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I. 805

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 673447

NOTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Sub-Registrar,  
Sikuri-II at Bagdogra

08 FEB 2016

Paranmoyee Das Naha

Sanya Das Naha

३४

C-182

See?

<b>Area of land sold by this deed:</b> <b>0.2805 Acre</b> <b>or</b> <b>17 Kathas.</b>	
<b>Consideration</b>	<b>: Rs.27,00,000/-.</b>
<b>Khatian Nos. (L. R.)</b>	<b>: 336 and 337.</b>
<b>L. R. Plot No.</b>	<b>: 45.</b>
<b>R. S. Plot No.</b>	<b>: 4.</b>
<b>Mouza</b>	<b>: BARAGHARIA</b>
<b>P. S.</b>	<b>: Matigara.</b>
<b>J. L. No.</b>	<b>: 82 (Eighty two).</b>
<b>Patharghata Gram Panchayat Area.</b>	

*Paramanwar Rao Nalla*  
*Tanya Rao Nalla.*

**THIS DEED OF SALE (CONVEYANCE) IS MADE ON  
THIS THE 5<sup>TH</sup> DAY OF THE MONTH  
OF FEBRUARY, TWO THOUSAND  
AND SIXTEEN (2016),**

**BETWEEN**

*SE*  
**ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED, AN  
INDIAN PRIVATE LIMITED COMPANY, being incorporated under  
the Companies Act, 1956 (1 of 1956) having its Corporate Identity  
Number (CIN)-U45400WB2010PTC155508 issued on 08/12/2010 and  
having its registered office at Agarwal House, Nivedita Road, Siliguri,  
P.O. & P.S.-Pradhannagar, Pin Code-734003, District-Darjeeling, in the  
State of West Bengal, being represented by one of its Directors, SRI SHIV  
KUMAR AGARWAL, SON OF LATE CHHAGAN MAL  
AGARWAL, an Indian citizen, Hindu by religion, businessman by  
occupation, resident of B-2/26A, Yamuna Vihar, Delhi-110053, in the**

*Parameswar RAO NALLA  
Smt. Jaya RAO NALLA*

State of Delhi, **THE COMPANY NAMED HEREIN IS BEING HEREINAFTER REFERRED TO AND CALLED AS "THE PURCHASER" OR "THE FIRST PARTY"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its all directors, members, office-bearers, executors, successors-in-office, administrators, legal representatives and assigns) of the **ONE PART.**  
(I. T. PAN:-AAJCA0549A).

**AND**

**1.SRI PARAMESHWAR RAO NALLA, SON OF KRISHNAMURTHY NALLA AND 2.SMT. JAYA RAO NALLA, WIFE OF SRI PARAMESHWAR RAO NALLA,** both Indian citizens, Hindu by religion, No.-1 being service and No.-2 being businesswoman by occupation, both residents of Ashrampara, P.O. and P.S.-Siliguri, Pin Code-734001, District-Darjeeling, in the State of West Bengal, **BOTH PERSONS NAMED HEREUNTO ARE BEING HEREINAFTER JOINTLY AND COLLECTIVELY REFERRED TO AND CALLED AS "THE VENDORS" OR "THE SECOND PARTY"** (Which names and expressions shall, unless otherwise expressed or are excluded by or repugnant to the subject or context, be deemed to mean and include their legal heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART.**  
(I. T. PAN:-1.ADFPN6945F and 2.ADFPN0040D).

**AND**

**WHEREAS** the vendors or the second party hereof had become the right and absolute joint owners of all that piece or parcel of land measuring in total 3.05 Acre being recorded in R. S. Plot No.-4 [L. R. Plot No.-45] corresponding to its L. R. Khatian Nos.-336 and 337, situated within Mouza-Baragharia, J. L. No.-82, P.S.-Matigara, District-Darjeeling by way of purchase for valuable consideration vide a registered deed of sale bearing document no.-260 which was presented for registration on 28/08/2001 and the same was finally admitted on 25/01/2002 after

