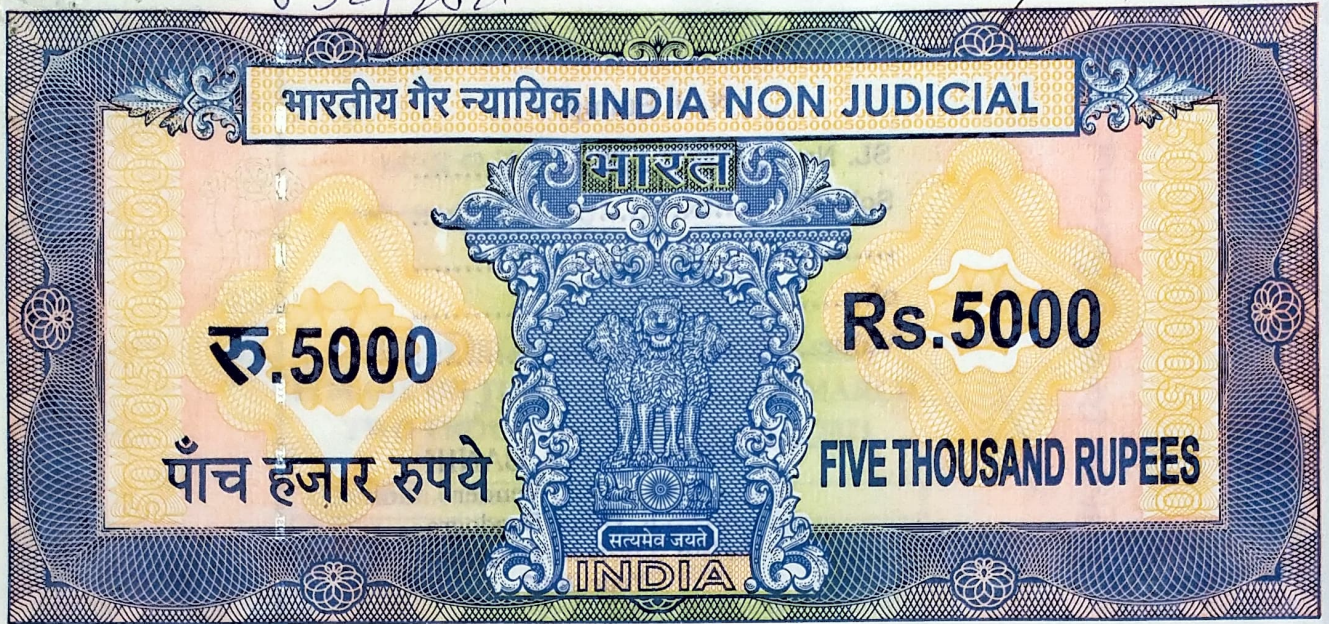


S- 832/2021

P- 846/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 253470

G 253470

কি (২) ১১০১১৪/২০২১

Usna Devi Agarwal.

DEED OF SALE

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
BILGURI

17/03/2021

2/12

N. J. Stamp

SL. No. 885 Date 15.02.21

0007 Sold to Kailesh Prasad Agarwalla



of Siliguri

Value 5000/Rupees Five Thousand only

Janki

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007

058450



[Signature]

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

17 MAR 2021

**THIS DEED OF CONVEYANCE (SALE)
IS MADE ON THIS THE 17th DAY OF MARCH,
TWO THOUSAND TWENTY ONE, 2021**

CONSIDERATION	RS.1,28,40,000/-
TOTAL AREA	5 KATHA 2 CHATTAK
KHATIAN NO.	4368 (R.S)
PLOT NO.	2677 (R.S)
MOUZA	SILIGURI
J.L.NO.	110
PARAGANA	BAIKUNTHAPUR
POLICE STATION	SILIGURI
DISTRICT	DARJEELING
SILIGURI MUNICIPAL CORPORATION	WARD NO.8

Usha Devi Agarwal

BETWEEN

SRI KAILASH PRASAD AGARWALLA S/O DURGA DUTTA AGARWAL, HAVING I.TAX.PAN NO.ACBPA5702A, Indian by Citizen, Hindu by Religion, Business by Occupation, resident of Burdwan Road, PO & PS- Siliguri, Pin-734005, District-Darjeeling, West Bengal., hereinafter will be called the "PURCHASER" (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns as the case may be) of the "ONE PART".

