

3803

I- 3532/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 737876

F 737876


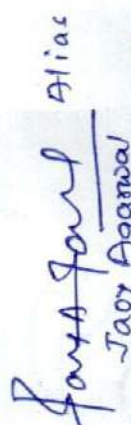
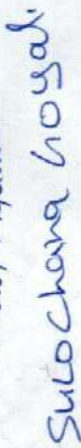
2/1187327

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

Adtl. District Sub Registrar,  
Siliguri-II at Bagdogra

06 OCT 2020

DEED OF SALE

  
 Basu de Asha  
  
 Jany Jany Alias  
 Jany Agamal  
  
 Sulochara Goswami

**NON JUDICIAL STAMP**

No. 664 Date 14.9.2020

Sold Rohit Agarwal & others

of Siliguri

Value Rs. 5000/-



*S. S. Roy*  
(Sudhangshu Safan Roy)  
Govt. Stamp Vendor  
L. No.173/R.M.  
Siliguri Court

F 137878

সিলিগুরি জিলা সিনিয়র জজ কোর্ট  
সিলিগুরি

*S. S. Roy*  
14.09.2020



Dist. Sub-Registrar  
Siliguri of Bardonia Dist. Chanching

06 OCT 2020

: 2 :

**CONVEYANCE :-**

THIS INDENTURE MADE ON THIS THE  
06<sup>th</sup> DAY OF ... October ..... 2020

MOUZA - GOURCHARAN

P.S.- MATIGARA

DISTRICT - DARJEELING

AREA : 32 DECIMALS

CONSIDERATION: Rs. 40,00,000/-

J.L NO.81

R.S PLOT NO.54

L.R PLOT NO. 65

L.R KHATIAN NO. 6203, 6189, 6187 AND 6204

GRAM PANCHAYAT AREA

**BETWEEN**

1. **SRI ROHIT AGARWAL**, son of Sri Roshan Lal Agarwal,
2. **SRI RAHUL AGARWAL**, son of Sri Pawan Agarwal,
3. **MRS AISHWARYA AGARWAL**, daughter of Sri Raj Kamal Agarwal,
4. **MRS NIKITA AGARWAL**, daughter of Sri Kailash Kumar Agarwal all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 & 2 Residents of Khalpara, P.O and P.S. Siliguri, District Darjeeling, No.3 resident of 34 Radha Kunj , Shiv Mandir Road, P.O Siliguri, P.S Bhaktinagar, District Jalpaiguri and No.4 Resident of Vrindavan Garden, Pranami Mandir Road, P.O and P.S. Siliguri, District Darjeeling, - hereinafter called the "**PURCHASERS**" (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and assigns) of the "**FIRST PART**". (PAN: BLWPA8749N), (PAN: CLDPA9074L), (PAN: AWNPA4737H) (PAN:AXZPA0682Q).




Addl. Dist-Sub-Inspector  
Siliguri & Bagdogra, West Bengal

06 OCT 2020

: 3 :

  
Basudeo Adhikary

  
Parajay Alias  
Jaoy Agarwal  
Sulochana Goyal

1. **SRI SANJAY KUMAR AGARWAL**, son of Sri Ghisaram Agarwal,
2. **SRI BASUDEO ADHIKARY**, son of Late Laxmi Prasad Adhikary,
3. **SRI JOY AGARWAL ALIAS JAOY AGARWAL**, son of Sri Gangadhar Agarwal,
4. **SMT SULOCHANA GOYAL**, wife of Sri Subhash Goyal , all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 resident of Krishna Kunja, Punjabi Para, P.O & P.S Siliguri, District Darjeeling , No.2 Resident of Bhenchijote, P.O New Chamta, P.S Matigara, District Darjeeling, No.3 Resident of Sri Ram Colony, Sevoke Road, P.O & P.S Siliguri, District Darjeeling and No.4 Resident of Udham Singh Sarani, Punjabi Para, P.O & P.S Siliguri, District Darjeeling- hereinafter called the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and assigns) of the "**SECOND PART. (PAN: ACRPA8417C), (PAN: ACYPA4081H), (PAN: ADNPA0190M), (PAN: ADBPG7911J)**

WHEREAS the abovenamed **Vendors along with Sri Tilak Banskota, Sri Naresli Agarwal, and Smt Shashi Agarwal** had purchased land measuring 56 Decimals from Sri Tenzing Gelek Lama, son of Sri Chamba Lama, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6523 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling and the entire land is fully described in the Schedule -A; below.

