550/23 I- 537/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL W 241611

12447
24-1-23

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

SEAL OF THE ADDL DIST. SUB REGISTRAR
BHAKTI NAGAR, DIST-JALPAIGURI

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.

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

24 JAN 2023

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 24th DAY OF JANUARY 2023 (TWO THOUSAND TWENTY THREE).

Cont. P/2

B 2000052749/23

SL. NO. 39712 Date 27.12.2022

PURCHASER Anil Kr. Singhal

Full Address Siliguri

Total Value 1000/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

SEAL OF THE ADDL DIST. SUB-REGISTRAR JALPAIGURI

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

24 JAN 2023

Pixel Goods (P) Ltd.
Director

For Self and As
Constituted Attorney
of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

TOTAL CONSIDERATION	: 2,48,10,000/-
AREA OF LAND	: 20 KATHA (I.E. 50% UNDIVIDED SHARE OF 40 KATHA)
R.S. PLOT NO.	: 53 & 55
L.R. PLOT NO.	: 54 & 60
R.S. KHATIAN NO.	: 682
L.R. KHATIAN NO.	: 82
R.S. SHEET NO.	: 4
L.R. SHEET NO.	: 26
J.L. NO.	: 2
MOUZA	: DABGRAM
PARAGANA	: BAIKUNTHAPUR
P.S.	: BHAKTINAGAR
DISTRICT	: JALPAIGURI
WARD NO.	: 41

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Cont. P/3

Pixel Goods & Supply (P) Ltd.
Leena Mittal
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

B E T W E E N

PIXEL GOODS & SUPPLY PRIVATE LIMITED (PAN:- AAECP9844J), A Private Limited, Company incorporated under the provision of Companies Act, bearing certificate of Incorporation No. U51909WB2009PTC131697 Dated 05.01.2009, having its registered Office at The Planet, 3rd Floor, Shop No. T38 & T39, Opp. North City, Beside Yellow Chilli, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **VENDOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **ONE PART** represented by one of its Director duly authorized for this purpose **SMT LEENA MITTAL** W/o Sri Jittendra Mittal, Hindu by religion, Indian by Nationality, Director of the above named Company by Occupation, resident of Jyotinagar, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri.

A N D

SRI ANIL KUMAR SINGHAL (PAN:- AMPPS1800H, AADHAR:- 874571354002) S/o Niranjan Lal Singhal, Hindu by religion, Indian by Nationality, Business by occupation, resident of Diamond Tower A, 1st Floor, North City, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri -- hereinafter called the **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART.**

Cont. P/4

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

A N D

1. SRI SAMEER MOHILEY (PAN:- ADQPM5421L, AADHAR:- 273225351085) S/o Late Gopal Prasad Misra,
2. SMT SHASHI KALA MISRA (PAN:- CAZPM2669A) W/o Late Gopal Prasad Misra,
3. SMT NAVNEETA MISRA (PAN:- CASPM6258C) W/o Late Praveer Misra,
4. SRI UTKARSH MISRA (PAN:- CKVPM3151P) S/o Late Praveer Misra,
5. MISS SANSRITI MISRA (PAN:- DEOPM8910N) D/o Late Praveer Misra,
All are Hindu by religion, Indian by Nationality, No. 1 & 4 Business, No. 2 & 3 Housewife and No. 5 Student by occupation, resident of Block-A, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar in the District of Jalpaiguri -- hereinafter jointly and collectively called the **CONFIRMING PARTY/THIRD PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **THIRD PART.**

Confirming Party No. 2, 3 & 4 are represented by their Constituted Attorney **SRI SAMEER MOHILEY** (Confirming Party No. 1 hereof) appointed by virtue of a General Power of Attorney, registered at the office of District Sub-Registrar, Jalpaiguri and Recorded in Book No. IV, Volume no. 0702-2018, Pages 55 to 69, Being Document No. 070200005 for the year 2018.

Confirming Party No. 5 is represented by her Constituted Attorney **SRI SAMEER MOHILEY** (Confirming Party No. 1 hereof) appointed by virtue of a General Power of Attorney, registered at the office of Sub-Registrar, Bilaspur, Chattisghar, SR-2 and Recorded in Book No. IV, Volume no. 30, Pages 1 to 13, Being Document No. 770 for the year 2018.

