

8. 8337

I-2021/20M



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 248434

by  
 25/10/2021  
 D/w. 2147021.  
 V/c no. 1413.

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

Addl. District Sub-Registrar,  
 Siliguri-II at Bagdogra

26 OCT 2021

**DEED OF CONVEYANCE**

THIS DEED OF SALE IS MADE ON THIS THE 25<sup>TH</sup> DAY OF  
OCTOBER 2021.

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N. J. Stamp

SL. No. 392 Date 07.10.21

Sold to Smt. Pooja Agalwal  
.. Nehru Road .. Khalpala ..  
of Siliguri ..

Value 5000/- Rupees Five Thousand only



*In Case*

*[Signature]*  
**JAYABRATA BANIK**  
Govt. Stamp Vender  
A.D.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007



8299

*In Case*

Peudombar Pant.  
S/O Thomb Pant.  
Kalin Para.  
Lishyan.  
P.O. & P.S Lishyan.  
Dist. Darjeeling.



*[Signature]*  
Addl. Dist. Sub Registrar  
Siliguri, Darjeeling Dist. Director

25 OCT 2021

: 2 :

Area : 10 Kathas  
Plot No. : 4 ( R.S. ) 19 ( L.R. )  
Khatian No. : 2/2 ( R.S. ) 1240 ( L.R. )  
Mouza : Thiknikata  
J.L. No. : 74  
Pargana : Patharghata  
P.S. : Matigara  
District : Darjeeling  
Consideration : Rs. 35,00,000.00

**BETWEEN**

**SMT. POOJA AGARWAL**, wife of Sri Gopal Agarwal, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Nehru Road, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, 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 her heirs, executors, successors, representatives, administrators and assignees ) of the " **ONE PART** ". ( I.T. PAN - BRAPA5296E )

6.

*Ambar*

: 3 :

**AND**

**SRI JHUNTU PAUL** alias **JHANTU PAUL**, son of Late Manmohan Paul, Indian by Nationality, Hindu by faith, Business by occupation, residing at Rash Behari Sarani, Hakimpara, Ward No.17 of Siliguri Municipal Corporation, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, hereinafter called the "**VENDOR**" ( which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assignees) of the "**OTHER PART**". ( I.T. PAN - AEQPP3545P )

I. A) WHEREAS Sri Rana Bijoy Ghosh and Sri Ranadip Ghosh, both sons of Late Ranadhir Ghosh, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 3.33 Acres, forming part of R.S. Plot No.4, recorded in R.S. Khatian No.2/2, situated within Mouza -Thiknikata, Pargana - Patharghata, P.S. - Matigara, District - Darjeeling, unto and in favour of 1) Sri Naresh Chandra Singha, son of Late Nagendra Nath Singha and 2) Sri Digendra Nath Singha, son of Late Marma Kanta Singha, by virtue of Sale Deed, executed on 09.01.1991, being Document No.397 for the year 1991, entered in Book-I, Volume No.25, Pages 194 to 200, registered in the Office of the Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed 1) Sri Naresh Chandra Singha, and 2) Sri Digendra Nath Singha, had transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 1.665 Acres out of the aforesaid land measuring 3.33 Acres, unto and in favour of SRI JHANTU PAUL, son of Late Manmohan Paul, by virtue of Sale Deed, executed on 09.01.1991, being Document No.399 for the year 1991, entered in Book-I, Volume No.25, Pages 208 to 214, registered in the Office of the Sub-Registrar, Siliguri.

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*Handwritten signature*

: 4 :

II. A) AND WHEREAS abovenamed SRI JHANTU PAUL, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres out of the aforesaid land measuring 1.665 Acres, unto and in favour of 1) Sri Sunil Narayan Majumder, son of Sri Brajendra Narayan Majumder and 2) Smt. Ratna Majumder, wife of Sri Sunil Narayan Majumder, by virtue of Sale Deed, dated 06.09.1996, being Document No.5516 for the year 1996, entered in Book-I, Volume No.92, Pages 387 to 390, registered in the Office of the Additional District Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed 1) Sri Sunil Narayan Majumder, and 2) Smt. Ratna Majumder, thereafter had transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 0.33 Acres, unto and in favour of SRI JHANTU PAUL, son of Late Manmohan Paul, by virtue of Sale Deed, executed and presented for registration on 02.05.2001, being Document No.1333 for the year 2003, entered in Book-I, Volume No.32, Pages 65 to 68, registered in the Office of the Additional District Sub-Registrar, Siliguri.