AND WHEREAS the abovenamed Vendors being in need of money had offered for sale to the Purchasers their 4/7<sup>th</sup> undivided Land measuring 32 Decimals out of the total land measuring 56 decimals for a total consideration of Rs. 40,00,000/- ( Rupees Forty Lacs Only) and the said land is fully described in the Schedule - B below.



*[Handwritten signature]*

06 OCT 2020

: 4 :

Basudho Saha

Govindraj Alai  
Jany Aggarwal

Suro Chatterjoo

AND WHEREAS the Purchasers having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule-B below approached the Vendors and offered to purchase the above referred 4/7<sup>th</sup> undivided Land measuring 32 **Decimals (out of the 32 decimals of land the Purchaser No.1 and 2 are purchasing 26.15 Decimals of land jointly and Purchaser No.3 and 4 are purchasing 5.85 Decimals of land jointly)**, for a total consideration of Rs.40, 00,000/- (Rupees Forty Lacs Only) and the aforesaid land is fully described in the Schedule - B below.

AND WHEREAS the Purchasers had paid an advance of Rs 11,20,000=00 (Rupees Eleven Lacs Twenty Thousand Only) vide Account Payee Cheques all dt 30/06/2020 and an Agreement of Sale dt 30/06/2020 was executed by and between the Vendors and the Purchasers in respect of the below 'B' Scheduled land .

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

That in pursuance of the said offer and acceptance and also in consideration of Rs. 40,00,000/- (Rupees Forty Lacs Only) paid by the Purchasers to the Vendors. the receipt whereof the Vendors do hereby acknowledge and grants full discharge to the Purchasers from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchasers the aforesaid land as fully described in the Schedule –B below and also makes over khas and peaceful possession thereof to the Purchasers 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 Superior Landlord the State of West Bengal.

And the Vendors do hereby covenant with the Purchasers that the right, title and interest in the land as fully described in the Schedule –B below and which the Vendors do hereby transfer subsist and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchasers in the manner aforesaid.




ADDL. DISTRICT REGISTRAR  
MILK, ANIMALS AND FISHERIES DEPARTMENT  
BELLARY

06 OCT 2020



: 5 :

  
Bansdeo A Shikha  
Jaya Anant Alias  
Jaya Agarwal  
Sulochara Royal

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said 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 other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchasers for the loss or injury that the Purchasers may sustain in consequence thereof.

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.

**SCHEDULE -A**

All that piece or parcel of vacant land measuring 56 Decimals situated in Mouza Gourcharan. appertaining to R.S. Plot No. 54, corresponding to L.R Plot No.65, Recorded in LR Khatian Nos. 6203, 6189, 6187, 6204, 6188, 6190 and 6202, J.L. No. 81, Pargana Patharghata, under Matigara – I Gram Panchayat Area, P.S. Matigara, in the District of Darjeeling.

**The said land is bounded and butted as follows:-**


North ... Land of L.R Plot No. 52  
South ... Land of L.R Plot No. 64  
East ... Busty Land  
West ... Land of Vendors and others



06 OCT 2020

  
Basu

: 6 :

  
Jaya Prasad  
Alas  
Jaya Agarwal  
Surochana Royal.

**SCHEDULE -B**

All that piece or parcel of 4/7<sup>th</sup> share of undivided vacant land measuring 32 Decimals forming part of Schedule 'A' land , situated in Mouza Gourcharan, J.L. No. 81, Pargana Patharghata, under Matigara – I Gram Panchayat Area, P.S. Matigara, in the District of Darjeeling.

RS PLOT NO.	LR PLOT NO.	LR KHATIAN NO	AREA
54	65	6203	8 Decimals
		6189	8 Decimals
		6187	8 Decimals
		6204	8 Decimals
		<b>TOTAL</b>	<b>32 Decimals</b>



Addl. Dist. Sub. Regist.  
Siliguri or Deoghora Dist. Assam

06 OCT 2020

:7:

IN WITNESS WHEREOF, the Vendors do hereunto set their respective hands on the day, month and year first above written

