

0 2774/18

I-2866/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14/04/2018  
 07:45 P.M.  
 S. 596004/2018  
 M.V. No. 84, 84, 008



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

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

26 APR 2018

: 01 :

**DEED OF CONVEYANCE**

Visit Commission Case No. 817/18

D 946699  
 D 946699  
 Mohan Raji  
 Rajeev Kumar Afanas  
 Aadideva Agrotech Pvt. Ltd.  
 Director



8/04/18

REVENUE DEPARTMENT  
JALPAIGURI

Sl. No. 1498 Date 10.7.2018  
PURCHASER Sidhi Vinayak Builders  
Full Address Jalpaiguri  
Total value 5000/-  
Stamp Purchased from JPG Treasury on 1



<sup>780</sup>  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence no-1 of 99-2000  
Addl. DSR Office, Raigani, Jalpaiguri.

Mohar Biji



1352

Mohar Biji



1353

Ravish Kumar Agarwal



1348

Aadideva Agrotech Pvt. Ltd.

[Signature]  
Director



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

14 APR 2018

Mavin Aras  
No. Late K.N. Aras / Udhav Das  
P.O. Bilipad 734401  
P.S. Bilipad  
Dist. Darjeeling

:02:

**Area of land** : 7.658 Kathas.  
Pargana : Baikunthapur  
**Mouza** : Dabgram  
Police Station : Bhaktinagar  
District : Jalpaiguri  
**Khatian No.** : 477/1 and 471/2(R.S.)  
**Plot No.** : 586/682, 583 (R.S., Part)  
Sheet No. : 8 (R.S.)  
**Consideration** : 77,84,000/-  
(Set Forth Value)

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

B E T W E E N

Mohan B. J.

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

Mohan B. J.  
Director

:03:

Mohan Bajaj

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

Mohd. Arif Director

1. **SRI MOHAN BAJAJ**, (PAN:- ARXPB7585M), son of Sri Ram Kumar Bajaj and
2. **SRI RAJESH KUMAR AGARWAL**, (PAN:- AFWPA4294B), son of Late Banarashi Das Agarwal, both are Indian by Nationality, Hindu by Religion, Business by Occupation, No.1 Resident of P.S Road, Gangtok, P.O & P.S Gangtok, District East Sikkim and No.2 Resident of Nehru Road, Khalpara, P.O & P.S Siliguri, District Darjeeling - 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, representatives and permitted assigns) of



Mohini Biji

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

Director

: 04 :

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. and P.S. Siliguri, District Darjeeling

Mohan Bati

Rajesh Kumar Agarwal

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.

Mohu Baji

Rajiv Kumar Agrawal

Aadideva Agrotech Pvt. Ltd.  
J.L. Ag Director

: 06 :

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.



Mohan Bajaj

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

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 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.

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.



Mohan Bajaj

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

J. K. Singh  
Director

: 08 :

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.

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.

Moham Biji

Rejendra Kumar Jaiswal

Aadideva Agrotech Pvt. Ltd.

Director

: 09 :

J. 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.

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 77,84,000/- (Rupees Seventy Seven Lacs Eighty Four Thousand Only).

Mohar Bhai

Rajesh Kumar Grewal

Aadideva Agrotech Pvt. Ltd.  
Jitendra Singh  
Director

: 10 :

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 77,84,000/- (Rupees Seventy Seven 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 77,84,000/- (Rupees Seventy Seven 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) 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



Mohan Bhai

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

  
Director

: 11 :

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 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

Mohar Biji

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

  
Director

: 12 :

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 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

: 13 :

Mohan Baji

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

  
Director

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 :

**SCHEDULE ABOVE REFERRED TO**  
**(Description of the land hereby sold)**

All that piece or parcel of vacant homestead land measuring 7.658 **Kathas**, situated at Pranami Mandir Road within Pargana Baikunthapur, Mouza Dabgram, J.L. No. 2, P.S. Bhaktinagar, District Jalpaiguri, out of which land measuring 4.747 Kathas comprises in and forms part of R.S. Plot No. 586/682 appertaining to R.S. Khatian No. 477/1, R.S. Sheet No. 8 and land measuring 2.911 Kathas comprises in and forms part of R.S. Plot No. 583 appertaining to R.S. Khatian No. 471/2, R.S. Sheet No. 8.

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

In the North : By Land of Sri Mohan Bajaj and others ;

In the South : By Land of Vendors and others ;

In the East : By Sold Land of Vendors ;

In the West : By Sold Land of Vendors and others;

Mohan Bajaj

Rajesh Kumar Agarwal

Aadideva Agrotech Pvt. Ltd.