AND

SMT USHA DEVI AGARWAL W/O SRI SURESH KUMAR AGARWAL, HAVING I.TAX.PAN NO. ACRPA8671J, Hindu by Religion, Business by Occupation, Indian by Citizenship, resident of Dr. Kalinath Road, Khalpara, Siliguri, PO & PS- Siliguri, Dist-Darjeeling, Pin- 734005, West Bengal., all hereinafter called the "VENDOR" Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns as the case may be) of the "OTHER PART".

AND WHEREAS the Vendor - Smt Usha Devi Agarwal acquired all that piece and parcel of total Land Measuring 5 Katha 2 Chattak, as follows :-

- i. **1.41 Decimal, by virtue of Deed of Sale, Being Document No. 2857, for the Year 2002, duly executed by Sri Deochand Rakhecha, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal;**

1. 1/1

Usha Devi Agarwal

- ii. **1.42 Decimal**, by virtue of Deed of Sale, Being Document No. 2860, for the Year 2002, duly executed by Sri Chunnilal Rakhecha @ Rakesh Kumar Jain, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal;
- iii. **1.42 Decimal**, by virtue of Deed of Sale, Being Document No. 2864, for the Year 2002, duly executed by Smt Bhagwati Devi Rakhecha, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal;
- iv. **2 Katha 9 Chattak**, by virtue of Deed of Sale, Being Document No. 819, for the Year 2012, duly executed by M/S North Bengal Tea Plantation Company, registered in the office of Additional District Sub Registrar, Siliguri, West Bengal.

All Situated at **MOUZA-SILIGURI**, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, J.L.No.110, PS- Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal, and since then she is having permanent heritable and transferable right, title and interest free from all encumbrances whatsoever.

AND WHEREAS now the **Vendor - Smt Usha Devi Agarwal** being in need of money for the purpose of her domestic and other purposes has orally expressed her desire to sale/sell her above mentioned total land measuring **5 Katha 2 Chattak**, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana-Baikunthapur, Dist-Darjeeling, West Bengal., morefully described in Schedule below.

AND WHEREAS the **PURCHASER** being in need of such type of total plot of land has agreed to purchase the land Measuring **5 Katha 2 Chattak**, more fully described in the Schedule below and has offered to purchase the same at a total sum price / value of **Rs.1,28,40,000/- (Rupees One Crore Twenty Eight Lakhs Fourty Thousand Only)** free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor after considering the offer so offered by the purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell her said plot of land measuring **5 Katha 2 Chattak**, morefully described in the Schedule below in a peaceful vacant position, to and in favour of the purchaser at or for the aforesaid price / total sum of **Rs.1,28,40,000/- (Rupees One Crore Twenty Eight Lakhs Fourty Thousand Only)** free from all encumbrances and charges whatsoever and the below **Scheduled Vacant Land** is transferred in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs.1,28,40,000/- (Rupees One Crore Twenty Eight Lakhs Fourty Thousand Only)** Paid by the Purchaser to the Vendor (after deduction of TDS a per provisions of law) and the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, by putting her

Suman Devi Agarwal.

signatures on this deed and the Vendor does hereby grant, convey, transfer, assign and assure and make over possession thereof **UNTO** the purchaser the below schedule vacant land measuring **5 Katha 2 Chattak**, morefully and particularly described in the **SCHEDULE BELOW** and make over possession thereto together with other rights, liberties, privileges, easements, appurtenances, whichever is belonging to or in any way appertaining to the said vacant land as absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDOR** covenant to save harmless and indemnify and keep indemnified the purchaser from or against all such losses, damages, acts, deeds, and all encumbrances, charges and equities whatsoever and shall execute and do all such lawful acts, deeds and things for the further and more perfectly conveying and assuring the below **SCHEDULED VACANT LAND** and every part in the manner aforesaid according to the true intent and meaning of this deed.

The **VENDOR** does hereby covenant with the Purchaser that if for any defect of title in the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and Purchaser is deprived of ownership of possession of the below **SCHEDULED** property hereby sold or any part thereof in the future, the **VENDOR** shall be liable to return to Purchaser the full or proportionate part of the said consideration money.