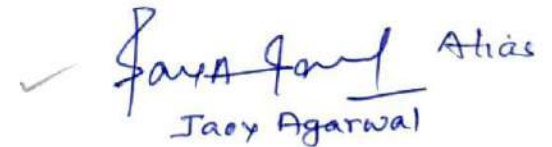
WITNESSES:-

1. Shuvradip Kundu  
Ho. Sri. S. K. Kundu  
Vill. & P.O. Haideypara  
P.S. Bhaktinagar,  
Dist. Jalpaiguri

2. Subrata Ganguly  
S/O Late S. Shankar Ganguly  
Sawth Bhorai Nagar  
P.O. P.S. Siliguri  
Dist. Darjeeling



Basudeo Adiga

 Alias  
Jaya Anil

Selochana Goyal

**VENDORS**

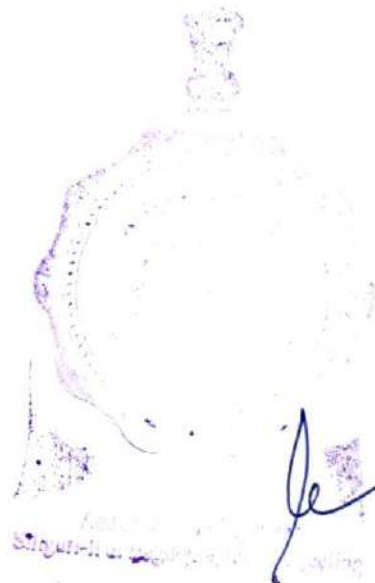
Drafted by me and Printed in  
my office :-




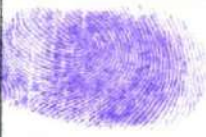




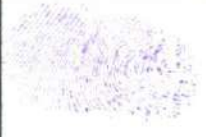




**MANOJ AGARWAL**

Advocate, Siliguri.

Enrolment No. F/505/434/1997


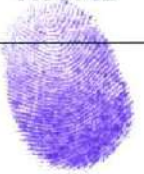











06 OCT 2020

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

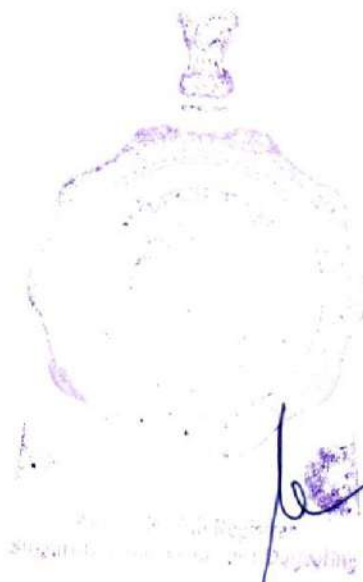
*Rohit Aggarwal*

Signature

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

*Rohit Aggarwal*

Signature



06 OCT 2020





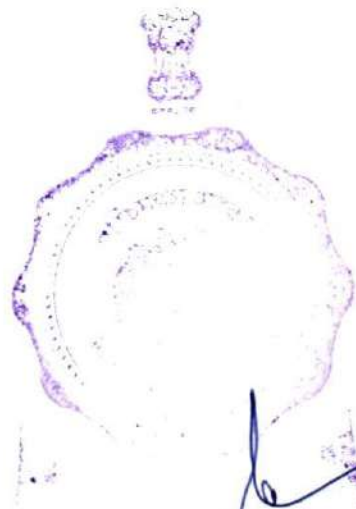
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Nikita Agarwal  
Signature














