

4695/2020

I- 4586/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 310657

11/11/2020
 1415070/2020
 94,50,000/-

Assured that the Document is duly
 Registered and the Signature Sheet
 the Endorsement Sheet attached to this
 Document are part of this Document

Adtl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

11 NOV 2020

MAHOKAMA BUILDERS & DEVELOPER,
 Sandeep Agarwal
 Partner

Biggy for hand.



DEED OF CONVEYANCE

[Handwritten signature]

NO 855 DATED 6/11/2020

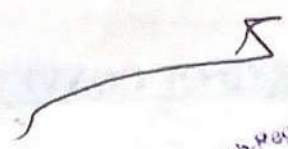
SOLD TO Manokgama Builders & Developers

OF Siliguri

RUPEES 1000/-



S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No-8/197F



And. Dist Sub Registrar
Bhakti Nagar, Dist. Jalpaiguri

11 NOV 2020

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

[Handwritten signatures]

Sandeep Agarwal
Partner

Bijay Prasad

THIS INDENTURE MADE ON THIS THE 11th DAY OF NOVEMBER, 2020
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.


Adv.

Sandeep Kamal

Bijoy Kumar Prasad

AND WHEREAS the aforesaid Smt. Banasawari 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. Banasawari 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. Banasawari 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.



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, 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, 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.



MAHAKAMANA BUILDERS & DEVELOPERS

Partner

Signature

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.

Signature

Signature

SCHEDULE

All that piece or parcel of vacant land measuring 7(seven) Katha situated at Ward No. 41, 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. The said land is butted and bounded as under:

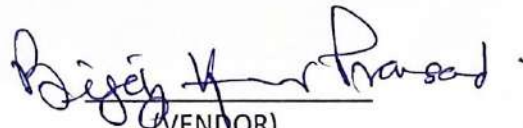
- North- Land of Vendor,
South- Govt. acquired Land,
East- Land of Vendor and Govt. acquired Land,
West- Land of Vendor.

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 D = C Paul
Surya Nagar
Siliguri
2. Subrato Bauri
SUBRATO BAURI
S/O Lt. SISIR BAURI
SHANTI NAGAR,
BAW BAZAR
SILIGURI

EXECUTANT:


(VENDOR)

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















(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 |  |  |  |  |  |


 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 |  |  |  |  |  |

MANOKAMANA BUILDERS & DEVELOPERS

Sandeep Agarwal

Signature **Partner**

| PHOTO | | Thumb | fore finger | Middle finger | Ring Finger | Little Finger |
|-------|------------|-------|-------------|---------------|-------------|---------------|
| | Left Hand | | | | | |
| | Right Hand | | / | | | |

Signature

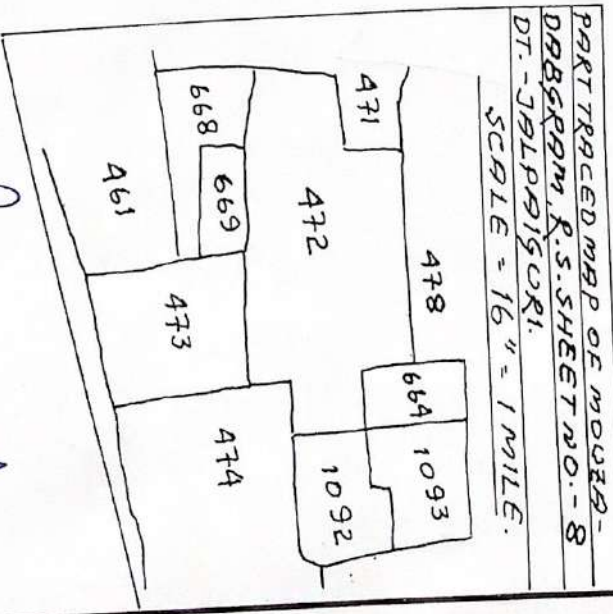
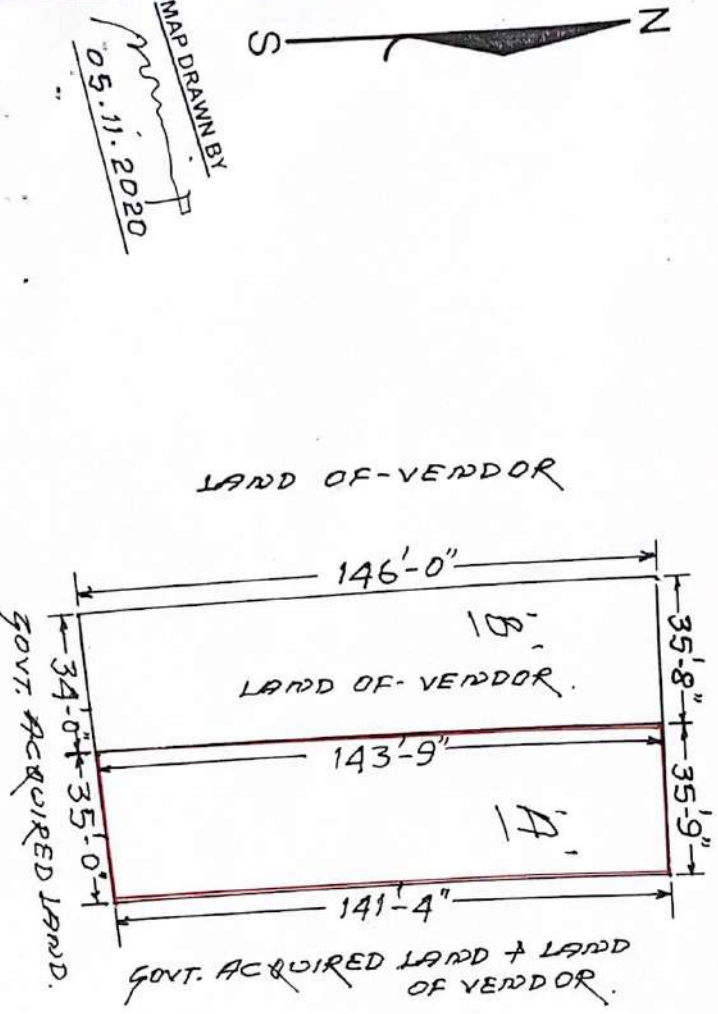
| PHOTO | | Thumb | fore finger | Middle finger | Ring Finger | Little Finger |
|-------|------------|-------|-------------|---------------|-------------|---------------|
| | Left Hand | | } | | | |
| | Right Hand | | | | | |

