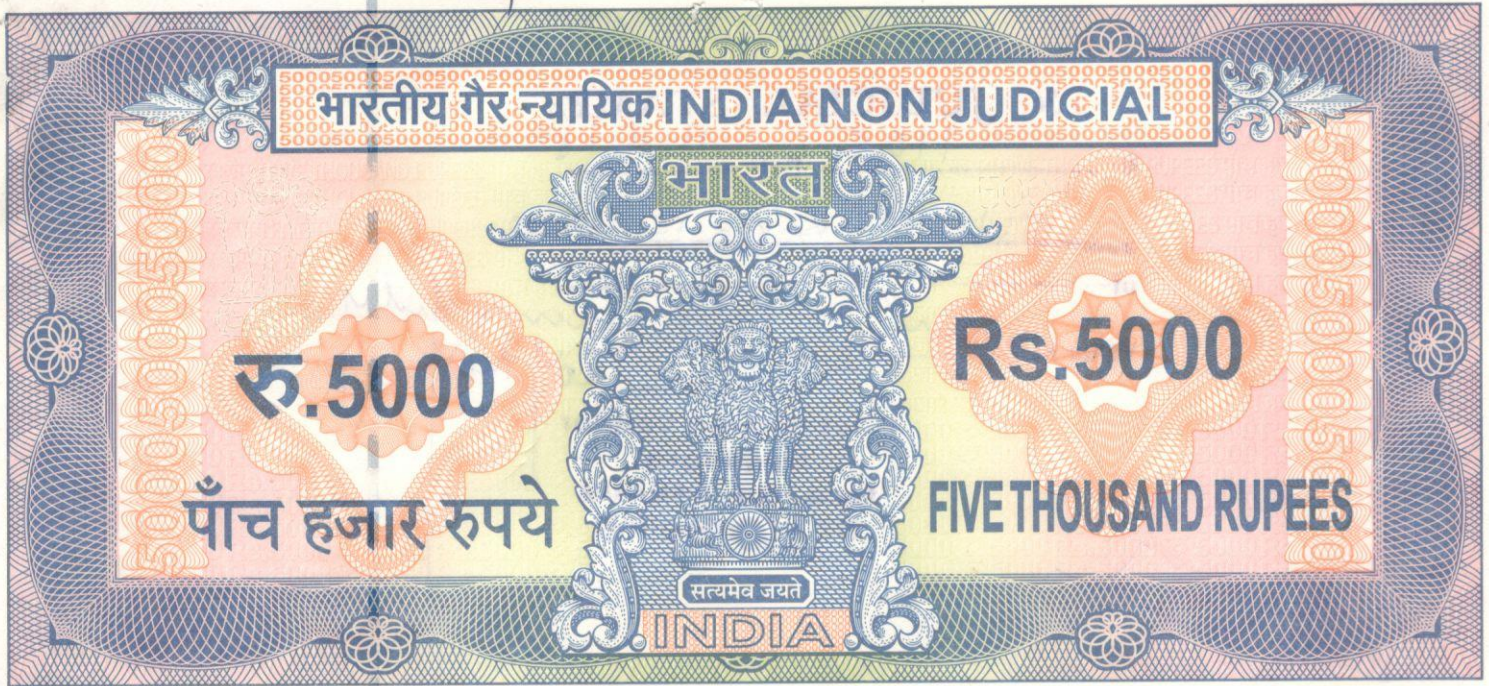


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 980066

D 980066

13/04/2018
 09:15 P.M.
 S. 589 335/2018
 M.V. No 78, 12,000/-

Visit Commission Case No. 809/2018

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

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

16 APR 2018

: 01 :

DEED OF CONVEYANCE

[Handwritten signature]

Radideva Agrotech Pvt. Ltd.

[Handwritten signature]
 Director



[Faint handwritten notes]

JUDICIAL STAMP
No. 1105 Date 11.4.18

Sum Sidhi Vinayak Builders

of Jalpaiguri

Value Rs. 500/- as per Airtel thru July

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



[Handwritten signature]

D 880089 2880089



1346

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1344

Aadideva Agrotech Pvt. Ltd.