III. A) AND WHEREAS by virtue of the aforesaid Sale Deeds, being Document Nos.399 for the year 1991 and 1333 for the year 2003, abovenamed SRI JHUNTU PAUL alias JHANTU PAUL became the sole, absolute and exclusive owner of all that aforesaid land measuring 1.665 Acres, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed SRI JHUNTU PAUL alias JHANTU PAUL has during his lifetime transferred parts and portions of land out of the aforesaid land measuring 1.665 Acres in favour of intending purchaser/s.

*Handwritten mark*

For

: 5 :

C) AND WHEREAS on account of aforesaid transfers, abovenamed SRI JHUNTU PAUL alias JHANTU PAUL is presently the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.32 Acres, having permanent, heritable and transferable right, title and interest therein and the said land stands recorded in his name in the Record of Rights, being L.R. Khatian No.1240, comprised in L.R. Plot Nos.19 and 21, situated within Mouza - Thiknikata, Pargana - Patharghata, P.S. - Matigara, District - Darjeeling.

IV. AND WHEREAS abovenamed SRI JHUNTU PAUL alias JHANTU PAUL ( the Vendor of these presents ) has now firmly and finally decided to sell and have offered for sale to the Purchaser of these presents all that piece or parcel of land measuring 10 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinbelow, for a valuable consideration of Rs. 35,00,000.00 ( Rupees Thirty Five Lakhs ) only.

V. AND WHEREAS the Purchaser being in need of a suitable property in the locality where the Scheduled land is situated has agreed to purchase the Scheduled land for a consideration of Rs. 35,00,000.00 ( Rupees Thirty Five Lakhs ) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

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*Handwritten signature*

: 6 :

VI. NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 35,00,000.00 ( Rupees Thirty Five Lakhs ) only, paid by the Purchaser to the Vendor, by Cheque/RTGS, the receipt of which is acknowledged by the Vendor by execution of these presents, the Vendor do hereby grants full discharge to the Purchaser from the payment thereof and the Vendor do hereby assigns, sells, grants, conveys and transfers absolutely and forever the said below Scheduled land and makes over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

A) The Vendor declares that the interest which he professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled land or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary, the Vendor shall be liable to forthwith refund the entire consideration amount in favour of the Purchaser and make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

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*Handwritten mark*

Signature  
→

: 7 :

B) The Vendor hereby declares and covenants with the Purchaser that the Vendor is the sole and absolute owner of the Scheduled land and has a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchaser in terms of this Deed. The Vendor further declares that the Vendor has not done any acts, deeds or things so as to curtail, restrict or prejudice his right to convey or prevent him from selling the Scheduled land in terms of this Deed and the Purchaser shall hereinafter peacefully and quietly possess and enjoy the Scheduled land without any obstruction and hindrance whatsoever. The Vendor hereby indemnifies and shall keep the Purchaser or her successors-in-title fully indemnified against any action regarding defect in title.

C) The Vendor further covenants that the Scheduled land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending against the Vendor or any of his predecessors in title for realization of taxes or duties or otherwise under the Public Demand Recovery Act or any other acts for the time being in force.

D) The Vendor hereby assures the Purchaser that all taxes and levies on the Scheduled land has been paid up to date and the arrears, if any, till the date of these presents shall be duly paid by the Vendor.

E) The Vendor further declares that neither any part or portion of the Scheduled land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or the West Bengal Estate Acquisition Act, 1953 or any other act or statute applicable to the Scheduled land nor is there any case pending under such acts or statutes.

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2/2/2013



: 8 :

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F) The Vendor further declares that there is no suit or litigation filed by or pending against the Vendor in any Court of Law concerning the Scheduled land or any part thereof.

G) The Vendor hereby undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below Scheduled land conveyed at the cost of the Purchaser.

### SCHEDULE

All that piece or parcel of vacant land measuring 10 Kathas, forming part of R.S. Plot No.4 corresponding to L.R. Plot No.19, recorded in R.S. Khatian No.2/2 corresponding to L.R. Khatian No.1240, situated within Mouza - Thiknikata, J.L. No.74, under Matigara - I Gram Panchayat, Pargana - Patharghata, P.S. - Matigara, Sub-Div. - Siliguri, District - Darjeeling.

The said land, recorded as *Rupni* in the Record of Rights and proposed to be used as *Rupni*, is sketched in the site plan enclosed herewith and the said site plan forms part of these presents.

