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I-3110/18

(B)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 980060

D 980060

05/05/2018
 02:00 P.M.
 S. 588693/2018
 M.V. No. 25,90,000/-



Sub. District Sub-Registrar
 Chhatra Nagar, Jalpaiguri
 07 MAY 2018

Agreement

Aadideva Agrotech Pvt. Ltd.

[Signature]
 Priority

Visit Commission Case No. 821/18

: 01 :

DEED OF CONVEYANCE



07 MAY 2018

[Faint handwritten notes and signatures]

JUDICIAL STAMP

No. 1111 Date 11.4.18

Sidhi Vinayak Builders
P.S. Bhaktinagar, Dist Jalpaiguri

Value Rs. 75/-

Tammamoy Roy
Govt. Stamp Vendor
Ragdogra
Lic. No- 546/RM
U / Darjeeling



Agarwal



1501

Agarwal



1502



Aadiveva Agrotech Pvt. Ltd.



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

05 MAY 2018

Naman Ag. P.S.
S/o Late K. M. Ag. P.S.
Udharo Sakh Samit
Ashmapara Siguri
P.O. Siguri,
P.S. Siguri
Dist. Darjeeling

Emerald

Aadideva Agrotech Pvt. Ltd.
Jubal
Director

:02:

Area of land : 3 Kathas 3 Chhataks 7 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 35,90,000/-

(Set Forth Value)

THIS DEED OF CONVEYANCE IS MADE ON THIS THE th 30 DAY OF APRIL,

TWO THOUSAND AND EIGHTEEN

B E T W E E N

:03:

Agarwal

Aadideva Agrotech Pvt. Ltd.

Director

1. **SRI NARESH AGARWAL**, (PAN- ACHPA8740N), son of Sri Santlal Agarwal, Indian by Nationality, Hindu by Religion, Business by Occupation, Resident of Mangaldam Apartment, opposite Pranami Mandir Road, Ward No.40, P.O Haiderpara, P.S Bhaktinagar, District Jalpaiguri – 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.


Aadideva Agrotech Pvt. Ltd.

Director

: 04 :

A N D

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

(I) WHEREAS :

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

Aggareal
Aadideva Agrotech Pvt. Ltd.
Director

: 05 :

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

C. Gedu Singh, Bhedu Singh and Falin Singh (all sons of Late Lebu Singh) were the erstwhile owners of the land measuring 0.25 acre comprised in R.S. Plot No. 583 of Sheet No. 8, appertaining to R.S. Khatian No. 471/2, within Mouza Dabgram, J.L.No.2, Pargana Bakunthapur, P.S. Rajganj (now Bhaktinagar), District Jalpaiguri and they transferred the said land measuring 0.25 acre unto and in favour of said Sri Debendra Nath Ghosh (son of Late Pyari Mohan Ghosh) by virtue of a Deed of Sale executed on 12.08.1965 which was registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri and transcribed in Book No. I, Volume No. 66, at pages 209 to 211, being No. 6758 for the year 1965 and physical possession thereof was delivered to said Debendra Nath Ghosh.

Agarwal
Aadideva Agrotech Pvt. Ltd.
Director

: 06 :

D. By virtue of the purchases as aforesaid, said Debendra Nath Ghosh became the absolute and exclusive owner of the total land measuring 1.0325 acres (that is, 0.70 acre + 0.0825 acre + 0.25 acre) comprised in R.S. Plot No. 586/682 (area measuring 0.70 acre) appertaining to R.S. Khatian No. 477/1 and comprised in R.S. Plot No. 583 (area measuring 0.3325 acre) appertaining to R.S. Khatian No. 471/2, within Mouza Dabgram, J.L. No. 2, Sheet No. 8, Pargana Baikunthapur, 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.


Aadideva Agrotech Pvt. Ltd.

Director

: 07 :

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

Agarwal

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 3.47 Kathas unto and in favour of Smt. Uma Khana, wife of Sri Rakesh Khanna, by virtue of Registered Deed of Sale, vide Deed No. I-2261 dt 13.04.2001 within specific boundaries and the same was registered at the office of the Sub-Registrar, Rajganj, Dist. Jalpaiguri.
- K. Smt. Uma Khana, wife of Sri Rakesh Khanna thereafter had transferred her land measuring 3 Kathas 4 Chhatak which was in her physical possession unto and in favour of Smt. Harbhajan Kaur, wife of Sardar Satnam Singh, by virtue of Registered Deed of Sale, vide Deed No. I-581 dt 10.11.2006 within specific boundaries and registered at the office of the District Sub-Registrar, Jalpaiguri, District Jalpaiguri.