  
Director

: 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. Nowin Agarwal  
S/o Late K. N. Agarwal  
Udham Singh Sarani  
B.O Siliguri - 734101  
P.O Siliguri

Satyajit Agarwal  
S/o Late Kleshra Agarwal  
Sevak Road  
Siliguri

2.

Mohar Bhatij  
Rajesh Kumar Agarwal  
VENDOR No. 1

Aadideva Agrotech Pvt. Ltd.

Manoj Agarwal  
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)

: 16 :

**MEMO OF CONSIDERATION**

Sl No.	Draft. No.	Dated	Name of Bank	VENDOR	Amount
1	012435	12/04/18	IDBI BANK	Aadideva Agrotech Pvt Ltd.	Rs.36,03,204=00
2	012433	12/04/18	IDBI BANK	Rajesh Kumar Agarwal	Rs. 20,51,478=00
3.	012445	12/04/18	IDBI BANK	Mohan Bajaj	Rs. 20,51,478=00
3.				<b>TDS</b>	<b>Rs. 77,840=00</b>
				<b>Total</b>	<b>Rs. 77,84,000=00</b>

(Rupees Seventy Seven Lacs Eighty Four Thousand Only)

Mohan Bajaj  
Rajesh Kumar Agarwal












Aadideva Agrotech Pvt. Ltd.














Director

-----  
**VENDORS**











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

Mahesh Biji  
Signature












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

Rajesh Kumar Agarwal  
Signature

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

Aadi Deva Agrotech Pvt. Ltd.

Aadi Deva  
Director  
Signature

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

SIDHI VINAYAK BUILDERS

*Apoorva Bazoni*

PARTNER

Signature

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

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJESH KUMAR AGARWAL  
BANARSHI DAS AGARWAL

16/12/1967

Permanent Account Number

AFWPA4294B

*Agarwal*

Signature



*Rajesh Kumar Agarwal*



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTISI

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित की/सीटाएं :

आयकर पैन सेवा यूनिट, UTISI

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर

नवी मुंबई-400 614.

8105 89A AT



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MOHAN BAJAJ

RAM KUMAR BAJAJ

05/09/1957

Permanent Account Number

ARXPB7585M

Signature



Mohan Bajaj



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

Bank Katal, Dist. Jabalpur  
Aadideva Agrotech Pvt. Ltd.

14 Feb 2018



शक्ति नगर, Dist-Jalpaiguri  
Advt. Dist Sub-Registrar

14 APR 2018



आयकर विभाग  
INCOME TAX DEPARTMENT  
APOORWA BAZARI  
SATISH BANSAL  
03/03/1989  
Permanent Account Number  
AMQPBB9127M  
Signature

An Indian Income Tax Department card for Satish Bansal. The card is dark with white text. It features the text 'आयकर विभाग' and 'INCOME TAX DEPARTMENT' at the top left, and 'भारत सरकार' and 'GOVT. OF INDIA' at the top right. Below this, it lists the taxpayer's name 'APOORWA BAZARI', 'SATISH BANSAL', and his date of birth '03/03/1989'. The Permanent Account Number (PAN) is 'AMQPBB9127M'. There is a signature line with a handwritten signature and a small portrait photo of the taxpayer on the right side.

Dist. Sub-Registrar  
Bazari Nagar, Dist. Jajpur

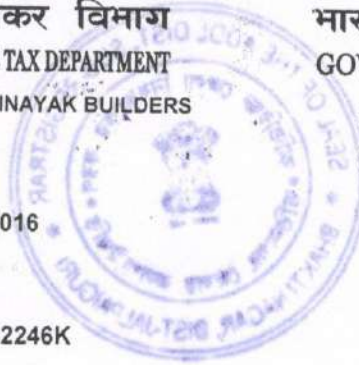
14 APR 2018

आयकर विभाग  
INCOME TAX DEPARTMENT  
SIDHI VINAYAK BUILDERS

भारत सरकार  
GOVT. OF INDIA

04/10/2016

ADEFS2246K



02112016

SIDHI VINAYAK BUILDERS  
AAR, Dist. Sub-Registrar  
Apoorwa Bazar  
PARTNER

1 APR 2018








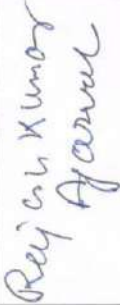



Government of West Bengal

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 07110000596004/2018

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 MOHAN BAJAJ P.S ROAD, GANGTOK, P.O:- GANGTOK, P.S:- GANGTOK, District:- East, Sikkim, India, PIN - 737101	Seller			
2	Mr RAJESH KUMAR AGARWAL NEHRU ROAD, KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Seller			
3	Mr MUKESH AGARWAL SHADA VILLA, PUNJABIPARA, GURUNANAK SARANI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [AADIDEVA AGROTECH PRIVATE LIMITED]			 Aadideva Agrotech Pvt. Ltd Director



