

4816/2020

I - 4718/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 310646

12/11/2020
 G. (2) 1977523/2020
 M.V. No. 60,00,001/

Certified that the Document is admitted for Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

[Signature]
 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

13 NOV 2020

MANOJ KUMAR BUILDERS & DEVELOPERS

[Signature]
Partner

[Signature]

DEED OF CONVEYANCE



NO 256 DATED 6.11.2020

SOLD TO Manokamna Builders & Developer

OF Siliguri

RUPEES 1000/-

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



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

13th NOV 2020

Area : Vacant land measuring area 4(four) Katha

Consideration : Rs.54,55,000/- (Rupees Fifty Four Lakh Fifty Five 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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THIS INDENTURE MADE ON THIS THE 13th 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. 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.

m...

MANOKARANA BUILDERS & DEVELOPERS
Said e/s Aponal
Partner

Bijoy Kumar (Sona)

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.

m. p.
A. S.

MANGRAMA BUILDERS & DEVELOPERS
Sandeep Agarwal
Partner

Bijay Kumar

AND WHEREAS the aforesaid Vendor due to need of money have decided to sell and offered for sale to the purchaser all that piece or parcel of vacant land measuring 4(four) Katha, more particularly described in the schedule given herein below for **Rs.54,55,000/- (Rupees Fifty Four Lakh Fifty Five 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 4(four) Katha, more particularly described in the schedule given herein below for **Rs.54,55,000/- (Rupees Fifty Four Lakh Fifty Five 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.54,55,000/- (Rupees Fifty Four Lakh Fifty Five 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 authorities as law may provide from time to time in future.

M. S. D.

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 4(four) Katha situated at Ward-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. ROR Barua, Proposed Land of Barua.

[Handwritten signature]

Bijay Kumar

The said land is butted and bounded as under:

- North- 17ft wide pucca road, ~~unmentioned Road~~ ^{unmentioned Road}
- South- Land of Vendor and Land of purchaser,
- East- Land of Vendor now sold to purchaser,
- West- Land of Vendor.

Biggy Kumar

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
Surya Nagar, Siliguri
P.S. Siliguri, P.O. Siliguri
Dist. Darjeeling

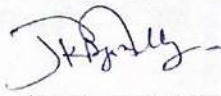
EXECUTANT:

Biggy Kumar

(VENDOR)


2. Subroto Basu
S/O Sisir Basu
Shanti Nagar Baw Bazar
Siliguri

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					

Rajesh Kumar Prasad

Rajesh Kumar Prasad
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

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


ভারত সরকার
Government of India



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

জন্মতারিখ/DOB 03/01/1951
 পুরুষ / Male

6541 4005 9214



আধার - সাধারণ মানুষের অধিকার


ভারত সরকার
UIDAI of India

আধার
 ঠিকানা: , বঙ্কিম নগর, সেভক রোড
 ওয়ার্ড নং , শিলিগুরি(পৌরসভা)
 সেভক 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 1547


help@uidai.gov.in


www.uidai.gov.in

Bijay Kumar Prasad.



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 e-PAN 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 इलक्ट्रॉनिक 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 संदर्भ लें)
- ✓ 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. सल्लग्र 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 खोले/चाने पर कृपया सुचित करें/सोचें:</p> <p>आयकर पैन सेवा इकाई, एन एन डी एल 5 वीं मंजिल, मन्त्री स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नैप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to:</p> <p>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>
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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 (B) 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

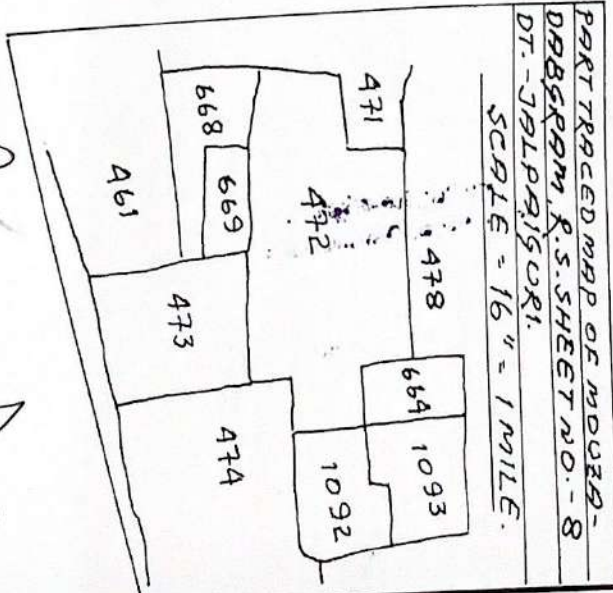
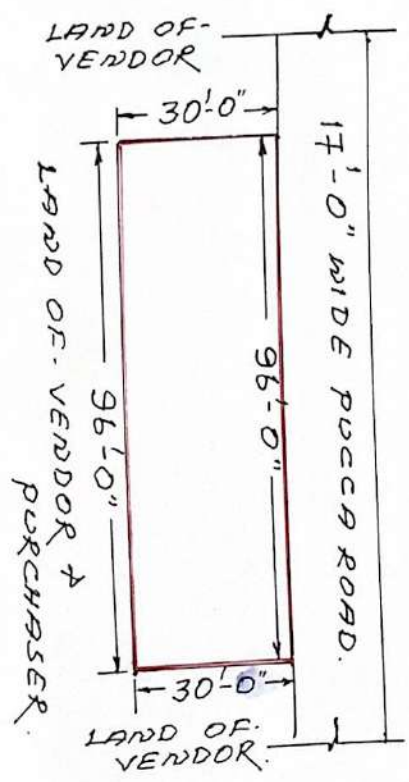
SITE PLAN

