



34
01/10/2021
D/G 1854921

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 238844

ROYAL ENTERPRISES

Santoshini
PARTNER

ROYAL ENTERPRISES

Sankhagopal
PARTNER

Ramesh kr Royal

Sankha Alilkar

Dwiesh Adhikari

Sulochana Royal

DEED OF SALE (CONVEYANCE)

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

Contd....P/2.

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

27 OCT 2021

Parker
Adhikari

N. J. Stamp

SL. No. 274 Date 04.10.21

Sold to Royal Enterprises

of Salbari

Value 5000/- Rupees Five Thousand only

J. Sank

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



[Signature]
Sub Registrar
Bagdogra, Dist. Darjeeling

5 OCT 2021

ROYAL ENTERPRISES

Santosh Rai

PARTNER,

ROYAL ENTERPRISES

Naresh Agarwal
PARTNER

:: 2 ::

Ramesh K. Ghosal

Shobal Adhikari

Chirish Adhikari

Sulochana Roy

Query No. & Year	:	2001854921/2021.
Classification of land	:	Danga.
Area measuring	:	33 Decimals.
Set forth value	:	Rs. 55,68,748/- Only.
Market value	:	Rs. 51,00,000/- Only.
Mouza	:	Chamta, J. L. No. - 26.
Khatian No.	:	L. R. - 1382, 1383, 1150 & 1384.
Plot No.	:	R. S. - 362 & 364(P), L.R.- 613 & 619(P).
Gram Panchayat	:	Patharghatta.
Police Station	:	Matigara.
District.	:	Darjeeling.

THIS DEED OF SALE (CONVEYANCE) IS MADE ON THIS THE 05TH DAY OF OCTOBER 2021 (TWO THOUSAND AND TWENTY ONE).

B E T W E E N

ROYAL ENTERPRISES (PAN : ABDFR5603A), A Partnership Firm, having its office at Bhanu Path, Salbari Bazar, P.O. Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin - 734002, in the State of West Bengal, Represented by two of its Partner - 1. SHRI SANTOSH RAI S/O SHRI BIKRAM RAI, Hindu by religion, business by occupation, resident of Ambadhura, Salbari, P.O. Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin - 734002, in the State of West Bengal **AND 2. SHRI NARESH AGARWAL S/O LATE RAM SINGH AGARWAL**, Hindu by Religion, Business by Occupation, Indian by Citizen, residing at Flat No. 2D, Block 1, The Universe Apartment, Sarba Pally, Near Himalayan Kanya Abasan, Siliguri Muncipal Corporation, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin - 734008, in the State of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, successors, administrators, legal representatives and assigns as the case may be) of the **ONE PART.**

Santosh Rai
Adv/150

Contd.....P/3.

ROYAL ENTERPRISES.

Santosh Chandra
PARTNER

ROYAL ENTERPRISES

Ramesh K Goyal
PARTNER

:: 3 ::

A N D

Ramesh K Goyal

Prakash Adhikary

Dinesh Adhikari

Sulochana Goyal

1. **SHRI RAMESH KUMAR GOYAL** (PAN – ADMPG4244K) S/O Late **Jai Karan Dass**, Hindu by religion, Business by Occupation, Indian by citizen, resident of Sri Ram Colony, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin - 734001, in the State of West Bengal.

A N D

2. **SHRI PRAKASH ADHIKARY** (PAN – AIBPA4527H) S/O Late **Dambar Mani Adhikary**, Hindu by religion, Business by Occupation, Indian by citizen, resident of Dr. Nandalal Thapa Path, Patharghatta, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin - 734002, in the State of West Bengal.

A N D

3. **SHRI DINESH ADHIKARI** (PAN – AHFPA4355C) S/O Late **Mahadeo Prasad Adhikari**, Hindu by religion, Business by Occupation, Indian by citizen, resident of Bhanu Path, Salbari Bazar, P.O. Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin - 734002, in the State of West Bengal.

A N D

4. **SMT. SULOCHANA GOYAL** (PAN – ADBPG7911J) W/O Shri Subhash Goyal, Hindu by religion, Business/Housewife by Occupation, Indian by citizen, resident of Flat No. M3, 3rd Floor, Block - 2, Lobby - 2, Space Town, Ward No. 42, Near PBR Tower, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin – 734001, in the State of West Bengal, hereinafter called the **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, legal representatives, administrators, executors and assigns) of the **OTHER PART**.

Contd.....P/4.

Prakash
Adhikary

ROYAL ENTERPRISES

Santosh Das
PARTNER

ROYAL ENTERPRISES

Nandu Agard
PARTNER

:: 4 ::

Ramesh Biswas
Sudhakar Das

Guest Adhikari

Sulochana Das

WHEREAS the Vendors abovenamed are the sole, absolute and the recorded Owners of the plot of Raiyati Rupni land, area measuring = 20 Kathas or 33 Decimals, acquired ownership by way of purchase from one Smt. Sarbari Sah W/O Shri Bijay Kumar Sah of Salbari, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 6251/2013, Executed at the office of the ADSR Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling which is duly mutated/transferred and the Khatian is also opened in the name of the present Vendors vide khatian No. L.R.- 1382, 1383, 1150 & 1384.

