

1193/19

I - 216/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
28/02/2019
05:15 P.M.
M.Y. No. 75,59,995/
05:15 P.M.

E 452849 E 452849

ISHAANA DEVELOPERS

Isnaal

PARTNER

ISHAANA DEVELOPERS

Amrithy

PARTNER

Mam Dini Agorwal

Monika Devi Agorwal

Leela K. S. Choudhary

Visit Commission Case No. 816/19

DEED OF CONVEYANCE (SALE)

witness that the Document is not
registration and the Signature Sheet
the Endorsement Sheet attached to this
Document are part of this Document

Cont/2

[Signature]

Adel. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

29 MAR 2019

Foyal



Milam Devi Agarwal

Sl. NO. 38659 Date 1, 2, 2019



857

PURCHASER Ishana Developers

Full Address Siliguri

Total Value 5000



Milam Devi Agarwal

Stamp Purchased from JPG Treasury-1



858

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

Vomila Devi Agarwal



858

859

Lata Kuan Anand



859

860



ISHAANA DEVELOPERS

Banabi

PARTNER



860

861

ISHAANA DEVELOPERS

Anand

PARTNER

Add: Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

28 FEB 2019

RUDESH DAS.

sl/- R. DAS.

KHAL PARA

slg

ISHWANA DEVELOPERS
Bansal
 PARTNER

ISHWANA DEVELOPERS
Anand
 PARTNER

Hilam Devi Agarwal
Domla Devi Agarwal
Lalit Kumar Agarwal

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

goyal

ISHAANA DEVELOPERS

Bansal

PARTNER

ISHAANA DEVELOPERS

Sumit

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

Sumit

ISHANA DEVELOPERS

Bansal

PARTNER

ISHANA DEVELOPERS

Anand

PARTNER

*Milam Devi Agarwala**Nirmala Devi Agarwal**Salil Kumar Agarwal*

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

Milam Di Agarwala

Vernika Agarwala

Kali. Kua. 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. 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

S. J. J.

ISHANA DEVELOPERS

Bansal

PARTNER

ISHANA DEVELOPERS

Aravind

PARTNER

*-Islam Dini Aggarwal**-Vandana Devi Aggarwal**Kalid 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.

16/12/17

ISHANA DEVELOPERS

Bawal

PARTNER

ISHANA DEVELOPERS

Anand

PARTNER

*- Nilam Dini Aggarwal**- Nimla Peri Aggarwal**- Lalit 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, 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.

10/10

ISHANIA DEVELOPERS

Pranab

PARTNER

ISHANIA DEVELOPERS

Anand

PARTNER

*Milam Dini Agarwala**Venisha Devi Agarwal**Kalish Kumar Roy*

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.

*Milam Dini Agarwala**[Signature]**[Signature]*

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

s/o - R. DAS

KHAL PARA

slg

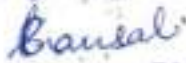
The contents of this document has been gone through and understood personally by the Vendors and the Purchaser.

- Nitam Devi Agarwala
- Namita Devi Agarwal.
- Lalit Kua Agarwal

2) Shankar Kumar Mishra
s/o - Sri Anand Shankar Mishra
Sunderbadi slg

SIGNATURE OF THE VENDORS

ISHANA DEVELOPERS



PARTNER

ISHANA DEVELOPERS



PARTNER

SIGNATURE OF THE PURCHASER

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



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:-

- Shri Duni Agarwala
- Shri Devi Agarwal
- Lalit Kumar Agarwal

SIGNATURE OF THE VENDORS

[Faint, illegible text]



ISHAANA DEVELOPERS

Bansal
PARTNER

ISHAANA DEVELOPERS

Anand
PARTNER



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMAN AGARWAL
HARISH KUMAR AGARWAL

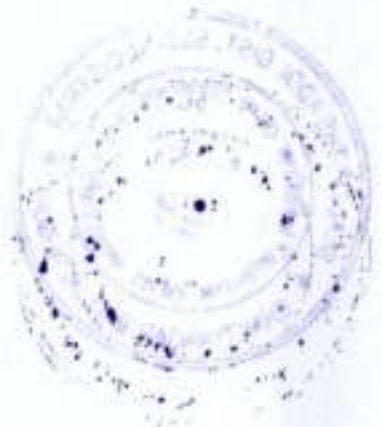
11/03/1992
Permanent Account Number

AUKPA5305L

Aman
Signature



Aman



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वित्त विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SUMIT BHANSALI
 NAGRAJ BHANSALI

12/3/1999

Permanent Account Number
 AMNPB3456E




Bhansali.

