

4282/22

I- 4149/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 836753

ক.  
28.6.21  
2-943930/21



MANOKAMANA BUILDERS & DEVELOPERS

Sanjeev Kumar  
Partner

Bijoy Kumar Prasad

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

28 JUN 2021

DEED OF CONVEYANCE

Sanjeev Kumar

SL NO. 38155 Date 31.3.2021

PURCHASER Manakamana Builders & Developers

Full Address Siliguri

Total Value 1000/-

Stamp Purchased from JPG Treasury-1



*JRD*

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



*JRD*

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

**28 JUN 2021**

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*[Faint text, likely a watermark or bleed-through from the reverse side]*

*[Faint text, likely a watermark or bleed-through from the reverse side]*

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Area : Vacant land measuring area 3.917(three point nine one seven) Katha

Consideration : Rs.48,10,000/- (Rupees Forty Eight Lakh Ten 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*  
Partner

Sandeep Agarwal  
Partner

Bijay Kumar Prasad

THIS INDENTURE MADE ON THIS THE 28<sup>th</sup> DAY OF APRIL, 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. Banawari 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.

*[Handwritten signature]*

Sandeep Khandelwal

Deviyani Devi

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.


Deviyani Devi

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 3.917(three point nine one seven) Katha along with applied LUCC, more particularly described in the schedule given herein below for **Rs.48,10,000/- (Rupees Forty Eight Lakh Ten 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 3.917(three point nine one seven) Katha alongwith applied LUCC, more particularly described in the schedule given herein below for **Rs.48,10,000/- (Rupees Forty Eight Lakh Ten 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.48,10,000/- (Rupees Forty Eight Lakh Ten 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 .....



Sandeep Agarwal  
Partner

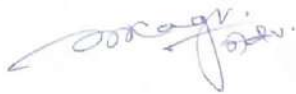
Bijoy Kumar

..... 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.



SCHEDULE

All that piece or parcel of vacant land measuring 3.917(three point nine one 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- Sold Land of Ramendra Chandra Sarkar.

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. S. Bauri

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

EXECUTANT:

Sanjeev Agarwal  
(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					

*Signature*

*Signature*  
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
	Left Hand					
	Right Hand					

*Sandeep Agnwal*

*Sandeep Agnwal*

Signature

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

Signature

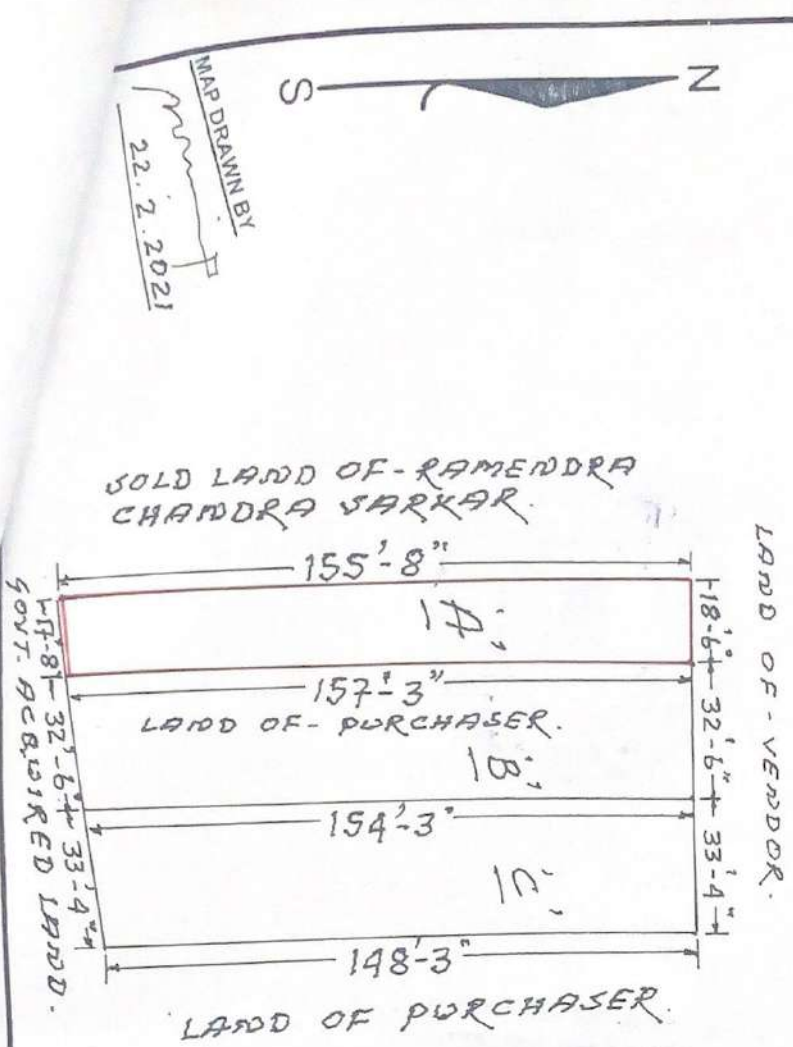
PHOTO		Thumb	fore finger	Middle finger	Ring Finger	Little Finger
	Left Hand		/			
	Right Hand	/				

