

2809/21

2810/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 308315

Q-2-49243A/21  
 28/3/21



MANOHAR BUILDERS & DEVELOPERS  
 Partner  
 Sandeep Sharma

Biggy for bond.

**DEED OF CONVEYANCE**

*[Handwritten signature]*

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

Addl. District Sub-Registrar  
 Shakti Nagar, Jalpaiguri

24 MAR 2021

S. No. 4573 Date 04/02/2021  
Sold to Manokamna Builders & Developers  
OF Siliguri  
Rs. 1000 (Rupees) one Thousand only

(B. R. Ghosh)  
Stamp Vendor  
Siliguri Court  
L No. R. M / 106 / 1993  
Darjeeling



Adtl. Dist Sub-Registrar  
Bhakti Nagar, Dist Jalpaiguri

24 MAR 2021

24 MAR 2021

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Area : Vacant land measuring area 7(seven) Katha

Consideration : Rs.85,92,000/- (Rupees Eighty Five Lakh Ninety Two Thousand only)

Part of Plot No. : 472(R.S), 72 (L.R.)

Khatian No. : 622(R.S.), 167(L.R.)

Sheet No. : 8(R.S.) 37(L.R.)

J. L. No. : 2

Mouza : Dabgram

Ward No. : 41

P.S. : Bhaktinagar

District : Jalpaiguri

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*Sandeep Agarwal*

*[Faint stamp or signature]*

THIS INDENTURE MADE ON THIS THE 24<sup>th</sup> DAY OF MARCH, 2021  
BETWEEN:

**MANOKAMANA BUILDERS & DEVELOPERS**, a partnership firm, PAN: **ABOFM8829L**, having its office at Panjabipara, Siliguri, P.O. & P.S. Siliguri, Dist.- Darjeeling, West Bengal, represented by one of its Partner **Sri Sandeep Agarwal** son of Sri Omprakash Agarwal, Aadhaar No. 3523 8842 9812, by religion Hindu, by occupation Business, resident of Panjabipara, Siliguri, P.O. & P.S. Siliguri, Dist.- Darjeeling, Indian by Nationality, hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the '**FIRST PART**'.

AND

**SRI BIJAY KUMAR PRASAD** son of Late Hari Sankar Prasad alias Hara Sankar Prasad, PAN: **AEQPP5419Q**, Aadhaar No. **6541 4005 9214**, Hindu by religion, service by occupation, resident of Bankim Nagar, Sevoke Road, Ward- 41, P.O. Sevoke Road, P.S. Bhaktinagar, Dist.- Jalpaiguri, Indian by Nationality, hereinafter called the '**VENDOR**' (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, legal representatives, administrators and assigns) of the '**OTHER PART**'.

WHEREAS one Smt. Banesawari Devi purchased land measuring 7 Bigha or 2 Acre 33 Decimal comprised in part of R.S. Plot Nos. 472 & 472/664, recorded in R.S. Khatian No 622, R.S. Sheet No. 8, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri by virtue of registered sale deed being no I-4118 dated 09.06.1969 registered in the office of District Sub- Registrar, Jalpaiguri, recorded in Book No. I, Volume No. 36, pages 255 to 257 for the year 1969 and after purchase the said land was mutated in her name from the office of J.L. & L.R.O., Rajganj on 15.05.1970 vide mutation case no. IX-II-509/70-71.

  
Sandeep Agarwal  
Adv.

*Sandeep Agarwal*

*Bijay Kumar*

AND WHEREAS the aforesaid Smt. Banesawari Devi also purchased land measuring 2 ½ Katha comprised in part of R.S. Plot No. 472, recorded in R.S. Khatian No 622, R.S. Sheet No 8, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri by virtue of registered sale deed being no I-3535 dated 22.08.1985 registered in the office of Sadar Joint Sub- Registrar, Jalpaiguri, and after purchase the said land was mutated in her name from the office of J.L. & L.R.O., Rajganj on 13.05.1986 vide mutation case no. IX-II/288(R)/85-86.