If you require further details kindly inform / inform us:
 Income Tax PAN Services Unit, UTITSE
 Plot No. A, Sector 11, Gurgaon, Haryana
 New Standard - 400 614
 011-26101111 / 011-26101112 / 011-26101113 / 011-26101114 / 011-26101115 / 011-26101116 / 011-26101117 / 011-26101118 / 011-26101119 / 011-26101120 / 011-26101121 / 011-26101122 / 011-26101123 / 011-26101124 / 011-26101125 / 011-26101126 / 011-26101127 / 011-26101128 / 011-26101129 / 011-26101130 / 011-26101131 / 011-26101132 / 011-26101133 / 011-26101134 / 011-26101135 / 011-26101136 / 011-26101137 / 011-26101138 / 011-26101139 / 011-26101140 / 011-26101141 / 011-26101142 / 011-26101143 / 011-26101144 / 011-26101145 / 011-26101146 / 011-26101147 / 011-26101148 / 011-26101149 / 011-26101150 / 011-26101151 / 011-26101152 / 011-26101153 / 011-26101154 / 011-26101155 / 011-26101156 / 011-26101157 / 011-26101158 / 011-26101159 / 011-26101160 / 011-26101161 / 011-26101162 / 011-26101163 / 011-26101164 / 011-26101165 / 011-26101166 / 011-26101167 / 011-26101168 / 011-26101169 / 011-26101170 / 011-26101171 / 011-26101172 / 011-26101173 / 011-26101174 / 011-26101175 / 011-26101176 / 011-26101177 / 011-26101178 / 011-26101179 / 011-26101180 / 011-26101181 / 011-26101182 / 011-26101183 / 011-26101184 / 011-26101185 / 011-26101186 / 011-26101187 / 011-26101188 / 011-26101189 / 011-26101190 / 011-26101191 / 011-26101192 / 011-26101193 / 011-26101194 / 011-26101195 / 011-26101196 / 011-26101197 / 011-26101198 / 011-26101199 / 011-26101200



[Redacted]



Sumit Bhansal

DOB: 12/10/1989

Male

4866 0609 6004



मेरा आधार, मेरी पहचान



Bansal

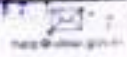


[Redacted]

Unique Identification Authority of India

Address: S/O Yagna Bhansal
BHANSAL BHAWAN, 162
SEVCKE ROAD, NEAR HOTEL
GATEWAY, WARD NO-11,
Bijpur (M. Corp), Dajpur-9,
Salem, West Bengal 734001

4866 0609 6004



स्थायी लेखा नम्बर / PERMANENT ACCOUNT NUMBER
ACMPA4058N

नाम / NAME
NILAM DEVI AGARWALA

पिता का नाम / FATHER'S NAME
DINANATH SARAF

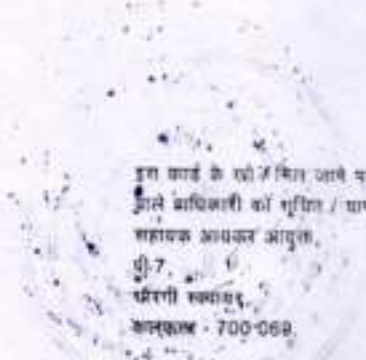
जन्म तिथि / DATE OF BIRTH
17-01-1963

हस्ताक्षर / SIGNATURE



 आयुक्त आय. व. व. II
 COMMISSIONER OF INCOME-TAX, W.B. II

Nilam Devi Agarwala



इस कार्ड के खोने/मिल जाने पर कृपया जारी करने
 वाले अधिकारी को सूचित / वापस कर दें
 सहायक आयुक्त आयुक्त,
 पी. 7,
 चौरंगी स्क्वार्,
 कोलकाता - 700-069.

