

8398/22

I - 8419/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 983093 H 983093

*Rh*  
1.09.  
08/9/22



*Sukla Kundu*

*Sonik Kundu*

*Sushila Kundu*

## DEED OF CONVEYANCE (SALE)

Q 20026 57075722

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

*Rh*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 SEP 2022

0008



STAMP  
257 Date 02, 9, 22

Sold Ruchra Developers  
Siliguri

Value Rs 5000/-  
Tammoy Moy  
Govt. Stamp Vendor,  
Bagdogra  
Lic. No. 545/388  
07 / Darjeeling

880888 H



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 SEP 2022

Sukla Kumar

Souvik Kumar

Sushanta Kumar

<b><u>VACANT LAND</u></b>	:	16 KATHA
AREA	:	DABGRAM
MOUZA	:	165
R.S. PLOT No.	:	88
L.R. PLOT No.	:	82
R.S. KHATIAN No.	:	239, 240 and 238
L.R. KHATIAN Nos.	:	8
R.S. SHEET No.	:	66
L.R. SHEET No.	:	2
JL. No.	:	41
S.M.C. WARD No.	:	BHAKTINAGAR
POLICE STATION	:	JALPAIGURI
DISTRICT	:	Rs. 1,42,00,000/-
CONSIDERATION	:	

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE  
03<sup>TH</sup> DAY OF THE MONTH OF SEPTEMBER, 2022.

**::BETWEEN::**

**RUDRA DEVELOPERS**, a Partnership Firm, having I.Tax PAN :-  
ABFFR0668H; having its Office at Radhika Bhawan, Sevoke More, Ward No.  
6, Hill Cart Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District  
Darjeeling, in the State of West Bengal, Represented by its **PARTNERS:-**  
(1) **SMT. ANITA AGARWAL**, wife of Sri Bijay Kumar Agarwal, Hindu by  
Religion, Indian by Nationality, Business by Occupation, Resident of Second  
Mile, I.T.I. More, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin  
Code-734001, District Jalpaiguri, (2) **SRI YASH SANGHAI**, son of Sri  
Ramesh Kumar Sanghai, Hindu by Religion, Indian by Nationality, Business  
by Occupation, Resident of Jamuna Lal Bajaj Road, Khalpara, P.O. Siliguri  
Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling and

Sukla Kundu

Souvik Kundu

Sushmita Kundu

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**(3) SRI RONAK AGARWAL**, son of Sri Sanjiv Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Narayani Bhawan, Sevoke Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling -- **HEREINAFTER** referred to and called as the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

**AND**

**1. SMT. SUKLA KUNDU**, wife of Late Subhas Kundu alias Subhash Kundu, having I.Tax PAN :- **AELPK0810M**;

**2. SRI SOUVIK KUNDU**, son of Late Subhas Kundu alias Subhash Kundu, having I.Tax PAN :- **EUXPK1974G** and;

**3. MISS SUSHMITA KUNDU**, daughter of Late Subhas Kundu alias Subhash Kundu, having I.Tax PAN :- **HOFPK9780D**; all are Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Binay Chowdhuri Sarani, Jyoti Nagar, S.M.C. Ward No. 41, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal -- **HEREINAFTER** jointly and collectively referred to and called as the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

**WHEREAS** one Subhas Kundu alias Subhash Kundu, son of Late Santosh Chandra Kundu had during his lifetime purchased all that piece or parcel of land measuring 18 Katha 1 Chatak vide two registered Deeds of Conveyance:-

1. Dated 11.10.1999, being Document No. I-4578 for the year 1999 and the same was registered in the Office of the District Sub Registrar Jalpaiguri

Sukla Kundu

Souvik Kundu

Sushmita Kundu

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executed by Sri Tapan Kumar Das and Sri Pranob Kumar Das and the said deed comprised of land measuring 14 Katha 9 Chatak and;

2. Dated 13.07.2000, being Document No. I-3088 for the year 2000 and the same was registered in the Office of the District Sub Registrar Jalpaiguri executed by Smt. Sarasi Das (Sinha) and the said deed comprised of land measuring 3 Katha 8 Chatak.

