

3098/2020

I. 3013/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 737538

F 737538

07/08/2020
 19:07 P.M.
 R. (2) 765141/2020
 M.V. Rs. 74,10,002/-



Rajni Agarwal

As Constituted Attorney of
 1. Smt. Badami Devi Agarwal and
 2. Sri Maheesh Kumar Agarwal

DEED OF CONVEYANCE (SALE)

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

[Signature]
 Asst. District Sub-Registrar
 Shakti Nagar, Jalpaiguri

07. AUG 2020

STATE
No. 67 Date 06.8.2020
NB Developers
Ag
Prof. Anil Kumar
Re. Tamunoy Roy



Govt. Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling



8

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

07 AUG 2020

Rahul Agarwal

As Constituted Attorney of
1. Smt. Badami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal

VACANT LAND

AREA : 6 KATHA
MOUZA : DABGRAM
R.S. PLOT No. : 533
L.R. PLOT No. : 83
R.S. KHATIAN No. : 180
L.R. KHATIAN Nos. : 270 and 271
R.S. SHEET No. : 8
L.R. SHEET No. : 42
J.L. No. : 2
S.M.C. WARD No. : 41
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
DISTRICT : JALPAIGURI
CONSIDERATION : Rs. 70,58,000/-

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 07TH DAY OF THE MONTH OF AUGUST, 2020.

::BETWEEN::

N B DEVELOPERS, a Partnership Firm, having I.Tax PAN : AAOFN6179P, having its office at Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal, Represented by one of its **PARTNER**, **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal--**HEREINAFTER** referred to and called as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, legal representatives and assigns) of the **"ONE PART"**.

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ad

Rahul Agarwal

As Constituted Attorney of
1. Smt. Badami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal

Page No. 3

AND

- 1) **SMT. BADAMI DEVI AGARWAL**, having I.Tax PAN : **ACHPA4723H**, wife of Late Rama Kishan Agarwal alias Ram Kishan Agarwal alias Ram Krishna Agarwal and daughter of Late Madanlal Agarwal and ;
- 2) **SRI MAHESH KUMAR AGARWAL**, having I.Tax PAN : **ACIPA7862L**, son of Late Rama Kishan Agarwal alias Ram Kishan Agarwal alias Ram Krishna Agarwal ;

Both are Hindu by Religion, Indian by Nationality, No. 1 is Housewife by Occupation and No. 2 is Business by Occupation, Resident of 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal -- **HEREINAFTER** jointly and collectively referred to and called as the "**VENDORS**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

THAT the abovenamed **SMT. BADAMI DEVI AGARWAL and SRI MAHESH KUMAR AGARWAL** (the **VENDORS** herein) are herein represented by their lawfully Constituted **ATTORNEY, SRI RAHUL AGARWAL**, having I.Tax PAN : **BELPA1020C**, son of Sri Mahesh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal, appointed vide a registered General Power of Attorney dated 02.07.2020, being Document No. I-555 for the year 2020 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

WHEREAS the abovenamed, **SMT. BADAMI DEVI AGARWAL and SRI MAHESH KUMAR AGARWAL** (the **VENDORS** herein) had jointly purchased for valuable consideration all that piece or parcel of land in total measuring 19 Katha or 0.3135 Acre from Sri Nikhil Basak and Sri Kalu

by
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Rahul Agarwal

As Constituted Attorney of
1. Smt. Bedami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal

Page No. 4

Sharma, vide a registered Deed of Sale dated 28.01.2004, being Document No. I-2800 for the year 2006 and the same was registered in the Office of the District Sub Registrar Jalpaiguri and ever since they are in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the names of the abovenamed Vendors in respect of their aforesaid respective land were duly mutated in the records of the B.L.&L.R.O. Rajganj in R.O.R. and two separate **L.R. Khatian Nos. 270 and 271** were framed in their respective names under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the Vendors being in need of fund have jointly offered for sale their land measuring 6 Katha, out of the aforesaid land, for a total consideration of Rs. 70,58,000/- (Rupees Seventy Lakh and Fifty Eight Thousand Only) free from all charges and encumbrances whatsoever and the said total land is more particularly described in the **SCHEDULE** given herein below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule given herein below approached the Vendors and offered to purchase the above referred to land of the Vendors measuring 6 Katha for a total consideration of Rs. 70,58,000/- (Rupees Seventy Lakh and Fifty Eight Thousand Only).