WHEREAS one **HARDEB SINGH** is/ was the recorded owner of all that piece and parcel of land recorded in Khatian No. 682 of Mouza - Dabgram in the District of Jalpaiguri.

Cont. P/5

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

AND WHEREAS one **SUGAMESWARI ROY** W/o Seltu Roy acquired the landed property by virtue of inheritance after the demise of her father **HARDEB SINGH.**

AND WHEREAS one **SUSHIL KUMAR ROY** acquired a piece and parcel of land measuring 30.3 Katha appertaining to forming part of Plot No. 53 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **SUGAMESWARI ROY** and Registered at the Office of the Sub Registrar, Rajganj and recorded in Book No. I, Volume No. 12, Pages 80 to 81, being Document No. 1217 the year of 1979.

AND WHEREAS one **G. P. MISHRA** acquired a piece and parcel of land measuring 66 Decimal appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed jointly by **SUSHIL KUMAR ROY & SUGAMESWARI ROY** and Registered at the Office of the Sadar Joint Sub Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 2947 the year of 1980.

AND WHEREAS one **KASHINATH PROSAD** acquired a piece and parcel of land measuring 0.66 Acre appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **G. P. MISHRA** and Registered at the Office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 3619 the year of 1981.

AND WHEREAS abovenamed **KASHINATH PROSAD** during his life time executed a will on 08/11/2002 bequeathing his land measuring 0.66 Acre appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri in favour of **DWARIKA PRASAD**. Said **WILL** was duly presented for probation before the **DISTRICT DELEGATE (CIVIL JUDGE, S.R. DIVISION), SILIGURI** in Misc Judicial Case No. 12 of 2005 and the said Probate was duly granted vide order dated 07.07.2005 of the Hon'ble Court.

Cont. P/6

Pixel Goods & Supply (P) Ltd.
Leena Mittal
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

AND WHEREAS one **PAWAN KUMAR AGARWAL, KAMAL KUMAR AGARWAL, LEENA MITTAL & NISHA DEVI AGARWAL** jointly acquired a piece and parcel of land measuring 0.33 Acre appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram by virtue of a Deed of Conveyance executed by **DWARIKA PRASAD** and Registered at the Office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 2448 the year of 2006.

AND WHEREAS one **PAWAN KUMAR AGARWAL, KAMAL KUMAR AGARWAL, LEENA MITTAL & NISHA DEVI AGARWAL** also jointly acquired a piece and parcel of land measuring 20 Katha appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram by virtue of a Deed of Conveyance executed by **DWARIKA PRASAD** and Registered at the Office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 2449 the year of 2006.

AND WHEREAS one **SARATHI REALTORS PRIVATE LIMITED** acquired a piece and parcel of land measuring 40 Katha appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of 6 Deeds of Conveyance executed jointly by **PAWAN KUMAR AGARWAL, KAMAL KUMAR AGARWAL, LEENA MITTAL & NISHA DEVI AGARWAL** and Registered at the Office of the Additional District Sub-Registrar, Rajganj and

1. recorded in Book No. I, CD Volume No. 7, Pages 1187 to 1199, being Document No. 02432 the year of 2010.
2. recorded in Book No. I, CD Volume No. 7, Pages 1200 to 1233, being Document No. 02433 the year of 2010.
3. recorded in Book No. I, CD Volume No. 7, Pages 1269 to 1303, being Document No. 02434 the year of 2010.
4. recorded in Book No. I, CD Volume No. 7, Pages 1329 to 1363, being Document No. 02436 the year of 2010.
5. recorded in Book No. I, CD Volume No. 7, Pages 1364 to 1398, being Document No. 02437 the year of 2010.
6. recorded in Book No. I, CD Volume No. 7, Pages 1399 to 1433, being Document No. 02438 the year of 2010.

