOPERS
Pradyumn
PARTNER

- *Milam Dini Aggarwala*
- *Urmila Devi Aggarwal*
- *Salil Kumar 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 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

ISHVANA DEVELOPERS

Bansal.

PARTNER

ISHVANA DEVELOPERS

Shrivastava

PARTNER

Nilam Dini Agarwala

Urmila Devi Agarwala

Saket Kumar 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 02 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 : 23 Feet Wide Metal Road;
 SOUTH : Land of Purchaser;
 EAST : Sold Land of Bhadrū 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 2 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.

Nilam Dini Agarwala

56/10/10

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

R. Das
 RUPESH DAS
 s/o - R. DAS
 KHALPARA S
Slg

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

- *Melani Devi Agrewala*
 - *Vomila Devi Agrewala*
 - *Lalit Kumar Agrewala*

R/o. Shankarban Mello
Sh. Sri Ganesh Shankar Mello
Sankarban St.
P.O. Siliguri
Dist. Darjeeling.

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

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

Sneha

MEMO OF CONSIDERATION

Received with thanks from the **Purchaser** hereof, a sum of **Rs. 22,90,000/- (Rupees Twenty Two Lacs Ninety Thousand)** only, paid as full and final payment in respect of sale of vacant land measuring 02 Kathas, described in above mention schedule.

Mode of Payment:-

- *Shri. Duni Agarwal*
- *Urmila Devi Agarwal.*
- *Shri. K. S. Agarwal*

SIGNATURE OF THE VENDORS





/

ISHAANA DEVELOPERS
Pransal
PARTNER

ISHAANA DEVELOPERS
Pransal
PARTNER



Income Tax Department
Government of India
New Delhi

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SUMIT BHANSALI
 NAGRAJ BHANSALI

12371989
 Permanent Account Number
AMNP83456E

Cancelled



Bhansali

If your PAN card is lost / found, kindly inform / inform us at:
 Income Tax PAN Services Unit, IT/ITSE
 Plot No. 3, Sector 11, Okhla, Delhi-110020,
 New Mumbai - 400 614

If your PAN card is lost / found, kindly inform / inform us at:
 आयकर विभाग, नया मुंबई / आयकर विभाग, दिल्ली

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMAN AGARWAL
HARISH KUMAR AGARWAL

11/03/1992
Permanent Account Number

AUKPA5305L

Aman
Signature



Aman





[Redacted]



Sumit Bhansal

DOB: 12/03/1989

MOB:

4866 0609 6004



मेरा आधार, मेरी पहचान



Bansal



[Redacted]

Central Authentication Authority of India

Address: SO Naga, Bhansal
BHANSAL - BHAWAN 102
SEVOKS ROAD, NEAR MOYER
GATEWAY, WARD No. 11
Naga, M. Corp. Durgam
Chennai, West Bengal - 730017

4866 0609 6004



www

स्थायी खाता नम्बर / 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 	 अंकित तिथि, ५ ४ ६६ COMMISSIONER OF INCOME-TAX, W.B. - II	

✓ Nilam Devi Agarwala

इस कार्ड के लो / मिल जाने पर कृपया जाँच करके
 वाले अधिकारी को सूचित / कृपया कर दे
 सहायक आयुक्त,
 पी-७,
 चौरंगी स्क्वायर,
 कोलकाता - ७०० ०६९

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

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Handwritten number 1210-1210.



भारत सरकार
GOVERNMENT OF INDIA



निम देवी आगरवाल
Niam Devi Agarwal
जन्मदिनांक DOB: 17/01/1963
पंथ / GENDER: FEMALE



3335 5513 0903

आधार-माधारण नमुनेर अधिकार

Niam Devi Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

दिकाना:

दिल्ली, (नं. दिल्ली,
दिल्ली (गौतमदा),
पार्की,
नई दिल्ली - 734001

Address:

11/10/11, P.O. SAHIBGIRI, Bagmati
N. City, Dehli, India
New Dehli - 110007

3335 5513 0903

Aadhaar-Aam Admi ka Adhikar

आधार-माधारण नमुनेर अधिकार

3335 5513 0903

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACMPA4051F



नाम / NAME
URMILA DEVI AGARWAL

पिता का नाम / FATHER'S NAME
RAM BHAGAT AGARWAL

जन्म तिथि / DATE OF BIRTH
26-02-1967

हस्ताक्षर / SIGNATURE

Urmila Devi Agarwal

अधीनस्थ, ए.ए. 11

COMMISSIONER OF INCOME-TAX, W.B. - 11

Urmila Devi Agarwal.





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

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

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

2600002014
 165110779



ML651107792FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2002 0139 2653

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India





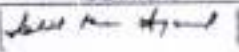
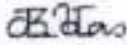
উমিলা দেবী আগরওয়াল
 Urmila Devi Agarwal
 জন্ম তারিখ / DOB : 26/02/1967
 লিঙ্গ / Female

2002 0139 2653



আধার - সাধারণ মানুষের অধিকার

Urmila Devi Agarwal

नाम / नाम संख्या	PERMANENT ACCOUNT NUMBER	
	ACMPA4060G	
नाम / NAME	LALIT KUMAR AGARWAL	
पिता का नाम / FATHER'S NAME	ONKAR MAL AGARWALA	
जन्म तिथि / DATE OF BIRTH	26-10-1969	
हस्ताक्षर / SIGNATURE		
		आयकर अधिकारी, व.ब. - II COMMISSIONER OF INCOME-TAX, W.B. - II