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



भारत सरकार
GOVERNMENT OF INDIA

निम दुवि अग्रवाल
Nim Dui Agarwal
जन्मदिनांक: DOB: 17/11/1962
लिंग / GENDER: FEMALE



3335 5513 0903

आधार - आधार मानव अधिकार

Nim Dui Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
नियंत्रण, (ए. नियंत्रण),
नियंत्रण (पौरसदा),
नियंत्रण,
नियंत्रण - 734001

Address:
NIGUNTA P.O. NIGUNTA, NIGUNTA
N. Dist. Durgam,
Andhra Pradesh - 520011

3335 5513 0903

आधार - आम आदमी का अधिकार

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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

[Handwritten Signature]

अधीन कार्य, प. व. 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

ভালিকাভুক্তির 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
 লিঙ্গ / Female

2002 0139 2653



আধার - সাধারণ মানুষের অধিকার

Umila Devi Agarwal

व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER

ACMPA4060G



व्यक्ति का नाम

LALIT KUMAR AGARWAL

पिता का नाम / FATHER'S NAME

ONKAR MAL AGARWALA

जन्म तिथि / DATE OF BIRTH

26-10-1969

हस्ताक्षर / SIGNATURE

Lalit Kumar Agarwal

K. Das

आयकर अधिकारी, व. व. - II

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

Lalit Kumar Agarwal




 ভারতের নির্বাচন কমিশন
 भारत का
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WDB1203315




নির্বাচকর নাম : রুপন দাস
 Elector's Name : Rupen Das
 পিতার নাম : রুপন দাস
 Father's Name : Rupen Das
 প্ৰ/সেখ : পু/ M
 জন্ম তারিখ : 22/10/1900



WDB1203315

Name:
 রুপন দাস, ফিল্ডিং রোড: কালি, গুয়ালা-
 কামারগাঁও, 734006

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

Date: 22/10/2010

19-শ্রমিক-গণেরা ফিল্ডিং রোড: কালি-গুয়ালা-
 কামারগাঁও, 734006
 Facsimile Signature of the Electoral
 Registration Officer for
 19-Dubgram-Phulbari Constituency

গণ নির্বাচন আইন ১৯৫০ সালের অধীনস্থিত এই আইন কার্যকর করা
 হইলে এই আইন কার্যকর হইবে এবং এই আইন কার্যকর হইলে
 এই আইন কার্যকর হইবে

In case of change in address mention the Card No.
 in the relevant Form by including your name in the
 call at the changed address and to obtain the card
 with same number.



भारत सरकार
GOVERNMENT OF INDIA



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



6406 5319 7221

आधार - साधारण मानुषेअ अधिकार

Lalit Kumar Agarwal



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:
S/O Onkarmal Agarwal, एवरेस्ट,
केवलेक, एवरेस्ट नं. 11, सेवक
रोड, बिनोड बाँक अगर् बँके,
दिल्ली, पश्चिम, राजगंज,
दिल्ली, जलपागुरी, पश्चिमबंग,
734001












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

1947
1800 182 1947












help@uidai.gov.in

www.uidai.gov.in












P.O. Box No. 1947
Bengaluru-560 001

 W S Th Alkam Devi Agarwal		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Alkam Devi Agarwal
 Signature with date

 W S Th Omika Devi Agarwal		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Omika Devi Agarwal
 Signature with date

 W S Th Lalit Kumar Agarwal		Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Lalit Kumar 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

Rules

Registration Act, 1908



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

Signature with date Saurabh



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

Signature with date _____

ISHANIA DEVELOPERS
Anant
PARTNER









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 07110000188917/2019

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	Mrs NILAM DEVI AGARWALA SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India. PIN - 734001	Seller			<i>Nilam Devi Agarwal</i>
2	Mrs URMILA DEVI AGARWALA SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India. PIN - 734001	Seller			<i>Urmila Devi Agarwal</i>
3	Mr LALIT KUMAR AGARWALA SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India. PIN - 734001	Seller			<i>Lalit Kumar Agarwal</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	Mr SUMIT BHANSALI SEVOKE ROAD, P.O.- SILIGURI, P.S.- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [ISHAANA DEVELOP ERS]			 ISHAANA DEVELOPERS PARTNER
5	Mr AMAN AGARWAL SEVOKE ROAD, P.O.- SILIGURI, P.S.- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [ISHAANA DEVELOP ERS]			 ISHAANA DEVELOPERS PARTNER
1	Mr RUPESH DAS Son of Mr R DAS KHALPARA, P.O.- SILIGURI, P.S.- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734005	Mrs NILAM DEVI AGARWALA, Mrs URMILA DEVI AGARWALA, Mr LALIT KUMAR AGARWALA, Mr SUMIT BHANSALI, Mr 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-0711-02161/2019	Date of Registration	29/03/2019
Query No / Year	0711-0000188917/2019	Office where deed is registered	
Query Date	04/02/2019 10:55:27 AM	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	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 72,00,000/-	Rs. 75,59,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,53,620/- (Article:23)	Rs. 75,614/- (Article:A(1), E, E)		
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., Adjacent to Metal Road.
Grand Total :					11.55Dec	72,00,000 /-	75,59,995 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs NILAM DEVI AGARWALA (Presentant) Wife of Mr 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: 28/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 28/02/2019 ,Place : Pvt. Residence
2	Mrs URMILA DEVI AGARWALA Wife of Mr RAMESH 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.:: ACMPA4051F, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 28/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 28/02/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-02161/2019-29/03/2019