Cont. P/7

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

AND WHEREAS Vendor hereof **PIXEL GOODS & SUPPLY PRIVATE LIMITED** acquired a piece and parcel of land measuring 40 Katha appertaining to forming part of Plot No. 53 & 55 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of 7 Deeds of Conveyance executed by **SARATHI REALTORS PRIVATE LIMITED** and Registered at the Office of the Additional District Sub-Registrar, Rajganj and

1. recorded in Book No. I, CD Volume No. 21, Pages 512 to 525, being Document No. 07185 the year of 2011.
2. recorded in Book No. I, CD Volume No. 21, Pages 526 to 539, being Document No. 07186 the year of 2011.
3. recorded in Book No. I, CD Volume No. 21, Pages 561 to 574, being Document No. 07188 the year of 2011.
4. recorded in Book No. I, CD Volume No. 21, Pages 588 to 601, being Document No. 07190 the year of 2011.
5. recorded in Book No. I, CD Volume No. 21, Pages 735 to 748, being Document No. 07191 the year of 2011.
6. recorded in Book No. I, CD Volume No. 21, Pages 749 to 762, being Document No. 07192 the year of 2011.
7. recorded in Book No. I, CD Volume No. 21, Pages 814 to 827, being Document No. 07196 the year of 2011.

AND WHEREAS one **G.P. MISHRA** alias **GOPAL PRASAD MISHRA** died intestate leaving behind him, his following legal heirs namely:

1. SRI SAMEER MOHILEY (SON) (CONFIRMING PARTY NO. 1)
2. SMT SHASHI KALA MISRA (WIFE) (CONFIRMING PARTY NO. 2)
3. PRAVEER MISRA (SON)

to inherit all his movable and immovable property.

AND WHEREAS one **PRAVEER MISRA** died intestate leaving behind, him, his following legal heirs namely:-

1.SMT NAVNEETA MISRA (WIFE) (CONFIRMING PARTY NO. 3)
2.SRI UTKARSH MISRA (SON) (CONFIRMING PARTY NO. 4)
3.MISS SANSRITI MISRA (DAUGHTER) (CONFIRMING PARTY NO. 5)

to inherit all his movable and immovable property.

Cont. P/8

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of Smt Shashi Kala Misra Smt Navneeta Misra, Sri Utkarsh Misra & Miss Sansriti Misra

AND WHEREAS abovenamed Legal heir of **G.P. MISHRA** alias **GOPAL PRASAD MISHRA** namely **SRI SAMEER MOHILEY, SMT SHASHI KALA MISRA** and Legal heir of **PRAVEER MISRA** namely **SMT NAVNEETA MISRA, SRI UTKARSH MISRA & MISS SANSRITI MISRA** started claiming the ownership of the said land, as such dispute cropped up in between **PIXEL GOODS & SUPPLY PRIVATE LIMITED** (Vendor hereof) and Confirming Party. The Confirming Party and **PIXEL GOODS & SUPPLY PRIVATE LIMITED** have hereby mutually settled the matter of dispute in respect of 20 Katha of Land which is subject matter of transfer by these present and further confirming party do hereby release, relinquish, give up all their right, title interest which ever they have or being claimed by them in favour of purchaser hereof and since execution of these present they or any person claiming any right under them shall not be entitled to make claim of any nature in below Schedule Property. All this is done without any consideration being paid by the First Party to the Confirming Party.

AND WHEREAS Vendor hereof is in actual, khas and physical possession of all that piece and parcel of land as more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from any other person, and as such the Vendor became sole, absolute and exclusive owner-in-possession of the said landed property and has got right, title and interest having permanent heritable and transferable interest therein.

AND WHEREAS Vendor being in need of fund for acquiring more profitable properties has offered to sell 50% undivided share in Land Measuring 40 Katha as more fully described in the Schedule below.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase 50% undivided share in land measuring 40 Katha as more fully described in the schedule below at and for Rs. 2,48,10,000/- (Rupees Two Crore Forty Eight Lakhs Ten Thousand) only, free from all encumbrances whatsoever.

Cont. P/9

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

AND WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate and has agreed to sell 50% undivided share in the land measuring 40 Katha as more fully described in the schedule below for Rs. 2,48,10,000/- (Rupees Two Crore Forty Eight Lakhs Ten Thousand) only, free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 2,48,10,000/- (Rupees Two Crore Forty Eight Lakhs Ten Thousand) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from payment thereof) the Vendor and Confirming Party do hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as more fully described in the Schedule below) and make over khas and physical possession thereof to the Purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the landed property and the absolute estate free from all encumbrances, and the right, title and interest into and upon the landed property hereby transferred, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rent, taxes etc. payable to the superior landlord, the State of West Bengal and any other proper authority.