The said land is bound and butted as follows :-

By North : Land and building of Sanjay Ghosh,  
By South : 14 Feet wide Road,  
By East : Land of Sri Ashok Kumar Agarwal,  
By West : Land of Sri Vivek Sarkar.

6

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAS PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. *Dee Sanbar Paul*  
*S/o Thambu Paul.*  
*Hakimpura,*  
*Siliguri.*  
*P.O. & P.S. Siliguri.*  
*Dist: Darjeeling.*

The contents of this document have been gone through and understood personally by the Vendor and the Purchaser.

*[Signature]*

VENDOR

2. *Nilambar Paul*  
*S/o Shantu Paul*  
*Hakimpura*  
*Siliguri*  
*P.O. & P.S. Siliguri*  
*Dist: Darjeeling.*

Drafted as per the instructions of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained the contents to the parties by me.

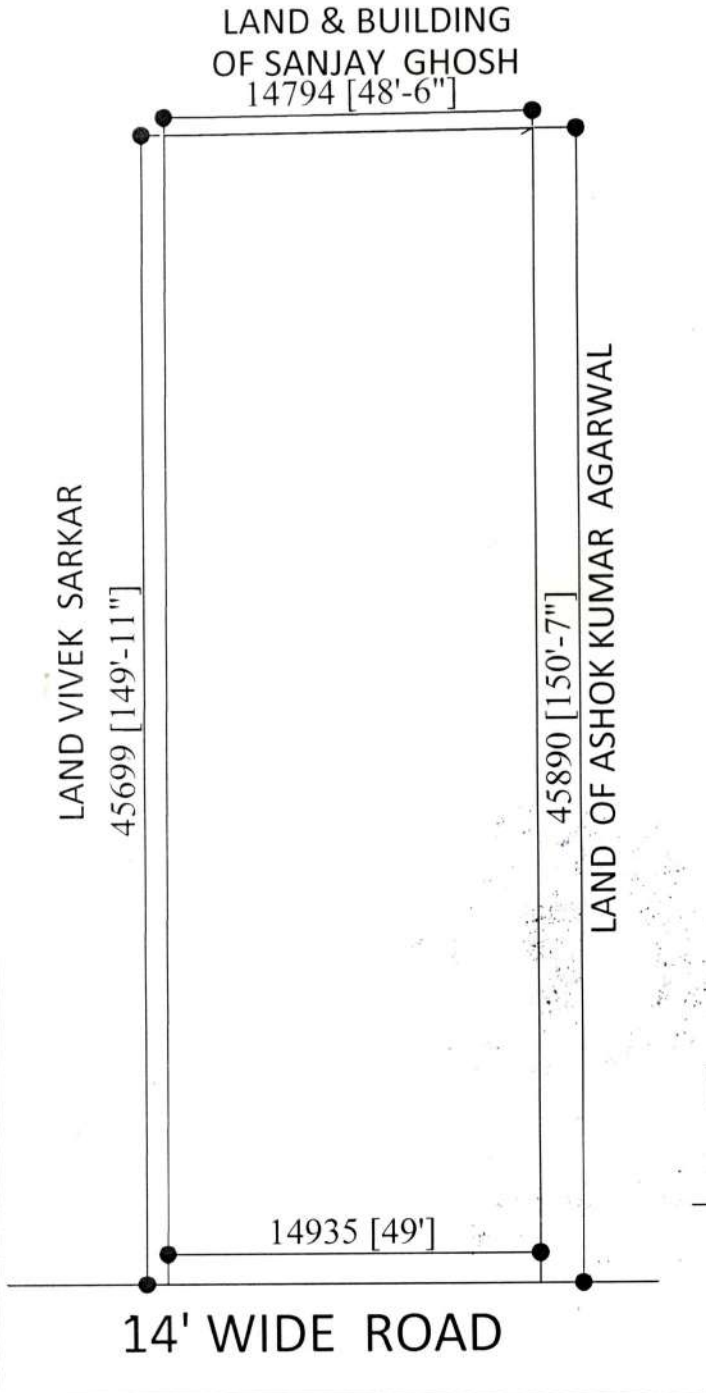
*[Signature]*

Rahul Kedia  
Advocate, Siliguri.  
E.No.F/1379/1449/2017.