SCALE = 1" (INCH) : 30' (FEET)

NAME OF PURCHASER		NAME OF SELLER		SCHEDULE OF LAND				REMARKS
MOUZA	J.L. NO.	PARTS NO.	R.S. NO.	R.S. NO.	R.S. NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	
DABSRAM	2	41	8	622	472	4	COTTAGE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.
		OF	LR.	LR.	LR.	OR	0.066 ACRE	
		37	167	72				

NAME OF PURCHASER
MADOKKUMAR BUILDERS & DEVELOPERS
SARKAR PPR. SILLIGURI
WARD NO-41
P.O. SEVOK ROAD
P.S. BHAKTINAGAR
DT. JALPAIGURI-734001
REPRESENTED BY ONE OF ITS PARTNER - SRI SANDEEP AGARWAL
S/O. SRI Dm PRO KASHA AGARWAL

NAME OF SELLER
SRI BIJOY KUMAR PRASAD
S/O. T. HARISHANKAR
PRASAD PPR. SILLIGURI
WARD NO. 41
P.O. SEVOK ROAD
P.S. BHAKTINAGAR
DIST. JALPAIGURI.
PIN- 734001.



Bijoy Kumar Prasad
SIGNATURE OF SELLER

MAP DRAWN BY
Mm
01.11.2020



DRIVING LICENCE

Licence No. WB7320050097491

Date of Issue 14.06.09 Valid Upto 13.06.29



Name: UTPAL PAUL

S/DW: D CHANDRA PAUL

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

Date of Birth: 17.08.1974



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"/>	Factor
<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
4. Driving without proper and Valid Licence
5. Driving vehicle exceeding Permissible weight
6. Charged or convicted under 104 IPC.
7. Refused to go to police while driving a taxed motor vehicle

Utpal Paul

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदर्य:
 आयकर सेवा केंद्र, एन एस डी एल
 चौथी मंजिल, मंत्री स्ट्रीटिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मोडल कॉलोनी, दीप बंगला चौक के पास,
 पुणे - 411 016.

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Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: tininfo@nsdl.co.in




भारत सरकार
GOVERNMENT OF INDIA


Sandeep Agarwal
Year of Birth : 1978
Male



3523 8842 9812

आधार – आम आदमी का अधिकार

Sandeep Agarwal


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Omprakash Agarwal, 4/172/3/73
TAYAL VILLA, GURU NANAK SARANI,
OPP SARDA APARTMENT,
PUNJABIPARA, SILIGURI, Jalpaiguri, West
Bengal, 734001

 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 PO Box No 1947
Bengaluru-560 001

Major Information of the Deed



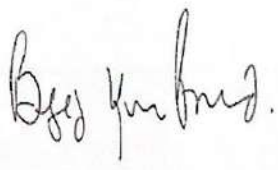
Deed No :	I-0711-04718/2020	Date of Registration	13/11/2020
Query No / Year	0711-2001477523/2020	Office where deed is registered	
Query Date	11/11/2020 2:28:53 PM	0711-2001477523/2020	
Applicant Name, Address & Other Details	MAHENDRA KUMAR AGARWAL CRESCENT COURT, JHANKAR MORE, BURDWAN ROAD, Thana : Siliguri, 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. 54,55,000/-	Rs. 60,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,60,020/- (Article:23)	Rs. 60,014/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-472	RS-622	Bastu	Bastu	4 Katha	54,55,000/-	60,00,001/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	54,55,000 /-	60,00,001 /-	

Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJAY KUMAR PRASAD (Presentant) Son of Late HARI SHANKAR PRASAD Executed by: Self, Date of Execution: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Office	 13/11/2020	 LTI 13/11/2020	 13/11/2020

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: 13/11/2020 , Admitted by: Self, Date of Admission: 13/11/2020 ,Place : Office



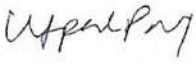
Buyer Details :

Sl 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 :

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 - 13/11/2020, , Admitted by: Self, Date of Admission: 13/11/2020, Place of Admission of Execution: Office			
		Nov 13 2020 4:06PM	LTI 13/11/2020	13/11/2020
	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, , PAN No.:: ACxxxxxx0A, Aadhaar No: 35xxxxxxxx9814 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			
	13/11/2020	13/11/2020	13/11/2020
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-6.6 Dec

Endorsement For Deed Number : I - 071104718 / 2020

On 13-11-2020

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 14:16 hrs on 13-11-2020, 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 60,00,001/-

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

Execution is admitted on 13/11/2020 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, 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 13-11-2020 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,014/- (A(1) = Rs 60,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2020 3:13PM with Govt. Ref. No: 192020210136007881 on 11-11-2020, Amount Rs: 60,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUKWQY4 on 11-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,60,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,59,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 856, 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 11/11/2020 3:13PM with Govt. Ref. No: 192020210136007881 on 11-11-2020, Amount Rs: 3,59,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AUKWQY4 on 11-11-2020, 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 127658 to 127679

being No 071104718 for the year 2020.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2020.11.24 13:59:30 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/11/24 01:59:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)