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 70,58,000/- (Rupees Seventy Lakh and Fifty Eight Thousand Only) paid by the Purchaser to the Vendors by Cheques/RTGS, the RECEIPT whereof the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS do hereby

for
all

Rachul Agarwal

As Constituted Attorney of
1. Smt. Badami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal

GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER their aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.

THAT THE VENDORS do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors do hereby transfer subsists and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THAT IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THAT THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendors have not entered into any binding contract

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Rajni Agarwal

As Constituted Attorney of
1. Smt. Badami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal

Page No. 6

with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendors shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

THAT THE VENDORS further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

THAT THE VENDORS FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendors on the date of these presents.

Continued to next page

Rajni Agarwal

As Constituted Attorney of
1. Smt. Badami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal

Page No. 7

SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND** measuring **6 (SIX) KATHA**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 533**, Recorded in **R.S. KHATIAN No. 180**, under **R.S. SHEET No. 8**, corresponding to **L.R. PLOT No. 83**, Recorded in **L.R. KHATIAN Nos. 270 and 271**, under **L.R. SHEET No. 42**, J.L. No. 02, near Shastrinagar Road Byelane, within the jurisdiction of **WARD No. 41** of Siliguri Municipal Corporation, Police Station Bhaktinagar, District Jalpaiguri.

The said land is butted and bounded as follows:-

By North:- Land of Smt. Badami Devi Agarwal and Sri Mahesh Kumar Agarwal and Ganesh Apartment,

By South:- Land of N. Developers,

By East :- Land of Kshitish Ch. Mohanta and Others,

By West :- Land and building of Gautam Kar and Others.

That the photographs and the fingerprints of the Attorney of the Vendors and the Authorised Signatory of the Purchaser are duly affixed upon separate sheets forming PART of these presents.

Continued to next page

IN WITNESSES WHEREOF the Attorney of the Vendors in good health and sound conscious mind has put his seal and signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. ଅକ୍ଷୟଚନ୍ଦ୍ର ସର୍ମା
S/O ଅନୁପମ ସର୍ମା
P.O. ଗୋଲ ଖାସି
P.S. ଗୋଲ ଖାସି
Dist. କୁର୍ଭାସି

The contents of this document have been gone through and understood personally by all the Parties herein.

Rahul Agarwal

As Constituted Attorney of
1. Smt. Bedami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal












2. Susanta Dasgupta
S/o Shyamal Dasgupta
Siliguri

VENDORS
(Represented by Attorney)

Drafted as per instructions, readover & explained by me & printed in my office.












Nikunj Saraf

NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

N B DEVELOPERS
Amarty
 PARTNER

 SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Rahul Agarwal</i>	LEFT HAND					
	RIGHT HAND					

Rahul Agarwal

SIGNATURE

As Constituted Attorney of
 1. Smt. Badami Devi Agarwal and
 2. Sri Mahesh Kumar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



व्यक्ति अथवा संस्था का
Permanent Account Number Card

AAOFN6179P



नाम / Name
N B DEVELOPERS

निष्पत्ति की तारीख
Date of Issuance/Expiry
01/09/2017

16-102017

N B DEVELOPERS

Amartya

PARTNER



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

প্রতিষ্ঠান/নথী নম্বর/ Enrolment No.: 1215/91264/37130

Download Date: 25/03/2018

To
 Mr. Aman
 Aman Agarwal
 NARAYANI BHAWAN
 SEVOKE ROAD MAHAMANDA PARA
 WARD NO 10
 SILIGURI
 Siliguri (M. Corp)
 Darjeeling West Bengal - 734001
 9434044293

Download Date: 12/03/2018

Signature device



আপনার আইডি নম্বর / Your Aadhaar No. :