Signature

# SITE PLAN

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

MARKED	NAME OF PURCHASER	NAME OF SELLER	S C H E D U L E O F L A N D				REMARKS			
			MOUZA	J.L. NO.	SHEET NO.	KHATIAN NO.		PART OF PLOT NO.	AREA OF LAND TO BE SOLD	
A.	MADHUKUMAR BUILDERS & DEVELOPERS SARKAR P. S. SILSURI WARD NO-41 P.O. SEVORE ROAD DI. - JALPAIGURI - 734001.	SRI BIJAY KUMAR PRASAD S/O. ITI HARI SHANKAR PRASAD SHANKAR PRASAD OF MADHUKUMAR 2ND MILE WARD NO-41 P.O. SEVORE ROAD DI. - JALPAIGURI. DIST. - JALPAIGURI. PIN - 734001.	MOUZA	2	41 OF 500	R.S. 8 LR 37	R.S. 622 LR 167	R.S. 472 LR 72	3.917 COTTON OR 0.06463 ACRE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER OF MARKED "A"



S. S. Sarkar  
Signature of Seller

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 अधिकारी, प. व. - II

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

*Bijay Kumar Prasad*



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



ভারত সরকারের পরিচালিত - প্রাধিকরণ  
Unique Identification Authority of India

আধার  
টিকানা: , বঙ্কিম নগর, সেতক রোড  
ওয়ার্ড নং , শিলিগুড়ি(পৌরসভা)  
সেতোক 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

1847  
1800 300 1847

✉  
help@uidai.gov.in



WWW  
www.uidai.gov.in

Bijay Kumar Prasad

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
 পরিচয় পত্র

WB/03/021/102205

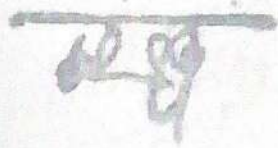



Elector's Name	:	Prasad Bijaykumar
নির্বাচকের নাম	:	প্রসাদ বিজয়কুমার
Father/Mother/ Husband's Name	:	Harishankar
পিতা/মাতা/স্বামীর নাম	:	হরিশংকর
Sex	:	Male
লিঙ্গ	:	পুরুষ
Age as on 1-1-95	:	43
১-১-৯৫-এর বয়স	:	৪৩

Electoral Registration Officer  
 নির্বাচন-নিবন্ধন আধিকারিক  
 For Rajganj Assembly Constituency  
 রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

Place : Sadar Jagajpur  
 স্থান : সদর জাগজপুর

Date : 27.03.95  
 তারিখ : ২৭.০৩.৯৫



Address : Bahkmanagar  
 বাহকমানগর

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 तारीख  
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

*Sandeep Agarwal*  
हस्ताक्षर / Signature

27052019

*Sandeep Agarwal*





*Sandeep Agarwal*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/04/025/0696733



নির্বাচকের নাম : সন্দীপ আগরওয়াল

Elector's Name : Sandeep Agarwal

পিতার নাম : ওম প্রকাশ

Father's Name : Om Prakash Agarwal

লিঙ্গ/Sex : পুং M

জন্ম তারিখ  
Date of Birth : XX/XX/1977

WB/04/025/0696733

ঠিকানা:  
গুরুনাক সারান সিগুরি কোর্পোরেশন  
কম্পাউন্ড, সিগুরি, দার্জিলিং-734001

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

Date: 26/11/2013

26-নভেম্বর 2013 তারিখের নির্বাচন নিয়ন্ত্রণ কমিশনের  
স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
26-Siliguri Constituency