**AND WHEREAS** in this manner the abovenamed Subhas Kundu alias Subhash Kundu, became the sole and absolute owner-in-possession of all that land in total measuring 18 Katha 1 Chatak having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** the abovenamed Subhas Kundu alias Subhash Kundu, died intestate leaving behind the following three legal heirs namely:-

1. Smt. Sukla Kundu - Wife;

2. Sri Souvik Kundu - Son and;

3. Miss Sushmita Kundu - Daughter as his only legal heirs and they all jointly inherited the aforesaid property of the deceased Late Subhas Kundu alias Subhash Kundu, being land measuring 18 Katha 1 Chatak, each of them having 1/3<sup>rd</sup> undivided share; as per the Hindu Succession Act, 1956.

**AND WHEREAS** in this manner the abovenamed (1) **SMT. SUKLA KUNDU**, (2) **SRI SOUVIK KUNDU** and (3) **MISS SUSHMITA KUNDU** (the **VENDORS** herein) became the owners-in-possession of all that land in total measuring 18 Katha 1 Chatak and ever since then the Vendors are in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** the names of the abovenamed Vendors in respect of the aforesaid land was duly mutated in the records of the concerned B.L. & L.R.O. in the Record of Rights (R.O.R.) and L.R. KHATIAN No. 239 in the name of

Sudata Kumar

Sonik Kumar

Janki Kumar

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Vendor No. 1 herein, L.R. KHATIAN No. 240 in the name of Vendor No. 2 herein L.R. KHATIAN No. 238 in the name of Vendor No. 3 herein were framed in his name under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the Vendors being in need of fund have offered for out of their aforesaid land, all that piece or parcel of land measuring 16 Katha for a total consideration Rs. 1,42,00,000/- (Rupees One Crore and Forty Two Lakh Only) free from all encumbrances and charges whatsoever and the said land is more particularly described in the Schedule below.

**AND WHEREAS** the Purchaser has approached to the Vendors and offered to purchase the above referred land measuring 16 Katha for a total consideration Rs. 1,42,00,000/- (Rupees One Crore and Forty Two Lakh Only) and the said land more particularly described in the Schedule below.

**NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

**THAT IN PURSUANCE** of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 1,42,00,000/- (Rupees One Crore and Forty Two Lakh Only) paid by the Purchaser to the Vendors by Cheques/RTGS, the RECEIPT whereof all the Vendors does hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS do hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal:

Sutela Vendor

Somik Vendor

Sushanta Vendor

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**THAT THE VENDORS** do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors do hereby transfer subsists and the Vendors have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

**THAT THE VENDORS FURTHER COVENANT** that all rents, taxes and other charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed or performed have been so observed and performed and if it transpires otherwise the Vendors shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

**THAT THE VENDORS HEREBY DECLARE** that the below Schedule land is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955.

**THAT IT IS FURTHER DECLARED** that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

**THAT THE VENDORS FURTHER DECLARES** that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be

Sudha Kunder

Ronika Kunder

Sushmita Kunder

Page No. 7

together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendors have not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendors shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

**THAT THE VENDORS** further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

**THAT THE VENDORS FURTHER DECLARES** that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendors on the date of these presents.

Continued to next page



Sukela kundu

Sonuk kundu

Sushmita Undu

Page No. 8

**SCHEDULE**  
**(DESCRIPTION OF THE LAND HEREBY SOLD)**

All that piece or parcel of **VACANT LAND** measuring 16 KATHA, situated in **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 165** corresponding to **L.R. PLOT No. 88**, Recorded in **R.S. KHATIAN No. 82**, **L.R. KHATIAN Nos. 239, 240 and 238**, under **R.S. SHEET No. 8**, **L.R. Sheet No. 66**, **JL. No. 2**, Pargana Baikunthapur, within the jurisdiction of **WARD No. 41** of Siliguri Municipal Corporation, zone **Debi Chaudhurani Road**, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land proposed land use is bastu.

