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I-3099/19



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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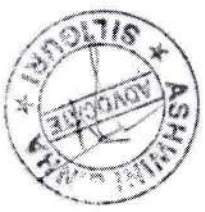
Ranvijay W. Ghosh
Anjali Ghosh

DEED OF CONVEYANCE (SALE)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adl. District Sub-Registrar,
Siliguri-II at Bagdogra

04 JUN 2019



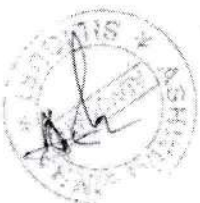
Sanjay Kr. Borthi,
Anjali Ghosh



THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS
THE 03 DAY OF JUNE, 2019.

| DESCRIPTION OF VACANT LAND | | |
|--|---|----------------------|
| AREA OF LAND | : | 2307 Sq.ft. |
| KHATIAN NO. | : | 61/4 |
| PLOT NOS. | : | 536, 535 & 537 |
| J.L. NO. | : | 85(107) |
| PARGANA | : | PATHARGHATA |
| MOUZA | : | MANDALAGURI |
| WARD NO. | : | 46 OF SMC |
| POLICE STATION | : | PRADHAN NAGAR |
| DISTRICT | : | DARJEELING |
| SET-FORTH VALUE | : | Rs.55,00,000/- |
| MARKET VALUE | : | RS.55,00,000/- |
| QUARY NO. & YEAR | : | 0403-0000832960/2019 |
| UNDER SILIGURI MUNICIPAL CORPORATION AREA | | |

BETWEEN



Pankaj K. Ghosh
Anjali Ghosh

1. **SRI AJIT KUMAR AGARWAL**, (PAN: ACFPA2427G)
S/O Late Raj Kumar Agarwal,

&

2. **SRI DEEPAK PRASAD**, (PAN: BEOPP3440Q)
S/O Late Bharat Prasad,

Both are Hindu by religion, Business by Occupation, Indian by Nationality, Citizen of India, resident of Sl. No.1 at Usha Villa, Ward No.13 of Siliguri Municipal Corporation, Ashrampara, Post Office & Police Station: Siliguri, District: Darjeeling, PIN: 734001, in the State of West Bengal & Sl. No.2 at Pokajote, Champasari, Post Office: Champasari, Police station: Pradhan nagar, Siliguri, District: Darjeeling, PIN: 734003, in the State of West Bengal - hereinafter called the **FIRST PARTY / PURCHASERS** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

1. **SRI PANKAJ KUMAR GHOSH**, (PAN: ADUPG9873)
S/O Late Nikhil Kanti Ghosh,

&

2. **SMT. ANJALI GHOSH**, (PAN: ADUPG9891J)
W/O Sri Pankaj Kumar Ghosh,

Both are Hindu by religion, Business by occupation, Citizen of India, residing at Subashpally, Post Office & Police Station- Siliguri, District Darjeeling, PIN: 734001, in the State of West Bengal - hereinafter called the **SECOND PARTY / VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs,



Panraj K. S. N.

Anjali Ghosh

executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

AND WHEREAS the vendors abovenamed are the sole, absolute and recorded owner-in-possession of all that piece and parcel of landed area measuring about 2307(Two Thousand Three Hundred & Seven) Sq. ft., recorded in R.S. Khatian No. 61/4, R.S. Plot Nos.536, 535 & 537, situated at Mouza - Siliguri, J.L. No.85(107), within the jurisdiction of Police Station: Pradhan Nagar, Siliguri, District: Darjeeling, in the State of West Bengal by virtue of purchased from two separate Deed one from 1.Sri Patit Pawan Ghosh, S/O Lt. Gopal Chandra Gosh & 2. Sri Satyajit Ghosh, son of Sri Satish Chandra Gosh vide registered Sale Deed No. I-5006 for the Year 1981, registration at the office of Sub-Registrar, Siliguri and another Sale Deed executed by 1.Sri Pranab Roy, 2. Sri Dilip Roy, 3. Sri Santosh Roy, 4. Sri Swapan Roy & 5. Sri Prashant Roy all are son of Late Tara Pada Roy vide registered Sale Deed No. I-600 for the Year 1991, registration at the office of Sub-Registrar, Siliguri. After purchase the vendors are in Khas, actual and physical possession in and over the said plot of land, having permanent, heritable, transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof being in need of money for investment in other developmental plans and schemes elsewhere have decided to sell and has offered for sale to the purchaser the aforesaid area measuring about 2307(Two Thousand Three Hundred & Seven) Sq. ft. particularly described in the schedule given hereunder, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchasers hereof, being in need of a plot of land in that locality for the residential purpose have accepted the said offer of the