Parameswar Rao Nalla  
Sri Jaya Rao Nalla

payment of deficit stamp duty and additional registration fees at the office of the Additional District Sub-Registrar, Siliguri, District-Darjeeling duly registered in Book No.-I, Volume No.-7 from Pages 321 to 328 for the year 2002 being executed by 1.Sri Amulya Kumar Dutta and 2.Sri Amitava Dutta on behalf of "Friends and Company" having its office at Hakimpara, Siliguri and since the said purchase, the vendors hereof have been in their absolute physical possession and peaceful occupation of the said land measuring 3.05 Acre having permanent, heritable and transferable right and free, clear and marketable title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owners, the vendors or the second party hereof then got their respective names mutated into the records of the B. L. & L. R. O., Matigara at Shivmandir, District-Darjeeling for their aforesaid area of land purchased by them as described above and two separate new Khatians (LR) were opened in their respective names as described here-in-below :-

(i) One bearing Khatian No.-336 comprising land measuring 1.53 Acre being recorded within Mouza-Baragharia, J. L. No.-82, P.S.-Matigara, District-Darjeeling being opened in the name of Sri Parameswar Rao Nalla being the vendor no.-1 hereof and

(ii) Another bearing Khatian No.-337 comprising land measuring 1.52 Acre being recorded within Mouza-Baragharia, J. L. No.-82, P.S.-Matigara, District-Darjeeling being opened in the name of Smt. Jaya Rao Nalla being the vendor no.-2 hereof.

AND

In view of the above, the vendors hereof are at present the absolute recorded owners of land measuring in total 3.05 Acre comprised in Khatian nos.-336 and 337 and their names have been published as

Pranab Kumar Das  
Deputy Commissioner

Records-of-Rights (ROR) finally framed and finally published under Sub-Section (2) of section 51 A of the West Bengal Land Reforms Act, 1955 (W. B. Act X of 1955) and the below-scheduled land has been the part and parcel of total land recorded in the said two Khatians and thus, the vendors hereof are at present the absolute owners of the below-scheduled land and they have got marketable, transferable and/or saleable right over and upon their said land which is possessed by the vendors hereof without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

*Deed*  
WHEREAS the vendors hereof have also got some more piece or parcel of land within the locality adjacent to the aforesaid land measuring 3.05 Acre purchased and/or acquired apart from which is referred above. The vendors have agreed to sell all that land measuring 0.825 Acre vide 3 separate documents out of the land measuring 3.05 Acre referred all over this document. The nearest approach road to the said land measuring 0.825 Acre being sold by the vendors hereof to the purchaser, is the PMGSY road branched from the Siliguri-Darjeeling main road, i.e., southern side of the vendors' land measuring 3.05 Acre and leading to Surendra Memorial Institute towards Northern side of the said land and onwards. The vendors have developed and constructed a 23 feet wide road (Breadth 23 feet) branched from the above-referred PMGSY road leading to the vendors' property measuring 3.05 Acre which includes land measuring 0.825 Acre being sold by the vendors to the purchaser and an area measuring 0.2805 Acre, out of the said total land measuring 0.825 Acre, is sold by the vendors to the purchaser by this deed of sale. The 23 feet wide approach road developed by the vendors hereof adjoins the land measuring 0.2805 Acre which is a part of total land measuring 0.825 Acre being sold by the vendors hereof to the purchaser hereof and the said land measuring 0.2805 Acre is sold vide a separate document.

AND



Pranab Kumar Das  
Jayantrao Masale

WHEREAS the aforesaid vendors or the second party hereof, being in need of money for their own developmental plans and schemes and for investment of fund in some other profitable ventures, have firmly and finally decided to sell and have been looking for some genuine buyer for the landed property measuring in total 0.2805 Acre as also described above out of their total land measuring 3.05 Acre and in the mean time, they came to know about the intension of the purchaser hereof and got contacted with the said purchaser through some of their friends and offered for sale their all that piece or parcel of land measuring in total 0.2805 Acre as owned and possessed by the vendors hereof. The vendors thus, put the said offer before the purchaser or the first party hereof to which the purchaser agreed and accepted. The parties hereto also decided to sell the said total land measuring 0.825 Acre in 3 (three) separate deeds of sale and all that an area measuring 0.2805 Acre more fully described in the Schedule given below and butted and bounded within the boundaries given within the said Schedule is offered for sale at a monetary consideration amounting to Rs.27,00,000/- (Rupees twenty seven lakhs only) by the vendors to the purchaser hereof.