Agarwal
Aadideva Agrotech Pvt. Ltd.
Director

: 09 :

L. Smt. Harbhajan Kaur thereafter had transferred her land measuring 3 Kathas 3 Chhatak 7 sq.ft. which was in her physical possession unto and in favour of Sri Naresh Agarwal, son of Sri Santlal Agarwal (vendor No.1 hereof), by virtue of Registered Deed of Conveyance, vide Deed No. I-2241 dt 04.07.2007 within specific boundaries and registered at the office of the Additional District Sub-Registrar, Rajganj, District 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.

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.



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.
- 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 35,90,000/- Thirty Five Lacs Ninety 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 35,90,000/- Thirty Five Lacs Ninety Thousand Only).


Aadideva Agrotech Pvt. Ltd.
Director

: 11 :

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said sum of Rs 35,90,000/- (Thirty Five Lacs Ninety 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 assured or intended so to be and every part

Agarwal
Aadiveva Agrotech Pvt. Ltd.
Julia Director

: 12 :

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 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

[Handwritten signature]
Aadideva Agrotech Pvt. Lt.
[Handwritten signature]
Director

: 13 :

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 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

: 14 :


Aadi Deva Agrotech Pvt. Ltd.

Director

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 **Kathas** ,3 Chhataks and 7 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 Sold Land of Mohan Bajaj and Rajesh Kumar Agarwal ;

In the South : By Land of Rajesh Kumar Agarwal ;

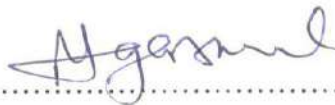
In the East : By Sold Land of Mohan Ghettri and others ;

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

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 Ag - P₁
No 4 K.V.A. - P₁
Vishwanath Saran
B.O. Siliguri - 734401
B.O. Siliguri
Dist. Darjeeling


.....

VENDOR No. 1


2. Nikh Dai
Plot - Jagadish Dai
Vill - Chhota Feldi
Dabagan 26P
PO Serok Road
PS Bhaktinagar
Siliguri - 01

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












Advocate, Siliguri.

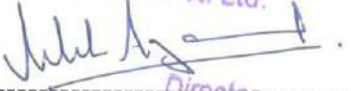
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		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					














 Signature

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

Aadideva Agrotech Pvt. Ltd.


 Director
 Signature

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

SIDHI VINAYAK BUILDERS

Apoorva Bazarji

 Signature **PARTNER**

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

 Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARESH AGARWAL
SANTLAL AGARWAL

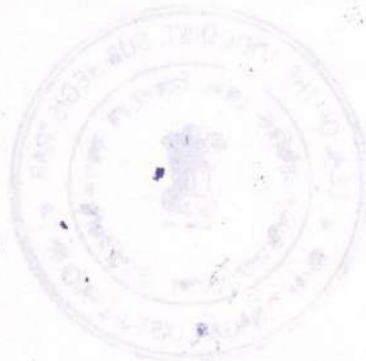
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Permanent Account Number
ACHPA8740N

Agarwal
Signature

17022016



Agarwal



021 5019



Asidideva Agrotech Pvt. Ltd.

Director

02 MAY 2018



02 MAY 2018



Apoorwa Bazar



SIDHI VINAYAK BUILDERS

Apoorwa Bazar
PARTNER

ADDL. Dist. Sub-Registrar
State Road, Dist. Registrar

02 MAY 2018

आयकर विभाग
INCOME TAX DEPARTMENT
SIDHI VINAYAK BUILDERS

भारत सरकार
GOVT. OF INDIA



02112016

SIDHI VINAYAK BUILDERS

Apoorva Bazoni
PARTNER

Apoorva Bazoni

04/10/2016
ADEFS2246K
SIDHI VINAYAK BUILDERS



(B)