Pankaj K. Shrivastava

Anjali Ghosh

Vendors and agreed to purchase the said land area measuring about 2307 (Two Thousand Three Hundred & Seven) Sq. ft., from the Vendors more particularly described in the schedule given hereunder and offered a consideration amount of said total land Rs.55,00,000/- (Rupees Fifty Five Lakh) only free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof, considering the said price so offered by the purchasers as fair, reasonable and highest in the prevailing market rate of land, has firmly and finally agreed to sell her said land measuring 2307(Two Thousand Three Hundred & Seven) Sq. ft., more particularly described in the schedule given hereunder unto and in favor of the purchasers at or a considering total amount of Rs.55,00,000/- (Rupees Fifty Five Lakh) only free from all encumbrances and charges whatsoever, and the said land is transferred in the manner as appearing hereinafter.

NOW THIS DEED OF SALE WITNESSTH, that in pursuance of the aforesaid offer and acceptance and also in consideration of the total sum of Rs.55,00,000/- (Rupees Fifty Five Lakh) only paid in Cash / Bank Cheque / RTGS by the Purchasers to the Vendors (the receipt whereof the vendors does hereby fully admit and acknowledge as having received the same and the Vendors also grants full discharge to the purchasers from the payment thereof) and the vendors **DOTH** hereby grant, convey assign, sell and transfer unto the purchaser the aforesaid land measuring about 2307(Two Thousand Three Hundred & Seven) Sq. ft., more particularly described in the schedule given hereunder and made over physical possession thereof to the purchaser absolutely and forever **TO HAVE AND TO HOLD** the same as an exclusive owner thereof without any claim or objection, free from all encumbrances and charges whatsoever and made over physical possession thereof together with all liberties, privileges, easements, appendices, appurtenances whatsoever belonging to or any way



Pamraj M. Jn

Anjali Ghosh

appertaining thereto as **absolute** estate, right, title and interest unto and upon the land hereby transferred with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever hereby conveyed or expressed or intended so to be subject to the payment of land revenue and other taxes etc. payable to the superior landlord at present the State of West Bengal or to any other authority or authorities as law may provide from time to time in future.

A N D

The Vendors does hereby covenant with the purchaser that the interest which the Vendors professes to transfer the said land hereby transferred, expressed or intended so to be unto the purchaser in the manner aforesaid and the Vendors or any person or persons claiming under him shall and will from time to time, at all times hereafter at the request and cost of the purchasers to execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchasers thereof and therein as shall and may be reasonably required.

A N D

It is further covenanted that the Vacate land described in the schedule given hereunder is held by the Vendors and have not been surrendered or forfeited or have not become void or voidable and the interest which the Vendors does or professes to transfer subsists and the purchasers shall and may at all times hereafter peacefully and quietly possess and enjoy the said land hereby transferred or expressed or intended so to be without any lawful eviction, claim or demand.

A N D



3000
Parvati Pr. Datta

Anjali Ghosh

It is further covenanted that there exists no charges, mortgage attachment or any other encumbrances whatsoever on the said land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charges, mortgage or attachment or any other encumbrances whatsoever, the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchasers for the loss or injury that the purchasers shall have to suffer in consequence thereof.

A N D

The vendors further covenants that all rents, taxes etc. payable for the land hereby transferred or expressed or intended so to be that have accrued due up to the date of these presents have been paid and all other covenants and conditions required to be observed and performed by the Vendors in relation to the said land have been observed and performed and in case it transpires otherwise, the Vendors shall be liable to indemnify the Purchasers for any loss resulting from any such non-payment and non-performance as aforesaid.

A N D

The Vendors further declares that the entire property forming subject matter of the present conveyance is and was in khas, actual and physical possession of the Vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents, the purchasers be deprived of ownership or possession or of enjoyment of the land hereby transferred or expressed or intended so to be by these presents or any part thereof, the Vendor shall be liable to return to the purchasers the full or proportionate part of the consideration money as the



Pankaj K. Ghosh

Anjali Ghosh

case may be together with the prevailing bank rate of interest from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the purchaser in consequences thereof.