4261 3788 9160

VID - 9163 2388 2027 4727

আমার আইডি, আমার পরিচয়



ভারত সরকার
 Government of India



Mr. Aman Agarwal
 11/03/1997
 MALE

4261 3788 9160

VID - 9163 2388 2027 4727

আমার আইডি, আমার পরিচয়



Aman Agarwal

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER



ACHPA4723H

नाम / NAME

BADAMI DEVI AGARWAL

पिता का नाम / FATHER'S NAME

MADAN LAL AGARWAL

जन्म तिथि / DATE OF BIRTH

02-08-1943

हस्ताक्षर / SIGNATURE

बदामी देवी अग्रवाल

आयकर अधिकारी, प. नं. 11

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

बदामी देवी अग्रवाल

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



भारत सरकार
Government of India



Badami Devi Agarwal

Husband: Late Ram Krishna Agarwal

DOB: 02/09/1943

Female

7078 5404 5374



मेरा आधार, मेरी पहचान

बदामी देवी अग्रवाल



भारत सरकार
Unique Identification Authority of India

Address: W/O: Late Ram Krishna
Agarwal, Narmada Apartments
2nd Mile Road, Howrah, Near
MTR Bus stand, Birgaon, P.O.
Bijay Nagar, Birgaon, Howrah
Jalpaiguri, Birgaon, West Bengal
734001

7078 5404 5374



1917



help@uidai.gov.in



www.uidai.gov.in

कार्ड लेका संख्या	/PERMANENT ACCOUNT NUMBER	
	ACIPA7862L	
	नाम /NAME	
	MAHESH KUMAR AGARWAL	
	पिता का नाम /FATHER'S NAME	
	RAMA KISHAN AGARWAL	
	जन्म तिथि /DATE OF BIRTH	
	27-04-1965	
हस्ताक्षर /SIGNATURE		
		अधीक्षक आयकर, प. अ. 11
		COMMISSIONER OF INCOME-TAX, W.B. - II

M. Agarwal

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 सहायक आयकर आयुक्त,
 पी-7,
 चौरंगी चौक,
 कलकत्ता - 700 069

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

भारत सरकार
Government of India
Mahesh Kumar Agarwal
DOB: 27/04/1965
Male



3208 2083 7833

मेरा आधार, मेरी पहचान

M. Agarwal

भारत सरकार
Government of India
Address:
S/O: Ram Krishan Agarwal, Narmada Apartment, 2nd Mile
Sevoke Road, Bhaktinagar, Sitguri (M Corp.), Sevoke
Road, Jalpaiguri, Raiganj, West Bengal, 734001

3208 2083 7833

1947

1880@nic.gov.in

www.nic.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAHUL AGARWAL

MAHESH KUMAR AGARWAL

27/05/1993
Permanent Account Number
BELPA1020C

Rahul Agarwal
Signature



20110012

Rahul Agarwal
As Constituted Attorney of
1. Smt. Bedami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal





भारत सरकार
Government of India



Rahul Agarwal
Father: Mahesh Kumar Agarwal
DOB: 07/05/1992
Male



9938 9667 7821

मेरा आधार, मेरी पहचान



एनयूआई, इंडिया
Unique Identification Authority of India

Address:
S/O Mahesh Kumar Agarwal, Naraina Apartment, 2nd
Floor, Sevoke Road, Bhaktinagar, Sector 10, Condo - Sevoke
Road, Jalandhar, Railway West Punjab - 144001

9938 9667 7821



Rahul Agarwal
As Constituted Attorney of
1. Smt. Bedami Devi Agarwal and
2. Sri Mahesh Kumar Agarwal



ভারত সরকার
Government of India

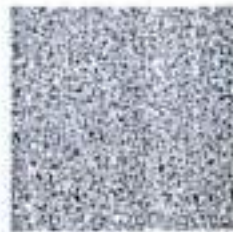
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভাসিকাকৃতিকর নম্বর/ Enrolment No.: 1215/10377/01418

Download Date: 23/06/2020

To
পারেশ চন্দ্র বর্মন
Paresh Chandra Baman
183 SHOULMARI
SHOULMARI
Kamar Chandrabandha
Ranihat
Cooch Behar West Bengal - 735236
7679218280

Issue Date: 05/05/2015



আপনার আধার সংখ্যা / Your Aadhaar No. :

6769 5549 0932
VID : 9162 3265 8189 0764

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 23/06/2020



পারেশ চন্দ্র বর্মন
Paresh Chandra Baman
জন্মতারিখ/DOB: 01/01/1976
পুরুষ/ MALE

Issue Date: 05/05/2015

6769 5549 0932

VID : 9162 3265 8189 0764

আমার আধার, আমার পরিচয়



Government of India



সংখ্যা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত ভিডিওর স্ক্যান / অফলাইন স্ক্যানিং / অফলাইন প্রমাণিত হলে আধার কার্ড পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত ডকুমেন্ট