AND WHEREAS the said Smt. Banesawari Devi sold land measuring 40 katha to different purchasers from plot nos. 472 & 472/664 and as such now owner of total land measuring 102 ½ katha comprised in part of R.S. plot nos. 472 & 472/664, recorded in R.S. Khatian no 622.

AND WHEREAS the vendor had received by way of gift from mother Smt. Banesawari Devi alias Balesawari Devi total Land measuring 5 Bigha 2 ½ katha by virtue of Deed of Gift dated 28.03.2003, registered in the Office of Sub-Registrar Rajganj, Dist. Jalpaiguri pending Registry completed on 15/04/2004, being document No. I-1166 for the year 2004, Book No. -1, Volume No.-16, Page No. 81 to 88, comprised therein total land measuring 5 Bigha 2 ½ Katha within Mouza -Dabgram, J.L. No. 2, R.S. Sheet No. 8, recorded in R.S. Khatian No. 622, R.S. Plot Nos. 472 & 472/664, and the said land since then under physical & khas possession of the vendor having permanent heritable & transferable right, title and interest therein.

AND WHEREAS as such the above vendor became absolute owner of total land measuring 102 ½ katha comprised in part of R.S. plot nos. 472 & 472/664 corresponding to L.R. Plot Nos. 72, 54/55, recorded in R.S. Khatian no 622 corresponding to L.R. Khatian nos. 152 & 167, R.S. Sheet no. 8 corresponding to L.R. Sheet nos. 37 & 40, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri and the aforesaid property under physical & khas possession of the vendor having permanent heritable & transferable right, title and interest therein.

*Onagra Adv.*

AND WHEREAS the aforesaid vendor has applied LUCC in his name in the office of the SJDA.

AND WHEREAS the aforesaid Vendor due to need of money have decided to sell and offered for sale to the purchasers all that piece or parcel of vacant land measuring 7(seven) Katha along with applied LUCC, more particularly described in the schedule given herein below for Rs.85,92,000/- (Rupees Eighty Five Lakh Ninety Two Thousand) only, free from all encumbrances and charges whatsoever.

AND WHEREAS the purchaser, being in need of the land for its development work and considering the price so offered by the vendor as fair and reasonable, has agreed to purchase the aforesaid land measuring 7(seven) Katha alongwith applied LUCC, more particularly described in the schedule given herein below for Rs.85,92,000/- (Rupees Eighty Five Lakh Ninety Two Thousand) only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITHSSETH that in pursuance of the aforesaid offer, acceptance and in consideration of a sum of Rs.85,92,000/- (Rupees Eighty Five Lakh Ninety Two Thousand) only, paid by the purchaser to the vendor the receipt whereof is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor do hereby assign, sell, grant, convey and transfer absolutely and forever the said below scheduled land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference, or interruption from the vendor or any person claiming under him subject to the payment of land .....



..... revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal/of such other authorizes as law may provide from time to time in future.

That the vendor declare that the interest which he profess to transfer hereby subsists as on the date of these presents and that the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled land/property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made herein above and hereinafter are all true and in the event of any contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting there from.

That the vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser deprived of ownership or of possession of the Schedule land/property, or any part thereof in future, then the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest @ 18% .p.a. from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

That the vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land, conveyed at the cost of the purchaser.



MANOKAMANA BUILDERS & DEVELOPERS  
Deep Agarwal  
Partner

**SCHEDULE**

All that piece or parcel of vacant land measuring 7(seven) Katha situated at Ward No. 41, un-mentioned Road, comprised in part of R.S. Plot No. - 472 corresponding to L.R. Plot No. 72, recorded in R.S. Khatian no. 622 corresponding to L.R. Khatian no. 167, R.S. Sheet no. 8 corresponding to L.R. Sheet no. 37, J.L. No.- 2, Mouza- Dabgram, P.S.- Bhaktinagar, Dist.- Jalpaiguri, Siliguri Municipal Corporation.

Land Proposed Use- Bastu, Land as per ROR- Bastu

The said land is butted and bounded as under:

- North- Land of Vendor,
- South- Govt. acquired Land,
- East- Land of Purchaser, and
- West- Land of Vendor.