A N D

It is further declared by the Vendor, that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or to transfer or otherwise the land conveyed by these presents or expressed or intended so to be or any part thereof and that there subsists no such charges, mortgage, attachment or encumbrances, contract for sale or transfer existing with respect to the aforesaid land measuring 2307 Sq. ft. fully described in the schedule given hereunder or any part thereof at the date of execution of these presents and if any of the recitals made herein are proved to be false or fraudulent in any circumstances as aforesaid, the Vendors shall be liable to prosecution for false and fraudulent recitals made herein and shall also be liable to pay adequate compensation to the purchasers for any loss & injury which the purchasers may sustain or suffer in consequence thereof.

SCHEDULE OF THE LAND

ALL THAT PIECE AND PARCEL OF Vacant land measuring about 2307(Two Thousand Three Hundred & Seven) Sq. ft., recorded in R.S. Khatian No. 61/4, R.S. Plot Nos.536, 535 & 537, situated at Mouza - Siliguri, J.L. No.85(107), Additional District Sub-Registry Office Siliguri-II at Bagdogra, Block Land & Land Revenue Officer - Siliguri, within the jurisdiction of Police Station: Pradhan Nagar, Siliguri, District: Darjeeling, in the State of West Bengal, standing over the said land bearing Siliguri Municipal Corporation Area, is hereby sold by the Vendor to the Purchaser by virtue of these presents.



The land is butted and bounded as follows: -

By the NORTH : 14' wide Kutcha Road;
By the SOUTH : Land of Smt. Deoki Maya Biswakarma;
By the EAST : Land & Building of Sri Dipak Prasad;
By the WEST : Land of Mr. P.P. Ghosh;

One separate sheet is attached herewith containing the photographs and fingerprints of the VENDORS and the PURCHASERS forming part of these presents and the sold land is shown and delineated in the sketch map annexed herewith and forming part of these presents.

IN WITNESS WHEREOF the Vendors in sound mind and good health does hereunto set and subscribed their hand on this Deed of Conveyance (Sale) on the day, month and year first above written.

WITNESSES:

Sanjay Kumar Pandey
(SANJAY KUMAR PANDEY)
S/O Sri J.R. Pandey
Sonarbari, Prasannagar,
Belakoba, P.S. Rajganj,
Dist. Jalpaiguri, 735133 (W.B.)

AMIT PRADHAN
S/O KRISHNA PRADHAN
AD. VIII - MALLER BART,
P.O. - SHIKARPUR, DIST,
JALPAIGURI

1. *Pankaj K. Ghosh*

2. *Anjali Ghosh*
(Signature of Vendors)

Drafted, as per the instruction of the Vendors, read over and explained to the parties by me and printed in my office:

Ashwini Sinha

(ASHWINI SINHA)
Advocate, Siliguri.

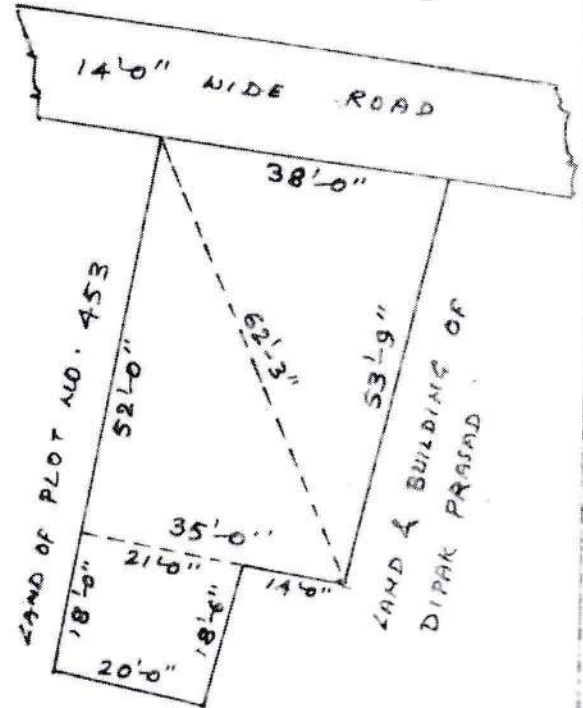


PART TRACE MAP OF MOUZA
MANDLAGURI, J. L. NO. 85(107),
SHEET NO. 2, P. S. P. NAGAR,
DISTRICT DARJEELING.
SCALE 16" = 1 MILE

