

I

2772/18

I-2864/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



D 980065

D 980065

14/04/2018
 07:15 P.M.
 S. 589/195/2018
 M.V. No. 62, 84, 0004

Certified that the...
 Registration and the Signature and the
 the Endorsement Sheet attached to this
 Document are part of this Document

126 APR 2018
 Addl. District Sub-Reg.
 Bhakti Nagar, Jalpa

Gobind Agarwal
 Ashu Chatterjee

Aadideva Agrotech Pvt. Ltd.
 Director

: 01 :

823/18 DEED OF CONVEYANCE

Visit Commission Case No.....

ADDL. DIST. SUB-REGISTRAR
 Bhakti Nagar, Jalpa

14 APR 2018

JUDICIAL STAMP

No. 1106 Date 11.4.18

Sub Sidhi Vinayak Builders

at Jalpaiguri

Value Rs. Five thousand only

Tammamoy Roy

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

Gobind Agarwal.



1349

Gobind Agarwal.



1350

John Chandra



1348

Aadideva Agrotech Pvt. Ltd.
Director



Navin A. - R
S/o Late K.V. Ag - A
Visham Lush Saman
P.O. Sijhura - 734701
P.S. Sijhura
Dist. Darjeeling

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

14 APR 2018

Gobind Agasth.

for Chhatar

Aadideva Agrotech Pvt Ltd.
Director

: 02 :

Area of land : 5 Kathas 9 Chhatak 27 Sq.ft.

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 62,84,000/-

(Set Forth Value)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 14th DAY OF
APRIL, TWO THOUSAND AND EIGHTEEN

B E T W E E N

Gobind Agarwal -
Sri. Chhawachharia

Aadideva Agrotech Pvt. Ltd.

Director

:03:

1. **SRI GOBIND AGARWAL**, (PAN:-ACRPA9106E), son of Late Gajanand Agarwal,
2. **SRI ROHIT CHHAWACHHARIA**, (PAN:- ADLPC6889R), son of Sri Krishna Kumar Chhawachharia, both are Indian by Nationality, Hindu by Religion, Business by Occupation, No. 1 Resident of Sevoke Road, P.O and P.S Siliguri, District Darjeeling and No. 2 Resident of Nagrakata., P.O & P.S. Nagrakata , District Jalpaiguri--herein after jointly 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 their heirs, executors, administrators, successors, legal representatives and permitted assigns) of the **FIRST PART**.
3. **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,

Gabriel Agarwal,
Asst. Counselor

Aadiveva Agrotech Pvt. Ltd.
Director

:04:

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 and P.S Siliguri District Darjeeling

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. & P.S. Siliguri, District Darjeeling

Gobind Agnawal -
Seth Chharsikhan

Aadideva Agrotech Pvt. Ltd.
Director

: 05 :

(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.
- 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.

Gobind Agaswal

Atul Chawla

: 06 :

Aadideva Agrotech Pvt. Ltd.

Julia Ag

Director

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.

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.

Gobind Agarwal
Sri. Chakravarty

Aadiveya Agrotech Pvt. Ltd.
Jitendra
Director

: 07 :

- 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
- F. 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.
- G. 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

Gobind Agarwal
for Charities

Aadideva Agrotech Pvt. Ltd.
Director

: 08 :

Sub-Registrar, Rajganj, Jalpaiguri, being Nos. 2508 for the year 1998 ,2514 for the year 1998 and 2516 for the year 1998 respectively.

H. 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 Addl. District Sub-Registrar, Rajganj, Jalpaiguri, being No. 2499 for the year 1998.

I. 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.

Gobind Agarwal
Sri Chhawa

: 09 :

Aadideva Agrotech Pvt. Ltd.
Director

- J. 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.
- K. Sri Mohan Bajaj and Sri Rajesh Kumar Agarwal thereafter had transferred their land measuring 5.83 Kathas unto and in favour of Sri Kanhaiya Goel and Smt. Sunita Goel , by virtue of Registered Deed of Conveyance, vide Deed No. I-32 dt 04.01.2000 within specific boundaries and the same was registered at the office of the Sub-Registrar, Rajganj, Dist. Jalpaiguri.
- L. Sri Kanhaiya Lal Goel and Smt. Sunita Goel , thereafter had transferred their land measuring 5 Kathas 09 Chhatak 27 sq.ft. unto and in favour of Sri Gobind Agarwal and Sri Rohit Chhawa (vendors No.1 hereof), by virtue of Registered Deed of Conveyance, vide Deed No. I-3106 dt 23.08.2004 within specific boundaries and the same was registered at the office of the District Sub-Registrar, Jalpaiguri, Dist. Jalpaiguri.

Gobind Agarwal -
Jeha Chavvela

: 10 :

Aadideva Agrotech Pvt. Ltd.