AND the Vendor and Confirming Party hereby covenanted with the Purchaser that the interest which the Vendor and Confirming Party profess to transfer subsists and the Vendor and Confirming Party have full authority and good power to transfer the said landed property, expressed or intended so to be **unto** the Purchaser, in the manner aforesaid and the Vendor and Confirming Party or any person claiming under it shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do execute all such acts, deeds and things whatsoever necessary for further and more effectually transferring the enjoyment and possession to the Purchaser thereof and therein, as shall and may be required.

Cont. P/10

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

IT is further covenanted that the landed property (as more fully described in the Schedule below) held by the Vendor and Confirming Party has not been surrendered or forfeited and that there exists no charge(s), mortgage(s), attachment(s) or any other encumbrance(s) whatsoever on the landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovering of any such charge, mortgage, attachment or any other encumbrances whatsoever, the Vendor and Confirming Party shall be liable to be dealt with according to law, both civil and/or criminal as the case may be, and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall has to sustain in consequence thereof.

THE Vendor and Confirming Party further covenant that all rents and taxes or any other charges payable for the landed property hereby transferred or expressed or intended so to be, that have accrued due upto the date of these presents, have been paid, and all other covenants and conditions required to be observed and performed have been so observed and performed, and in case if it transpires otherwise, the Vendor and Confirming Party shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance or non-performance as aforesaid.

THE Vendor and Confirming Party further declare that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendor and Confirming Party at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents, the Purchaser is deprived of possession or enjoyment of the landed property hereby transferred or expressed or intended so to be under these presents or any part thereof, the Vendor and Confirming Party shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be, together with interest at the rate of 18% per annum from the date of such deprivation or dispossession, and shall also be liable for adequate compensation for any loss or injury attending thereto if sustained by the Purchaser.

Cont. P/11

Pixel Goods & Supply (P) Ltd.
Director

For Self and As Constituted Attorney of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

IT is hereby further declared by the Vendor and Confirming Party that they have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the landed property hereby conveyed or intended so to be under these presents or any part thereof, and that there subsists no such contract of sale or transfer existing with respect to the aforesaid landed property or any part thereof, as sustained by the Purchaser. **THAT** Vendor hereof shall bear all the Cost related to Stamp Duty, Registration Fee, Advocate Fee and Other Expenses in relation to the transfer of below Schedule property.

SCHEDULE OF LAND

All that piece and parcel of vacant land measuring 20 (Two Zero) Katha (i.e. 50% undivided share in land measuring 40 Katha) appertaining to and forming part of R.S. Plot No. 53 (Five Three) & 55 (Five Five) corresponding to L.R. Plot No. 54 (Five Four) & 60 (Six Zero) of R.S. Sheet No. 4 (Four) corresponding to L.R. Sheet No. 26 (Two Six), recorded in R.S. Khatian no. 682 (Six Eight Two) corresponding to L.R. Khatian No. 82 (Eight Two) of Mouza-Dabgram, J.L. No. 2 (Two) situated within Pargana-Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Road:- Zilla Parishad Road. Propose Land Use:- Bastu, ROR of Land : Sahari.

Plot wise detail of the land hereby sold is as follows:

PLOT NO.		KHATIAN NO		TOTAL AREA	50% UNDIVIDED SHARE
R.S	L.R	R.S	L.R		
53	54	682	82	39 KATHA 06 CHHATAK 14.4 SQ.FT.	19 KATHA 11 CHHATAK 07.2 SQ.FT.
55	60			09 CHHATAK 30.6 SQ.FT.	04 CHHATAK 37.8 SQ.FT.
				40 KATHA 00 CHHATAK 00.0 SQ.FT.	20 KATHA 00 CHHATAK 00.0 SQ.FT.

Land as mentioned above hereby sold by the Vendor and Confirming Party is butted and bounded as follows:

BY THE NORTH : SRI KRISHNA HEIGHTS APARTMENT & LAND OF AVIANA PROJECTS PVT. LTD.,

BY THE SOUTH : 100 PEARLS APARTMENT,

BY THE EAST : LAND OF VENDOR

BY THE WEST : 42'-00" WIDE ZILLA PARISHAD ROAD,

Cont. P/12

IN WITNESS WHEREOF THE AUTHORIZED SIGNATORY OF THE FIRST PARTY AND THIRD PARTY HERETO SETS SEALED AND SUBSCRIBED THEIR HAND AND SEALS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES:-

1. Jitendra Mittal
S/o. H. Sundarlal Mittal
Jyotinagar, Sevoke Road
Siliguri- 734001

Pixel Goods & Supply (P) Ltd.
Leena Mittal.
Director

V E N D O R

2. Rupak Das
S/o Kamal Das
Siliguri

For Self and As
Constituted Attorney
of
Smt Shashi Kala Misra
Smt Navneeta Misra,
Sri Utkarsh Misra &
Miss Sansriti Misra

Kamal Mohanty

CONFIRMING PARTY

Drafted by me and printed at my office.