The vendors hereof at the time of placing the aforesaid offer and/or proposal before the purchaser hereof, also declare that the below-scheduled land is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955. This is further declared by the vendors hereof that there is no Bargadar and/or share-cropper in the said below-scheduled land and there is no co-sharer to the respective land of the vendors hereof.

The said land is offered for sale to the purchaser hereof by the vendors after disclosing the aforesaid facts relating thereto and declaring the same being free from all encumbrances and charges whatsoever.

AND

பொருள் வர்த்தகம்  
புதிதான வர்த்தகம்

WHEREAS the purchaser hereof being in need of a suitable plot of land in the said locality where the below-scheduled land is situated, coming to know about the intension of the second party hereof through its directors, got the offer to buy the said below-scheduled land of the second party after being made known about the facts relating thereto. The purchaser then relying on the aforesaid statements of the vendors, has accepted the aforesaid offer and agreed to purchase the said below-scheduled land measuring 0.2805 Acre from the vendors, at or for the said monetary consideration amounting to Rs.27,00,000/- (Rupees twenty seven lakhs only) being paid to the vendors against the purchase of the said below-scheduled land being free from all encumbrances and charges whatsoever.

AND

WHEREAS the parties herein, mutually considering the price of the below-scheduled property so offered by the vendors and duly accepted by the purchaser as fair, reasonable and highest in the prevailing market, the vendors have thus firmly and finally agreed to sell their below-scheduled property to the purchaser and the purchaser has agreed to purchase the same at the aforesaid consideration amounting to Rs.27,00,000/- (Rupees twenty seven lakhs only).

AND

WHEREAS in view of the above, the purchaser has paid the aforesaid sum of Rs.27,00,000/- (Rupees twenty seven lakhs only) to the vendors hereof for which the said vendors acknowledge the receipt. The purchaser has paid the consideration money against purchase of the below-scheduled landed property measuring 0.2805 Acre and the second party hereof have made themselves present to execute these presents to convey good title and all rights lying in the below-scheduled property unto and in favour of the purchaser hereof.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance, free consent and in consideration of the

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Sanjay Kumar  
Sanjay Kumar

sum of Rs.27,00,000/- (Rupees twenty seven lakhs only) paid as per memo of consideration attached herewith these presents and the said amount is paid by this day by the purchaser to the vendors, (the receipt whereof the vendors do hereby acknowledge as having received and the vendors also grant full discharge to the purchaser from the payment thereof), the vendors DO hereby convey, assign, sell and transfer their said below-scheduled property together with all their right, title, interests, hereditaments, liberties, easements, trees and fences etc., whatsoever in any way belonging to or reputed to belong therewith and make over possession thereof unto and in favor of the purchaser hereof absolutely and for ever TO HAVE AND TO HOLD the same as an absolute estate by the purchase as exclusive owner thereof, peaceably and quietly, with permanent, heritable and transferable right and without any claim, objection, interference from the vendors or any person or persons claiming under them, subject to the payment of land revenue to the superior landlord now the Government of West Bengal, represented by the B. L. & L. R. O., Matigara at Shivmandir, District-Darjeeling.

*sell*  
The vendors declare that the interests which they profess to transfer hereby-subsists as on the date of these presents and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the vendors in favour of any other person or party respecting the said below-scheduled land or any part thereof and that the property hereby transferred, expressed or intended so to be, suffers from no defect of title and the recital made hereinabove - are all true and in the event of any contrary is proved, the vendors will be liable for false recitals and will also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence/s thereof. The vendors also declare that the property sold by this deed is not a subject matter of any suit and the same is not under any litigations and is if any such fact comes out and the purchaser is deprived of its interests, the vendors shall be liable to compensate the purchaser and further to refund the consideration money together with interests at the rate of 24% per annum.

Instantaneous too well  
 Jang, from well

The vendors further covenant with the purchaser that if for any defect of title of the said below-scheduled land or for any act done or suffered to be done by the vendors, the purchaser be deprived of ownership or of possession of the said below-scheduled land or any part thereof in future, then the vendors will return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of rupees twenty four percent per annum from the date of such deprivation of ownership or of possession of the said below-scheduled land or any part thereof.