The **VENDOR** does hereby further declare that it at the request and costs of the Purchaser, shall do and/or execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below **SCHEDULED VACANT LAND** hereby sold by the **VENDOR** by these presents.

Suman Devi Agarwal.

SCHEDULE
(Total Land Hereby Sold)

ALL THAT PIECE AND PARCEL OF PEACEFUL VACANT (BASTU) LAND MEASURING 5 KATHA 2 CHATTAK, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, Situated at **MOUZA-SILIGURI**, J.L.No.110, PS- Siliguri, Paragana-Baikunthapur, Dist-Darjeeling, West Bengal. The said total plot of land is butted and bounded as follows:- *Word No VIII of SMZ*

- North :** Land of Suresh Kumar Agarwal;
- South :** Land of Bimal Kumar Agarwal Sold today to Purchaser;
- East :** 12 Feet Wide Siliguri Municipal Road;
- West :** Land of Prakash Periwal & Others.

S

Site Plan of the land sold is annexed herewith these presents.

IN WITNESS WHEREOF THE VENDOR has set and subscribed her respective hand and seal in good health & full presence of sound mind on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES: -

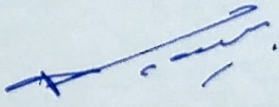
1). Sajju Prasad
S/o - Ashok Prasad
Jalpaigore, Siliguri
Dist - Darjeeling

2).
RAMAKANT AGARWAL
SANTOSH NAGAR
SILIGURI.

✓ Usha Devi Agarwal.

SIGNATURE OF THE VENDOR

Drafted as per the instructions of the parties and printed at Raman Agarwal Law Chambers, Siliguri and read over and explained by me:-


Raman Agarwal
Advocate, Siliguri
Enroll: F-222/68/2006

MONEY RECEIPT

RECEIVED from **SRI KAILASH PRASAD AGARWALLA S/O DURGA DUTTA AGARWAL, HAVING I.TAX.PAN NO.ACBPA5702A**, resident of Burdwan Road, PO & PS-Siliguri, Pin-734005, District-Darjeeling, West Bengal., a sum **Rs.1,28,40,000/- (Rupees One Crore Twenty Eight Lakhs Fourty Thousand Only)**, **OUT OF WHICH:**

Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) on 09.10.2020;

Rs.40,00,000/- (Rupees Fourty Lakhs Only) on 09.10.2020;

Rs.40,00,000/- (Rupees Fourty Lakhs Only) on 19.02.2021;

Rs.12,43,700/- (Rupees Twelve Lakhs Fourty Three Thousand Seven Hundred Only) on 23.02.2021; All through RTGS from the Account of Sri Kailash Prasad Agarwalla in Axis Bank Ltd, S.F.Road Branch, Siliguri to the Account No.508410110003071 of Smt Usha Devi Agarwal in Bank of India, Burdwan Road Branch, Siliguri; **and**

Rs.96,300/- (Rupees Ninety Six Thousand Three Hundred Only), being the TDS amount.

RECEIVED by me - **SMT USHA DEVI AGARWAL W/O SRI SURESH KUMAR AGARWAL, HAVING I.TAX.PAN NO. ACRPA8671J**, resident of Dr. Kalinath Road, Khalpara, Siliguri, PO & PS- Siliguri, Dist-Darjeeling, Pin- 734005, West Bengal., the total consideration amount in respect of the **LAND MEASURING 5 KATHA 2 CHATTAK**, appertaining to **R.S Plot No.2677**, recorded in **R.S Khatian No.4368**, Situated at **MOUZA-SILIGURI, J.L.No.110, PS-Siliguri, Paragana- Baikunthapur, Dist-Darjeeling, West Bengal.** I acknowledge in sound mind, the receipt of the said total sum of **Rs.1,28,40,000/- (Rupees One Crore Twenty Eight Lakhs Fourty Thousand Only)** herein at Siliguri.