NAME OF PURCHASER

1. SRI AJIT KUMAR AGARWAL S/O LATE RAJ KUMAR AGARWAL, OF USHA VILLA ASHRAMPARA SILIGURI
 2. SRI DIPAK PRASAD S/O LATE BHARAT PRASAD OF CHAMPASARI P.O. P.S. PRADHAN NAGAR-734003

SCALE 1 INCH = 25'



NAME OF VENDOR

1. SRI PANKAJ KUMAR GHOSH S/O NIKHIL KANTI GHOSH, 2. SMT. ANJALI GHOSH W/O SRI PANKAJ KUMAR GHOSH, RESIDENT OF SUBASHPALLY SILIGURI, P.O. P.S. SILIGURI DISTRICT DARJEELING.

SCHEDULE OF LAND

| MOUZA WITH J. L. NO. | POLICE STATION | DISTRICT | WARD NO. | KHATIAN NO. | PLOT NO. | AREA IN DECIMAL |
|-----------------------|----------------|------------|----------|-------------|----------|-----------------|
| MANDLAGURI 85(107) | PRADHAN NAGAR | DARJEELING | 46 | 61/4 | 536 | 71 sq. ft. |
| | | | | | 535 | 661.8 sq. ft. |
| | | | | | 537 | 1575 sq. ft. |

DRAWN BY :-












TOTAL AREA = 2307 sq. ft.

Hari Om Prasad
 HARI OM PRASAD
 AMIN, SILIGURI
 REGD. - 1975407011

Pankaj K. Ghosh
Anjali Ghosh
 SIGNATURE OF VENDOR

20.11.18












EXECUTANT SHEET
(VENDOR NO.1)

| | | | | | | |
|--|------------|---|---|--|---|---|
|  | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Pankaj K. Mishra

Signature with date

(VENDOR NO.2)












| | | | | | | |
|--|------------|---|---|--|---|---|
|  | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |


Anjali Ghosh

Signature with date

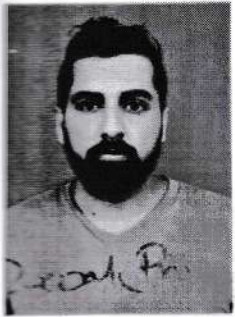










CLAIMANT SHEET


(PURCHASER NO.1)

|  | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|---|--|---|---|
| | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

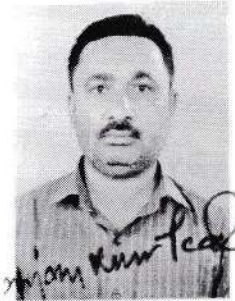











Signature with date

(PURCHASER NO.2)

|  | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|---|---|--|---|---|
| | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |


Signature with date

(IDENTIFIER)

|  | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|---|--|---|---|
| | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0945069



নির্বাচকের নাম : পঙ্কজ কুমার ঘোষ
Elector's Name : Pankaj Kumar Ghosh
পিতার নাম : নির্মল কান্তি ঘোষ
Father's Name : Nirmal Kanti Ghosh
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 03/04/1940
Date of Birth : 03/04/1940

Pankaj K. Ghosh

WB/04/025/0945069

ঠিকানা:
নেতাজী সুভাষ রোড, সিলিগুড়ি মিউনিকর্পোরেশন, সিলিগুড়ি,
দার্জিলিং, 734001

Address:
NETAJI SUBHASH ROAD, SILIGURI (M
CORP.), SILIGURI, DARJEELING, 734001

Date: 29/01/2011

26-সিলিগুড়ি নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুলিপি

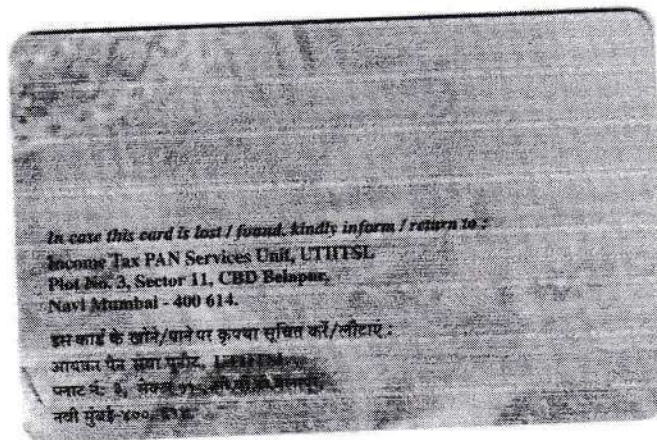
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানা ঘোষণার লিটে নাম রেজিস্ট্রেশন ও একই
নম্বরের সঠিক সঠিক পরিবর্তন পূরণের জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের সমন্বিত উপস্থাপন 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