**THE VENDORS HEREOF** further declare and agree that they will also, from time to time upon the request and on demand of the purchaser or its legal representatives and/or successors-in-office execute all such acts, deeds and/or things whatsoever for further and more perfectly assigning the below-scheduled property and every part thereof unto and in favour of the purchaser being the Company hereof and placing the purchaser Company in possession of the same according to the true and intent meaning of this Deed as shall and may reasonably be required.

**“SCHEDULE OF THE LAND SOLD BY THIS DEED”**

ALL THAT PIECE OR PARCEL OF LAND MEASURING 0.2805 (ZERO POINT TWO EIGHT ZERO FIVE) ACRE OR 17 (SEVENTEEN) KATHAS OUT OF TOTAL LAND MEASURING 3.05 ACRE being owned and possessed by the vendors hereof and the said property is fully sold by the said vendors to the purchaser hereof.

The said piece or parcel of land measuring 0.2805 Acre is recorded as follows :-

<u>L. R. Plot No.</u>	<u>R. S. Plot No.</u>	<u>Area</u>
45	4	0.2805 Acre.
		-----
	Sold area	<u>0.2805 Acre.</u>

Deed

Paranurmanine malle  
Jeager bar malle

The aforesaid land is being recorded in L. R. Khatian Nos.-336 and 337, situated within MOUZA-BARAGHARIA, Paragana-Patharghata, J. L. No.-82 (Eighty two), within the jurisdiction of P.S.-Matigara, within the limits of Patharghata Gram Panchayat Area, District-Darjeeling, Additional District Sub-Registry office-Siliguri-II at Bagdogra, in the State of West Bengal. The sold land is at present vacant and the proposed use of the same is Rupni.

The annual rent for the sold area measuring 0.2805 Acre is payable at the rate of Rs.4/- (Rupees four only) to the Government of West Bengal being represented by the B. L. & L. R. O., Matigara at Shivmandir, District-Darjeeling, in the State of West Bengal.

The aforesaid land measuring 0.2805 Acre is butted and bounded as follows:-

- By the North :- Land of vendors today sold to purchaser.  
By the South :- Land of vendors today sold to purchaser.  
By the East :- Land of vendors.  
By the West :- Land in L. R. Plot No.-44.

The photographs and the fingerprints of the vendors hereof and that of one of the directors of the Company referred to and called as the purchaser hereof are duly affixed upon a separate sheet enclosed herewith which shall always form part of these presents.

*[Handwritten mark]*

IN WITNESS WHEREOF the vendors or the second party hereof, in their good health and conscious minds, have set and subscribed their hands on this DEED OF SALE (CONVEYANCE) on the day, month and year as first above-written.

WITNESSES:

1. Raju Banerjee  
S/o. Rabi Banerjee  
Robin Anagar  
Talpaiguri

2. Shanti Devi  
wife of D. Lama  
Gandhi Nagar  
Talpaiguri

Pantanuswar Das Nalla  
Tanya Das Nalla,

THE VENDORS.

====

Drafted and explained by me and printed in my chamber.



(SANJAY KUMAR MARODIA)  
ADVOCATE : SILIGURI  
REGN. NO. 849/840/92.

**MEMO OF CONSIDERATION**

Received from within named purchaser or the first party, a sum of Rs.27,00,000/- (Rupees twenty seven lakh only) paid vide account payee cheques as full consideration money against sale of land measuring 0.2805 Acre as per memo of consideration hereinafter.

IN WITNESS WHEREOF THE VENDORS OR THE SECOND PARTY HEREOF, in their good health and conscious minds, have signed this memo of consideration/receipt on this the 5th day of the month of February, 2016.

**WITNESSES:**












1. Raju Banerjee  
Sr. Rabi Banerjee  
Rabindra nagar  
Salpaignasi

2. Shati Devi  
wife of D. Laxma  
Gandhinagar  
Salpaignasi

Parameswar Das Nalla  
Jaya Das Nalla,












Signatures on Memo of Consideration  
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## EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Right Finger	Little Finger
 <i>Parameswar Rao</i>	Left Hand					
	Right Hand					

Parameswar Rao Naidu












Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Right Finger	Little Finger
 <i>Jayamma</i>	Left Hand					
	Right Hand					