Document attached to this document
is not a part of this document
Addl. Dist Sub-Registrar
Bhakti Nagar, Jalpaiguri

13 APR 2018

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

Navin Singh
S/o Late K.N. Singh
Vishwanath Jang Jang
P.O. Shyamnagar, Jalpaiguri
P.S. Siliguri
Dist. Darjeeling

13 APR 2018



Aadideva Agrotech Pvt. Ltd.


Director

:02:

Area of land : 5.38 Kathas

Pargana : Baikunthapur

Mouza : Dabgram

Police Station : Bhaktinagar

District : Jalpaiguri

Khatian No. : 477/1 (R.S.)

Plot No. : 586/682 (R.S., Part)

Sheet No. : 8 (R.S.)

Consideration : Rs 78,12,000/-

(Set Forth Value)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE TH 13 DAY OF
APRIL, TWO THOUSAND AND EIGHTEEN

B E T W E E N

:03:

(Handwritten signature)
AADIDEVA AGROTECH Pvt. Ltd.
Director

1. **SRI NIRMAL BAJAJ**, (PAN No. ASKPB2039E), son of *Sri Ram Kumar Bajaj*, Indian by Nationality, Hindu by Religion, Business by Occupation, Resident of P.S Road, Gangtok, P.O and P.S Gangtok, District East Sikkim – herein after called the “**VENDOR No.1**” (which name and expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include *his* heirs, executors, administrators, successors, legal representatives and permitted assigns) of the **FIRST PART**.

2. **AADIDEVA AGROTECH PRIVATE LIMITED**, (PAN: AAKCA5391F), a private limited company incorporated under the Companies Act, 1956 having Corporate Identity Number – U15139WB2012PTC180597, and its registered office at Sharda Complex, Opp. Makhan Bhog, Sevoke Road, Siliguri – 734001 , P.O and P.S Siliguri District Darjeeling – herein after called the “**VENDOR No. 2**” (which name and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Directors, executors, administrators, successors in office, representatives and permitted assigns) of the **SECOND PART**, represented in these presents by one of its Director, **SRI MUKESH AGARWAL**, son of *Sri Subhash Chandra Agarwal*, Indian by Nationality, Hindu by Religion, Business by Occupation, Resident of Sharda Villa, Gurunanak Sarani, Punjabi Para, P.O & P.S Siliguri District Darjeeling..


Aadilveva Agrotech Pvt. Ltd.
Director

:04:

A N D

SIDHI VINAYAK BUILDERS, a Partnership Firm, (**PAN: ADEFS2246K**), having its office at Sidhi Dham, Jyotinagar, P.O Siliguri, P.S. Bhaktinagar, District Jalpaiguri -- hereinafter called the **“PURCHASER”** (which term and expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include its Partner, successors in office, executors, administrators, representatives and permitted assigns) of the **THIRD PART** represented in these presents by its Partner, **SMT APOORWA BAZARI**, wife of Sri Rohit Bazari, Indian by Nationality, Hindu by Religion, Business by Occupation, Resident of Nabin Sen Road, P.O. and P.S. Siliguri, District Darjeeling

(I) WHEREAS :

A. One Sri Pali Singh, son of Late Lel Singh, transferred an area of land measuring 0.70 acre comprised in Plot No. 586/682 appertaining to R.S. Khatian No. 477/1 of Mouza Dabgram to Sri Debendra Nath Ghosh (son of Late Pyari Mohan Ghosh of Seth Srilal Market, Siliguri, District Darjeeling) by virtue of a Deed of Sale executed on 10.09.1963 which was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri , being No. 5330 for the year 1963 and physical possession thereof was delivered to said Debendra Nath Ghosh.