094510



Pankaj K. Ghosh.



ELECTION COMMISSION OF INDIA
ভাৰতে নিৰ্বাচন কমিশ্বন

IDENTITY CARD
পৰিচয় পত্ৰ

WB/84/025/0945070




Elector's Name : Ghosh Anjali
নিৰ্বাচকেৰ নাম : ঘোষ অঞ্জলি
Father/Mother/
Husband's Name : Pankaj
পিতা/মাতা/স্বামিৰ নাম : পঙ্কজ
Sex : Female
লিঙ্গ : স্ত্ৰী
Age as on 01.01.95 42
০১.০১.৯৫ -এ বয়স : ৪২

Anjali Ghosh

Address :
Netaji Subhash Road
Siliguri
Darjeeling

ঠিকনা :
নেতাজী সুভাষ ৰোড
শিলিগুড়ি
দাৰ্জিলিং


Electoral Registration Officer
নিৰ্বাচক-নিবন্ধন আধিকাৰিক
For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নিৰ্বাচন ক্ষেত্ৰ

Place : Siliguri
স্থান : শিলিগুড়ি
Date : 01.3.95
তাৰিখ : ০১.৩.৯৫

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ADUPG9891J



नाम /NAME
ANJALI GHOSH

पिता का नाम /FATHER'S NAME
HARIDAS SEN

जन्म तिथि /DATE OF BIRTH
24-05-1949

हस्ताक्षर /SIGNATURE

Anjali Sen

B. Das

आयकर आयुक्त, प.प्र.-XI

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

Anjali Ghosh




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAK PRASAD
BHARAT PRASAD

22/08/1988
Permanent Account Number
BEOPP3440Q

Prasad
Signature



06002014

Deepak Prasad

भारत का निर्वाचन आयोग
 भारत की
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XEQ1141126





निर्वाचक नाम : दीपक प्रसाद
 Elector's Name : Deepak Prasad
 पिता का नाम : शरत प्रसाद
 Father's Name : Bharat Prasad
 लिंग/Sex : पुरुष / M
 जन्म तारीख / Date of Birth : 22/08/1988

Deepak Prasad

XEQ1141126

पता:
 1. तार मल्लागुडी (अंगश), सिलिगुड़ी सिटी कॉर्पोरेशन,
 2. प्रधन्नगर, प्रदहन्नगर, 734003


Address:
 1. TAR MALLAGUDI (ANGSH), SILIGURI
 (I. CORP.), PRADHANNAGAR,
 D. RJEELING, 734003




 Date: 24/08/2010

2. सिलिगुड़ी निर्वाचन क्षेत्र के निर्वाचक अभिलेखिक के
 पक्ष में प्रमाणित

Facsimile Signature of the Electoral
 Registration Officer for
 2. Siliguri Constituency

यदि पता में परिवर्तन हो तो इस कार्ड नंबर का उल्लेख
 करके संबंधित निर्वाचक क्षेत्र के निर्वाचक क्षेत्र के
 निर्वाचक अभिलेखिक के कार्यालय में करना।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 register at the changed address and to obtain the card


 ভারতের নির্বাচন কমিশন
 भारत का
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/04/025/0723568

নির্বাচকের নাম : অজিত কুমার
 আগরওয়াল
 Elector's Name : Ajit Kumar Agarwal
 পিতার নাম : রাজকুমার
 আগরওয়াল
 Father's Name : Rajkumar Agarwal
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 15/02/1975

Handwritten signature

WB/04/025/0723568

ঠিকানা:
 লাল লাজপত রয় রোড, শিলিগুরি সিটি কর্পোরেশন,
 শিলিগুরি, দার্জিলিং- 734001