- 3 **Mr LALIT KUMAR AGARWALA**
 Son of Mr ONKARMAL AGARWALA SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, 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: 28/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019
 , Admitted by: Self, Date of Admission: 28/02/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ISHAANA DEVELOPERS 162, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, 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	Mr SUMIT BHANSALI Son of Mr NAGRAJ BHANSALI SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ISHAANA DEVELOPERS (as PARTNER)
2	Mr AMAN AGARWAL Son of Mr HARISH AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ISHAANA DEVELOPERS (as PARTNER)

Identifier Details :

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

Identifier Of Mrs NILAM DEVI AGARWALA, Mrs URMILA DEVI AGARWALA, Mr LALIT KUMAR AGARWALA, Mr SUMIT BHANSALI, Mr AMAN AGARWAL

Transfer of property for L1

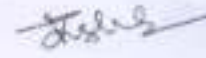
Sl.No	From	To. with area (Name-Area)
1	Mrs NILAM DEVI AGARWALA	ISHAANA DEVELOPERS-3.85 Dec
2	Mrs URMILA DEVI AGARWALA	ISHAANA DEVELOPERS-3.85 Dec
3	Mr LALIT KUMAR AGARWALA	ISHAANA DEVELOPERS-3.85 Dec

Major Information of the Deed :- I-0711-02161/2019-29/03/2019

On 08-02-2019

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 20-02-2019

Payment of Fees

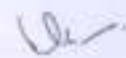
Certified that required Registration Fees payable for this document is Rs 75,614/- (A(1) = Rs 75,600/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 75,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:47AM with Govt. Ref. No: 192018190348638651 on 13-02-2019, Amount Rs: 75,614/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI5500006 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. 4,53,620/- and Stamp Duty paid by by online = Rs 4,48,620/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:47AM with Govt. Ref. No: 192018190348638651 on 13-02-2019, Amount Rs: 4,48,620/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI5500006 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 28-02-2019

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

Presented for registration at 17:15 hrs on 28-02-2019, at the Private residence by Mrs NILAM DEVI AGARWALA , one of the Executants.

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

Execution is admitted on 28/02/2019 by 1. Mrs NILAM DEVI AGARWALA, Wife of Mr PAWAN KUMAR AGARWALA, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Mrs URMILA DEVI AGARWALA, Wife of Mr RAMESH KUMAR AGARWALA, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Mr LALIT KUMAR AGARWALA, Son of Mr ONKARMAL AGARWALA, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , 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, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

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

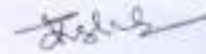
Execution is admitted on 28-02-2019 by Mr SUMIT BHANSALI, PARTNER, ISHAANA DEVELOPERS (Partnership Firm), 162, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

Major Information of the Deed :- I-0711-02161/2019-29/03/2019

Identified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

Execution is admitted on 28-02-2019 by Mr AMAN AGARWAL, PARTNER, ISHAANA DEVELOPERS (Partnership Firm), 162, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service



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

On 29-03-2019

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

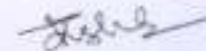
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,53,620/- 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 35659, Amount: Rs.5,000/-, Date of Purchase: 01/03/2019, 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-0711-02161/2019-29/03/2019

Major Information of the Deed :- I-0711-02161/2019-29/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 54882 to 54913

being No 071102161 for the year 2019.



Tapash

Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.04.02 13:35:54 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 02-04-2019 13:34:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)