Dated:- 17/03/2021



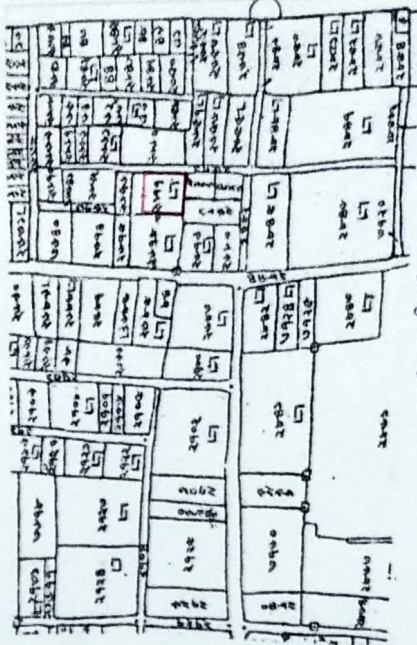
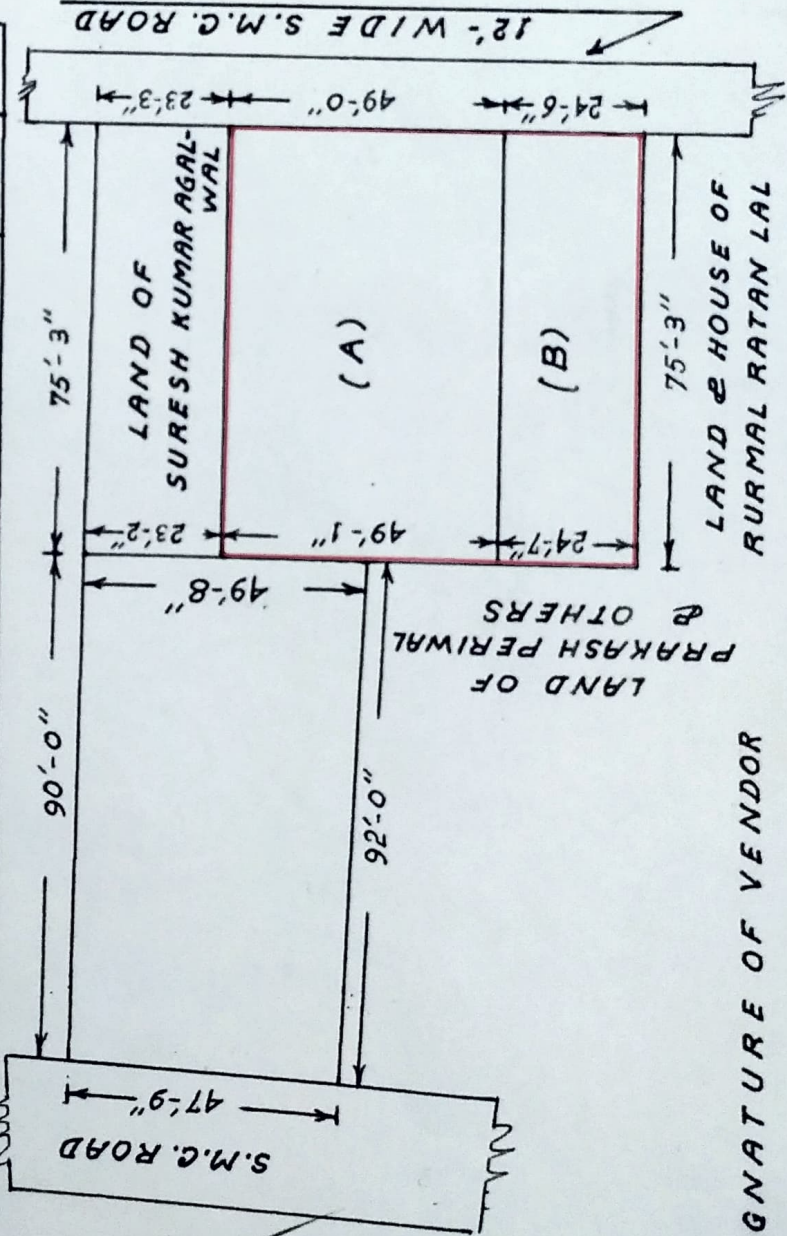

Smt Usha Devi Agarwal

IN THE SITE PLAN OF LAND PLOT MARKED AS A & B SHOWN BY RED BOUNDARY LINE TO BE SOLD TO SRI KAILASH PRASAD AGARWALLA S/O DURGA DUTTA AGARWAL RESIDENT OF BURDWAN ROAD, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING, PIN-734005.