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

Hishvaya Agarwal  
Signature














ಶಿಬಿರದ ಅಧ್ಯಕ್ಷರು  
ಶಿಬಿರದ ಅಧ್ಯಕ್ಷರು

9 5 OCT 2020

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

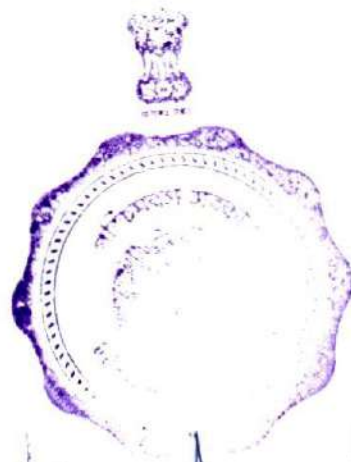
*Jay Agwal*  
*Alloc Jaoy Agwal*

*Jay Agwal*  
 Signature  
 Alloc Jaoy Agwal

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


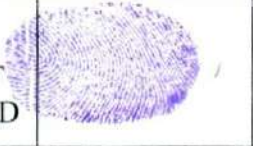




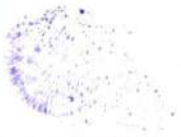




*Basu Ashu*

*Basu Ashu*  
 Signature



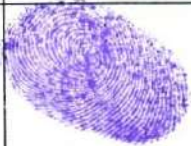


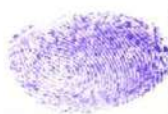








Additional Registrar  
Shiguri-Hat (Bog.) P.O. Dist. Darjeeling

06 OCT 2020

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

Sulochana Goyal  
Signature

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

  
Signature



Addl. Dist. Sub Registrar  
Siliguri-II at Bagdogra, Dist. Darjeeling

06 OCT 2020

Twohasey

आयकर विभाग  
INCOME TAX DEPARTMENT

ROHIT AGARWAL

ROSHAN LAL AGARWAL

29/08/1994

Permanent Account Number

BLWPA8749N

Signature  
Rohit Agarwal

Rohit Agarwal



भारत सरकार  
GOVT. OF INDIA



37022014

Purchaser

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

CLDDPA9077A

नाम/Name

RAHUL AGARWAL

पिता का नाम/Father's Name

PAWAN AGARWAL

जन्म की तारीख/Date of Birth  
03/10/1999

Rahul Agarwal

Rahul Agarwal

हस्ताक्षर/Signature



31102017

CLDDPA 9077A



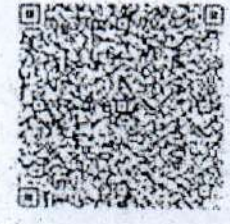
Purchaser.



भारत सरकार  
GOVERNMENT OF INDIA



ऐश्वर्य अग्रवाल  
Aishwarya Agarwal  
जन्म वर्ष / Year of Birth : 1993  
महिना / Female



4276 4620 9361

आधार — आम आदमी का अधिकार

*Aishwarya Agarwal*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AISHWARYA AGARWAL  
RAJKAMAL AGARWAL

28/01/1993  
Permanent Account Number  
AWNPA4737H

*Aishwarya Agarwal*  
Signature



20042011

Purchaser



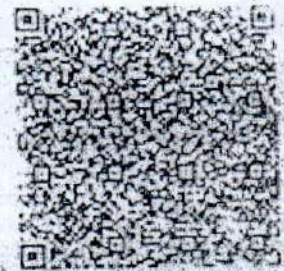
भारत सरकार  
GOVERNMENT OF INDIA



निकिता अगरवाल  
Nikita Agarwal

जन्म तिथि / DOB : 25/09/1991

महिना / FEMALE



5082 6157 6485

मेरा आधार मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIKITA AGARWAL

KAILASH KUMAR AGARWAL

25/09/1991

Permanent Account Number

AXZPA0682Q

*Nikita Agarwal*

Signature

*Nikita Agarwal*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACRPA8417C



नाम /NAME

SANJAY KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

GHISARAM AGARWAL

जन्म तिथि /DATE OF BIRTH

03-12-1966

हस्ताक्षर /SIGNATURE



*K. Das*

आयकर आयुक्त, प.बं.-XI

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

*[Handwritten signature]*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पड़ति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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

Seller

PERMANENT ACCOUNT NUMBER

ACYPA4081H

BASUDECU ADHIKARY

TYPE OF THE REGISTERED NAME

LAXMI PRASAD ADHIKARY

DATE OF BIRTH

10-11-1956

SELLER'S SIGNATURE

*Laxmi Prasad Adhikary*

*CR. Memo*

APPROX. 20/11/2011

COMMISSIONER OF INCOME TAX, M.D. XI

*Bansidra Shila*

आयकर विभाग  
INCOME TAX DEPARTMENT  
JOY AGARWAL

GANGADHAR GOYAL

14/07/1982

Permanent Account Number

ADNPA0190M

Signature

भारत सरकार  
GOVT. OF INDIA



25062014

इस कार्ड को रखने / जाने पर कृपया सूचित करें / सूटिए।  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*Joy Agarwal*  
Alias Joy Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SULOCHANA GOYAL  
RAM SINGH AGARWALA

02/05/1964  
Permanent Account Number

ADBPG7911J

Sulochana  
Goyal  
Signature



*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाए :  
आयकर पैन सेवा यूनिट, UTHSL  
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी. बेलपुर  
नवी मुंबई-४०० ६१४.