Sl 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 MOHAN BAJAJ, Mr RAJESH KUMAR AGARWAL, Mr MUKESH AGARWAL	

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



Adtl. Dist. Sub-Registrar  
 Bhaktinagar, Dist. Jalpaiguri

1 APR 2018

## Major Information of the Deed

Deed No :	I-0711-02866/2018	Date of Registration	26/04/2018
Query No / Year	0711-0000596004/2018	Office where deed is registered	
Query Date	12/04/2018 1:07:17 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. 77,84,000/-	Rs. 81,84,008/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,91,060/- (Article:23)	Rs. 81,854/- (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 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	4.747 Katha	50,66,000/-	53,26,134/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
L2	RS-583	RS-471/2	Bastu	Bastu	2.911 Katha	27,18,000/-	28,57,874/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>12.6357Dec</b>	<b>77,84,000 /-</b>	<b>81,84,008 /-</b>	
<b>Grand Total :</b>					<b>12.6357Dec</b>	<b>77,84,000 /-</b>	<b>81,84,008 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MOHAN BAJAJ (Presentant)</b> Son of Mr 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.:: ARXPB7585M, 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

Major Information of the Deed :- I-0711-02866/2018-26/04/2018



2	<b>Mr RAJESH KUMAR AGARWAL</b> Son of Late BANARSI DAS AGARWAL NEHRU ROAD, KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFWPA4294B, 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	<b>AADIDEVA AGROTECH PRIVATE LIMITED</b> SARADA 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

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<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)
2	<b>Mr MUKESH AGARWAL</b> Son of Mr SUBHASH CHANDRA AGARWAL SHADA VILLA, PUNJABIPARA, GURUNANAK SARANI, 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)

#### 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 MOHAN BAJAJ, Mr RAJESH KUMAR AGARWAL, Mr MUKESH AGARWAL	

Major Information of the Deed :- I-0711-02866/2018-26/04/2018




Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN BAJAJ	SIDHI VINAYAK BUILDERS-3.83795 Dec
2	Mr RAJESH KUMAR AGARWAL	SIDHI VINAYAK BUILDERS-3.83795 Dec
3	AADIDEVA AGROTECH PRIVATE LIMITED	SIDHI VINAYAK BUILDERS-0.156651 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MOHAN BAJAJ	SIDHI VINAYAK BUILDERS-2.35354 Dec
2	Mr RAJESH KUMAR AGARWAL	SIDHI VINAYAK BUILDERS-2.35354 Dec
3	AADIDEVA AGROTECH PRIVATE LIMITED	SIDHI VINAYAK BUILDERS-0.096063 Dec

**Endorsement For Deed Number : I - 071102866 / 2018**

**On 12-04-2018**

**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 81,84,008/-



**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 19:45 hrs on 14-04-2018, at the Private residence by Mr MOHAN BAJAJ , 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 MOHAN BAJAJ, Son of Mr RAM KUMAR BAJAJ, P.S ROAD, GANGTOK, P.O: GANGTOK, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business, 2. Mr RAJESH KUMAR AGARWAL, Son of Late BANARSI DAS AGARWAL, NEHRU ROAD, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business


Major Information of the Deed :- I-0711-02866/2018-26/04/2018

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), SARADA 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 81,854/- ( A(1) = Rs 81,840/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 81,854/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/04/2018 5:15PM with Govt. Ref. No: 192018190220103141 on 14-04-2018, Amount Rs: 81,854/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 493324187 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. 4,91,060/- and Stamp Duty paid by by online = Rs 4,86,060/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/04/2018 5:15PM with Govt. Ref. No: 192018190220103141 on 14-04-2018, Amount Rs: 4,86,060/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 493324187 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.

Major Information of the Deed :- I-0711-02866/2018-26/04/2018



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,91,060/- 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 1498, 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-0711-02866/2018-26/04/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 71271 to 71303  
being No 071102866 for the year 2018.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2018.04.27 17:07:20 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 27-04-2018 17:06:59  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)