IN WITNESSES WHEREOF the vendor do here unto set and subscribe his hands on the day, month and year herein above first written.

WITNESSES:

1. Utpal Paul

Utpal Paul,  
s/o Lt. D C Paul,  
Suryanagar, Siliguri

2. Subrato Bauri

Subrato Bauri,  
s/o Lt. Sishir Bauri,  
Shantinagar, Bowbazar,  
Siliguri

EXECUTANT:

Rajiv Kumar Bhowmik  
(VENDOR)

Drafted, read-over and explained by me in my office.












M. K. Agarwal

(M. K. AGARWAL)  
ADVOCATE  
SILIGURI  
REGN. NO. WB/305/1984.


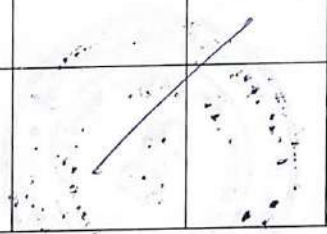


# EXECUTANT/CLAIMANT SHEET

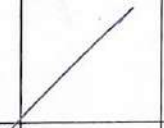
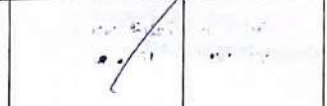
## THUMB & FINGER IMPRESSION

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

*Bagyan Band*  
Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					










Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

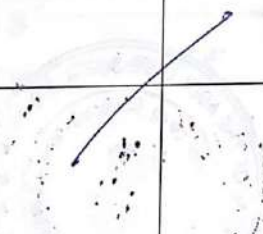

Signature

# EXECUTANT/CLAIMANT SHEET

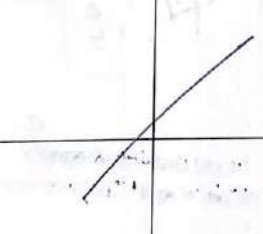
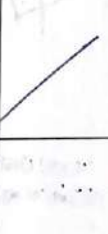
## THUMB & FINGER IMPRESSION

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
 <i>Sandeep Agarwal</i>	Left Hand					
	Right Hand					

*Sandeep Agarwal*  
Signature

PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature

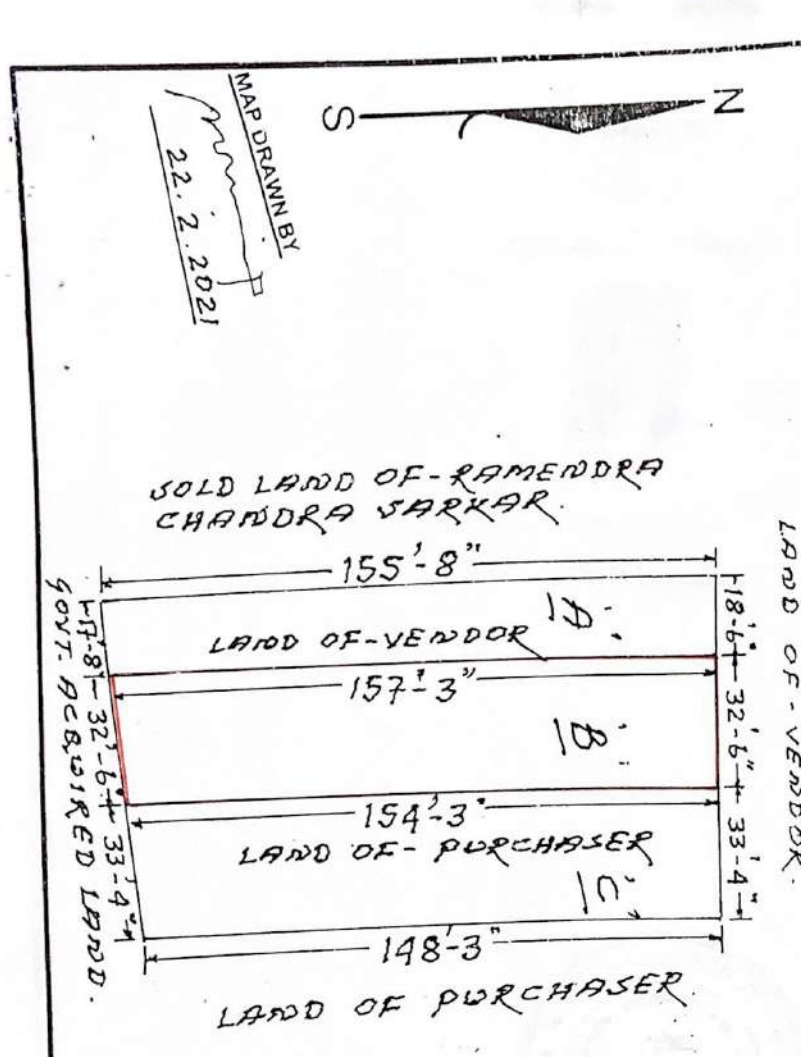
PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature

# SITE PLAN

SCALE = 1" (INCH) = 40' (FEET)

MARKED		SCHEDULE OF LAND		REMARKS		
NAME OF PURCHASER	NAME OF SELLER	MOUZA	J.L. NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	
MANOJKUMAR BUILDERS & DEVELOPERS SRI BILAY KUMAR PRASAD S/O. THARI SHANKAR PRASAD SIVASWARA SARKAR PRASAD OF SARKARPRASAD SIVASWARA WARD NO-41 P.O. SEVORE ROAD P.S. BHAKTINAGAR DT. JALPAIGURI-734001	BRADKUMAR 2ND MILE WARD NO. 41 P.O. SEVORE ROAD P.S. BHAKTINAGAR DIST. JALPAIGURI. PIN-734001.	DURGARAM	2	41 OF SMC	7 COTTAGE OR 0.1155 ACRE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER. MARKED "B"
REPRESENTED BY ONE OF ITS PARTNER - SRI SANDEEP KUMAR S/O. SRI OM PRAKASH AGARWAL						



SOLD LAND OF - RAMENDRA CHANDRA SARKAR

MAP DRAWN BY  
22.2.2021



*Pradyumn Kumar*  
SIGNATURE OF SELLER

PERMANENT ACCOUNT NUMBER

PERMANENT ACCOUNT NUMBER

AEQPP54190



NAME

BIJAY KUMAR PRASAD

FATHER'S NAME

HARI SHANKER PRASAD

DATE OF BIRTH

03-01-1951

SIGNATURE

*B. K. Prasad*

*B. K. Prasad*

अधिकार आयुक्त, प. ४-११

COMMISSIONER OF INCOME-TAX, W.D. - II

यदि कार्ड खो / मिला जाने पर सूचना जारी करने  
आवे प्राधिकारी का रुचि।  
सहायक आयुक्त आयुक्त,  
पी-७,  
चौरींगी स्क्वायर,  
कलकत्ता - ७०० ०६९।

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

*Bijay Kumar Prasad*



ভারত সরকার  
Government of India

নাম: বিজয় কুমার প্রসাদ  
Bijay Kumar Prasad  
পিতা: বিজয় কুমার  
Father: BIJAY KUMAR PRASAD



মবিল নম্বর/DOE: 0375 351  
পুরুষ / Male



6541 4005 9214

আধার - সাধারণ মানুষের অধিকার



ভারতীয় একমুদ্রিত পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: বালি নগর, সেবক রোড  
বালি নগর, সেবক রোড  
সেবক রোড, জলপাইগুড়ি

Address: 237, BANKIM  
NAGAR, SEVKE ROAD  
WARD NO 21, Siliguri  
corp., Jalpaiguri, Sevoke  
Road, West Bengal, 734001

6541 4005 9214



*Bijay Kumar Prasad*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/03/021/102205



Elector's Name : Prasad Bijaykumar  
নির্বাচকের নাম : প্রসাদ বিজয়কুমার

Father/Mother/  
Husband's Name : Harishankar  
পিতা/মাতা/স্বামীর নাম : হরিশংকর

Sex : Male  
লিঙ্গ : পুরুষ

Age as on 1-1-95 : 43  
১-১-৯৫-এ বয়স : ৪৩

Address

Bankimnagar  
Dabgram  
Bhaktinagar

ঠিকানা

বঙ্কিমনগর  
ডাবগ্রাম  
ভক্তিনগর

Facsimile Signature of  
Electoral Registration Officer  
নির্বাচন-নিবন্ধন আধিকারিক