Aadileva Agritech Pvt. Ltd.
Director

: 05 :

- B. One Kakar Singh Das (son of Late Gaynath Singh Das) was the erstwhile owner of the land measuring 0.0825 acre comprised in R.S. Plot No. 583 of Sheet No. 8, appertaining to R.S. Khatian No. 471/2, within Mouza Dabgram, J.L.No.2, Pargana Bakunthapur, P.S. Rajganj (now Bhaktinagar), District Jalpaiguri and he transferred the said land measuring 0.0825 acre unto and in favour of said Sri Debendra Nath Ghosh (son of Late Pyari Mohan Ghosh) by virtue of a Deed of Sale executed on 26.05.1965 which was registered at the office of the District Sub-Registrar, Jalpaiguri, being No. 3832 for the year 1965 and physical possession thereof was delivered to said Debendra Nath Ghosh.
- C. Gedu Singh, Bhedu Singh and Falin Singh (all sons of Late Lebu Singh) were the erstwhile owners of the land measuring 0.25 acre comprised in R.S. Plot No. 583 of Sheet No. 8, appertaining to R.S. Khatian No. 471/2, within Mouza Dabgram, J.L.No.2, Pargana Bakunthapur, P.S. Rajganj (now Bhaktinagar), District Jalpaiguri and they transferred the said land measuring 0.25 acre unto and in favour of said Sri Debendra Nath Ghosh (son of Late Pyari Mohan Ghosh) by virtue of a Deed of Sale executed on 12.08.1965 which was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, being No. 6758 for the year 1965 and physical possession thereof was delivered to said Debendra Nath Ghosh.


Aadideva Agrotech Pvt. Ltd.
Director

: 06 :

- D. By virtue of the purchases as aforesaid, said Debendra Nath Ghosh became the absolute and exclusive owner of the total land measuring 1.0325 acres (that is, 0.70 acre + 0.0825 acre + 0.25 acre) comprised in R.S. Plot No. 586/682 (area measuring 0.70 acre) appertaining to R.S. Khatian No. 477/1 and comprised in R.S. Plot No. 583 (area measuring 0.3325 acre) appertaining to R.S. Khatian No. 471/2, within Mouza Dabgram, J.L. No. 2, Sheet No. 8, Pargana Bakunthapur, P.S. Rajganj (now Bhaktinagar), District Jalpaiguri and since his purchase he remained in lawful possession thereof without any interruption from anybody.
- E. Smt. Raj Kumari Ghosh, Smt. Debirani Ghosh and Sri Dipankar Ghosh, the legal heirs of said Debendra Nath Ghosh, transferred an area of land measuring 0.9982 acres (including the below Schedule land) out of said land measuring 1.03 acres unto and in favour of Sri Pawan Kumar Agarwala (son of Sri Radha Krishna Agarwala), Sri Ramnath Prasad Gupta (son of Late Mathura Prasad Gupta) and Sri Kali Charan Pandiya (son of Sri Rameswar Prasad Pandiya) of Bankim Nagar, Anchal Road, P.S. Bhaktinagar, District Jalpaiguri by virtue of three separate Deeds of Conveyance, executed in their favour which were registered in the office of the Additional District Sub-Registrar, Jalpaiguri, being Nos. 5716, 5717 and 5718 all for the year 1992 and possession of the said land was duly delivered to the said purchasers.


Aadiyeva Agritech Pvt. Ltd.
Director

: 07 :

F. Pawan Kumar Agarwala, Ramnath Prasad Gupta and Kali Charan Pandiya while in peaceful possession and occupation thereof as true and lawful owners, sold out the said land measuring 0.9982 acre to Sri Mohan Bajaj (son of Sri Ram Kumar Bajaj of P.S. Road, Gangtok, Sikkim) and Sri Rajesh Kumar Agarwal (son of Late Banarashi Das Agarwala of Nehru Road, Khalpara, Siliguri) by three separate Deeds of Conveyance, executed on 24.09.1998 and registered at the office of the Sub-Registrar, Rajganj, Jalpaiguri, being Nos. 2508 for the year 1998, 2514 for the year 1998 and 2516 for the year 1998 respectively.

G. Said Smt. Raj Kumari Ghosh, Smt. Debirani Ghosh and Sri Dipankar Ghosh, the legal heirs of said Debendra Nath Ghosh, also sold their remaining land measuring 0.0318 acre unto and in favour of said Sri Mohan Bajaj and Sri Rajesh Kumar Agarwal by a Deed of Conveyance, registered at the office of the Sub-Registrar, Rajganj, Jalpaiguri, being No. 2499 for the year 1998.