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
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- This is electronically generated letter

- আধার সারা দেশে মান্য।
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহযোগিতা করে।
- আধার আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট করতে সাধুব।
- আধার নিয়ন্ত্রিত স্মার্ট ফোনে রাখুন, mAadhaar App ব্যবহার করুন।

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Unique Identification Authority of India



ভিত্তিমা:
183 শৌলমারী, শৌলমারী, কামর চন্দ্রাবন্দা
রানিহাট
পশ্চিম বঙ্গ - 735236

Address:
183 SHOULMARI, SHOULMARI, Kamar
Chandrabandha, Cooch Behar,
West Bengal - 735236



6769 5549 0932

VID : 9162 3265 8189 0764

আমার আধার, আমার পরিচয়

সকলকে চিহ্নিত করুন

Major Information of the Deed

Deed No :	I-0711-03013/2020	Date of Registration	07/08/2020
Query No / Year	0711-2000765141/2020	Office where deed is registered	
Query Date	07/07/2020 3:35:58 PM	0711-2000765141/2020	
Applicant Name, Address & Other Details	S Dasgupta Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7029082133, Status : Solicitor firm		
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. 70,58,000/-	Rs. 74,10,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,44,620/- (Article:23)	Rs. 74,114/- (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: Sastri Nagar Road Bye Lane, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-533	RS-180	Bastu	Bastu	6 Katha	70,58,000/-	74,10,002/-	Width of Approach Road: 1 Ft.,
Grand Total :					9.9Dec	70,58,000 /-	74,10,002 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Badami Devi Agarwal Wife of Late Rama Kishna Agarwal 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACHPA4723H, Aadhaar No: 70xxxxxxx5374, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri Mahesh Kumar Agarwal Son of Late Rama Kishan Agarwal 2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACIPA7862L, Aadhaar No: 32xxxxxxx7833, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	N B DEVELOPERS Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAFN6179P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rahul Agarwal (Presentant) Son of Shri Mahesh Kumar Agarwal Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office			
		Aug 7 2020 12:52PM	LTI 07/08/2020	07/08/2020
2nd Mile, Sevoke Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BELPA1020C, Aadhaar No: 99xxxxxxxx7821 Status : Attorney, Attorney of : Smt Badami Devi Agarwal, Shri Mahesh Kumar Agarwal				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Aman Agarwal Son of Shri Harish Kumar 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, , Aadhaar No: 41xxxxxxxx9160 Status : Representative, Representative of : N B DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Paresh Chandra Barman Son of Jhantu Barman Shoulmari, P.O:- Shoulmari, P.S:- Mekhliganj, District:-Coochbehar, West Bengal, India, PIN - 735236			
	07/08/2020	07/08/2020	07/08/2020
Identifier Of Shri Rahul Agarwal, Shri Aman Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Badami Devi Agarwal	N B DEVELOPERS-4.95 Dec
2	Shri Mahesh Kumar Agarwal	N B DEVELOPERS-4.95 Dec

On 07-08-2020

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.

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

Presented for registration at 12:07 hrs on 07-08-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Rahul Agarwal .

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 74,10,002/-

Executed by Attorney

Execution by Shri Rahul Agarwal, , Son of Shri Mahesh Kumar Agarwal, 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business as the constituted attorney of 1. Smt Badami Devi Agarwal 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, 2. Shri Mahesh Kumar Agarwal 2nd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001 is admitted by him

Indetified by Shri Paresh Chandra Barman, , Son of Jhantu Barman, Shoulmari, P.O: Shoulmari, Thana: Mekhliganj, , Coochbehar, WEST BENGAL, India, PIN - 735236, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,114/- (A(1) = Rs 74,100/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 74,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2020 12:00AM with Govt. Ref. No: 192020210049318642 on 30-07-2020, Amount Rs: 74,114/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 685843601 on 30-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,44,620/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,39,620/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 67, Amount: Rs.5,000/-, Date of Purchase: 06/08/2020, Vendor name: Tanmoy Roy

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

Online on 30/07/2020 12:00AM with Govt. Ref. No: 192020210049318642 on 30-07-2020, Amount Rs: 4,39,620/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 685843601 on 30-07-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2020, Page from 82608 to 82632

being No 071103013 for the year 2020.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2020.08.07 14:04:22 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/08/07 02:04:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)