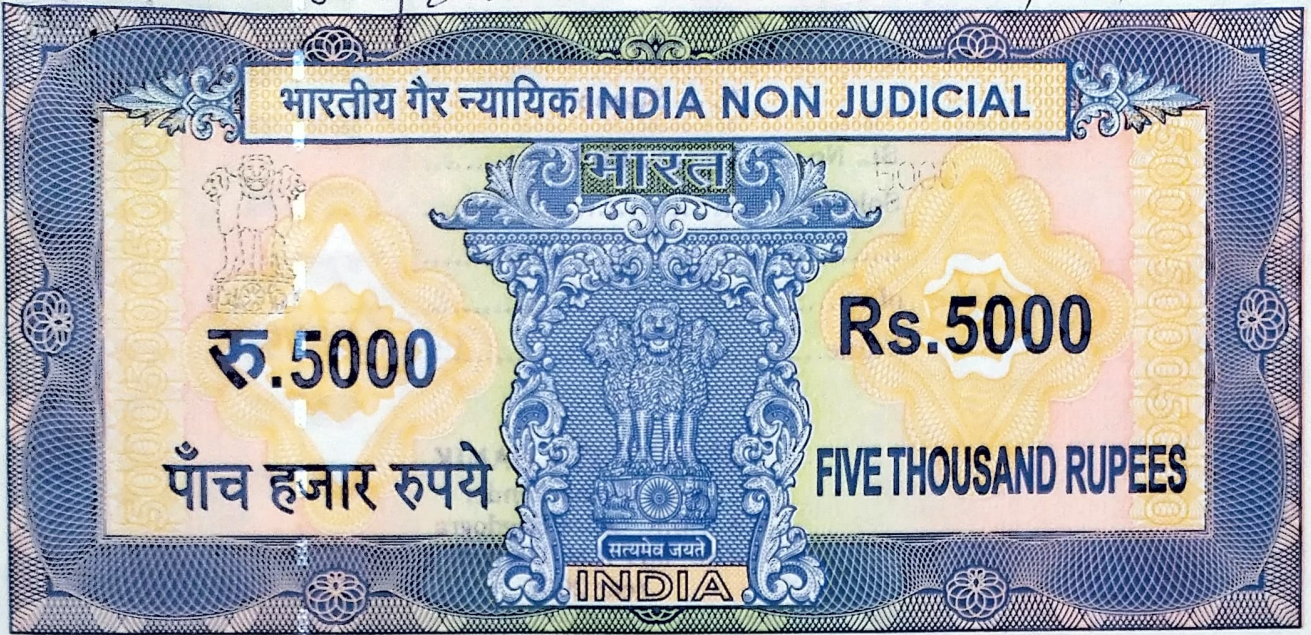


S- 831/2021

T- 847/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 245615

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Sumin for Arany

DEED OF SALE

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

ADDL. DIST. SUB-REGISTRAR
BILGAUNI

[Handwritten Signature]

17/03/2021

[Handwritten Initials]

N. J. Stamp

SL. No. 467 Date 10.03.21

Sold to Ravi Kant Agrawal

of Siliguri

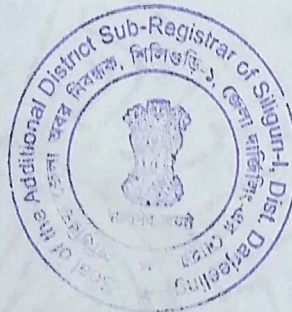
Value 5000/- Rupees Five Thousand only



[Signature]

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007

2133AS 0



[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.64,18,000/-
TOTAL AREA	2 KATHA 9 CHATTAKS
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

SURESH KUMAR AGARWAL

BETWEEN

SRI RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL, HAVING I.TAX.PAN NO.ACRPA8850B, Indian by Citizen, Hindu by Religion, Business by Occupation, resident of Santoshi Nagar, Ward No.5, Opp. Ganesh Mandir, Siliguri, PO – Siliguri Bazar, 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

SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL, HAVING I.TAX.PAN NO.ACVPA7553P, Hindu by Religion, Advocate by profession, Indian by Citizenship, resident of Dr. Kalinath Road, Khalpara, Siliguri, PO & PS- Siliguri, Dist-Darjeeling, Pin- 734005, West Bengal., hereinafter called the “VENDOR” 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 “OTHER PART”.