একটি পরিবর্তন হলে নতুন ঠিকানা বোঝাতে নির্দিষ্ট ফর্ম বোঝে ও বর্তমান  
স্বাক্ষর পত্রটি পরিবর্তন করে নতুন ফর্মটিতে স্বাক্ষর করে  
পরিবর্তনের সনদটি প্রাপ্ত করুন।

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 Upto: 13.06.23



Name: UTPAL PAUL

SDM: 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: 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"/>	Autrickshaw/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 punished u/s 304 AIPC.
7. Refused to stop while driving a taxi/autoncks

1 2 सप्तमं चतुर्थं 5 6 7

*Utpal Paul*

### Major Information of the Deed




Deed No :	I-0711-04149/2021	Date of Registration	28/06/2021
Query No / Year	0711-2000943930/2021	Office where deed is registered	
Query Date	04/06/2021 1:58:55 PM	0711-2000943930/2021	
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. 48,10,000/-	Rs. 52,87,951/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,17,297/- (Article:23)	Rs. 52,894/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-472	RS-622	Bastu	Bastu	3.917 Katha	48,10,000/-	52,87,951/-	Width of Approach Road: 5 Ft.,
Grand Total :					6.4631Dec	48,10,000 /-	52,87,951 /-	

### 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: 28/06/2021 , Admitted by: Self, Date of Admission: 28/06/2021 ,Place : Office	 <small>28/06/2021</small>	 <small>LT1 28/06/2021</small>	 <small>28/06/2021</small>

BANKIM NAGAR, SEVOKE ROAD, City:- Siliguri Mc, , P.O:- SEVOKE ROAD, P.S:-Bhaktinagar,  
 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: 28/06/2021  
 , Admitted by: Self, Date of Admission: 28/06/2021 ,Place : Office

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MANOKAMANA BUILDERS &amp; DEVELOPERS</b> PANJABIPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, 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
	<b>Mr SANDEEP AGARWAL</b> Son of Mr OMPRAKASH AGARWAL Date of Execution - 28/06/2021, , Admitted by: Self, Date of Admission: 28/06/2021, Place of Admission of Execution: Office			
		Jun 28 2021 3:01PM	LTI 28/06/2021	28/06/2021
	PANJABIPARA, City:- Siliguri Mc, , P.O:- SEVOKE ROAD, P.S:-Siliguri, 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
<b>Mr UTPAL PAUL</b> Son of Late D C PAUL SURYA NAGAR, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	28/06/2021	28/06/2021	28/06/2021
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-6.46305 Dec



Endorsement For Deed Number : I - 071104149 / 2021

On 28-06-2021

**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 14:50 hrs on 28-06-2021, 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 52,87,951/-

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

Execution is admitted on 28/06/2021 by Mr BIJAY KUMAR PRASAD, Son of Late HARI SHANKAR 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 - 734001, by caste Hindu, by profession Service

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

Execution is admitted on 28-06-2021 by Mr SANDEEP AGARWAL, PARTNER, MANOKAMANA BUILDERS & DEVELOPERS (Partnership Firm), PANJABIPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, 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 - 734001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 52,894/- ( A(1) = Rs 52,880/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 52,894/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2021 4:09PM with Govt. Ref. No: 192021220019383241 on 23-06-2021, Amount Rs: 52,894/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202106230769338 on 23-06-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,17,297/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,16,297/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 38155, Amount: Rs.1,000/-, Date of Purchase: 31/03/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2021 4:09PM with Govt. Ref. No: 192021220019383241 on 23-06-2021, Amount Rs: 3,16,297/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202106230769338 on 23-06-2021, Head of Account 0030-02-103-003-02

*M. Lama*

Tulsi Lama  
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 0711-2021, Page from 112397 to 112420

being No 071104149 for the year 2021.



Digitally signed by TULSI LAMA  
Date: 2021.07.02 17:19:12 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*  
(Tulsi Lama) 2021/07/02 05:19:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)