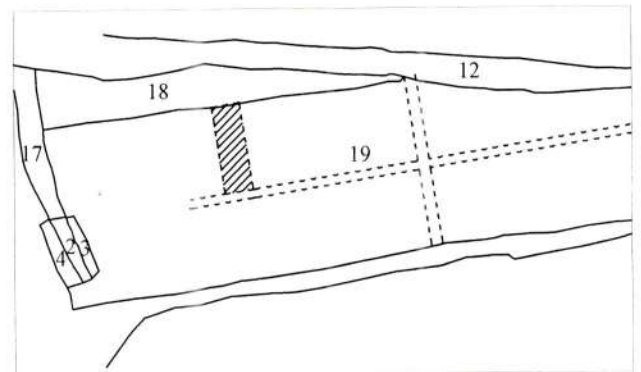
**NAME OF VENDOR:-**  
**SRI JHUNTU PAUL ALIAS**  
**JHANTU PAUL**  
**S/O Late. Manmohan Paul**  
 Residing at Rash Behari Sarani,  
 Hakimpara, P.O. & P.S.- Siliguri.  
 Dist.- Darjeeling. Pin.- No.- 734001

**NAME OF PURCHASER:-**  
**Smt. POOJA AGARWAL**  
**W/O Sri. Gopal Agarwal**  
 Residing at Nehru Road, Khalpara,  
 Siliguri. P.O.- Siliguri. Bazar  
 P.S.- Siliguri. Dist.- Darjeeling.  
 Pin.- No.- 734005

**LAND & BUILDING**  
**OF SANJAY GHOSH**  
 14794 [48'-6"]



**LAND SCHEDULE:-**  
 Mouza THIKNIKATA  
 J.L.No.-74  
 L.R. Sheet No.- 01  
 Khatian No.- R.s.- 2/2 L.R. 1240  
 P.S.- Matigara. Dist.- Darjeeling.  
**PLOT No. AREA IN**  
 R.S. L.R. Acre.  
 04 19 0.165  
 OR 10 Katha



**MOUZA MAP(L.R.)**  
 Scale:16"-1 Mile.

*[Handwritten Signature]*

SIGNATURE OF VENDOR

SURVEY & DRAWN BY:-

M/S. B. M. Das & Co.  
 (Govt. Approved Surveyors)  
*[Handwritten Signature]*

**SITE PLAN**  
 Scale:-1:300



*Jhuntu Paul*

**FINGER PRINTS OF SRI JHUNTU PAUL alias JHANTU PAUL ( VENDOR )**

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



*Pooja Agarwal.*

*Jhuntu Paul*

SIGNATURE


**FINGER PRINTS OF SMT. POOJA AGARWAL ( PURCHASER )**

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

*Pooja Agarwal.*

SIGNATURE

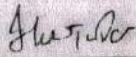
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AEQPP3545P




नाम / NAME  
JHUNTU PAUL

पिता का नाम / FATHER'S NAME  
MON MOHAN PAUL

जन्म तिथि / DATE OF BIRTH  
16-06-1948

हस्ताक्षर / SIGNATURE  


आयकर आयुक्त, प.बं.-II  
COMMISSIONER OF INCOME-TAX, W.B. - II



*Jhuntu Paul*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरिंगी 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.

 ভারত সরকার  
Government of India

 ঝটু পাল  
JHANTU PAUL  
পিতা : মন মোহন পাল  
Father : Man Mohan Paul

জন্মতারিখ/DOB: 16/06/1948  
পুরুষ / Male

7557 5838 9419



আধার - সাধারণ মানুষের অধিকার

*Jhantu Paul*

 আধার  
ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: রাস বিশারী সরণী  
হাকিম পাড়া, ওয়ার্ড নং  
শিলিগুড়ি (পৌরসভা), শিলিগুড়ি  
দার্জিলিং, পশ্চিম বঙ্গ,  
Address: RASH BEHARI  
SARANI, HAKIM PARA,  
WARD NO 17, Siliguri ( M.  
Corp), Darjeeling, Siliguri,  
West Bengal, 734001

7557 5838 9419

 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0864507



Elector's Name : Paul Jhantu

নির্বাচকের নাম : পাল জহঁটু

Father/Mother/  
Husband's Name : Manmohan

পিতা/মাতা/স্বামীর নাম : মনমোহন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95 39

০১.০১.৯৫ -এ বয়স : ৩৯

*Paul Jhantu*

Address :

Rash Behari Sarani

Siliguri

Darjeeling

ঠিকানা :