ANDWHEREAS in the above said Deed of Sale being document No. I – 6251/2013, the Year of the chain Deed reference in page No. 3, in Line No. 10 of Second Paragraph has been wrongly typed and printed as Sale Deed, being No. I – 3932 for the Year 2013 in place of Sale Deed being No. I – 3932 for the Year 1995 which has been rectified by executing a Deed of Declaration by Smt. Sarbari Sah by virtue of a registered Deed of Declaration being No. IV – 773/2013, Executed at the office of the ADSR Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Smt. Sarbari Sah, acquired ownership of an area measuring = 20 Kathas or 33 Decimals by way of purchase from one Smt. Anjali Gurung (Barman) D/O Late Gopal Gurung and Wife of Shri Dilip Barman of Haribhanga Maujar, P.O. & P.S. Haribhanga, Dist. Coochbehar, Pin – 736134, in the State of West Bengal by virtue of a registered Deed of Sale being No. I – 3216/2013, Executed at the office of the ADSR Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Smt. Anjali Gurung (Barman), acquired ownership of an area measuring = 33 Decimals or 20 Kathas by way of inheritance after the death of her mother Smt. Anjana Gurung W/O Late Gopal Gurung of St. Mary's Hill, P.O. & P.S. Kurseong, Dist. Darjeeling, Pin – 734203, in the state of West Bengal as the one and only legal heirs to inherit and succeed all the properties left behind her as per provisions of the Hindu Succession Act, 1956.

Contd....P/5.

Sankar Das
Adhikari

ROYAL ENTERPRISES

Santosh Rai
PARTNER

ROYAL ENTERPRISES

Nand Agwal
PARTNER

Ramesh K. Ghosal

Rohank - Adhikari

Chirish Adhikari

Sulochana Roy.

:: 5 ::

ANDWHEREAS the abovenamed Smt. Anjana Gurung, acquired ownership of an area measuring = 33 Decimals by way of purchase from one Shri Kali Nath Barman S/O Late Berakanta Barman of Champta, P.O. Sukna, P.S. Matigara, Dist. Darjeeling by virtue of a registered Deed of Sale being document No. I – 3932/1995, Executed and represented by his Constituted attorney Smt. Pabitra Gurung W/O Shri Bal Bahadur Gurung of Udham Singh Saranai, Ashram Para, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling by virtue of a registered GPA being document No. IV – 381/1995 at the office of the ADSR Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Shri Kali Nath Barman, acquired ownership of an area measuring = 1.80 Acres or 5 Bighas, 8 Kathas & 8 Chhataks by way of purchase from Shri Dhanraj Oraon & Others S/O Late Ratia Oraon of Vill. Jogivita, P.O. New Champta, P.S. Matigara, Dist. Darjeeling after obtaining a sale permission vide memo No. 584(2)/SCTW/SLG Dated – 30.06.1995 from the office of the Govt. of West Bengal, Office of the Revenue Officer, under Chapter – II of W.B.L.R. ACT, 1955 and Schedule Caste and Tribes Welfare Officer, Siliguri Dated – 30.06.1995 by virtue of a registered Deed of Sale being document No. I – 3708/1995, Executed at the office of the ADSR Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the above said Shri Dhanraj Oraon & Others had also acquired ownership by way of inheritance after the death of their father “**RATIA ORAON S/O K. ORAON**” of Vill. Jogivita, Patharghatta, P.O. New Champta, P.S. Matigara, Dist. Darjeeling from the recorded R.S. Khatian No. 140 of his father.

Contd....P/6.

Packee
Adv/15/9

ROYAL ENTERPRISES

Santokh Rai
PARTNER

ROYAL ENTERPRISES

Nand Agarwal
PARTNER

Ramesh Koyal

Roha Akhouri

Bhishk Adhikari

Sulochana Koyal.

:: 6 ::

AND the Vendors abovenamed are in actual, khas and physical possession of the said plot of land since the date of purchase having therein permanent heritable and transferable right, title and interest and the said plot of land is free from all encumbrances and charges **AND WHEREAS** the Vendors above named being in need of fund to develop their other properties, firmly and finally decided to sell out their said plot of land as fully described in the schedule below and as such, offered for sale to the Purchaser hereof which is free from all encumbrances and charges **AND WHEREAS** the Purchaser hereof being in need of a plot of land for its Rupni purpose and relying on the title, possession and the documents that the Vendors have in connection to the said plot of land, agreed to purchase the said plot of land and offered a sum of **Rs. 51,00,000/- (Rupees Fifty One Lakhs) Only** as the consideration money for the said below scheduled land of the vendors which is free from all encumbrances and charges **AND WHEREAS** the Vendors considering the said price offered by the Purchaser mentioned above as fair, reasonable and also highest in the present market rate of that locality hereby, on this date and by virtue of these presents sold and transferred their below scheduled land to and in favour of the Purchaser hereof in the manner, terms and conditions as appearing hereunder.

