

5524/2020

I - 5432/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 14/12/2020
 08:50 P.M.
 8. (2) 1687601/2020
 अन्व. डा. 34, 50, 50 2/2

F 996977

Certified that the Document is correct in
 Registration and the Signature Sheet and
 the Enforcement Sheet attached to this
 Document are part of the Document

SHARADAMA BUILDERS & DEVELOPERS

Sandeep Agarwal
Partner

Deepest Kumar

Adtl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

15 DEC 2020

DEED OF CONVEYANCE



Sandeep Agarwal
A.A.

Visit Commission Case No. 843/2020

NON JUDICIAL STAMP

SL. NO. 1500 DATED 14/12/20
NAME Manokamana Builders & Developers
OF Sikigra
VALUE RS. 500 RUPEES Five hundred

Bejay Kumar



1410

Bejay Kumar



1411

MANOKAMANA BUILDERS & DEVELOPERS

Sandeeptan
Partner

*Utpal Paul
S/O D-C Paul
Surya Nagar
Sikigra
Dist Durgam*

[Signature]
BIKRAMPAL
GOVT. STAMP VENDOR
L/NO - 171/RM OF 2015



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

14 DEC 2020



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

F 996978



MANOKAMANA BUILDERS & DEVELOPERS

Sandeep Agarwal

Partner

Biggs for fraud

Page - 2

DEED OF CONVEYANCE

Adv.

NON JUDICIAL STAMP

SL. NO. 1600 DATED 14/12/20
NAME Mamakamana Builders & Developers
OF S. Jagan
VALUE RS. 500k RUPEES Five Hundred


BINAY PAUL
GOVT. STAMP VENDOR
LNO - 177/KM OF 2015



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

14 DEC 2020

Bijay Kumar

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

OK
TAN.

THIS INDENTURE MADE ON THIS THE 14th DAY OF DECEMBER, 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**'.

A N D

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. Banasawari 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.





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.



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.



Biggy for bond.

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.

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.

This Property situated at unmentioned Road. WARD NO 41.

[Signature]

Biggy for bond.

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

The said land is butted and bounded as under:

North- Land of Vendor & Land of Purchaser,
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:

Dejay Kumar Paul
(VENDOR)

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

M. K. Agarwal

(M. K. AGARWAL)

ADVOCATE

SILIGURI

REGN. NO. WB/305/1984.

MANOKAMANA BUILDERS & DEVELOPERS
Sandeep Aganand
Partner

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. ४ - II

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / सापस कर दें
सहायक आयुक्त, आयुक्त,
पी 7,
शीरिंगी चववासर,
कलकत्ता - 700 069.

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.

B. K. Prasad

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
QMPRAKASH AGARWAL

जन की तिथि
Date of Birth
05.06.1978

हस्ताक्षर / Signature

27052019

Sandeep Agarwal

Sandeep Agarwal



ভারত সরকার
Government of India



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

অনুলিপি/DOB: 02/01/1953
পুণ্য / Male



6541 4005 9214

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য চিহ্ন প্রাধিকারন
Unique Identification Authority of India

ঠিকানা: , বঙ্কিম নগর, সেভক রোড
ওয়ার্ড নং , শিগুরি (মিউনিসিপালিটি)
জেলাপাড়া 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

1947
1800 314 1947

help@uidai.gov.in

www.uidai.gov.in

Bijay Kumar Prasad



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 2017/00200/02218

To
Sandeep Agarwal
S/O Omprakash Agarwal
4/172/3/73 TAYAL VILLA GURU NANAK
SARANI
OPP SARDA APARTMENT PUNJABIPARA
SILIGURI
Jalpaiguri
West Bengal 734001
9800041128

23/12/2011
3096338



UG388633184IN



आपका आधार क्रमांक / Your Aadhaar No. :

3523 8842 9812

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Sandeep Agarwal
Year of Birth : 1978
Male














3523 8842 9812

आधार - आम आदमी का अधिकार

Sandeep Agarwal

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					

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		↘			

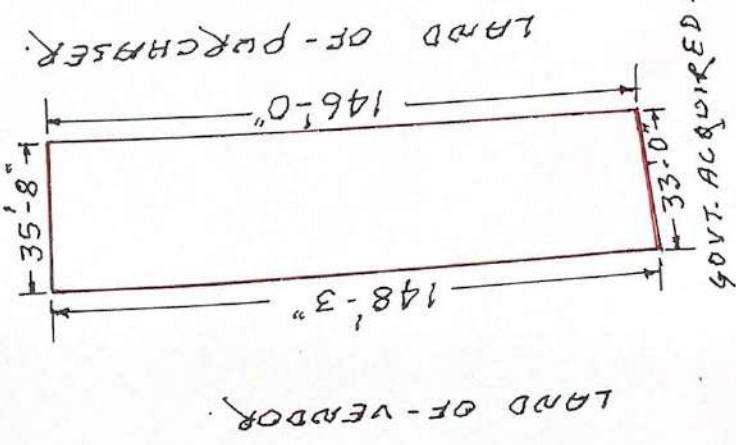
Signature

SITE PLAN

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

S C H E D U L E O F L A N D		REMARKS
NAME OF PURCHASER + DEVELOPERS	NAME OF SELLER	AREA OF LAND TO BE SOLD
MANOKAMMA BUILDERS + DEVELOPERS SARKAR P.P.A. SILLIGURI WARD NO. - 41, ROAD, P.O. SEVOKI ROAD, P.S. - BHAKTINAGAR DT. - JALPAIGURI - 734001 REPRESENTED BY ONE OF ITS PARTNER - SRI SANDEEP ARYAL S/O. SRI OM PRAKASH ARYAL	SRIBIJAY KUMAR PRASAD S/O. LT. HARI SHANKAR PRASAD ALIAS HARA SHANKAR PRASAD SANKAR OF BANDKIMNAGAR, 2ND MILE WARD NO. - 41, P.O. SEVOKI ROAD, P.S. - BHAKTINAGAR, DT. - JALPAIGURI, PIN - 734001.	7 COTTAGE OR 0.1155 ACRE
MOUZA: DABGRAM 2 OF SMC LR. 37 J.L. NO.: 41 PARDI SHEET NO.: 8 KHATIAN NO.: R.S. 622 LR. 167 PART OF PLOT NO.: R.S. 472 LR. 72		THE SAID LAND HAS BEEN SHOWN BY RED BORDER.