Signature

SITE PLAN

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

| MARKED | NAME OF PURCHASER | NAME OF SELLER | SCHEDULE OF LAND | | | | REMARKS | | | |
|--------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|---------------|------------------|---------------------|--------------------|--------------------------|--------------------------------------------------------|
| | | | MOUZA | J.L. NO. | PARTSHEET NO. | KHATAN NO. | | PART OF PLOT NO. | AREA OF LAND TO BE SOLD | |
| A. | MANOJKUMAR BUILDERS & DEVELOPERS OF SARKKARRA, SILIGURI WARD NO-41, P.O. SEVOK ROAD, P.S. BHARTINAGAR, DT. JALPAIGURI-734001 | SRI BIJAY KUMAR PRASAD S/O. T. HARISHANKAR PRASAD alias HARISHANKAR PRASAD OF BRANKINAGAR 2nd MILE WARD NO-41 ROAD, P.O. SEVOK ROAD, P.S. BHARTINAGAR, DIST. JALPAIGURI, PIN-734001. | DBBSRAM | 2 | 41 OF 5MC | R.S. 8 LR. 37 | R.S. 622 LR. 167 | R.S. 472 LR. 72 | 7 COTTAGE OR 0.1155 ACRE | THE SAID LAND HAS BEEN SHOWN BY RED BORDER. MARKED "A" |



Bijay Kumar Prasad
S/O. T. HARISHANKAR PRASAD
OF SARKKARRA, SILIGURI

MAP DRAWN BY
05.11.2020

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEQPP5419Q



नाम /NAME

BIJAY KUMAR PRASAD

पिता का नाम /FATHER'S NAME

HARI SHANKER PRASAD

जन्म तिथि /DATE OF BIRTH

03-01-1951

हस्ताक्षर /SIGNATURE

B.K. Prasad

B.K. Prasad

आयकर आयुक्त, प.बं.-II

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

Bijay Kumar Prasad

Sandeep Agarwal

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

राष्ट्रीय सेवा संख्या कार्ड
Permanent Account Number Card

ACMPA3820A



27052019

नाम / Name
SANDEEP AGARWAL

पिता का नाम / Father's Name
OMPRAKASH AGARWAL

बैंक का नाम /
Name of Bank
0510615978

Sandeep Agarwal
हस्ताक्षर / Signature

Sandeep Agarwal



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABOFM8829L

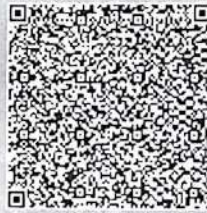
नाम / Name

MANOKAMANA BUILDERS & DEVELOPERS

निगमन/गठन की तारीख

Date of Incorporation / Formation

25/09/2020



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2020.10.05 17:21:06 IST
Reason: NSDL ePAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख-अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का सदर्थ में)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABOFM8829L</p> <p>नाम / Name MANOKAMANA BUILDERS & DEVELOPERS</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 25/09/2020</p> | | <p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल बंगला, डीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to - Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

MANOKAMANA BUILDERS & DEVELOPERS

Partner


 ভারত সরকার
Government of India

 বিজয় কুমার প্রসাদ
Bijay Kumar Prasad
পিতা : হরি শংকর প্রসাদ
Father : HARI SHANKAR PRASAD

জন্মতারিখ/DOB: 03/01/1951
পুরুষ / Male

6541 4005 9214

আধার - সাধারণ মানুষের অধিকার

 ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা: , বঙ্কিম নগর, সেভক রোড
ওয়ার্ড নং , শিলিগুরি(শেয়ারসভা)
সেভোক রোড, জলপাইগুড়ি, পশ্চিম বঙ্গ