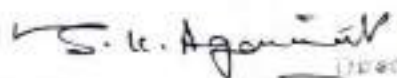
Jayamma

Signature

## EXECUTANT / CLAIMANT SHEET

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

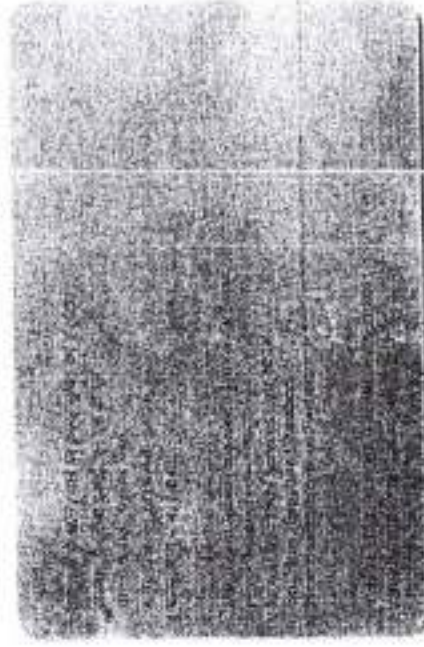
For Katsvinsky Int. Company, Inc. Ltd.

  
 Director

Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Right Finger	Little Finger
Full Signature of the Person	Left Hand					
	Right Hand					

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SHIV KUMAR AGARWAL

CHITGANMAL AGARWAL

19017057000

Permanent Account Number  
ACOPA5764K

*Signature*

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASTAVINAYAK INFRA PROPERTIES  
PRIVATE LIMITED



08/12/2010  
Permanent Account Number  
AAJCA0549A

08/12/2010



ভারতের নির্বাচন কমিশন  
 প্রতিষ্ঠা - ১৯৫০  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

XEQ1200880



নির্বাচকের নাম : শ্রী কুমার আগরওয়াল  
 Elector's Name : Shri Kumar Agarwal  
 পিতার নাম : শ্রীমান আগরওয়াল  
 Father's Name : Shri Manlal Agarwal  
 লিঙ্গ/Sex : পুরুষ / M  
 জন্ম তারিখ / Date of Birth : ২০/০৩/১৯৫৭

XEQ1200880

ঠিকানা  
 প্রধান নগর, শিলিগুরি (ম  
 কর্পোরেশন), প্রাধাননগর গার্জেলিং,  
 ৭৩৪০০৩

Address  
 PRADHAN NAGAR, SHILIGURI (M  
 CORP.), PRADHANNAGAR GARJELING,  
 734003

Date: 16/09/2019

২৬. বিধিমালা অনুযায়ী নির্বাচন কমিশনের  
 অফিসার কর্তৃক  
 Executive Signature of the Electoral  
 Registration Officer for  
 25-Siliguri Constituency

১. এই কার্ডটি ভোটারের নামের উপর নির্ভর করে নির্বাচন কমিশনের অফিসে রাখা হবে।	২. এই কার্ডটি ভোটারের নামের উপর নির্ভর করে নির্বাচন কমিশনের অফিসে রাখা হবে।
In case of change in address in the entry - 1, the voter will be required to submit the new address.	In case of change in the entry - 2, the voter will be required to submit the new address.





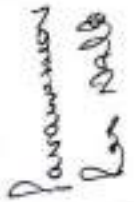


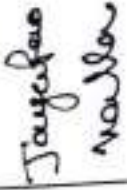
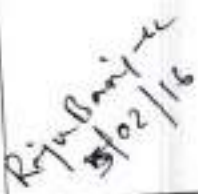
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030000150138/2016

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	Shri Parameshwar Rao Nalla Ashrampara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
2	Smt Jaya Rao Nalla Ashrampara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Raju Banerjee Son of Rabi Banerjee Rabindra Nagar, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734006	Shri Parameshwar Rao Nalla, Smt Jaya Rao Nalla, Shri Shiv Kumar Agarwal			

(Suraj Lepcha)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BAGDOGRA  
Darjeeling, West Bengal

## Seller, Buyer and Property Details

### er & Buyer Details

#### Presentant Details

SL No.	Name and Address of Presentant
1	Shri Parameshwar Rao Nalla Son of Krishnamurthy Nalla Ashrampara, Siliguri, P.O - Siliguri, P.S - Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

#### Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Parameshwar Rao Nalla Son of Krishnamurthy Nalla Ashrampara, Siliguri, 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. ADFPN6945F., Status : Individual; Date of Execution : 05/02/2016, Date of Admission : 05/02/2016, Place of Admission of Execution : Pvt. Residence
2	Smt Jaya Rao Nalla Wife of Shri Parameshwar Rao Nalla Ashrampara, Siliguri, 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. ADFPN0040D., Status Individual; Date of Execution : 05/02/2016, Date of Admission : 05/02/2016, Place of Admission of Execution : Pvt. Residence

**Buyer Details**

Name, Address, Photo, Finger print and Signature

10.