For Rajganj Assembly Constituency  
রাজগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

Place : Sadar Jalpaiguri

স্থান : সদর জলপাইগুড়ি

Date : 27.03.95

তারিখ : ২৭.০৩.৯৫

*Prasad Bijaykumar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABOFM8829L

नाम / Name  
MANOKAMANA BUILDERS &  
DEVELOPERS

निगमन/गठन की तिथि  
Date of Incorporation/Formation  
25/09/2020



MANOKAMANA BUILDERS & DEVELOPERS

*Sandeep Agarwal*  
Partner



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ACMPA3820A

नाम / Name  
SANDEEP AGARWAL

पिता का नाम / Father's Name  
OMPRAKASH AGARWAL

जन्म की तारीख /  
Date of Birth  
05/06/1978

हस्ताक्षर / Signature

27052019



*Sandeep Agarwal*





Sandeep Agarwal



  
 ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 WB/04/025/0696733





নির্বাচকের নাম : সন্দীপ আগরওয়াল  
 Elector's Name : Sandeep Agarwal  
 পিতার নাম : ওম প্রকাশ আগরওয়াল  
 Father's Name : Om Prakash Agarwal  
 লিঙ্গ/Sex : পুং M  
 জন্ম তারিখ : XX/XX/1977  
 Date of Birth : XX/XX/1977

WB/04/025/0696733

ঠিকানা:  
 গুরুনাক সারানী, সিলিগুরি সিটি  
 কর্পোরেশন, সিলিগুরি, দার্জিলিং-734001

Address:  
 GURUNAK SARANI, SILIGURI (M  
 CORP.), SILIGURI, DARJEELING-734001



Date: 25/11/2013  
 26-পিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন অধিকারিকের  
 স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 26-Siliguri Constituency

In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Sandeep Agarwal

# DRIVING LICENCE

Licence No.: W.B7320050097491


Date of Issue: 14.06.05      Valid Up to: 13.06.25

Name: **UTPAL PAUL**

S/D/W: **D CHANDRA PAUL**

Address: **C/O D CH PAUL, MICHAEL  
MADHUSUDAN STREET SURYA  
NAGAR, SLG, DJ.**

Date of Birth: **17.08.1974**



Blood Group: **O+**

Licensing Authority  
**SILIGURI**

## LICENCED TO DRIVE ALL OVER INDIA CATEGORY ~~X~~ NT

*Utpal Paul*

<input checked="" type="checkbox"/> Light Motor Vehicle
<input checked="" type="checkbox"/> Medium Goods Vehicle
<input checked="" type="checkbox"/> Medium Passenger Motor Vehicle
<input checked="" type="checkbox"/> Heavy Goods Vehicle
<input checked="" type="checkbox"/> Heavy Passenger Vehicle
<input checked="" type="checkbox"/> Autorickshaw/Van
<input checked="" type="checkbox"/> Tractor
* Motor Cycle with gear
* Motor Cycle without gear

1. Violation of traffic rules and signals
2. Driving dangerously at excessive speed.
3. Driving without valid Registration/Tax/Permit Insurance
4. Driving without proper and Valid Licence.
5. Driving vehicle with exceeding Permissible weight
6. Charged or convicted u/s 304 AIPC.
7. Refused to stop immediately while driving a taxi/autorickshaw