Sulochana Goyal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MHX3049293

পরিচয় পত্র



Elector's Name Subhrdip Kundu

নির্বাচকের নাম শুভ্রদীপ কুন্ডু

Father's Name Subrata Kundu

পিতার নাম সুব্রত কুন্ডু

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 20

১.১.২০০৬ এ বয়স ২০

Address:

Kaydarpara(Angshik) 40 Bhaktinagar Jalpaiguri 734006

ঠিকানা:

কায়দারপারা(আংশিক) ৪০ ভকতিনাগর জলপাইগুড়ি ৭৩৪০০৬

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 21-Rajganj (SC)

বিধানসভা নির্বাচন ক্ষেত্র: ২১-রাজগঞ্জ (উপশিল্পী খাতি)

District: Jalpaiguri

জেলা: জলপাইগুড়ি

Date: 31.03.2006

তারিখ: ৩১.০৩.২০০৬

0419030

*Subhrdip Kundu*

## Major Information of the Deed

Deed No :	I-0403-03532/2020	Date of Registration	06/10/2020
Query No / Year	0403-2001187327/2020	Office where deed is registered	
Query Date	23/09/2020 5:28:53 PM	0403-2001187327/2020	
Applicant Name, Address & Other Details	Mary Dey Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679212292, Status :Buyer/Claimant		
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. 40,00,000/-		Rs. 76,80,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,84,020/- (Article:23)		Rs. 76,814/- (Article:A(1), E.)	
Remarks			






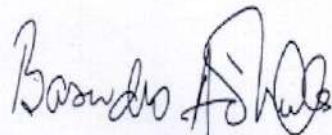



### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-65 (RS :-)	LR-6203	Rupni	Rupni	8 Dec	10,00,000/-	19,20,000/-	
L2	LR-65 (RS :-)	LR-6189	Rupni	Rupni	8 Dec	10,00,000/-	19,20,000/-	
L3	LR-65 (RS :-)	LR-6187	Rupni	Rupni	8 Dec	10,00,000/-	19,20,000/-	
L4	LR-65 (RS :-)	LR-6204	Rupni	Rupni	8 Dec	10,00,000/-	19,20,000/-	
		<b>TOTAL :</b>			<b>32Dec</b>	<b>40,00,000 /-</b>	<b>76,80,000 /-</b>	
		<b>Grand Total :</b>			<b>32Dec</b>	<b>40,00,000 /-</b>	<b>76,80,000 /-</b>	



**Seller Details :**

Sl No.	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJAY KUMAR AGARWAL</b> Son of Mr GHISARAM AGARWAL Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office			
		06/10/2020	LTI 06/10/2020	06/10/2020
KRISHNA KUNJA,PUNJABI PARA, 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.:: ACxxxxxx7C, Aadhaar No: 98xxxxxxxx4250, Status :Individual, Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office				
2	<b>Name</b> <b>Mr BASUDEO ADHIKARY (Presentant )</b> Son of Late LAXMI PRASAD ADHIKARY Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office			
		06/10/2020	LTI 06/10/2020	06/10/2020
BHENCHIJOTE, P.O:- NEW CHAMTA, P.S:- Matigara, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1H, Aadhaar No: 61xxxxxxxx2601, Status :Individual, Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office				
3	<b>Name</b> <b>Mr JOY AGARWAL, (Alias: Mr JAQY AGARWAL)</b> Son of Mr GANGADHAR AGARWAL Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office			
		06/10/2020	LTI 06/10/2020	06/10/2020
SRIRAM COLONY, 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.:: ADxxxxxx0M, Aadhaar No: 22xxxxxxxx6488, Status :Individual, Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office				

On 06-10-2020

**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 13:05 hrs on 06-10-2020, at the Office of the A.D.S.R. BAGDOGRA by Mr BASUDEO ADHIKARY , 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 76,80,000/-

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

Execution is admitted on 06/10/2020 by 1. Mr SANJAY KUMAR AGARWAL, Son of Mr GHISARAM AGARWAL, KRISHNA KUNJA,PUNJABI PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr BASUDEO ADHIKARY, Son of Late LAXMI PRASAD ADHIKARY, BHENCHIJOTE, P.O: NEW CHAMTA, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business, 3. Mr JOY AGARWAL, Alias Mr JAOY AGARWAL, Son of Mr GANGADHAR AGARWAL, SRIRAM COLONY, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mrs SULOCHANA GOYAL, Wife of Mr SUBHASH GOYAL, UDHAM SINGH SARANI , PUNJABI PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SHUVRADIP KUNDU, , Son of Mr SUBRATA KUMAR KUNDU, HAIDER PARA, P.O: HAIDER PARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 76,814/- ( A(1) = Rs 76,800/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 76,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2020 12:00AM with Govt. Ref. No: 192020210098119902 on 29-09-2020, Amount Rs: 76,814/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 29092020040 on 29-09-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,84,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,79,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 664, Amount: Rs.5,000/-, Date of Purchase: 14/09/2020, Vendor name: S S Roy