রাস বিহারী সরণী

শিলিগুড়ি

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 06-03-95

তারিখ : ০৬-০৩-৯৫




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

POOJA AGARWAL  
OMPRAKASH AGARWAL  
16/05/1991

Permanent Account Number  
BRAPA5296E

*Pooja Agarwal*  
Signature



*Pooja Agarwal.*



 भारत सरकार  
Government of India

पूजा अग्रवाल  
Pooja Agarwal



जन्म तिथि/DOB: 16/05/1991  
महिला / Female



2486 4581 7027

**आधार - आम आदमी का अधिकार**

 Unique Identification Authority of India

पता: D/O: ओम प्रकाश अग्रवाल  
रंडली गौदाम धुरा  
रंडली रंगलीयट टी गार्डन  
रंडली रंगलीओत, दार्जीलिंग  
पश्चिम बंग, 734226

Address: D/O: Om Prakash  
Agarwal, RANGLI GOUDAM  
DHURA, Rangli Rangliot Tea  
Garden, Darjeeling, Rangli  
Rangliot, West Bengal,  
734226

2486 4581 7027

 1847  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Pooja Agarwal

  
भारत निर्वाचन आयोग  
परिचय पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

AVV0697821

मतदाता को नाउँ : पुजा अगरवाल  
Elector's Name : Pooja Agarwal  
पिता को नाउँ : ओम प्रकाश अगरवाल  
Father's Name : Om Prakash Ararwal  
लिङ्ग /Sex : स्त्री/F  
जन्म तिथि  
Date of Birth : 16/05/1991

AVV0697821

ठेकाना  
बघैचाटार, रंगली-रंगलीयट टि.गार्डन,  
रंगली-रंगलीयट, दाजीलिङ्ग, 734122

Address:  
BAGHAICHATAR,  
RANGLI-RANGLIOT T. GARDEN,  
RANGLI RANGLIOT, DARJEELING,  
734122

Date: 12/09/2010

24-खरसाङ्ग निर्वाचन क्षेत्र के निर्वाचक  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति

Facsimile Signature of the Electoral  
Registration Officer for  
24-Kurseong Constituency

ठेगाना परिवर्तन भएको खण्डमा नयाँ ठेगानाको भोट  
तालिकामा नाउँ उजाउनको निम्ति औ पुरानी संख्याको परिचय  
पत्र पाउनको निम्ति सटिक आवेदन पत्रमा यो परिचय पत्रको  
संख्या उल्लेख गर्नुहोस ।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

083/3035

Pooja Agarwal

 ভারত সরকার  
Government of India


 প্রিতম্বর পাল  
PRITAMBAR PAUL  
পিতা : জই পাল  
Father : JHANTU PAUL

জন্মতারিখ/DOB: 29/06/1986  
পুরুষ / Male

4626 5813 9386



আধার - সাধারণ মানুষের অধিকার


 আধার  
ভারতীয় অনির্ভর পরিচয় প্রাধিকরণ  
Unique Identification Authority of India


ঠিকানা: আর.বি সারনি, হাকিমপাড়া  
ওয়ার্ড নং , শিলিগুড়ি (পৌরসভা)  
শিলিগুড়ি, দার্জিলিং, পশ্চিম বঙ্গ

Address: R.B SARANI,  
HAKIMPARA, WARD NO 17,  
Siliguri (M. Corp),  
Darjeeling, Siliguri, West  
Bengal, 734001

4626 5813 9386

1947  
1800 300 1947

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 www.uidai.gov.in

*Pritambar Paul*

 ভারত সরকার  
Government of India


  
নীলম্বর পাল  
NILAMBAR PAUL  
পিতা : জটু পাল  
Father : JHANTU PAUL

জন্মতারিখ/DOB: 21/07/1990  
পুরুষ / Male

3810 1173 9375



আধার - সাধারণ মানুষের অধিকার


 আধার


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India


ঠিকানা: আর.বী সরানি, হাকিমপাড়া  
ওয়ার্ড নং , শিলিগুড়ি (পৌরসভা)  
শিলিগুড়ি, দার্জিলিং, পশ্চিম বঙ্গ

Address: R.B SARANI,  
HAKIMPARA, WARD NO 17,  
Siliguri ( M. Corp),  
Darjeeling, Siliguri, West  
Bengal, 734001

3810 1173 9375

 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

*Nilambar Paul*









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 04032002147021/2021

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
1	Shri JHUNTU PAUL Alias JHANTU PAUL Hakimpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Pritambar Paul Son of Shri Jhantu Paul Hakimpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Shri JHUNTU PAUL			