1   2   सत्यमेव जयते   5   6   7

*Utpal Paul*

### Major Information of the Deed



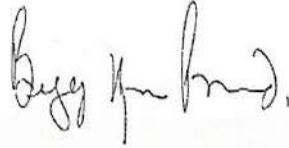
Deed No :	I-0711-02810/2021	Date of Registration	24/03/2021
Query No / Year	0711-2000492637/2021	Office where deed is registered	
Query Date	03/03/2021 7:22:47 PM	0711-2000492637/2021	
Applicant Name, Address & Other Details	MAHENDRA KUMAR AGARWAL CRESCENT COURT, JHANKAR MORE, BURDWAN ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832010885, Status : Advocate		
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. 85,92,000/-	Rs. 94,50,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,67,020/- (Article:23)	Rs. 94,514/- (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: Un-Mentioned Road, Road Zone : (Ward No. 41 -- Ward No. 41) , Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-472	RS-622	Bastu Bastu	7 Katha	85,92,000/-	94,50,002/-	Width of Approach Road: 5 Ft.,
<b>Grand Total :</b>				<b>11.55Dec</b>	<b>85,92,000 /-</b>	<b>94,50,002 /-</b>	

#### Seller Details :



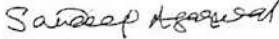
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BIJAY KUMAR PRASAD (Presentant)</b> Son of Late HARI SHANKAR PRASAD Executed by: Self, Date of Execution: 24/03/2021 , Admitted by: Self, Date of Admission: 24/03/2021 ,Place : Office	 24/03/2021	 LTI 24/03/2021	 24/03/2021

BANKIMNAGAR, 2ND MILE, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx9Q, Aadhaar No: 65xxxxxxx9214, Status :Individual, Executed by: Self, Date of Execution: 24/03/2021 , Admitted by: Self, Date of Admission: 24/03/2021 ,Place : Office




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MANOKAMANA BUILDERS &amp; DEVELOPERS</b> SARKAR PARA, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: ABxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SANDEEP AGARWAL</b> Son of Mr OMPARAKASH AGARWAL Date of Execution - 24/03/2021, , Admitted by: Self, Date of Admission: 24/03/2021, Place of Admission of Execution: Office			
		Mar 24 2021 12:35PM	LTI 24/03/2021	24/03/2021
	PANJABI PARA, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0A, Aadhaar No: 35xxxxxxx9812 Status : Representative, Representative of : MANOKAMANA BUILDERS & DEVELOPERS (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr UTPAL PAUL</b> Son of Late D.C PAUL SURYANAGAR, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006			
	24/03/2021	24/03/2021	24/03/2021
Identifier Of Mr BIJAY KUMAR PRASAD, Mr SANDEEP AGARWAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr BIJAY KUMAR PRASAD	MANOKAMANA BUILDERS & DEVELOPERS-11.55 Dec



Endorsement For Deed Number : I - 071102810 / 2021

On 24-03-2021

**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 12:17 hrs on 24-03-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr BIJAY KUMAR PRASAD ,Executant.

**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 94,50,002/-

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

Execution is admitted on 24/03/2021 by Mr BIJAY KUMAR PRASAD, Son of Late HARI SHANKAR PRASAD, BANKIMNAGAR, 2ND MILE, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service

Indetified by Mr UTPAL PAUL, , , Son of Late D.C PAUL, SURYANAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

Execution is admitted on 24-03-2021 by Mr SANDEEP AGARWAL, PARTNER, MANOKAMANA BUILDERS & DEVELOPERS (Partnership Firm), SARKAR PARA, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Mr UTPAL PAUL, , , Son of Late D.C PAUL, SURYANAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 94,514/- ( A(1) = Rs 94,500/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 94,514/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2021 7:27PM with Govt. Ref. No: 192020210248438361 on 22-03-2021, Amount Rs: 94,514/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202103220857212 on 22-03-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,67,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 5,66,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 4573, Amount: Rs.1,000/-, Date of Purchase: 04/03/2021, Vendor name: B R Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2021 7:27PM with Govt. Ref. No: 192020210248438361 on 22-03-2021, Amount Rs: 5,66,020/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202103220857212 on 22-03-2021, Head of Account 0030-02-103-003-02



**Palden Sherpa**  
**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

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being No 071102810 for the year 2021.



Digitally signed by PALDEN SHERPA  
Date: 2021.03.31 16:03:11 +05:30  
Reason: Digital Signing of Deed.

(Palden Sherpa) 2021/03/31 04:03:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)