H. By virtue of the aforesaid four Deeds of Conveyance, said Sri Mohan Bajaj and Sri Rajesh Kumar Agarwal became the owners of the landed property measuring in total 1.03 acres comprised in R.S. Plot No. 586/682 (area measuring 0.70 acre) appertaining to R.S. Khatian No. 477/1 and in R.S. Plot No. 583 (area measuring 0.33 acre) appertaining to R.S. Khatian No. 471/2 of Mouza Dabgram, being in actual, khas and physical possession thereof and having permanent heritable and transferable right, title and interest therein.

: 08 :


Aaidaveva Agritech Pvt. Ltd.
Director

- I. For their personal convenience said Sri Mohan Bajaj and Sri Rajesh Kumar Agarwal partitioned 0.44 acre of land out of their 1.03 acres of land by virtue of two separate Deeds of Partition, being Nos. 31 dated 04.01.2000 and I-3472 dated 24.11.2000, both registered in the office of the Sub-Registrar at Rajganj and the remaining 0.59 acre of land remained in their joint possession.
- J. Sri Mohan Bajaj thereafter gifted an area of land measuring 5 .38 *kathas* out of the land acquired vide Partition Deed No. I-31 dt 04/01/2000 and I-3472 dated 24.11.2000 within specific boundaries unto and in favour of the Vendor No. 1 herein by virtue of (1) Deed of Gift executed in *his* favour on 05.01.2000, which was registered in the office of the *Sub-Registrar, Rajganj, District Jalpaiguri being No. I-46 for the year 2000* and (2) Deed of Gift executed in *his* favour on 13.03.2012, which was registered in the office of the *Addl District Sub-Registrar, Rajganj, District Jalpaiguri being No. I-1987 for the year 2012* and possession thereof was duly delivered to the Vendor No. 1 herein and ever since *his* said purchase the Vendor No. 1 has remained in actual, khas and physical possession of the Schedule land, free from all encumbrances, as the true and lawful owner thereof having permanent, heritable and transferable right, title and interest therein.

: 09 :


Aadideva Agrotech Pvt. Ltd.
Director

K. The Vendor No. 1 and the owners of adjacent pieces and parcels of land have jointly constructed boundary wall up to 7 feet height (approximately) around the total land measuring 1.03 acres comprised in Plot No. 586/682 and 583 appertaining to Khatian Nos. 477/1 and 471/2 within Mouza Dabgram and have also installed a main gate (towards Pranami Mandir Road) on the southern side portion of the said boundary wall.

(II) WHEREAS

A. It is also gathered that Aadideva Agrotech Pvt. Ltd. (the Vendor No. 2) has raised claim in respect of an area of land measuring 44 Kathas comprised in Plot No. 586/682, appertaining to Khatian No. 477/1 of Mouza Dabgram, including the below Scheduled land which has been purportedly purchased by it from Sri Parg Adhikari @ Singh and 20 Others, vide two separate Deeds of Sale/Conveyance No. 3020 and 3021 for the year 2012, registered in the office of the District Sub-Registrar at Jalpaiguri.

: 10 :


Aadiveya Agrotech Pvt. Ltd.
Director

B. The Purchaser, being desirous of purchasing the **Schedule** land approached the Vendor No. 1 and the Vendor No. 2 company (herein after collectively referred to as "the Vendors") and offered to purchase the Schedule land from them, that is, whatever right, title and interest the said Vendors have in the Schedule land, for a total consideration/price of Rs 78,12,000/- (Rupees Seventy Eight Lacs Twelve Thousand only).

C. The Vendor No. 1 and the Vendor No. 2 company, on being thus approached and considering the price offered by the Purchaser to be fair and reasonable, the proposal to be just and convenient **and also to avoid litigation among themselves** agreed to sell the Schedule land to the Purchaser, free from all encumbrances, for a total consideration/price of Rs 78,12,000/- (Rupees Seventy Eight Lacs Twelve Thousand only).