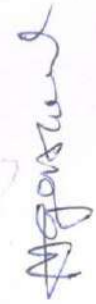


Government of West Bengal


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

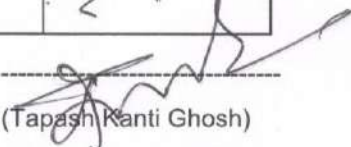
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000588693/2018

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 NARESH AGARWAL MANGALDHAM APARTMENT, OPPOSITE PRANAMI MANDIR ROAD, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
2	Mr MUKESH AGARWAL SHARDA VILLA ,GURUNANAK SARANI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [AADIDEV A AGROTECH PRIVATE LIMITED]			 Aadideva Agrotech Pvt. Ltd. Director

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 NARESH AGARWAL, Mr MUKESH AGARWAL	


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



১৩/০৪/২০১৮ ০২:৫৫:২২
 ০৭১১০০০৫৮৮৬৯৩/২০১৮

০২/০৪/২০১৮

Major Information of the Deed

Deed No :	I-0711-03110/2018	Date of Registration	07/05/2018
Query No / Year	0711-0000588693/2018	Office where deed is registered	
Query Date	11/04/2018 12:09:54 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. 35,90,000/-	Rs. 35,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,15,420/- (Article:23)	Rs. 35,914/- (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	3 Katha 3 Chatak 7 Sq Ft	35,90,000/-	35,90,000/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
Grand Total :					5.2754Dec	35,90,000 /-	35,90,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NARESH AGARWAL (Presentant) Son of Mr SANT LAL AGARWAL MANGALDHAM APARTMENT, OPPOSITE PRANAMI MANDIR ROAD, P.O:- SILIGURI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACHPA8740N, Status :Individual, Executed by: Self, Date of Execution: 30/04/2018 , Admitted by: Self, Date of Admission: 05/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/04/2018 , Admitted by: Self, Date of Admission: 05/05/2018 ,Place : Pvt. Residence
2	AADIDEVA AGROTECH PRIVATE LIMITED SHARDA COMPLEX , POO. MAKHAN BHOG, P.O:- SEVOKE ROAD, 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-0711-03110/2018-07/05/2018

Buyer Details :

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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MUKESH AGARWAL Son of Mr SUBHASH CHANDRA AGARWAL SHARDA VILLA ,GURUNANAK SARANI, 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 NARESH AGARWAL, Mr MUKESH AGARWAL	

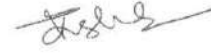
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH AGARWAL	SIDHI VINAYAK BUILDERS-5.16991 Dec
2	AADIDEVA AGROTECH PRIVATE LIMITED	SIDHI VINAYAK BUILDERS-0.105508 Dec

Major Information of the Deed :- I-0711-03110/2018-07/05/2018

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 35,90,000/-



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

On 05-05-2018

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

Presented for registration at 14:00 hrs on 05-05-2018, at the Private residence by Mr NARESH AGARWAL , one of the Executants.

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


Execution is admitted on 05/05/2018 by Mr NARESH AGARWAL, Son of Mr SANT LAL AGARWAL, MANGALDHAM APARTMENT, OPPOSITE PRANAMI MANDIR ROAD, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, 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 05-05-2018 by Mr MUKESH AGARWAL, DIRECTOR, AADIDEVA AGROTECH PRIVATE LIMITED (Private Limited Company), SHARDA COMPLEX , POO. MAKHAN BHOG, P.O:- SEVOKE ROAD, 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 07-05-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,914/- (A(1) = Rs 35,900/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2018 7:38PM with Govt. Ref. No: 192018190232542841 on 04-05-2018, Amount Rs: 35,914/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 164951339 on 04-05-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0711-03110/2018-07/05/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,15,420/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,10,420/-

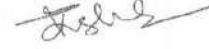
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1111, Amount: Rs.5,000/-, Date of Purchase: 11/04/2018, Vendor name: TANMOY ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 04/05/2018 7:38PM with Govt. Ref. No: 192018190232542841 on 04-05-2018, Amount Rs: 2,10,420/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 164951339 on 04-05-2018, 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

Major Information of the Deed :- I-0711-03110/2018-07/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 76067 to 76096

being No 071103110 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2018.05.16 16:29:12 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 16-05-2018 16:27:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)