

1192/19

I 2103/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 27/02/2019  
 10:45 P.M.  
 S. (1) 27479/2019  
 M. No. 72, 58, 995

WEST BENGAL

E 452848

E 452848

ISHAANA DEVELOPERS

*Bansal*

PARTNER

ISHAANA DEVELOPERS

*Anand*

PARTNER

*Milam Dini Agarwal*

*Urmiladevi Agarwal*

*Shashi Kua Agarwal*

Visit Commission Case No. 815/19

**DEED OF CONVEYANCE (SALE)**

Certified that the Document, Registration and the Signature Sheet and the Endorsement Sheet attached to this document are part of this Document

*[Signature]*  
 Addl. District Sub-Registrar  
 Bhaini Nagar, Jalpaiguri

Cont/2

01 APR 2019



Milani Devi Agarwala

SL. NO. 38658 Date 1, 2, 2019

616 PURCHASER Ishaana Developers  
851 Full Address Siliguri  
Total Value 5000



Milani Devi Agarwala

Stamp Purchased from JPG Treasury-1

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

617  
852

Vomila Devi Agarwal

618  
853

Lab. Khatun

619  
854

ISHAANA DEVELOPERS

Partner  
PARTNER



620  
855

ISHAANA DEVELOPERS

Partner  
PARTNER

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

RUPESH DAS  
s/o - R. DAS  
KHALPARA  
31/2

27 FEB 2019

ISHANA DEVELOPERS  
*Kausal*  
 PARTNER

ISHANA DEVELOPERS  
*Anand*  
 PARTNER

*Mukundji Agrewala*  
*Monika Devi Agrewal*  
*Abhishek Agrewal*

Area : 06 Kathas 11 Chhatak 23 Sq.ft  
 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. 69,00,000/-

**BETWEEN**

**THIS DEED OF SALE IS MADE ON THIS THE**  
**13<sup>th</sup> DAY OF FEBRUARY, 2019**

*Spinal*

ISHAANA DEVELOPERS

*Bansali*

PARTNER

ISHAANA DEVELOPERS

*Anand*

PARTNER

*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*

*Copy*

ISHUANA DEVELOPERS

*Bansal*

PARTNER

ISHUANA DEVELOPERS

*Anand*

PARTNER

*K. Ram Dini Aggarwal**Urmila Devi Aggarwal**Indira Kaur Aggarwal*

**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. **1-51 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 **06 Kathas 11 Chhatak 23 Sq.ft**, 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. 69,00,000/- (Rupees Sixty Nine Lakhs)** only, free from all encumbrances and charges whatsoever.

*50/10/20*

ISHANA DEVELOPERS

*Kausik*

PARTNER

ISHANA DEVELOPERS

*Prasanna*

PARTNER

*Shikha Devi Aggarwal**Nomita Devi Aggarwal**Adarsh Kumar*

**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. 69,00,000/- (Rupees Sixty Nine 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. 69,00,000/- (Rupees Sixty Nine 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

*Copy*

ISHAANA DEVELOPERS

*Sanal*

PARTNER

ISHAANA DEVELOPERS

*Anurag*

PARTNER

*- Nikam Dini Agorwal**- Usmila Devi Aggarwal**- Lalit Kumar Aggarwal*

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.

*Sanal*

ISHAANA DEVELOPERS

*Bansali*

PARTNER

ISHAANA DEVELOPERS

*Anand*

PARTNER

*Milam Devi Aggarwal**Nimish Devi Aggarwal**Savit Kaur 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.

*S.P.P.*



ISHANA DEVELOPERS  
*Kanishk*  
 PARTNER

ISHANA DEVELOPERS  
*Anand*  
 PARTNER

*Mulam Din Agarwal*  
*Nirmala Devi Agarwal*  
*Sales Kua Agent*

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 **06 Kathas 11 Chhatak 23 Sq.ft**, 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, within 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 Smt. Rupali Ghosh & Others;  
 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 06 Kathas 11 Chhatak 23 Sq.ft, 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.

*Mulam Din Agarwal*

*Ans*

*9/10/17*

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.

- *Alam Dwi Agorwal*
- *Urmila Devi Agorwal*
- *Lalit Kumar Agorwal*

2)

*Shankar Kumar Mukherjee*  
*Shri. Sri. Koushi Shankar Mukherjee*  
*Sankar Das, slg*

**SIGNATURE OF THE VENDORS**

ISHAANA DEVELOPERS  
*Koushal*  
PARTNER

ISHAANA DEVELOPERS  
*Anant Kumar*  
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. 69,00,000/- (Rupees Sixty Nine Lakhs)** only, paid as full and final payment in respect of sale of vacant land measuring **06 Kathas 11 Chhatak 23 Sq.ft.** described in above mention schedule.