PART TRACED MAP OF MOUZA -
DABGRAM R.S. SHEET NO. - 8
DT. - JALPAIGURI.
SCALE = 16" = 1 MILE.



MAP DRAWN BY
[Signature]
14.12.2020

[Signature]
SIGNATURE OF SELLER

DRIVING LICENCE

Licence No.: WE7320050097491

Date of Issue: 14.06.07 Valid Upto: 13.06.25



Name: UTPAL PAUL
 SIDW: D CHANDRA PAUL
 Address: C/O D CH PAUL, MICHAEL
 MADHUSUDAN STREET SURYA
 NAGAR, SLG, DJ.
 Date of Birth: 17.08.1974



Licensing Authority
 SILIGURI

LICENCED TO DRIVE ALL OVER INDIA CATEGORY: NT

Utpal Paul

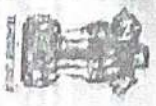
<input checked="" type="checkbox"/> Light Motor Vehicle
<input checked="" type="checkbox"/> Medium Goods Vehicle
<input checked="" type="checkbox"/> Medium Passenger Motor Vehicle
<input checked="" type="checkbox"/> Heavy Goods Vehicle
<input checked="" type="checkbox"/> Heavy Passenger Vehicle
<input 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 with out gear

1. Violation of traffic rules and signals
2. Driving dangerously at excessive speed.
3. Driving without valid Registration/Tax Permit (in case of commercial vehicles)
4. Driving without valid and Valid Licence.
5. Driving vehicle exceeding Permissible weight
6. Charged or convicted under Sec 304 A IPC
7. Refused to stop while driving a taxi/ auto rickshaw

1 2 3 4 5 6 7

Utpal Paul

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 तारीख
Date of Incorporation/Formation
25/09/2020



Government of West Bengal



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

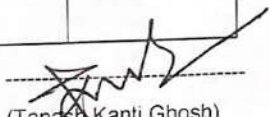
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112001680601/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BIJAY KUMAR PRASAD BANKIMNAGAR, WARD NO 41, P O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District -Jalpaiguri, West Bengal, India, PIN - 734001	Seller			Bijay Kumar Prasad 14/02/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANDEEP AGARWAL PANJABIPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [MANOKA MANA BUILDER S & DEVELOPERS]			Sandeep Agarwal 14/02/2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr UTPAL PAUL Son of Late D.C PAUL SURYANAGAR, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District -Darjeeling, West Bengal, India, PIN - 734006	Mr BIJAY KUMAR PRASAD, Mr SANDEEP AGARWAL			Utpal Paul


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

Major Information of the Deed

Deed No :	I-0711-05432/2020	Date of Registration	15/12/2020
Query No / Year	0711-2001680601/2020	Office where deed is registered	
Query Date	14/12/2020 12:13:33 PM	0711-2001680601/2020	
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 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BIJAY KUMAR PRASAD (Presentant) Son of Late HARI SANKAR PRASAD BANKIMNAGAR, WARD NO 41, 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.:: AExxxxx9Q, Aadhaar No: 65xxxxxxx9214, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MANOKAMANA BUILDERS & DEVELOPERS PANJABIPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, 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	Mr SANDEEP AGARWAL Son of Mr OMPRAKASH AGARWAL PANJABIPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , 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 SURYANAGAR, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006			
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 - 071105432 / 2020

On 14-12-2020

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

Presented for registration at 20:00 hrs on 14-12-2020, at the Private residence 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 14/12/2020 by Mr BIJAY KUMAR PRASAD, Son of Late HARI SANKAR PRASAD, BANKIMNAGAR, WARD NO 41, 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, 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 14-12-2020 by Mr SANDEEP AGARWAL, PARTNER, MANOKAMANA BUILDERS & DEVELOPERS (Partnership Firm), PANJABIPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001

Identified 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



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

On 15-12-2020

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.

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 14/12/2020 5:59PM with Govt. Ref. No: 192020210167352501 on 14-12-2020, Amount Rs: 94,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVXNPV6 on 14-12-2020, 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/-

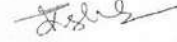
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1599, Amount: Rs.500/-, Date of Purchase: 14/12/2020, Vendor name: Bikram Paul

3. Stamp: Type: Impressed, Serial no 1600, Amount: Rs 500/-, Date of Purchase: 14/12/2020, Vendor name: Bikram Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2020 5:59PM with Govt. Ref. No: 192020210167352501 on 14-12-2020, Amount Rs: 5,66,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVXNPV6 on 14-12-2020, 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 145800 to 145825

being No 071105432 for the year 2020.



Digitally signed by TSHERING DUKPA
Date: 2020.12.18 17:08:16 +05:30
Reason: Digital Signing of Deed.

(Tshering Dukpa) 2020/12/18 05:08:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)