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said sum of Rs 78,12,000/- (Rupees Seventy Eight Lacs Twelve Thousand only) paid by the Purchaser to the Vendors (receipt whereof the Vendors do hereby admit and acknowledge and of and from the payment of the said sum and every part thereof do hereby acquit, release and forever discharge the Purchaser and the Schedule land conveyed hereby and every part thereof) they, the Vendors, do hereby grant, transfer, sell, convey, assign and assure unto and to the use of the

: 11 :


Aadi Deva Agrotech Pvt. Ltd.
Director

said Purchaser, free from all encumbrances, ALL THAT land, more fully described in Schedule hereunder written OR HOWSOEVER OTHERWISE the said land now is or at any time heretofore was situated, butted and bounded, known, numbered, called, described or distinguished TOGETHER WITH all lights, ways, paths, passages, rights, benefits and advantages of ancient and other rights, liberties, easements, privileges, profits, advantages, appendages and appurtenances, whatsoever, thereto belonging or in any way appertaining to or with the same or any part thereof now is or at any time heretofore was held, used, occupied or enjoyed therewith or reputed to belong or deemed taken or known as part, parcel or member thereof or appurtenant thereto AND the reversion and reversions, remainder and remainders and the rents, issues and profits of and from the Schedule land hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and every part thereof AND ALL the estates, rights, title, interest, inheritances, use, trust, possession, claim and demand whatsoever both in law and in equity of the Vendors into or upon the Schedule land hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever together with title deeds, writings, muniments and other evidences of title AND THE Vendors do hereby covenant with the Purchaser that notwithstanding any

: 12 :


Aaditya Agrotech Pvt. Ltd.
Director

acts, deeds, things whatsoever by the Vendors or by any of their predecessors in title, done or executed or knowingly suffered to the contrary, they, the Vendors, had at all materials times heretofore and now have good right, full power, absolute authority and indefeasible title (upto the extent as has devolved upon their predecessors in interest and upon the Vendors respectively in the manner as aforesaid) to grant, sell, convey, transfer, assign and assure the Schedule land hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser in the manner as aforesaid AND THAT the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the Schedule land and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or any of them or under any of their predecessors in title AND THAT free and clear and freely and clearly, absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of and from and against all and all manner of claims, charges, liens, attachments, and encumbrances, whatsoever made or suffered by the Vendors or any of them or any of their predecessors in title or any person lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all

: 13 :


Aadiveva Agrotech Pvt. Ltd.
Director

acts, deeds and things whatsoever for further and better assuring the Schedule land and every part thereof unto and to the use of the Purchaser according to the true meaning and intent of this deed as shall or may be reasonably required AND FURTHER MORE THAT the Vendors or such of them as the case may be, shall and at all material times hereafter indemnify and keep indemnified the Purchaser against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the Vendors or any breach of the covenants herein contained AND the Vendors hereby declare that they or any of them have not entered into any binding contract with any other person or persons for sale or transfer or otherwise encumbering the Schedule land or any part thereof and there is no such contract existing on the date of execution of these presents and in the event of discovery of any such contract or other encumbrances whatsoever the Vendors or such of them as the case may be, shall be liable to compensate the Purchaser adequately for the loss or injury sustained or to be sustained by the Purchaser in consequence thereof. The physical possession of the Schedule land hereby sold has been delivered by the Vendors unto and in favour of the Purchaser herein, free from all encumbrances.

: 14 :



Aadideva Agratech Pvt. Ltd.

Director

SCHEDULE ABOVE REFERRED TO

(Description of the land hereby sold)

All that piece or parcel of vacant homestead land measuring 5.38 **Kathas**, situated at Pranami Mandir Road, within Pargana Baikunthapur, Mouza Dabgram, J.L. No. 2, P.S. Bhaktinagar, District Jalpaiguri, comprised in and forming part of R.S. Plot No. 586/682 , R.S. Sheet No. 8, appertaining to R.S. Khatian No. 477/1.

The said land is butted and bounded as follows :

In the North : By Sold Land of Mohan Bajaj and Rajesh Kumar
Agarwal ;

In the South : By 30 ft wide Pranami Mandir Road;

In the East : By Land of Mohan Bajaj and Rajesh Kumar Agarwal ;

In the West : By Land and House of Ganesh Sharma and others

: 15 :


IN WITNESS WHEREOF THE VENDORS HEREIN HAVE PUT THEIR RESPECTIVE SIGNATURES AND SEAL ON THIS DEED OF CONVEYANCE ON THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE MENTIONED IN PRESENCE OF THE FOLLOWING WITNESSES :

WITNESSES :-

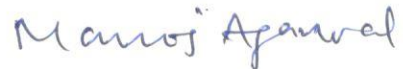
1. Manoj Agarwal
S/o Late K. H. Agarwal
Udham Singh Shraani
P.O. Siliguri - 734401
P.S. Siliguri


.....
VENDOR No. 1

2. Nitai Jai
S/o Late Jagadish Jai
Vill - Chhota Bahari
Dabgram 2 GP
PO Sevohe Road
PS Bhaktinagar
Siliguri - 01


.....
Aarideva Agrotech Pvt. Ltd.
Director
VENDOR No. 2

Drafted by me as per instructions of the parties, prepared in my office and contents read over and explained to the parties by me


.....