N. K.

WHEREAS the Vendor - Sri Suresh Kumar Agarwal acquired all that piece and parcel of land Measuring **2 Katha 9 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, by virtue of Deed of Sale, Being Document No. 820, 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, having permanent heritable and transferable right, title and interest free from all encumbrances whatsoever.

AND WHEREAS now the Vendor - Sri Suresh Kumar Agarwal being in need of money for the purpose of his domestic and other purposes has orally expressed his desire to sale/sell his above mentioned total land measuring **2 Katha 9 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.

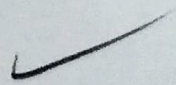
AND WHEREAS the **PURCHASER** being in need of such type of total plot of land has agreed to purchase the land Measuring **2 Katha 9 Chattak**, more fully described in the Schedule below and has offered to purchase the same at a total sum price / value of **Rs.64,18,000/- (Rupees Sixty Four Lakh Eighteen 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 his said plot of land measuring **2 Katha 9 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.64,18,000/- (Rupees Sixty Four Lakh Eighteen 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.64,18,000/- (Rupees Sixty Four Lakh Eighteen Thousand Only)** Paid by the Purchaser to the Vendor after deduction of TDS as 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 his signature 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 **2 Katha 9 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

Suresh Kumar Agarwal

L. K. M.



forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, 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 and 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.

SCHEDULE

(Total Land Hereby Sold)

ALL THAT PIECE AND PARCEL OF PEACEFUL VACANT (BASTU) LAND MEASURING 2 KATHA 9 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. (Road- Khalpara) (Road Zone- Ward No.8 to Ward No.8).

The said total plot of land is butted and bounded as follows:-

- | | |
|----------------|---|
| North : | Land and House of Shiv Shankar Mitruka; |
| South : | Land of Smt Usha Agarwal Sold to Purchaser; |
| East : | 12 Feet Wide Siliguri Municipal Road; |
| West : | Land of Vendor & Others. |

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

Handwritten signature/initials in blue ink, possibly reading "SURESH" vertically.

Handwritten initials "N.M." in blue ink.

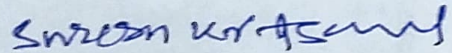
Handwritten signature/initials in black ink.

IN WITNESS WHEREOF THE VENDOR has/have set and subscribed his 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.

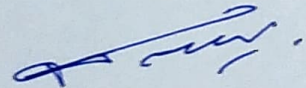
WITNESSES: -

1). Sajj. Prasad
S/o - Ashok Prasad
Talpramore, Siliguri
Dist - Darjeeling

2). Raman Agarwal
810 Cites. C. Agarwal
Siliguri.


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

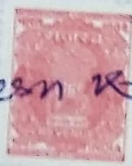
RECEIVED from **SRI RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL, HAVING LTAX.PAN NO.ACRPA8850B**, resident of Santoshi Nagar, Ward No.5, Opp. Ganesh Mandir, Siliguri, PO –Siliguri Bazar, PS- Siliguri, Pin-734005, District-Darjeeling, West Bengal., a sum of **Rs.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)**, **OUT OF WHICH:**

- ✓ **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) on 04.11.2020;**
- ✓ **Rs.20,00,000/- (Rupees Twenty Lakhs Only) on 06.11.2020;**
- Rs.18,69,865/- (Rupees Eighteen Lakhs Sixty Nine Thousand Eight Hundred Sixty Five Only);**

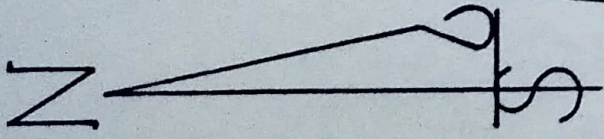
All through RTGS from the Account No.919020084582468 of Sri Ravi Kant Agarwal in Axis Bank Ltd, S.F.Road Branch, Siliguri to the Account No. 508410110003067 of Sri Suresh Kumar Agarwal in Bank of India, Burdwan Road Branch, Siliguri; and **Rs.48,135/- (Rupees Fourty Eight Thousand One Hundred Thirty Five Only)**, being the TDS amount.