Address:
 LALA LAJPAT ROY ROAD, SILIGURI (M
 CORP.), SILIGURI, DARJEELING- 734001

Handwritten signature

Date: 26/11/2015
 26-শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের
 স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

বিধান পরিবর্তন হলে মূল চিঠির নকল জমা দিয়ে নতুন ঠিকানা ও একটি
 নতুন মূল নথি পরিচালকের কার্যালয় জমা দিলে নতুন এই
 পরিচালকের নতুন চিঠি প্রাপ্ত হবে।
 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.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACFPA2427G

नाम / Name
AJIT KUMAR AGARWAL

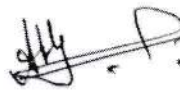
पिता का नाम / Father's Name
RAJ KUMAR AGARWAL

जन्म की तारीख / Date of Birth
15/02/1975


हस्ताक्षर / Signature



20082017









 সঞ্জয় কুমার পান্ডে
 Sanjoy Kumar Pandey
 পিতা : জয়রাম পান্ডে
 Father : JOYRAM Pandey
 জন্ম তারিখ / Year of Birth : 1978
 পুরুষ / Male



5791 6769 9556


আধার - সাধারণ মানুষের অধিকার


Sanjoy Kumar Pandey





ঠিকানা:
 সোনার বাড়ি, প্রসন্ননগর,
 বেলাকোবা, প্রসন্ননগর, জলপাইগুড়ি,
 পশ্চিম বঙ্গ, 735133



Address:
 sonar bari,
 PRASANANAGAR,
 Belakoba, Prasannanagar,
 Jalpaiguri, West Bengal,
 735133

 1947
 1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

P.O. Box No.1947
 Bengaluru-560 007

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|---|--|---|---|----------------------------|
| 1 | Mr SANJAY KUMAR PANDEY Son of Mr JAI RAM PANDEY SONARBARI, PRASANNAGAR, BELAKOBA, P.O:- BELAKOBA, P.S:- Rajganj, District:- Jalpaiguri, West Bengal, India, PIN - 735133 | Mr PANKAJ KUMAR GHOSH, Mrs ANJALI GHOSH |  |  | <i>Sanjay Kumar Pandey</i> |

(Sujay Lepcha)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BAGDOGRA
Darjeeling, West Bengal









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030000832960/2019

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 PANKAJ KUMAR GHOSH NETAJI SUBHASH ROAD, SUBHASHPALLY, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 | Seller |  |  |  |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mrs ANJALI GHOSH NETAJI SUBHASH ROAD, SUBHASHPALLY, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 | Seller |  |  |  |

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-0403-03099/2019 | Date of Registration | 04/06/2019 |
| Query No / Year | 0403-0000832960/2019 | Office where deed is registered | |
| Query Date | 31/05/2019 11:48:54 AM | A.D.S.R. BAGDOGRA, District: Darjeeling | |
| Applicant Name, Address & Other Details | ASHWINI SINHA SILIGURI COURT SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN 734001, Mobile No. : 9475468889, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | Market Value | | |
| Rs. 55,00,000/- | Rs. 55,00,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 3,30,000/- (Article:23) | Rs. 55,000/- (Article:A(1)) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbe area) | | |

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Champasari (Inside), Mouza: Mandlaguri, Ward No: 46 JI No: 85, Pin Code : 734003

| 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-536 | RS-61 | Bastu | Bastu | 71 Sq Ft | 2,00,000/- | 2,00,000/- | Width of Approach Road: 14 Ft., |
| L3 | RS-537 | RS-64 | Bastu | Bastu | 1575 Sq Ft | 38,00,000/- | 38,00,000/- | Width of Approach Road: 14 Ft., |
| | | TOTAL : | | | 3.7721Dec | 40,00,000 /- | 40,00,000 /- | |

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Champasari (Inside), Mouza: Mandlaguri, Ward No: 46 JI No: 85, 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 |
|--------|-------------|----------------------|---------------|---------|------------------|-------------------------|-----------------------|---------------------------------|
| L2 | RS-535 | RS-64 | Bastu | Bastu | 661.8 Sq Ft | 15,00,000/- | 15,00,000/- | Width of Approach Road: 14 Ft., |
| | | Grand Total : | | | 5.2887Dec | 55,00,000 /- | 55,00,000 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr PANKAJ KUMAR GHOSH (Presentant) Son of Late NIRMAL KANTI GHOSH NETAJI SUBHASH ROAD, SUBHASHPALLY, 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.:: ADUPG9873G, Status :Individual, Executed by: Self, Date of Execution: 03/06/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Pvt. Residence |