**Mode of Payment:-**

- Nitam Devi Agarwal
- Umila Devi Agarwal
- Satish Kumar Agarwal

**SIGNATURE OF THE VENDORS**

\*\*\*\*\*  
\*\*\*\*\*

2022  
2022  
2022



ISHAANA DEVELOPERS

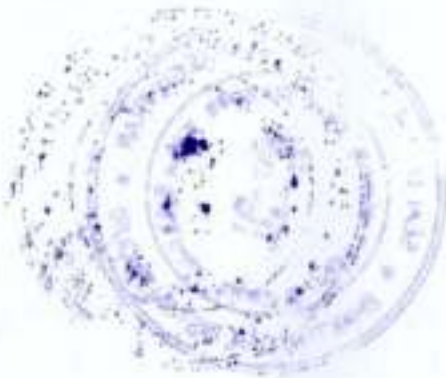
*Bansal*

PARTNER

ISHAANA DEVELOPERS

*Arora*

PARTNER



ISHAANA DEVELOPERS  
12/12/2017

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

AMAN AGARWAL  
HARISH KUMAR AGARWAL

11/03/1992  
Permanent Account Number

AUKPA5305L

*Amn*  
Signature

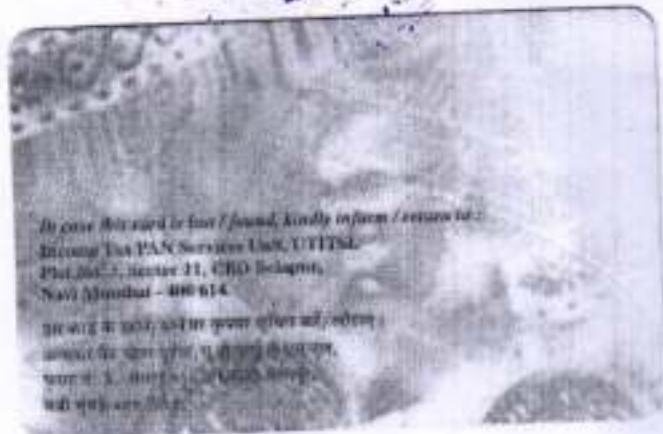
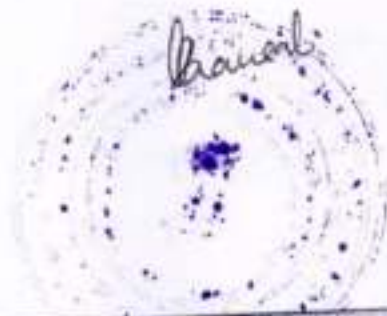


*Amn*



आयकर विभाग  
भारत सरकार

2105 827 1 8



2105/537/15


[REDACTED]



**Sumit Bhansali**

DOB: 12/03/1989

Male

**4866 0609 6004**



मेरा आधार, मेरी पहचान




[REDACTED]

**Unique Identification Authority of India**

Address: S/O Nagraj Bhansali,  
 BHANSALI BHAWAN, 162,  
 SEVOKI ROAD, NEAR HOTEL  
 GATEWAY, WARD NO-11,  
 Siliguri (M. Corp), Darjeeling,  
 Siliguri, West Bengal, 734001

4866 0609 6004

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1987

  
help@uaida.gov.in

  
www.uaida.gov.in

2108 572 18





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भारत सरकार  
GOVERNMENT OF INDIA



निम देवी अग्रवाल  
Nilam Devi Agarwal  
जन्मदिनांक: DOB: 17-11-1994  
लिंग / GENDER: FEMALE



3335 5513 0903

आधार-साधारण मान्यता अधिकार

*Nilam Devi Agarwal*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
निलदेवी, (मं. निलदेवी,  
निलदेवी (पंजाब)  
निलदेवी,  
पश्चिम बंग - 734001

Address:  
NILAM DEVI, (M. Nilam Devi),  
Nilam Devi, Punjab  
West Bengal - 734001

3335 5513 0903

Aadhaar - Aam Admi ka Adhikar

धार्मिक सेवा संख्या

PERMANENT ACCOUNT NUMBER



ACMPA4051F

नाम / NAME

URMILA DEVI AGARWAL

पिता का नाम / FATHER'S NAME

RAM BHAGAT AGARWAL

जन्म तिथि / DATE OF BIRTH

25-02-1967

प्रतिष्ठित / SIGNATURE

Urmila Devi Agarwal

*B. Das*

अधीनस्थ, प. नं. 11

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

*Urmila Devi Agarwal*



*Urmila Devi Agarwal*

5 FEB 2018



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

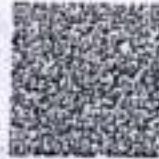
ডালিকাভুক্তির আই ডি / Enrollment No.: 1111/21441/04169

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 700089

290052014  
 106110779



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*

स्थायी लेखा 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

स्विकृत / SIGNATURE  
*Lalit Kumar Agarwal*

*B. Das*  
अधीक्षक आयकर, प.प्र. 11  
COMMISSIONER OF INCOME-TAX, W.B. - 11

*Lalit Kumar Agarwal*



2105 8391 8



भारत सरकार  
GOVERNMENT OF INDIA



ललित कुमार अगारवाल  
Lalit Kumar Agarwal  
३५ वर्ष / Year of Birth : 1949  
पुरुष / Male



