

2773/18

I-2865/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 946704

D 946704

14/04/2018  
 07:30 P.M.  
 S. 589240/2018  
 M.V. No. 38, 27, 000/A

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

Addl. District Sub-Regisr  
 Bhakti Nagar, Jalpaiguri

26 APR 2018

Dr. Gangadhar Goyal & Son  
 Gangadhar Goyal

Aadideva Agrotech Pvt. Ltd.  
 Director

: 01 :

**DEED OF CONVEYANCE**

Visit Commission Case No. 822/2018

1-286218

8/1/2018

0000  
 S.L. NO. 1503 Date 10, 7, 2018  
 PURCHASER Siddhi Vinayak Builders  
 Full Address Jalpaiguri  
 Total value 5000/-  
 Stamp Purchased from JPG Treasury on 1



Gangadhar Goyal



1351

<sup>MS</sup>  
**STAMP VENDOR**  
**JAYA RANI DAS**  
 Licence no-1 of 99-2000  
 Addl. DSR Office, Raigani, Jalpaiguri.

FCI Gangadhar Goyal  
 Gangadhar Goyal  
 Karla



1348

Aadideva Agrotech Pvt. Ltd.  
  
 Director



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

Navin Arora  
 5/0 Lake K.V.A. -  
 Vahan Bhat Jara  
 P.O. Siliguri - 734401  
 P.O. Siliguri  
 Mr. Dasgupta

14 APR 2018

Handwritten notes and signatures on the right side of the page, including a date '10/7/2018' and a signature.

:02:

for Gautam Chandra Goyal & Sons  
Gautam Chandra Goyal  
Karti

Aadideva Agrotech Pvt. Ltd.  
Director

**Area of land : 3.41 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 38,27,000/-**

(Set Forth Value)

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE 14<sup>th</sup> DAY OF APRIL,**

**TWO THOUSAND AND EIGHTEEN**

**BETWEEN**

of Gangadhar Goyal & Sons  
Gangadhar Goyal  
Karta

Aadideva Agrotech Pvt. Ltd.  
Director

:03:

**1. GANGADHAR GOYAL ANS SONS (HUF)**, (PAN-AADHG3077L), Represented by its Karta Sri Gangadhar Goyal, son of Sri Jaikaran Das Goyal, Indian by Nationality, Hindu by Religion, Business by Occupation, *Resident of Sri Ram Colony, Sevoke Road*, P.O and P.S Siliguri District Darjeeling – 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 and P.S Siliguri District Darjeeling.

: 04 :

for Gaugadhar Govai & Saha  
Gaugadhar Govai  
Kartik

Aadideva Agrotech Pvt. Ltd.  
Director

**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.

: 05 :

for Gangadhar Goyal & Son  
Gangadhar Goyal  
Kartik  
Aadideva Agrotech Pvt. Ltd.  
Director

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 Baikunthapur, 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.

: 06 :

for Gangadhat Govai & Sons  
Gangadhat Govai  
Karta  
Aadideva Agrotech Pvt. Ltd.  
Aadideva Agrotech Pvt. Ltd.  
Director

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.

: 07 :

OF Ganga Prasad Govai & Sons  
Gangasprasad  
Karta

Aadideva Agrotech Pvt. Ltd.  
Director

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.

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.



OF Gangechar Goyal & Sons  
Gangechar Goyal  
KATIA  
Aadideva Agrotech Pvt. Ltd.  
Director

: 08 :

- 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 and Sri Rajesh Kumar Agarwal thereafter had transferred their land measuring 3.41 Kathas unto and in favour of Gangadhar Goyal and Son (Huf) (vendor No.1 hereof), by virtue of Registered Deed of Conveyance, vide Deed No. I-4332 dt 21.12.2001 within specific boundaries and the same was registered at the office of the District Sub-Registrar, Jalpaiguri, Dist. Jalpaiguri and the Schedule land, free from all encumbrances, as the true and lawful owner thereof having permanent, heritable and transferable right, title and interest therein.
- 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.