RECEIVED by me - **SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL, HAVING LTAX.PAN NO.ACVPA7553P**, 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 2 KATHA 9 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.64,18,000/- (Rupees Sixty Four Lakhs Eighteen Thousand Only)**, herein at Siliguri.

Dated:- 12/03/2021

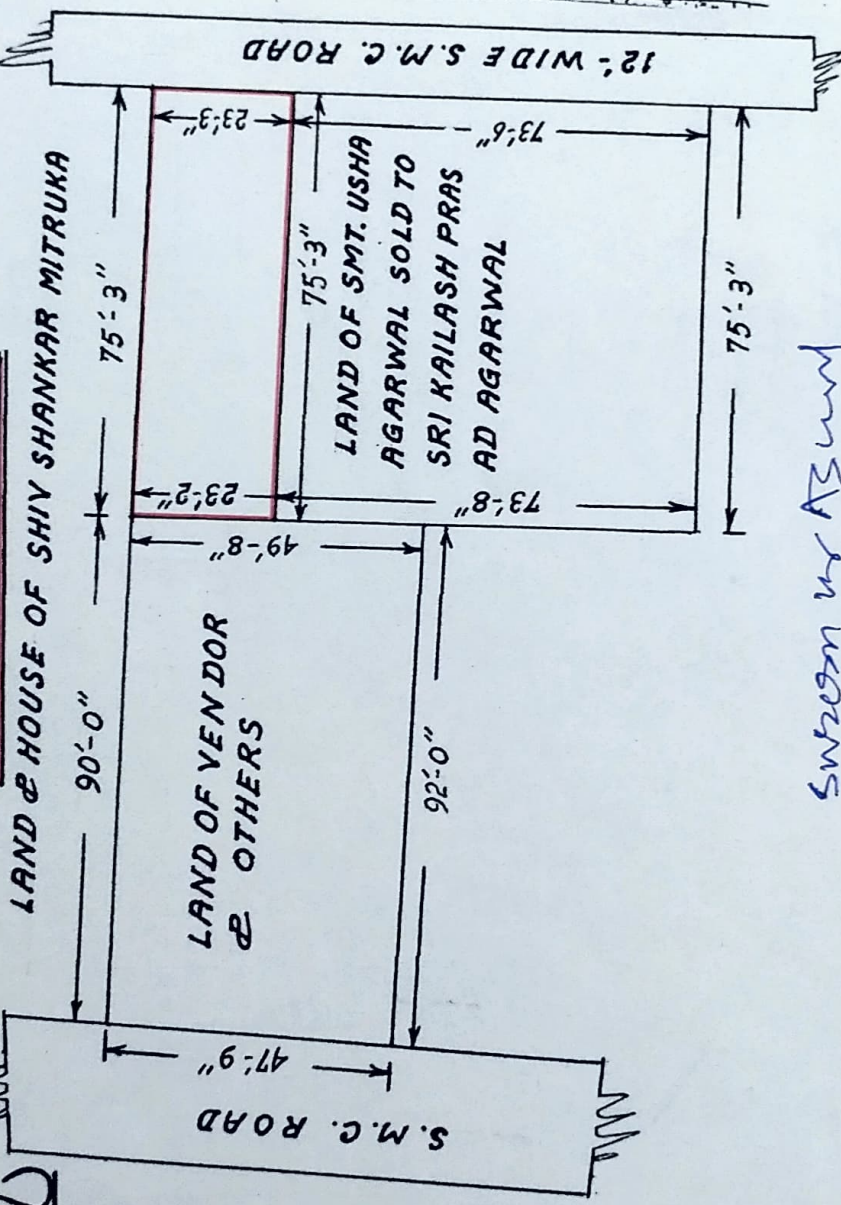

Suresh Kumar Agarwal

SRI SURESH KUMAR AGARWAL



IN THE SITE PLAN OF LAND SHOWN BY RED BOUNDARY LINE TO BE SOLD TO SRI RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL RESIDENT OF SANTOSHI NAGAR WARD NO. 5, OPP. GANESH MANDIR SILIGURI, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING. PIN-734005. BY THE VENDOR SRI SURESH KUMAR AGARWAL S/O LATE MOTILAL AGARWAL OF DR. KALINATH ROAD, KHALPARA, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING. SCALE:- 32:1" INCH.