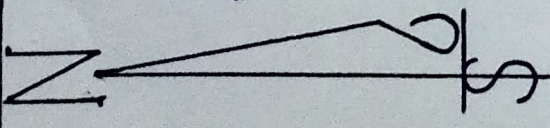
BY THE VENDOR (NAME IN CHART) SCALE: - 32' = 1" INCH.

C H A R T

PLOT	NAME OF VENDOR	KATTA	CHH
A	SMT. USHA DEVI AGARWAL W/O SRI SURESH KUMAR AGARWAL RESIDENT OF DR. KALINATH ROAD, KHAL PARA, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING.	5	2
B	SRI BIMAL KUMAR AGARWAL S/O LATE MOTILAL AGARWAL RESIDENT OF DR. KALINATH ROAD, KHAL PARA SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING.	2	9



Bikash Roy
BIKASH ROY
 Land Surveyor
 L.C. No:- 58
 Shaktighar, Siliguri



Usha Devi Agarwal.

SIGNATURE OF VENDOR

Major Information of the Deed



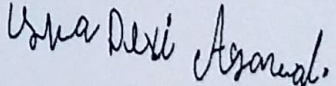
Deed No :	I-0402-00846/2021	Date of Registration	17/03/2021
Query No / Year	0402-2000550158/2021	Office where deed is registered	
Query Date	10/03/2021 3:37:34 PM	0402-2000550158/2021	
Applicant Name, Address & Other Details	RAMAN AGARWAL SILIGURI, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9832057733, 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. 1,28,40,000/-	Rs. 1,41,19,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,88,376/- (Article:23)	Rs. 1,41,208/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: KHALPARA, Road Zone : (Ward No.8 – Ward No.8) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

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-2677	RS-4368	Bastu	Bastu	5 Katha 2 Chatak	1,28,40,000/-	1,41,19,375/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					8.4563Dec	128,40,000 /-	141,19,375 /-	

Seller Details :



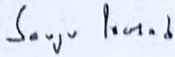
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs USHA DEVI AGARWAL (Presentant) Wife of Mr SURESH KUMAR AGARWAL Executed by: Self, Date of Execution: 17/03/2021 , Admitted by: Self, Date of Admission: 17/03/2021 ,Place : Office	 17/03/2021	 LTI 17/03/2021	 17/03/2021

Dr. Kalinath Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1J, Aadhaar No: 89xxxxxxxx0377, Status :Individual, Executed by: Self, Date of Execution: 17/03/2021
, Admitted by: Self, Date of Admission: 17/03/2021 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KAILASH PRASAD AGARWALLA Son of DURGA DUTTA AGARWAL Burdwan Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2A, Aadhaar No: 71xxxxxxxx7445, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanju Prasad Son of Mr Ashok Prasad Jaipaimore, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005			
	17/03/2021	17/03/2021	17/03/2021
Identifier Of Mrs USHA DEVI AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs USHA DEVI AGARWAL	Mr KAILASH PRASAD AGARWALLA-8.45625 Dec

On 17-03-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:43 hrs on 17-03-2021, at the Office of the A.D.S.R. SILIGURI by Mrs USHA DEVI AGARWAL ,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 1,41,19,375/-

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

Execution is admitted on 17/03/2021 by Mrs USHA DEVI AGARWAL, Wife of Mr SURESH KUMAR AGARWAL, Dr. Kalinath Road, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Sanju Prasad, , Son of Mr Ashok Prasad, Jalpaimore, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,41,208/- (A(1) = Rs 1,41,194/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,41,208/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2021 12:31PM with Govt. Ref. No: 192020210244788088 on 15-03-2021, Amount Rs: 1,41,208/-, Bank: SBI EPay (SBlePay), Ref. No. 8732304541527 on 16-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,88,376/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,83,376/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 885, Amount: Rs.5,000/-, Date of Purchase: 15/02/2021, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2021 12:31PM with Govt. Ref. No: 192020210244788088 on 15-03-2021, Amount Rs: 9,83,376/-, Bank: SBI EPay (SBlePay), Ref. No. 8732304541527 on 16-03-2021, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 41449 to 41467
being No 040200846 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2021.03.19 15:10:08 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/03/19 03:10:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)