Address: 237, BANKIM
NAGAR, SEVOKE ROAD,
WARD NO 41, Siliguri (m.
corp.), Jalpaiguri, Sevoke
Road, West Bengal, 734001

6541 4005 9214

1547
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Bijay Kumar Prasad

भारत सरकार
GOVERNMENT OF INDIA

Sandeep Agarwal
Year of Birth : 1978
Male



3523 8842 9812

आधार — आम आदमी का अधिकार

Sandeep Agarwal

Sandeep Agarwal

DRIVING LICENCE

Licence No.: W.87320050097491

Date of Issue: 14.06.05 Valid Upto: 13.06.25



Name: UTPAL PAUL
S/DW: D CHANDRA PAUL
Address: C/O D CH PAUL, MICHAEL
MADHUSUDAN STREET SURYA
NAGAR, SLG, DJ.
Date of Birth: 17.02.1974



Blood Group: O+

Licensing Authority
SILIGURI

LICENCED TO DRIVE ALL OVER INDIA CATEGORY: 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"/> | Auto-rickshaw/Van |
| <input checked="" type="checkbox"/> | Tractor |
| <input checked="" type="checkbox"/> | * Motor Cycle with gear |
| <input checked="" type="checkbox"/> | * 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 or stop while driving a taxi/ auto-rickshaw

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

Utpal Paul

Major Information of the Deed



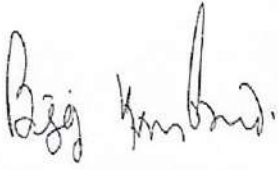
| | | | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| Deed No : | I-0711-04586/2020 | Date of Registration | 11/11/2020 |
| Query No / Year | 0711-2001415070/2020 | Office where deed is registered | |
| Query Date | 03/11/2020 5:51:56 PM | 0711-2001415070/2020 | |
| 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 | Land Use 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., |
| Grand Total : | | | | | 11.55Dec | 85,92,000 /- | 94,50,002 /- | |

Seller Details :



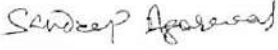
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr BIJAY KUMAR PRASAD (Presentant) Son of Late HARI SHANKER PRASAD Executed by: Self, Date of Execution: 11/11/2020 , Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Office |  |  |  |
| | | 11/11/2020 | LTI 11/11/2020 | 11/11/2020 |

BANKIM NAGAR, SEVOKE ROAD, 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: 65xxxxxxxx9214, Status :Individual, Executed by: Self, Date of Execution: 11/11/2020, Admitted by: Self, Date of Admission: 11/11/2020, Place : Office




Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | MANOKAMANA BUILDERS & DEVELOPERS PANJABIPARA, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: ABxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SANDEEP AGARWAL Son of Mr OMPRAKASH AGARWAL Date of Execution - 11/11/2020, , Admitted by: Self, Date of Admission: 11/11/2020, Place of Admission of Execution: Office |  |  |  |
| | | Nov 11 2020 11:56AM | LTI 11/11/2020 | 11/11/2020 |
| PANJABI PARA, SEVOKE ROAD, 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: 35xxxxxxxx9812 Status : Representative, Representative of : MANOKAMANA BUILDERS & DEVELOPERS (as PARTNER) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Mr UTPAL PAUL Son of Late D.C PAUL SURYA NAGAR, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006 |  |  |  |
| | 11/11/2020 | 11/11/2020 | 11/11/2020 |
| Identifier Of Mr BIJAY KUMAR PRASAD, Mr SANDEEP AGARWAL | | | |

Transfer of property for L1

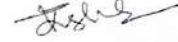
| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--------------------------------------------|
| 1 | Mr BIJAY KUMAR PRASAD | MANOKAMANA BUILDERS & DEVELOPERS-11.55 Dec |

Endorsement For Deed Number : I - 071104586 / 2020

On 05-11-2020

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/-



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

On 11-11-2020

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 11:43 hrs on 11-11-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Mr BIJAY KUMAR PRASAD ,Executant.

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

Execution is admitted on 11/11/2020 by Mr BIJAY KUMAR PRASAD, Son of Late HARI SHANKER PRASAD, BANKIM NAGAR, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service

Identified by Mr UTPAL PAUL, , , Son of Late D.C PAUL, SURYA NAGAR, 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 11-11-2020 by Mr SANDEEP AGARWAL, PARTNER, MANOKAMANA BUILDERS & DEVELOPERS (Partnership Firm), PANJABIPARA, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr UTPAL PAUL, , , Son of Late D.C PAUL, SURYA NAGAR, 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 09/11/2020 5:43PM with Govt. Ref. No: 192020210133506081 on 09-11-2020, Amount Rs: 94,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUIQDU0 on 09-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

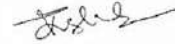
Certified that required Stamp Duty payable for this document is Rs. 5,67,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 5,66,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 855, Amount: Rs.1,000/-, Date of Purchase: 06/11/2020, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2020 5:43PM with Govt. Ref. No: 192020210133506081 on 09-11-2020, Amount Rs: 5,66,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUIQDU0 on 09-11-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2020, Page from 124681 to 124703
being No 071104586 for the year 2020.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2020.11.13 13:15:47 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/11/13 01:15:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)