: 09 :

for Gangaadrai Goyal & Sons  
Gangaadrai Goyal  
Kartik

Aadideva Agrotech Pvt. Ltd.  
Aadideva Agrotech Pvt. Ltd.  
Director

**(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 and respectively.
- 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. 38,27,000/- (Rupees Thirty Eight Lacs Twenty Seven 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. 38,27,000/- (Rupees Thirty Eight Lacs Twenty Seven Thousand Only).

: 10 :

for Gangaohar Govil & Son  
Gangaohar Govil  
Karti

Aadideva Agrotech Pvt. Ltd.  
Aadideva  
Director

**NOW THIS DEED OF CONVEYANCE WITNESSETH** that in pursuance of the said offer and acceptance and in consideration of the said sum of Rs. 38,27,000/- (Rupees Thirty Eight Lacs Twenty Seven 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 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

: 11 :

for Ganquora: Govai & Sona  
Ganquora Govai  
Karta

Aadideva Agrotech Pvt. Ltd.  
Aadideva  
Director

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 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

: 12 :

of Ganqadhat Goyal & Son  
Gongad's Goyal  
Karta

Aadideva Agrotech Pvt. Ltd.  
Director

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 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

: 13 :

for Gangadhar Goyal & Sons  
Gangadhar Goyal  
Karta

Aadideva Agrotech Pvt. Ltd.  
Director

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.

**SCHEDULE ABOVE REFERRED TO**

**(Description of the land hereby sold)**

All that piece or parcel of vacant homestead land measuring 3.41 **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 Land of Kanta Devi Bansal ;

In the South : By Land of Naresh Agarwal

In the East : By Sold Land of Mohan Chettri and others ;

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

: 14 :

**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.N. Agarwal  
Village Sankh Sarani  
P.O. Siliguri - 734401  
P.S. Siliguri

For Gangadhar Gupta & Son  
Gangadhar Gupta  
Karta

2.

VENDOR No. 1  
Aadideva Agrotech Pvt. Ltd.

Manoj Agarwal  
Director

VENDOR No. 2

2. Nitk Jai  
s/o Lt. Jagadish Jai  
Vill- Chhota Bafli  
Dabgan 26P  
PO Sevohe Road  
PS Bhaktinagar  
Siliguri - 01

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)

: 15 :

**MEMO OF CONSIDERATION**

Sl No.	Draft. No.	Dated	Name of Bank	VENDOR	Amount
1	012418	12/04/18	IDBI BANK	Gangadhar Goyal and Sons	Rs 37,51,000=00
2	012442	12/04/18	IDBI BANK	Aadideva Agrotech Pvt Ltd.	Rs. 76,000=00
3.					
				<b>Total</b>	<b>Rs. 38,27,000=00</b>

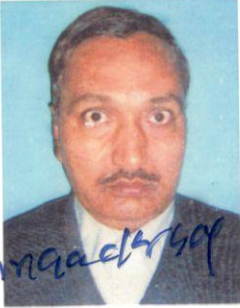










(Rupees Thirty Eight Lacs Twenty Seven Thousand Only)

of Gangadhar Goyal & Sons  
Gangadhar Goyal  
Katta

Aadideva Agrotech Pvt. Ltd.  
Director

-----  
**VENDORS**














		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Gangadhar Goyal</i>	LEFT HAND					
	RIGHT HAND					

for Gangadhar Goyal & Son

*Gangadhar Goyal*

*K. S. S.*

Signature












		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Aadideva Agritech</i>	LEFT HAND					
	RIGHT HAND					

Aadideva Agritech

*Aadideva Agritech*

Director

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Apoorva Bazarani</i>	LEFT HAND					
	RIGHT HAND					