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

## Major Information of the Deed

Deed No :	I-0403-08081/2021	Date of Registration	26/10/2021
Query No / Year	0403-2002147021/2021	Office where deed is registered	
Query Date	22/10/2021 12:34:12 PM	0403-2002147021/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7001682141, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 35,64,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,06,940/- (Article:23)	Rs. 35,654/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Darjeeling, P.S.- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734010

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	LR-19 (RS)	LR-1240	Rupni	Rupni	10 Katha	35,00,000/-	35,64,000/-	Width of Approach Road: 14 Ft.,
<b>Grand Total :</b>					<b>16.5Dec</b>	<b>35,00,000 /-</b>	<b>35,64,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri JHUNTU PAUL, (Alias: JHANTU PAUL) (Presentant)</b> Son of Late Manmohan Paul Hakimpara, Siliguri, City:- Siliguri Mc, 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. : AXxxxxx5P, Aadhaar No: 75xxxxxxxx9419, Status: Individual, Executed by: Self, Date of Execution: 25/10/2021, Admitted by: Self, Date of Admission: 25/10/2021, Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/10/2021, Admitted by: Self, Date of Admission: 25/10/2021, Place : Pvt. Residence

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt POOJA AGARWAL</b> Wife of Shri Gopal Agarwal Nehru Road, Khaipara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : BRxxxxxx6E, Aadhaar No: 24xxxxxxxx7027, Status: Individual, Status: Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Pritambar Paul</b> Son of Shri Jhantu Paul Hakimpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Shri JHUNTU PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri JHUNTU PAUL	Smt POOJA AGARWAL-16.5 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 19, LR Khatian No:- 1240	Owner: বন্টু পাল, Gurdian: মন মোহন (মৃত), Address: নিজ , Classification: রূপনী, Area: 0.29000000 Acre,	Shri JHUNTU PAUL

On 23-10-2021

**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 35,64,000/-

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

On 25-10-2021

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

Presented for registration at 13:38 hrs on 25-10-2021, at the Private residence by Shri JHUNTU PAUL Alias JHANTU PAUL, Executant.

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

Execution is admitted on 25/10/2021 by Shri JHUNTU PAUL, Alias JHANTU PAUL, Son of Late Manmohan Paul, Hakimpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Pritambar Paul, , Son of Shri Jhantu Paul, Hakimpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

On 26-10-2021

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 35,654/- ( A(1) = Rs 35,640/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,654/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 2:28PM with Govt. Ref. No: 192021220099055201 on 22-10-2021, Amount Rs: 35,654/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR7556593 on 22-10-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,06,940/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,01,940/-

**Description of Stamp**

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

2. Stamp Type: Impressed, Serial no 392, Amount: Rs.5,000/-, Date of Purchase: 07/10/2021, Vendor name: J Banik  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/10/2021 2:28PM with Govt. Ref. No: 192021220099055201 on 22-10-2021, Amount Rs: 1,01,940/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKR7556593 on 22-10-2021, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia

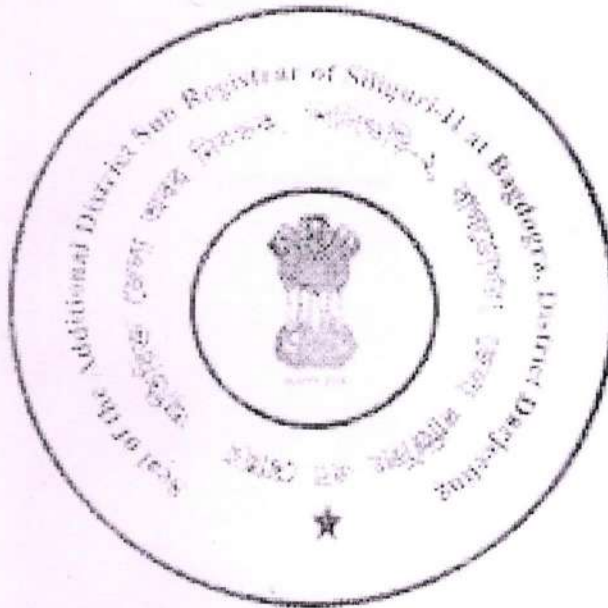
**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA**

**Darjeeling, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 0403-2021, Page from 206734 to 206760  
being No 040308081 for the year 2021.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2021.11.09 16:24:33 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/11/09 04:24:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)