Director

M. 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

Gobind Agard -
Joshi Chavallu

Aadideva Agrotech Pvt. Ltd.

Mulraj
Director

: 11 :

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.62,84,000/- (Rupees Sixty Two Lacs Eighty Four 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.62,84,000/- (Rupees Sixty Two Lacs Eighty Four 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.62,84,000/- (Rupees Sixty Two Lacs Eighty Four 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)

Gobind Agorwal,
Joint Client

Aadideva Agrotech Pvt. Ltd.
Aadideva
Director

: 12 :

they, the Vendors, do hereby grant, transfer, sell, convey, assign and assure unto and to the use of the 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

Gobind Agorwal
for themselves

Aadjeva Agrotech Pvt. Ltd.
Director

: 13 :

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 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

Gobind Agawal -
for clearance

: 14 :

Aajideva Agrotech Pvt. Ltd.
Director

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 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

: 15 :

Gobind Agarwal
Sita Choudhary

Adideva Agrotech Pvt. Ltd.
Director

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.

SCHEDULE ABOVE REFERRED TO

(Description of the land hereby sold)

All that piece or parcel of vacant homestead land measuring 5 **Kathas 9 Chhatak 27 Sq.ft**, 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 Land of Mohan Bajaj and Rajesh Kumar Agarwal

In the South : By Land of Madan Bansal;

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

In the West : By Land of Kanchanjanga Construction Pvt Ltd ;

: 16 :

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 :-

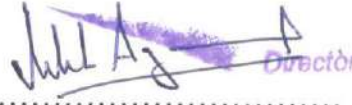
1. Navin Agarwal
S/O Late K.M. Agarwal
Udhans Singh Sarani
P.O. Siliguri - 734001
P.S. Siliguri

2.

Nitu Dasi
S/O Late Jagadish Dasi
Vill - Chhota Bafdi
Babagan 26P
PO Sevoke Road
PS Bhaktinagar
Siliguri - 01

Gobind Agarwal
Joshi Chhachhi

VENDOR No. 1
Aadideva 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

Manoj Agarwal

Advocate, Siliguri.

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

: 17 :

MEMO OF CONSIDERATION









Sl No.	Draft. No.	Dated	Name of Bank	VENDOR	Amount
1	012423	12/04/18	IDBI BANK	Gobind Agarwal	Rs.30,49,200=00
2	012424	12/04/18	IDBI BANK	Rohit Chhawachharia	Rs.30,49,200=00
3	----- 012439	12/04/18	IDBI BANK	Aadideva Agrotech Pvt Ltd.	Rs.1,22,760=00
				TDS	Rs. 62, 840=00
				Total	Rs. 62,84,000=00

(Rupees Sixty Two Lacs Eighty Four Thousand Only)

Gobind Agarwal.
Rohit Chhawachharia










Aadideva Agrotech Pvt. Ltd.
Director

VENDORS

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






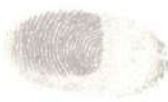





Gobind Agarwal

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>J. Shri Chandra</i>	RIGHT HAND					

J. Shri Chandra

Signature












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

Aadideva Agrotech Pvt. Ltd.

Jitendra

Director

Signature

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

SIDHI VINAYAK BUILDERS

Apoorva Bazarji

PARTNER

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROHIT CHHAWACHHARIA

KRISHNA KUMAR CHHAWACHHARIA

27/10/1981

Permanent Account Number

ADLPC6889R

Rohit Chhawachharia

Signature



28/10/2016

Rohit Chhawachharia

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACRPA9106E



नाम / NAME
GOBIND AGARWAL

पिता का नाम / FATHER'S NAME
GAJANAND AGARWAL

जन्म तिथि / DATE OF BIRTH
09-09-1969

हस्ताक्षर / SIGNATURE

G. Agarwal

आयकर अधिकारी, प. सं. XI

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



Attested Name
(Signature)
Councilor
Siliguri Municipal Corporation
(Name in Print)

Brhmi Nagar, Dist-130101
Aad. Dist Sub-Registrar



Aadibeve Agrotech Pvt. Ltd.

[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT
MUKESH AGARWAL
SUBHASH CHANDRA AGARWAL
02/08/1979
Permanent Account Number
AHPFA3692C

आयकर विभाग
GOVT OF INDIA



Signature

Mukesh Agarwal

आयकर विभाग
Income Tax Department

11-11-2011



Apoorwa Bazar

Income Tax Department
Bangalore District

10/11/2018

आयकर विभाग
INCOME TAX DEPARTMENT
SIDHI VINAYAK BUILDERS

भारत सरकार
GOVT. OF INDIA



04/10/2016



ADEFS2246K

02112016

Apoorva Bazon

PARTNER

भक्ति नगर, जलंधर जिला
आयकर विभाग-रजिस्ट्रार

14 APR 2016





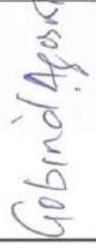






Government of West Bengal


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

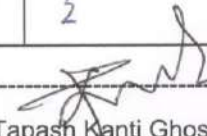
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000589195/2018