The said total land is butted and bounded as follows :-

By the North :- Land of Shantiniketan Housing Complex,  
By the South :- Land of Shasanka Chakaroty and Others and Vendors,  
By the East :- Land of Swapna Das,  
By the West :- Land of Jagadish Sarkar.

That the photographs and the fingerprints of all the Vendors herein and the Signatory of the Purchaser are duly affixed upon separate sheets attached herewith forming PART of these presents.

Continued to next page

IN WITNESSES WHEREOF all the VENDORS in good health and sound conscious mind have set and subscribed their signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. *Souraj Kumar Agarwal*  
*S/O d.T. Manik Chand Agarwal*  
*Serak Road Seleguri,*  
*P.O. & P.S. Siliguri,*  
*Dist - Darjeeling*

2. *Tushar Agarwal*  
*S/O Bijay Agarwal*  
*Senshe Road, Siliguri*  
*P.S - Bhaktinagar*  
*Dist. - Jalpaiguri*

The contents of this document have been gone through and understood personally by the Purchaser and all the Vendors herein.

*Sukla Kundu*












*Souvik Kundu*

*Sushmita Kundu*

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VENDORS

Drafted as per instructions, readover and explained by me and printed in my office.












*N Saraf*  
NIKUNJ SARAF  
Advocate :: Siliguri  
Regn. No. WB/1287/2008.

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

RUDRA DEVELOPERS

Anita Agrewal  
PARTNER












SIGNATURE

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

RUDRA DEVELOPERS












Yash Singh  
PARTNER

SIGNATURE

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

RUDRA DEVELOPERS












*Ronak Agarwal*  
 SIGNATURE

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

*Sukla Kumar*












SIGNATURE



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

*Sonik Kumar*

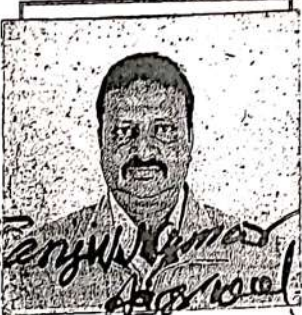

SIGNATURE

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

*Sushruti Unde*

SIGNATURE

WITNESS / IDENTIFIER

 <i>Sanyu Kumar Agrewal</i>	LEFT THUMB IMPRESSION	
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*Sanyu Kumar Agrewal*  
SIGNATURE

## Major Information of the Deed



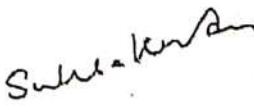
Deed No.	I-0711-08419/2022	Date of Registration	08/09/2022
Query No./Year	0711-2002657075/2022	Office where deed is registered	
Query Date	05/09/2022 10:30:49 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rudra Developers Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7001682896, 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. 1,42,00,000/-	Rs. 1,55,51,989/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,77,620/- (Article:23)	Rs. 1,55,534/- (Article:A(1), 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: Debi Chaudhuran Road, Mouza: Dabgram  
Sheet No - 8, , Ward No: 41 JI No: 2, Pin Code : 734001



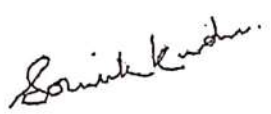
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	RS-165	RS-82	Bastu	Bastu	16 Katha	1,42,00,000/-	1,55,51,989/-	Width of Approach Road: 1 Ft.,
<b>Grand Total :</b>					26.4Dec	142,00,000 /-	155,51,989 /-	

### Seller Details :




Sl No	Name/Address/Photo/Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<b>Smt Sukla Kundu</b> Wife of Late Subhas Kundu Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office			
		08/09/2022	LTI 08/09/2022	08/09/2022



Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx0m, Aadhaar No: 74xxxxxxxx7680, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022, Admitted by: Self, Date of Admission: 08/09/2022, Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Shri Souvik Kundu</b> Son of Late Subhas Kundu Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office			
		08/09/2022	LTI 08/09/2022	08/09/2022

Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: euxxxxxx4g, Aadhaar No: 35xxxxxxxx2115, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022, Admitted by: Self, Date of Admission: 08/09/2022, Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Miss Sushmita Kundu (Presentant)</b> Daughter of Late Subhas Kundu Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office			
		08/09/2022	LTI 08/09/2022	08/09/2022

Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: hoxxxxxx0d, Aadhaar No: 69xxxxxxxx1664, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022, Admitted by: Self, Date of Admission: 08/09/2022, Place : Office

**Buyer Details :**



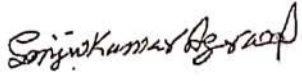
Sl No	Name Address Photo Finger print and Signature
1	<b>Rudra Developers</b> Ward No. 6, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: abxxxxxx8h, Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name Address Photo Finger print and Signature
1	<b>Smt Anita Agarwal</b> Wife of Shri Bijay Kumar Agarwal I.T.I. More, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 91xxxxxxxx1168 Status : Representative, Representative of : Rudra Developers (as Partner)

2	<b>Shri Yash Sanghal</b> Son of Shri Ramesh Kumar Sanghal Jamuna Lal Bajaj Road, Khalpara, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 69xxxxxxxx7843 Status : Representative, Representative of : Rudra Developers (as Partner)
3	<b>Shri Ronak Agarwal</b> Son of Shri Sanjiv Kumar Agarwal Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 88xxxxxxxx9750 Status : Representative, Representative of : Rudra Developers (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Sanjiv Kumar Agarwal</b> Son of Late Manik Chand Agarwal Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
	08/09/2022	08/09/2022	08/09/2022
Identifier Of Smt Sukla Kundu, Shri Souvik Kundu, Miss Sushmita Kundu, Smt Anita Agarwal, Shri Yash Sanghal, Shri Ronak Agarwal			

**Transfer of property for LL**

Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Kundu	Rudra Developers-8.8 Dec
2	Shri Souvik Kundu	Rudra Developers-8.8 Dec
3	Miss Sushmita Kundu	Rudra Developers-8.8 Dec

Endorsement For Deed Number : I - 071108419 / 2022

On 08-09-2022

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.

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

Presented for registration at 13:09 hrs on 08-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Miss Sushmita Kundu, one of the Executants.

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 1,55,51,989/-

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

Execution is admitted on 08/09/2022 by 1. Smt Sukla Kundu, Wife of Late Subhas Kundu, Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Souvik Kundu, Son of Late Subhas Kundu, Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Miss Sushmita Kundu, Daughter of Late Subhas Kundu, Binay Chowdhuri Sarani, Jyotinagar, Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Sanjiv Kumar Agarwal, , Son of Late Manik Chand Agarwal, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,55,534/- ( A(1) = Rs 1,55,520/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,55,534/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/09/2022 2:32PM with Govt. Ref. No: 192022230114633741 on 05-09-2022, Amount Rs: 1,55,534/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BWHZOA7 on 05-09-2022, Head of Account 0030-03-104-001-16

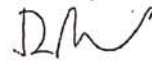
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,77,620/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 7,72,620/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 257, Amount: Rs.5,000/-, Date of Purchase: 02/09/2022, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/09/2022 2:32PM with Govt. Ref. No: 192022230114633741 on 05-09-2022, Amount Rs: 7,72,620/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BWHZOA7 on 05-09-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 0711-2022, Page from 196226 to 196245  
being No 071108419 for the year 2022.



*DM*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2022.09.12 16:31:19 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/09/12 04:31:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)