Rajesh Kumar Agarwal
Advocate, Siliguri
Reg. no. WB/73/97

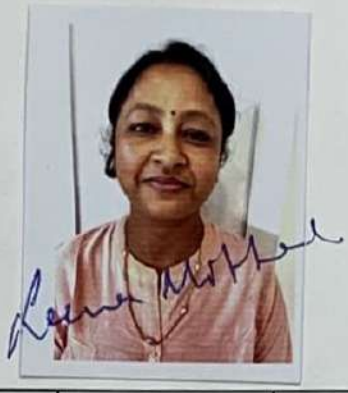
MEMO OF RECEIPT

Rs. 2,48,10,000/-

RECEIVED of and from the within named PURCHASER Rs. 2,48,10,000/- (Rupees Two Crore Forty Eight Lakhs Ten Thousand) only, by within named VENDORS the within mentioned sum of Rs. 2,48,10,000/- (Rupees Two Crore Forty Eight Lakhs Ten Thousand) only, paid by the PURCHASER to the VENDORS in respect of the landed property conveyed herein.

Pixel Goods & Supply (P) Ltd.
Leena Mittal.
Director

IMPRESSION SHEET



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Pixel Goods & Supply (P) Ltd.

Director

Signature of Identifier | Signature of R.O. | Signature with date

IMPRESSION SHEET

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

FINGER IMPRESSION

Sameer Mahile

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

Sameer Mahile

SIGN

FINGER IMPRESSION

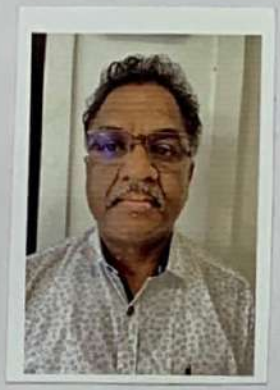
PHOTO (sign across the photo but do not sign over the face.

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

SIGN

IDENTYFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION

Signature of Indentifire

Major Information of the Deed

Deed No :	I-0711-00537/2023	Date of Registration	24/01/2023
Query No / Year	0711-2000052749/2023	Office where deed is registered	
Query Date	06/01/2023 12:34:55 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	RAJESH KUMAR AGARWAL S.P. MUKHERJEE ROAD, KHALPARA, SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9734071122, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 2,48,10,000/-		Rs. 3,36,59,991/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 16,83,000/- (Article:23)		Rs. 3,36,600/- (Article:A(1))	
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: Zilla Parishad Road, Mouza: Dabgram Sheet No - 4, Jl No: 2, Pin Code : 734001