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	Mr GOBIND AGARWAL Sevoke Road, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Seller			
2	Mr ROHIT CHHAWACHHARIA NAGRAKATA, P.O:- NAGRAKATA, P.S:- Nagrakakata, District:- Jalpaiguri, West Bengal, India, PIN - 735225	Seller			
3	Mr MUKESH AGARWAL SHARDA VILLA, GURUNANAK SARANI, PUNJABI PARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [AADIDEV A AGROTE CH 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 GOBIND AGARWAL, Mr ROHIT CHHAWACHHARIA, Mr MUKESH AGARWAL	


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



Major Information of the Deed

Deed No :	I-0711-02864/2018	Date of Registration	26/04/2018
Query No / Year	0711-0000589195/2018	Office where deed is registered	
Query Date	11/04/2018 12:39:26 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	APOORWA BAZARI NABIN SEN ROAD, SILIGURI, 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. 62,84,000/-		Rs. 62,84,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,77,060/- (Article:23)		Rs. 62,854/- (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 Katha 9 Chatak 27 Sq Ft	62,84,000/-	62,84,000/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
Grand Total :					9.24Dec	62,84,000 /-	62,84,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GOBIND AGARWAL (Presentant) Son of Late GAJANAND 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, PAN No.:: ACRPA9106E, Status :Individual, Executed by: Self, Date of Execution: 14/04/2018 , Admitted by: Self, Date of Admission: 14/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/04/2018 , Admitted by: Self, Date of Admission: 14/04/2018 ,Place : Pvt. Residence
2	Mr ROHIT CHHAWACHHARIA Son of Mr KRISHNA KUMAR CHHAWACHHARIA NAGRAKATA, P.O:- NAGRAKATA, P.S:- Nagrakakata, District:-Jalpaiguri, West Bengal, India, PIN - 735225 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPC6889R, Status :Individual, Executed by: Self, Date of Execution: 14/04/2018 , Admitted by: Self, Date of Admission: 14/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/04/2018 , Admitted by: Self, Date of Admission: 14/04/2018 ,Place : Pvt. Residence
3	AADIDEVA AGROTECH PRIVATE LIMITED SHARADA 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-0711-02864/2018-26/04/2018

Buyer Details :

Sl 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 :

Sl 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 GOBIND AGARWAL, Mr ROHIT CHHAWACHHARIA, Mr MUKESH AGARWAL	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOBIND AGARWAL	SIDHI VINAYAK BUILDERS-4.5276 Dec
2	Mr ROHIT CHHAWACHHARIA	SIDHI VINAYAK BUILDERS-4.5276 Dec
3	AADIDEVA AGROTECH PRIVATE LIMITED	SIDHI VINAYAK BUILDERS-0.1848 Dec

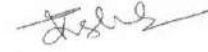
Major Information of the Deed :- I-0711-02864/2018-26/04/2018

Endorsement For Deed Number : I - 071102864 / 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 62,84,000/-



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

On 14-04-2018

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

Presented for registration at 19:15 hrs on 14-04-2018, at the Private residence by Mr GOBIND AGARWAL , one of the Executants.

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


Execution is admitted on 14/04/2018 by 1. Mr GOBIND AGARWAL, Son of Late GAJANAND AGARWAL, Sevoke Road, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr ROHIT CHHAWACHHARIA, Son of Mr KRISHNA KUMAR CHHAWACHHARIA, NAGRAKATA, P.O: NAGRAKATA, Thana: Nagrakakata, , Jalpaiguri, WEST BENGAL, India, PIN - 735225, 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 14-04-2018 by Mr MUKESH AGARWAL, DIRECTOR, AADIDEVA AGROTECH PRIVATE LIMITED (Private Limited Company), SHARADA 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 18-04-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 62,854/- (A(1) = Rs 62,840/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 62,854/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/04/2018 4:53PM with Govt. Ref. No: 192018190220094081 on 14-04-2018, Amount Rs: 62,854/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 162357476 on 14-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0711-02864/2018-26/04/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,77,060/- and Stamp Duty paid by by online = Rs 3,72,060/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/04/2018 4:53PM with Govt. Ref. No: 192018190220094081 on 14-04-2018, Amount Rs: 3,72,060/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 162357476 on 14-04-2018, 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

On 26-04-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,77,060/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1106, Amount: Rs.5,000/-, Date of Purchase: 11/04/2018, Vendor name: Tanmoy Roy



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

Major Information of the Deed :- I-0711-02864/2018-26/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 71304 to 71336
being No 071102864 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.04.27 17:08:51 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 27-04-2018 17:08:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)