Manoj Agarwal

Advocate, Siliguri.

(Enrl No. F-505/434 of 1997)

: 16 :

MEMO OF CONSIDERATION

Sl No.	Draft. No.	Dated	Name of Bank	VENDOR	Amount
1	012422	12/04/18	IDBI BANK	Nirmal Bajaj	Rs.74,56,680=00
2	012440	12/04/18	IDBI BANK	Aadideva Agrotech Pvt Ltd.	Rs. 2,77,200=00
3.				TDS	Rs.78,120=00
				Total	Rs. 78,12,000=00

(Rupees Seventy Eight Lacs Twelve Thousand Only)














Aadideva Agrotech Pvt. Ltd.
Director

VENDORS

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

Signature

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

Aadideva Agrotech Pvt. Ltd.
Signature Director

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

SIDHI VINAYAK BUILDERS
Apoorva Bazani
Signature PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIRMAL BAJAJ

RAM.KR BAJAJ

18/07/1966

ASKPB2039E



Handwritten signature in blue ink.

Aditi Datta, Registrar
Joint Nagar, Dist. Jalandhar

13 APR 2018

13 APR 2018

Adl. Dist Sub-Registrar
Ghatkoti Nagar, Dist-Jalpaiguri

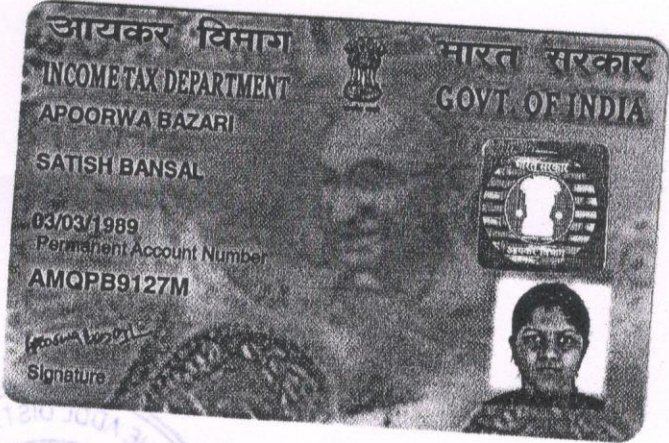


Aadideva Agrotech Pvt. Ltd.
[Signature]
Director



Mukesh Agarwal

13 APR 2018
Adl. Dist. Sub-Registrar,
Bhatinda, Dist. Jalandhar



ApoorwaBazari

Sub-Registrar, Jaipur
Jai Prakash Nagar, Dist. Jaipur

13 APR 2018

आयकर विभाग
INCOME TAX DEPARTMENT
SIDHI VINAYAK BUILDERS

भारत सरकार
GOVT. OF INDIA

04/10/2016

ADEFS2246K

02/11/2016

SIDHI VINAYAK BUILDERS

Aparna Bazarī

PARTNER

आयकर विभाग, जयपुर
आयकर विभाग, जयपुर

13 APR 2016



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000589335/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr NIRMAL BAJAJ P.S ROAD, GANGTOK, P.O:- GANGTOK, P.S:- GANGTOK, District:- East, Sikkim, India, PIN - 737101	Seller			
2	Mr MUKESH AGARWAL SHARDA VILLA, GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [AADIDEV A AGROTECH PRIVATE LIMITED]			 Aadideva Agrotech Pvt. Ltd. Director
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr NAVIN AGARWAL Son of Late KEDAR NATH AGARWAL ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Mr NIRMAL BAJAJ, Mr MUKESH AGARWAL			

13 APR 2018

(Tapash Kanti Ghosh)