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-53	RS-682	Bastu	Sahari	19 Katha 11 Chatak 7.2 Sq Ft	2,44,34,749/-	3,31,50,883/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	RS-55	RS-682	Bastu	Sahari	4 Chatak 37.8 Sq Ft	3,75,251/-	5,09,108/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
		TOTAL :			33Dec	248,10,000 /-	336,59,991 /-	
	Grand Total :				33Dec	248,10,000 /-	336,59,991 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PIXEL GOODS & SUPPLY PRIVATE LIMITED** Sarkar House , First Floor, Sisir Bhaduri Bhawan, Khudirampally, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Name	Photo	Finger Print	Signature
	Shri SAMEER MOHILEY Son of Late GOPAL PRASAD MISRA Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office	 24/01/2023	 LTI - 24/01/2023	24/01/2023
	Block- A, Sangam Residential Complex, 3rd Mile, Sevoke Road , Siliguri, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1L, Aadhaar No: 27xxxxxxxx1085, Status :Confirming Party, Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
3	**Smt SHASHI KALA MISRA** Wife of Late GOPAL PRASAD MISRA Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney			
4	**Smt NAVNEETA MISRA** Wife of Late Praveer Misra Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney			
5	**Shri UTKARSH MISRA** Son of Late Praveer Misra Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CKxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney			
6	**Miss SANSRITI MISRA** Daughter of Late Praveer Misra Block-A, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DExxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri ANIL KUMAR SINGHAL** Son of Niranjan Lal Singhal Diamond Tower A, 1st Floor, North City, Sevoke Road, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx0H, Aadhaar No: 87xxxxxxxx4002, Status :Individual, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAMEER MOHILEY Son of Late Gopal Prasad Misra Date of Execution - 24/01/2023, , Admitted by: Self, Date of Admission: 24/01/2023, Place of Admission of Execution: Office			
		Jan 24 2023 1:15PM	LTI 24/01/2023	24/01/2023
	Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1l, Aadhaar No: 27xxxxxxxx1085 Status : Attorney, Attorney of : Smt SHASHI KALA MISRA, Smt NAVNEETA MISRA, Shri UTKARSH MISRA, Miss SANSRITI MISRA			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt LEENA MITTAL (Presentant) Wife of Shri Jittendra Mittal Date of Execution - 24/01/2023, , Admitted by: Self, Date of Admission: 24/01/2023, Place of Admission of Execution: Office			
		Jan 24 2023 1:13PM	LTI 24/01/2023	24/01/2023
	Jyotinagar, Sevoke Road, Siliguri,.City:- Not Specified, 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.:: afxxxxxx5k, Aadhaar No: 58xxxxxxxx9712 Status : Representative, Representative of : PIXEL GOODS & SUPPLY PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jittendra Mittal Son of Sundar Lal Mittal Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	24/01/2023	24/01/2023	24/01/2023
Identifier Of Smt LEENA MITTAL, Shri SAMEER MOHILEY, Shri SAMEER MOHILEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PIXEL GOODS & SUPPLY PRIVATE LIMITED	Shri ANIL KUMAR SINGHAL-32.5009 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PIXEL GOODS & SUPPLY PRIVATE LIMITED	Shri ANIL KUMAR SINGHAL-0.499125 Dec

Endorsement For Deed Number : I - 071100537 / 2023

On 24-01-2023

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 12:47 hrs on 24-01-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Smt LEENA MITTAL ,.

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 3,36,59,991/-

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

Execution is admitted on 24/01/2023 by Shri SAMEER MOHILEY, Son of Late GOPAL PRASAD MISRA, Block- A, Sangam Residential Complex, 3rd Mile, Sevoke Road , Siliguri, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business

Indetified by Shri Jittendra Mittal, , , Son of Sundar Lal Mittal, Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2023 by Smt LEENA MITTAL, Director, PIXEL GOODS & SUPPLY PRIVATE LIMITED (Private Limited Company), Sarkar House , First Floor, Sisir Bhaduri Bhawan, Khudirampally, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Jittendra Mittal, , , Son of Sundar Lal Mittal, Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Executed by Attorney

Execution by Shri SAMEER MOHILEY, , Son of Late Gopal Prasad Misra, Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business as constituted attorney for 1. Smt SHASHI KALA MISRA Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, 2. Smt NAVNEETA MISRA Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, 3. Shri UTKARSH MISRA Block-a, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, 4. Miss SANSRITI MISRA Block-A, Sangam Residential Complex, 3rd Mile, Sevoke Road, Siliguri, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008 is admitted by him

Indetified by Shri Jittendra Mittal, , , Son of Sundar Lal Mittal, Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,36,600.00/- (A(1) = Rs 3,36,600.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,36,600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 10:48AM with Govt. Ref. No: 192022230265659311 on 24-01-2023, Amount Rs: 3,36,600/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2024954763 on 24-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,83,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 16,82,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 39712, Amount: Rs.1,000.00/-, Date of Purchase: 27/12/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 10:48AM with Govt. Ref. No: 192022230265659311 on 24-01-2023, Amount Rs: 16,82,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2024954763 on 24-01-2023, 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 0711-2023, Page from 17265 to 17289

being No 071100537 for the year 2023.

SEAL OF THE ADDL DIST. SUB-REGISTRAR
BHAKTINAGAR, DIST-JALPAIGURI

Digitally signed by BISWARUP GOSWAMI
Date: 2023.01.30 14:29:00 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/01/30 02:29:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)