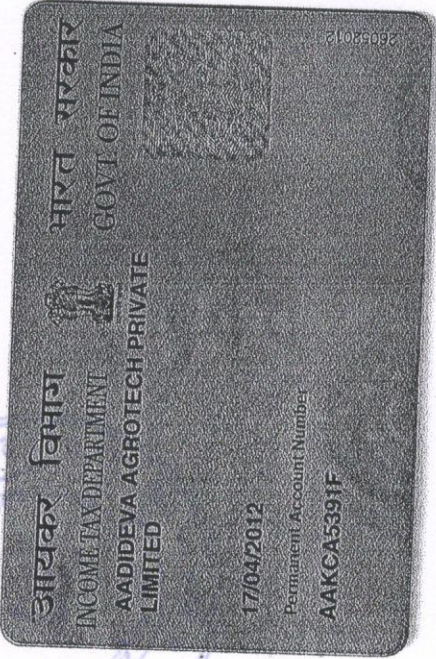
SIDHI VINAYAK BUILDERS

*Apoorva Bazarani*

SignatureNER

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

Signature



14 APR 2018

आय. वि. स. रजि. 1  
Bhakti Nagar, Dist. Jaisangpur

Aadideva Agrotech Pvt. Ltd.  
*[Signature]*  
Director



Handwritten signature in blue ink: *Murthy A S*

Handwritten text in blue ink, partially obscured: *Income Tax Department*

Handwritten text in blue ink: *12 APR 2018*

आयकर विभाग  
INCOME TAX DEPARTMENT  
APOORWA BAZARI  
SATISH BANSAL  
03/03/1989  
Permanent Account Number  
AMQPB9127M  
Signature



The image shows a dark-colored identification card for the Income Tax Department of India. The card features the text 'आयकर विभाग' and 'INCOME TAX DEPARTMENT' on the left, and 'भारत सरकार' and 'GOVT OF INDIA' on the right. The name 'SATISH BANSAL' and the date '03/03/1989' are printed in the center. Below the date, it says 'Permanent Account Number' followed by 'AMQPB9127M'. There is a signature area at the bottom left and a small portrait photo on the right. A circular stamp is visible in the background of the card.



ApoorwaBazari

Dist. Sub-Registrar  
Gandhi Nagar, Dist-Jalpaiguri

10/11/2019

आयकर विभाग  
INCOME TAX DEPARTMENT  
SIDHI VINAYAK BUILDERS

भारत सरकार  
GOVT. OF INDIA



04/10/2016

ADEFS2246K



02112016

SIDHI VINAYAK BUILDERS

*Apcoswa Bazar*

PARTNER

Abul Hasnat Sub-Registrar  
District Registrar, District Jalpaiguri  
Jalpaiguri, West Bengal

14 APR 2018



ভারত সরকার

Government of India

গঙ্গাধর গোয়েল

Gangadhar Goyal

পিতা : জয় করন দাস গোয়েল

Father : Jai Karan Das Goyal

জন্মতারিখ/DOB: 23/07/1955

পুরুষ / Male

6846 9563 1518



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GANGADHAR GOYAL AND SONS

01/04/1999

Permanent Account Number  
AADHG3077L

Signature

Gangadhar Goyal & Son  
Gangadhar Goyal  
Karni



Unique Identification Authority of India

ঠিকানা: /

শ্রী রাম কলোনি, সেবক রোড, শিলিগুড়ি

ওয়ার্ড নং, শিলিগুড়ি (পৌরসভা)

শিলিগুড়ি, দার্জিলিং, পশ্চিম বঙ্গ

Address: 43/1, SRI RAM  
COLONY, SEVOKE ROAD,  
SILIGURI, WARD NO 10,  
Siliguri (M. Corp), Siliguri,  
Darjeeling, West Bengal,  
734001

6846 9563 1518



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.