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

Major Information of the Deed

Deed No :	I-0711-02662/2018	Date of Registration	16/04/2018
Query No / Year	0711-0000589335/2018	Office where deed is registered	
Query Date	11/04/2018 12:48:46 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	APOORWA BAZARI NABIN SEN ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434019602, 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. 78,12,000/-	Rs. 78,12,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,68,740/- (Article:23)	Rs. 78,134/- (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: Pranami Mandir Road, Mouza: Dabgram
Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-586/682	RS-477/1	Bastu	Bastu	5.38 Katha	78,12,000/-	78,12,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.877Dec	78,12,000 /-	78,12,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NIRMAL BAJAJ (Presentant) Son of Late RAM KUMAR BAJAJ P.S ROAD, GANGTOK, P.O:- GANGTOK, P.S:- GANGTOK, District:-East, Sikkim, India, PIN - 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASKP2039E, Status :Individual, Executed by: Self, Date of Execution: 13/04/2018 , Admitted by: Self, Date of Admission: 13/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2018 , Admitted by: Self, Date of Admission: 13/04/2018 ,Place : Pvt. Residence
2	AADIDEVA AGROTECH PRIVATE LIMITED SHARDA COMPLEX, OPP. MAKHAN BHOG, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.: AAKCA5391F, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-0711-02662/2018-16/04/2018

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIDHI VINAYAK BUILDERS SIDHI DHAM, JYOTI NAGAR ROAD, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: ADEFS2246K, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MUKESH AGARWAL Son of Mr SUBHASH CHANDRA AGARWAL SHARDA VILLA, GURUNANAK SARANI, 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, Status : Representative, Representative of : AADIDEVA AGROTECH PRIVATE LIMITED (as DIRECTOR)
2	Mrs APOORWA BAZARI Wife of Mr ROHIT BAZARI NABIN SEN 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, Status : Representative, Representative of : SIDHI VINAYAK BUILDERS (as PARTNER)

Identifier Details :

Name & address	
Mr NAVIN AGARWAL Son of Late KEDAR NATH AGARWAL ASHRAMPARA, 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, , Identifier Of Mr NIRMAL BAJAJ, Mr MUKESH AGARWAL	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr NIRMAL BAJAJ	SIDHI VINAYAK BUILDERS-8.69946 Dec
2	AADIDEVA AGROTECH PRIVATE LIMITED	SIDHI VINAYAK BUILDERS-0.17754 Dec

Major Information of the Deed :- I-0711-02662/2018-16/04/2018

On 11-04-2018

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 78,12,000/-



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

On 13-04-2018

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

Presented for registration at 21:15 hrs on 13-04-2018, at the Private residence by Mr NIRMAL BAJAJ , one of the Executants.

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

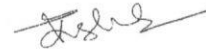
Execution is admitted on 13/04/2018 by Mr NIRMAL BAJAJ, Son of Late RAM KUMAR BAJAJ, P.S ROAD, GANGTOK, P.O: GANGTOK, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business

Indetified by Mr NAVIN AGARWAL, , Son of Late KEDAR NATH AGARWAL, ASHRAMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 13-04-2018 by Mr MUKESH AGARWAL, DIRECTOR, AADIDEVA AGROTECH PRIVATE LIMITED (Private Limited Company), SHARDA COMPLEX, OPP. MAKHAN BHOG, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr NAVIN AGARWAL, , Son of Late KEDAR NATH AGARWAL, ASHRAMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



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

On 16-04-2018

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 78,134/- (A(1) = Rs 78,120/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 78,134/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/04/2018 5:17PM with Govt. Ref. No: 192018190220103761 on 14-04-2018, Amount Rs: 78,134/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 493326051 on 14-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0711-02662/2018-16/04/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,68,740/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,63,740/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1105, Amount: Rs.5,000/-, Date of Purchase: 11/04/2018, Vendor name: Tanmay Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/04/2018 5:17PM with Govt. Ref. No: 192018190220103761 on 14-04-2018, Amount Rs: 4,63,740/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 493326051 on 14-04-2018, Head of Account 0030-02-103-003-02



Pema Dukpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-02662/2018-16/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 071102662 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.04.27 12:28:46 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 27-04-2018 12:27:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)