1 ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED  
 Agarwal House, Nivedita Road, P.O:- Pradhan Nagar, P.S - Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 PAN No. AAJCA0549A.; Status : Organization; Represented by not executed as given below:-

1(1)

Shri Shiv Kumar Agarwal  
 B-2/26A, Yamuna Vihar, P.O:- Patel Nagar, P.S:-  
 Patel Nagar, District:-Central, Delhi, India. PIN -  
 110053 Sex: Male, By Caste: Hindu, Occupation:  
 Business, Citizen of: India.; Status :  
 Representative; Date of Execution : ; Date of  
 Admission : ; Place of Admission of Execution :

Photo

Finger Print

Signature

**B. Identifire Details****Identifier Details**

Sl No.	Identifier Name & Address	Identifier of	Signature
1	Shri Raju Banerjee Son of Rabi Banerjee Rabindra Nagar, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Parameshwar Rao Nalla, Smt Jaya Rao Nalla, Shri Shiv Kumar Agarwal	

**C. Transacted Property Details****Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District. Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 45 , LR Khatian No:- 336	8.5 Katha	13,50,000/-	14,02,500/-	Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 27 Ft.,

Land Details						
S. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
2	District: Darjeeling, P.S.- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 45, LR Khatian No:- 337	8.5 Katha	13,50,000/-	14,02,500/-	Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 27 Ft.

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri Parameshwar Rao Nalla	ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED	8.5	100
L2	Smt Jaya Rao Nalla	ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED	8.5	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Sanjay Kumar Marodia
Address	Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate

Deed No/Year	04030000150138/2016	Serial no/Year	0403000897 / 2016
Transaction	I - 040300805 / 2016		
Name of Presentant	[0101] Sale, Sale Document	Presented At	Private Residence
Date of Execution	Shri Parameshwar Rao Nalla	Date of Presentation	05-02-2016

**Remarks**

On 05/02/2016

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

Presented for registration at 14:12 hrs on 05/02/2016, at the Private residence by Shri Parameshwar Rao Nalla, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,05,000/-

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


Execution is admitted on 05/02/2016 by

Shri Parameshwar Rao Nalla, Son of Krishnamurthy Nalla, Ashrampara, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business  
Indetified by Shri Raju Banerjee, Son of Rabi Banerjee, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734006, By caste Hindu, By Profession Service

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

Execution is admitted on 05/02/2016 by

Smt Jaya Rao Nalla, Shri Parameshwar Rao Nalla, Ashrampara, Siliguri, P.O: Siliguri, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business  
Indetified by Shri Raju Banerjee, Son of Rabi Banerjee, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734006, By caste Hindu, By Profession Service



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 08/02/2016

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

7  
able under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article  
ber 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,844/- ( A(1) = Rs 30,844/- ) and  
Registration Fees paid by Cash Rs 30,844/-

**Payment of Stamp Duty**

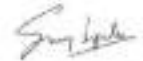
Certified that required Stamp Duty payable for this document is Rs. 1,40,250/- and Stamp Duty paid by Draft Rs  
1,35,270/-, by Stamp Rs 5,000/-

**Description of Stamp**

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1062, Purchased on 05/02/2016, Vendor named S K  
Sarkar.

**Description of Draft**

1. Rs 1,35,270/- is paid, by the Draft(8554) No: 911475000405, Date: 06/02/2016, Bank: STATE BANK OF  
INDIA (SBI), HAKIMPARA (SILIGURI).



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A. D. S. R. BAGDOGRA  
Darjeeling, West Bengal



State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2016, Page from 17899 to 17921

Serial No 040300805 for the year 2016.



Digitally signed by SURAJ LEPCHA  
Date: 2016.02.25 18:23:50 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/02/2016 18:23:49  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)