6406 5319 7221

आधार - साधारण मानुषेअर अडिकार

*Lalit Kumar Agarwal*



भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
S/O Onkarmal Agarwal, 36 Everest  
Camers, ward No. 11, Sevoke  
Road, Beside Bank of India,  
Darjeeling, Rajganj, Siliguri,  
Jalpaiguri, West Bengal,  
734001

Address:  
S/O Onkarmal Agarwal,  
Everest Camers, 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  
Bengaluru-560 001

  
 भारतके निर्वाचन आयोग  
 भारत सरकार  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 WDB1293315




निर्वाचक नाम : रुपेश दास  
 Elector's Name : Rupesh Das  
 पिता नाम : रुपचन दास  
 Father's Name : Rupchan Das  
 लिंग/Sex : पुरु/ M  
 जन्म तिथि/Date of Birth : 22/10/1990


WDB1293315

पता:  
 नरानजनगर, बिलिगुरी (B  
 CORP.), शक्तिनगर, जलपाइगुरी,  
 734006

Address:  
 NIRANJAN NAGAR, BILIGURI (B  
 CORP.), SHAKTINAGAR, JALPAIGURI,  
 734006

Date: 22/10/2010

19-09-2010. प्रत्येक निर्वाचक को एक निश्चित  
 निर्वाचक नाम देना चाहिए।  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 19-Dabgram-Phulbari Constituency

इस निर्वाचक नाम को बदलने के लिए आपको एक  
 फॉर्म भरना होगा जिसमें आपको अपने पता को  
 बदलने के लिए बताना होगा।  
 In case of change in address mention 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.














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

Signature with date *Bansal*  
PARTNER














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












Signature with date *Bansal*  
PARTNER

 V S E T Alian Devi Agarwala		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Alian Devi Agarwala  
 Signature with date

 V S E T Vimala Devi Agarkar		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Vimala Devi Agarkar  
 Signature with date

 Lalit Kumar Singh		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Lalit Kumar Singh  
 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 07111000027479/2019

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>Lalit Kumar Agarwala</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 ]			 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
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr RUPESH DAS Son of Mr R DAS SEVOKE ROAD, 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 		 Photo	



(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-0711-02103/2019	Date of Registration	28/03/2019
Query No / Year	0711-1000027479/2019	Office where deed is registered	
Query Date	29/01/2019 5:29:48 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Sneha Goyal Khalpara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9679474705, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 69,00,000/-	Rs. 72,56,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,35,420/- (Article:23)	Rs. 72,570/- (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	6 Katha 11 Chatak 23 Sq Ft	69,00,000/-	72,56,995/-	Width of Approach Road: 1 Ft,
<b>Grand Total :</b>					<b>11.0871Dec</b>	<b>69,00,000 /-</b>	<b>72,56,995 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Nilam Devi Agarwala (Presentant )</b>                      Wife of Shri Pawan 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.: ACMPA4058N, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019                      , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019                      , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Pvt. Residence</p>
2	<p><b>Smt Urmila Devi Agarwala</b>                      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: 27/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019                      , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-0711-02103/2019-28/03/2019

**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: 13/02/2019  
 , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019  
 , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS ISHAANA DEVELOPERS</b> 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 :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SUMIT BHANSALI</b> 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	<b>Shri AMAN AGARWAL</b> 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
<b>Mr RUPESH DAS</b> Son of Mr R DAS SEVOKE ROAD, 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**

Sl.No	From	To. with area (Name-Area)
1	Smt Nilam Devi Agarwala	MS ISHAANA DEVELOPERS-3.69569 Dec
2	Smt Urmila Devi Agarwala	MS ISHAANA DEVELOPERS-3.69569 Dec
3	Shri Lalit Kumar Agarwala	MS ISHAANA DEVELOPERS-3.69569 Dec

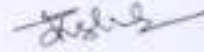
Major Information of the Deed :- I-0711-02103/2019-28/03/2019

Endorsement For Deed Number : I - 071102103 / 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 72,56,995/-



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

On 14-02-2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 72,570/- ( A(1) = Rs 72,570/- ) and Registration Fees paid by by online = Rs 72,570/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:41AM with Govt. Ref. No: 192018190348629761 on 13-02-2019, Amount Rs: 72,570/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI5498494 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. 4,35,420/- and Stamp Duty paid by by online = Rs 4,30,420/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:41AM with Govt. Ref. No: 192018190348629761 on 13-02-2019, Amount Rs: 4,30,420/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI5498494 on 13-02-2019, Head of Account 0030-02-103-003-02



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

On 27-02-2019

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

Presented for registration at 22:45 hrs on 27-02-2019, 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 27/02/2019 by 1. Smt Nilam Devi Agarwala, Wife of 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 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, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Major Information of the Deed :- I-0711-02103/2019-28/03/2019

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

Execution is admitted on 27-02-2019 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, SEVOKE ROAD, 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 27-02-2019 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, SEVOKE ROAD, 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**

**On 28-03-2019**

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

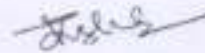
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,35,420/- 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 36858, 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-0711-02103/2019-28/03/2019

Major Information of the Deed :- I-0711-02103/2019-28/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 54748 to 54779

being No 071102103 for the year 2019.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2019.04.01 17:36:53 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 01-04-2019 17:26:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)