AREA:- 2 KATHA 9 CHH



Suresh Kumar Agarwal

SIGNATURE OF VENDOR

S C H E D U L E

MOUZA	: SILIGURI
PARGANA	: BAIKUNTHAPUR
J.L. NO	: 110 (88).
TOUZI NO	: 3(DA).
KHATHIAN NO	: 4368 (R.S.)
PLOT NO	: R.S. 2677 (PART)
SHEET NO	: 3.
S.M.C. WARD NO	: 8
P.S. SILIGURI	
DIST. DARJEELING.	

PART TRACE MAP OF SHEET NO:-3,
MOUZA:- SILIGURI, J.L.NO:-110 (88).
P.S. SILIGURI, DIST. DARJEELING.
SCALE:- 16" = 1 MILE.



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

Major Information of the Deed



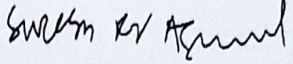
Deed No :	I-0402-00847/2021	Date of Registration	17/03/2021
Query No / Year	0402-2000510859/2021	Office where deed is registered	
Query Date	05/03/2021 4:23:14 PM	0402-2000510859/2021	
Applicant Name, Address & Other Details	RAMAN AGARWAL LAW CHAMBERS Office No.1, 3rd Floor, Goyal Plaza, Lane Opp.Sachitra Hotel, Sevoke Road, Siliguri,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9002037733, Status :Solicitor firm		
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. 64,18,000/-	Rs. 70,59,688/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,23,601/- (Article:23)	Rs. 70,611/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2677	RS-4368	Bastu	Bastu	2 Katha 9 Chatak	64,18,000/-	70,59,688/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0402-I -00820-2012
Grand Total :					4.2281Dec	64,18,000 /-	70,59,688 /-	



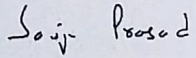
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SURESH KUMAR AGARWAL (Presentant) Son of Late LATE MOTILAL 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, Khalpara, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx3P, Aadhaar No: 40xxxxxxx3830, Status :Individual, Executed by: Self, Date of Execution: 17/03/2021 , Admitted by: Self, Date of Admission: 17/03/2021 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Ravi Kant Agarwal Son of Late Rawat Mal Agarwal Santoshi Nagar, Ward No.5, Opp. Ganesh Mandir, Sil, 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.:: ACxxxxxx0B, Aadhaar No: 42xxxxxxx9629, Status :Individual, Status : Not Executed			

Identifier Details :

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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SURESH KUMAR AGARWAL	Mr Ravi Kant Agarwal-4.22813 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 11:39 hrs on 17-03-2021, at the Office of the A.D.S.R. SILIGURI by Mr SURESH KUMAR 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 70,59,688/-

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

Execution is admitted on 17/03/2021 by Mr SURESH KUMAR AGARWAL, Son of Late LATE MOTILAL AGARWAL, Dr. Kalinath Road, Khalpara, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Advocate

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 70,611/- (A(1) = Rs 70,597/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,611/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2021 11:10AM with Govt. Ref. No: 192020210244411408 on 14-03-2021, Amount Rs: 70,611/-, Bank: SBI EPay (SBIEPay), Ref. No. 4094096478633 on 14-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,23,601/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,18,601/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 467, Amount: Rs.5,000/-, Date of Purchase: 10/03/2021, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2021 11:10AM with Govt. Ref. No: 192020210244411408 on 14-03-2021, Amount Rs: 4,18,601/-, Bank: SBI EPay (SBIEPay), Ref. No. 4094096478633 on 14-03-2021, 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 42020 to 42037

being No 040200847 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2021.03.22 14:08:08 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/03/22 02:08:08 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)