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

Online on 29/09/2020 12:00AM with Govt. Ref. No: 192020210098119902 on 29-09-2020, Amount Rs: 3,79,020/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 29092020040 on 29-09-2020, Head of Account 0030-02-103-003-02

Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY KUMAR AGARWAL	Mr ROHIT AGARWAL-3.2684 Dec, Mr RAHUL AGARWAL-3.2684 Dec, Mrs AISHWARYA AGARWAL-0.7316 Dec, Mrs NIKITA AGARWAL-0.7316 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEO ADHIKARY	Mr ROHIT AGARWAL-3.2684 Dec, Mr RAHUL AGARWAL-3.2684 Dec, Mrs AISHWARYA AGARWAL-0.7316 Dec, Mrs NIKITA AGARWAL-0.7316 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr JOY AGARWAL	Mr ROHIT AGARWAL-3.2684 Dec, Mr RAHUL AGARWAL-3.2684 Dec, Mrs AISHWARYA AGARWAL-0.7316 Dec, Mrs NIKITA AGARWAL-0.7316 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SULOCHANA GOYAL	Mr ROHIT AGARWAL-3.2684 Dec, Mr RAHUL AGARWAL-3.2684 Dec, Mrs AISHWARYA AGARWAL-0.7316 Dec, Mrs NIKITA AGARWAL-0.7316 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010



Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 65, LR Khatian No:- 6203	Owner:শ্রী সঞ্জয় কুমার আগরওয়াল, Gurdian:ঘিসারাম আগরওয়া, Address:নিজ , Classification:রূপনী, Area:0.08000000 Acre,	Mr SANJAY KUMAR AGARWAL
L2	LR Plot No:- 65, LR Khatian No:- 6189	Owner:শ্রী বাসুদেও অধিকারী, Gurdian:লক্ষী প্রসা অধিকার, Address:নিজ , Classification:রূপনী, Area:0.08000000 Acre,	Mr BASUDEO ADHIKARY
L3	LR Plot No:- 65, LR Khatian No:- 6187	Owner:শ্রী জয় আগরওয়াল, Gurdian:গঙ্গাধ আগরওয়া, Address:নিজ , Classification:রূপনী, Area:0.08000000 Acre,	Mr JOY AGARWAL
L4	LR Plot No:- 65, LR Khatian No:- 6204	Owner:শ্রীমতী সুলচনা গোয়েল, Gurdian:শ্রী রামসি আগরওয়া, Address:নিজ , Classification:রূপনী, Area:0.08000000 Acre,	Mrs SULOCHANA GOYAL

4	Name	Photo	Finger Print	Signature
	<b>Mrs SULOCHANA GOYAL</b> Wife of Mr SUBHASH GOYAL Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office			
	06/10/2020	LTI 06/10/2020	06/10/2020	
UDHAM SINGH SARANI , PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 22xxxxxxxx1326, Status :Individual, Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ROHIT AGARWAL</b> Son of Mr ROSHAN LAL AGARWAL KHALPARA, 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: BLxxxxxx9N, Aadhaar No: 72xxxxxxxx0114, Status :Individual, Status : Not Executed
2	<b>Mr RAHUL AGARWAL</b> Son of Mr PAWAN AGARWAL KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx4L, Aadhaar No: 59xxxxxxxx9229, Status :Individual, Status : Not Executed
3	<b>Mrs AISHWARYA AGARWAL</b> Daughter of Mr RAJKAMAL AGARWAL 34 RADHA KUNJ , SHIVMANDIR ROAD, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx7H, Aadhaar No: 42xxxxxxxx9361, Status :Individual, Status : Not Executed
4	<b>Mrs NIKITA AGARWAL</b> Daughter of Mr KAILASH KUMAR AGARWAL VRINDAVAN GARDEN,PRANAMI MANDIR ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx2Q, Aadhaar No: 50xxxxxxxx6485, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SHUVRADIP KUNDU</b> Son of Mr SUBRATA KUMAR KUNDU HAIDER PARA, P.O:- HAIDER PARA, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006			
	06/10/2020	06/10/2020	06/10/2020

Identifier Of Mr SANJAY KUMAR AGARWAL, Mr BASUDEO ADHIKARY, Mr JOY AGARWAL, Mrs SULOCHANA GOYAL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 86140 to 86166

being No 040303532 for the year 2020.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2020.10.06 15:22:09 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/10/06 03:22:09 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)