1 APR 2018



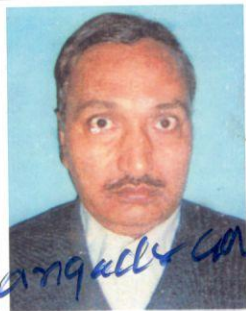



Government of West Bengal

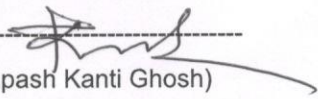
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 07110000589240/2018

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 GANGADHAR GOYAL SRI RAM COLONY, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [GANGADHAR GOYAL AND SONS]			<i>Gangadhar Goyal</i> Kedar
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 [AADIDEVA A AGROTECH PRIVATE LIMITED]			<i>Mukesh Agarwal</i> Director Aadideva Agrotech Pvt. Ltd.
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr NABIN AGARWAL Son of Late KEDAR NATH AGARWAL ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Mr GANGADHAR GOYAL, Mr MUKESH AGARWAL		<i>Nabin Agarwal</i>	

  
 (Tapash Kanti Ghosh)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR

1 APR 2018



## Major Information of the Deed

Deed No :	I-0711-02865/2018	Date of Registration	26/04/2018
Query No / Year	0711-0000589240/2018	Office where deed is registered	
Query Date	11/04/2018 12:42:08 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. 38,27,000/-	Rs. 38,27,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,29,640/- (Article:23)	Rs. 38,284/- (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 Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-586/682	RS-477/1	Bastu	Bastu	3.41 Katha	38,27,000/-	38,27,000/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.6265Dec</b>	<b>38,27,000 /-</b>	<b>38,27,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GANGADHAR GOYAL AND SONS</b> SRI RAM COLONY, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AADHG3077L, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>AADIDEVA AGROTECH PRIVATE LIMITED</b> 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

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SIDHI VINAYAK BUILDERS</b> 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

Major Information of the Deed :- I-0711-02865/2018-26/04/2018

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr GANGADHAR GOYAL (Presentant )</b> Son of Mr JAIKARAN DAS GOYAL SRI RAM 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, Status : Representative, Representative of : GANGADHAR GOYAL AND SONS (as KARTA)
2	<b>Mr MUKESH AGARWAL</b> 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)
3	<b>Mrs APOORWA BAZARI</b> 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 NABIN 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 GANGADHAR GOYAL, Mr MUKESH AGARWAL	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	GANGADHAR GOYAL AND SONS	SIDHI VINAYAK BUILDERS-5.51397 Dec
2	AADIDEVA AGROTECH PRIVATE LIMITED	SIDHI VINAYAK BUILDERS-0.11253 Dec


**Endorsement For Deed Number : I - 071102865 / 2018**

Major Information of the Deed :- I-0711-02865/2018-26/04/2018

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 38,27,000/-



**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 19:30 hrs on 14-04-2018, at the Private residence by Mr GANGADHAR GOYAL ..


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

Execution is admitted on 14-04-2018 by Mr GANGADHAR GOYAL, KARTA, GANGADHAR GOYAL AND SONS (HUF), SRI RAM COLONY, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr NABIN 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

Execution is admitted on 14-04-2018 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 NABIN 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**

Major Information of the Deed :- I-0711-02865/2018-26/04/2018

**On 18-04-2018**

**Payment of Fees**

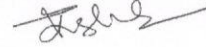
Certified that required Registration Fees payable for this document is Rs 38,284/- ( A(1) = Rs 38,270/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 38,284/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/04/2018 4:39PM with Govt. Ref. No: 192018190220087311 on 14-04-2018, Amount Rs: 38,284/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 162356128 on 14-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,29,640/- and Stamp Duty paid by by online = Rs 2,24,640/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/04/2018 4:39PM with Govt. Ref. No: 192018190220087311 on 14-04-2018, Amount Rs: 2,24,640/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 162356128 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. 2,29,640/- 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 1503, Amount: Rs.5,000/-, Date of Purchase: 10/04/2018, Vendor name: Jaya Rani Das



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

Major Information of the Deed :- I-0711-02865/2018-26/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 73733 to 73761

being No 071102865 for the year 2018.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2018.05.08 17:34:09 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 08-05-2018 17:34:02  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)