✓ Lalit Kumar Agarwal



आयकर अधिकारी, व.ब. - II
आयकर अधिकारी, व.ब. - II

2019




भारत सरकार
GOVERNMENT OF INDIA



ललित कुमार अग्रवाल
 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

ठिकाण:
 S/O अनकर्मल अग्रवाल, एवरेस्ट
 कैम्पेअर, एवार्ड न.११, सेवक
 रोड, बिलाईट बँक अड इडिना,
 बिसिउरि, दार्जिलि, राजगंज,
 बिसिउरि, जलपाईगुरि, पश्चिमबंग,
 734001

Address:
 S/O Unkarmal Agarwal,
 Everest Campers, ward
 No-11, Sevoke Road, Beside
 Bank Of India, Silguri,
 Darjeeling, Rajganj, Silguri,
 Jalpaiguri, West Bengal,
 734001

 1947
 1800 181 1947

 help@uai.gov.in

 www.uai.gov.in

 P.O. Box No 1947
 Bongaigaon-733001

6406 5319 7221

भारतीय निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WDB1293315



निर्वाचक नाम : रुचन दास
Elector's Name : Rupesh Das
पिता नाम : रुचन दास
Father's Name : Rupesh Das
लिंग/लिंग : पुरुष / M
जन्म तिथि : 23/10/1968
Date of Birth : 23/10/1968

Rupesh Das



भारतीय निर्वाचन आयोग

Rules

tion Act, 1908



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

ISHANA DEVELOPERS

Signature with date

Aravind
PARTNER














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












ISHANA DEVELOPERS
Signature with date

Aravind
PARTNER












Handwritten text at the bottom of the page, possibly a date or additional signature.

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

Nilgiri Devi Agorwal
 Signature with date

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

Umida Devi Agwal
 Signature with date

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

Lalit Kumar Agwal
 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 07111000027353/2019

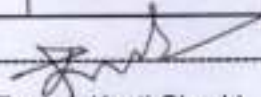
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl 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, Siliguri Mc, 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 Agarwala</i>

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

Sl 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]			 ISHAANA DEVELOPERS PARTNER
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]			 ISHAANA DEVELOPERS PARTNER
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr RUPESH DAS Son of R. DAS HALPARA, P.O.- SILIGURI, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Smt Nilam Devi Agarwala, Smt Urmila Devi Agarwala, Shri Lalit Kumar Agarwala, Shri SUMIT BHANSALI, Shri AMAN AGARWAL			





(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-0711-02021/2019	Date of Registration	27/03/2019
Query No / Year	0711-1000027353/2019	Office where deed is registered	
Query Date	29/01/2019 4:48:05 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Sneha Goyal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9679474706, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 22,90,000/-	Rs. 24,00,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,44,000/- (Article:23)	Rs. 24,000/- (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	2 Katha	22,90,000/-	24,00,001/-	Width of Approach Road: 23 Ft, Adjacent to Metal Road.
Grand Total :					3.3Dec	22,90,000 /-	24,00,001 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p>Smt Nilam Devi Agarwala (Presentant) Wife of Shri Pawan Kumar 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.: ACMPA4058N, Status :Individual, Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Pvt. Residence</p>
2	<p>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: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-0711-02021/2019-27/03/2019

- 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.:: ACMPA4060G, Status :Individual, Executed by: Self, Date of Execution: 14/02/2019
 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/02/2019
 , Admitted by: Self, Date of Admission: 14/02/2019 ,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 R DAS KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001			

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-1.1 Dec
2	Smt Urmila Devi Agarwala	MS ISHAANA DEVELOPERS-1.1 Dec
3	Shri Lalit Kumar Agarwala	MS ISHAANA DEVELOPERS-1.1 Dec

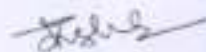
Major Information of the Deed :- I-0711-02021/2019-27/03/2019

Endorsement For Deed Number : I - 071102021 / 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 24,00,001/-



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

On 14-02-2019

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

Presented for registration at 17:00 hrs on 14-02-2019, 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 14/02/2019 by 1. Smt Nilam Devi Agarwala, Shri Pawan Kumar Agarwala, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 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

Identified by Mr RUPESH DAS, , Son of R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 14-02-2019 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

Identified by Mr RUPESH DAS, , Son of R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 14-02-2019 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

Identified by Mr RUPESH DAS, , Son of R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, 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-0711-02021/2019-27/03/2019

On 20-02-2019

Payment of Fees

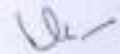
Certified that required Registration Fees payable for this document is Rs 24,000/- (A(1) = Rs 24,000/-) and Registration Fees paid by by online = Rs 24,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2019 12:00AM with Govt. Ref. No: 192018190349994641 on 14-02-2019, Amount Rs: 24,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI5616345 on 14-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,44,000/- and Stamp Duty paid by by online = Rs 1,39,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2019 12:00AM with Govt. Ref. No: 192018190349994641 on 14-02-2019, Amount Rs: 1,39,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI5616345 on 14-02-2019, 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 27-03-2019

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

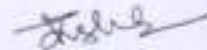
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,44,000/- 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 38661, 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-0711-02021/2019-27/03/2019

Major Information of the Deed :- I-0711-02021/2019-27/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 51386 to 51418
being No 071102021 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.03.28 18:45:57 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 28-03-2019 18:44:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)