4
 Daughter of Late HARIDAS SEN NETAJI SUBHASH ROAD, SUBHASHPALLY, SILIGURI, P.O:- SILIGURI, Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADUPG9891J, Status :Individual, Executed by: Self, Date Execution: 03/06/2019
 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2019
 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Pvt. Residence

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr AJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL LALA LAJPAT ROY ROAD, 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.:: ACFPA2427G, Status :Individual, Status : Not Executed |
| 2 | Mr DEEPAK PRASAD Son of Late BHARAT PRASAD CHAMPASARI, PRADHAN NAGAR, SILIGURI, P.O:- CHAMPASARI, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, PAN No.:: BEOPP3440Q, Status :Individual, Status : Not Executed |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Mr SANJAY KUMAR PANDEY Son of Mr JAI RAM PANDEY SONARBARI, PRASANNAGAR, BELAKOBA, P.O:- BELAKOBA, P.S:- Rajganj, District:-Jalpaiguri, West Bengal, India, PIN - 735133 | | | |
| Identifier Of Mr PANKAJ KUMAR GHOSH, Mrs ANJALI GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr PANKAJ KUMAR GHOSH | Mr AJIT KUMAR AGARWAL-0.0406771 Dec,Mr DEEPAK PRASAD-0.0406771 |
| 2 | Mrs ANJALI GHOSH | Mr AJIT KUMAR AGARWAL-0.0406771 Dec,Mr DEEPAK PRASAD-0.0406771 |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr PANKAJ KUMAR GHOSH | Mr AJIT KUMAR AGARWAL-0.379157 Dec,Mr DEEPAK PRASAD-0.379157 D |
| 2 | Mrs ANJALI GHOSH | Mr AJIT KUMAR AGARWAL-0.379157 Dec,Mr DEEPAK PRASAD-0.379157 D |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr PANKAJ KUMAR GHOSH | Mr AJIT KUMAR AGARWAL-0.902345 Dec,Mr DEEPAK PRASAD-0.902345 D |
| 2 | Mrs ANJALI GHOSH | Mr AJIT KUMAR AGARWAL-0.902345 Dec,Mr DEEPAK PRASAD-0.902345 D |

Endorsement For Deed Number : I - 040303099 / 2019

On 03-06-2019

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

Presented for registration at 12:44 hrs on 03-06-2019, at the Private residence by Mr PANKAJ KUMAR GHOSH, one of the Executants.

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 55,00,000/-

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

Execution is admitted on 03/06/2019 by 1. Mr PANKAJ KUMAR GHOSH, Son of Late NIRMAL KANTI GHOSH, NETAJI SUBHASH ROAD, SUBHASHPALLY, SILIGURI, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mrs ANJALI GHOSH, Daughter of Late HARIDAS SEN, NETAJI SUBHASH ROAD, SUBHASHPALLY, SILIGURI, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr SANJAY KUMAR PANDEY, , Son of Mr JAI RAM PANDEY, SONARBARI, PRASANNAGAR, BELAKOBA, P.O: BELAKOBA, Thana: Rajganj, Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, profession Business



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

On 04-06-2019

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 : of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,000/- (A(1) = Rs 55,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 03/06/2019 2:43PM with Govt. Ref. No: 192019200020455471 on 03-06-2019, Amount Rs: 55,000/-, Ba ICICI Bank (ICIC0000006), Ref. No. 1722421736 on 03-06-2019, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 3,30,000/- and Stamp Duty paid by Stamp Rs 3,000/-, by online = Rs 3,25,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1913, Amount: Rs.5,000/-, Date of Purchase: 30/05/2019, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 03/06/2019 2:43PM with Govt. Ref. No: 192019200020455471 on 03-06-2019, Amount Rs: 3,25,000/-,

Bank: ICICI Bank (ICIC0000006), Ref. No. 1722421736 on 03-06-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 69130 to 69158

being No 040303099 for the year 2019.



Digitally signed by SURAJ LEPCHA

Date: 2019.06.04 16:20:30 +05:30

Reason: Digital Signing of Deed.

(Suraj Lepcha) 04/06/2019 16:19:45

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)