Contd...P/7.

Paaky
Advtsy

ROYAL ENTERPRISES

Santosh Chai
PARTNER

ROYAL ENTERPRISES

Nand Agawal
PARTNER

Ramesh Ks Goyal

Rohit Advani

Chirish Adhikari

Sulochana Goyal

:: 7 ::

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of **Rs. 51,00,000/- (Rupees Fifty One Lakhs) Only** paid by the Purchaser this day to the Vendors through RTGS (the receipt whereof the Vendors do hereby acknowledge having fully received the value and the Vendors also grant full discharge to the Purchaser from the payment thereof) and the Vendors do hereby convey, demise, assign, sell and transfer their below scheduled land together with all right, title, interest, easements, hereditaments, liberties and appurtenances whichever is, in any way, belonging to or reputed to belong therewith and also makes over possession thereof unto and in favour of the Purchaser hereof absolutely and forever **TO HAVE AND TO HOLD** the same by the Purchaser as its absolute and exclusive property, peaceably, perfectly and quietly with permanent heritable and transferable right, title and interest without any claim, objection, interference or interruption by the Vendors or any person or persons claiming under them in future subject to the payment of land revenue and other taxes by the Purchaser to its superior land lord, the Govt. of West Bengal.

The Vendors declare that the interest which they profess to transfer hereby their below scheduled land subsists as on the date of these presents and there exists no any previous mortgage, gift, will, lease, lien, charge, attachment, acquisition, requisition etc. over the said plot of land and the Vendors have also not entered into any binding contract for sale with any person or persons or body with respect to their below scheduled land or any part thereof and the said plot of land hereby sold, transferred, expressed or intended so to be, suffers from no defect of title and the recitals made herein are all true and correct and at the event of any contrary be proved in future, then the Vendors shall be liable to make good the loss or injury which the Purchaser may suffer or sustain in consequences thereof.

Pooja Advani

Contd....P/8.

ROYAL ENTERPRISE
Santosh Chandra
PARTNER

ROYAL ENTERPRISE
Nandkumar
PARTNER

:: 8 ::

Ramesh Chandra
Rudra Chandra

Bishesh Chandra

Sulo Chandra

The Vendors further covenant with the Purchaser that if for any defect of title of the below scheduled land hereby sold and transferred or for any act done or caused to be done by the Vendors thereby and out of that if the Purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future then the Vendors shall forthwith return to the Purchaser the full or the proportionate part of the consideration money, as the case may be, together with interest at the rate of 18 percent per annum from the date of signing and executing of these presents by the Vendors and in default, the Vendors shall be liable to be dealt with according to law both civil and the criminal, as the case may be, and shall also be liable to indemnify and compensate the Purchaser for all losses, costs, damages, expenses and injuries suffered and sustained by the Purchaser resulting therefrom.

SCHEDULE OF THE LAND.

All that piece or parcel of a plot of Raiyati Vacant land classified as per ROR 'Danga', now proposed to be used as "Danga" area measuring = 33 Decimals, recorded in -

Khatian No. L.R.	Plot No. R.S.	Plot No. L.R.	Area of land in Decimals
1382 (of Vendor No. 1)	362	613	8.25
1383 (of Vendor No. 2)	362	613	8.25
1150 (of Vendor No. 3)	362	613	8.25
1384 (of Vendor No. 4)	362	613	2.25
1384 (of Vendor No. 4)	364	619	6.00

Total area = 33 Decimals.

in Mouza - Chamta, J. L. No. 26, Touzi No. 91, within the jurisdiction of Gram Panchayat - Patharghatta, Police Station - Matigara, A.D.S.R. Office - Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling. The sheet of finger prints, Photo Copy of identity proof documents of the parties along with the sketch map delineated the sold portion of land are annexed herewith forming part of these presents. The plot of land hereby sold and transferred for which the prescribed annual rent is payable to its superior landlord, the Govt. of West Bengal, is butted and bounded by as follows:-

Contd....P/9.

Pankaj
Adv/Sp

ROYAL ENTERPRISES
Santosh Rai
PARTNER

ROYAL ENTERPRISES
Santosh Rai
PARTNER

:: 9 ::

NORTH : 28 Feet Wide Kutchha Road.
SOUTH : Sold Land of Chhota Bablu.
EAST : Sold Land of Kalinath Barman.
WEST : Sold Land of Kalinath Barman.

IN WITNESSES WHEREOF the Vendors above named having gone through the contents of these presents in sound mind and in good health have set and subscribed their hands respectively on this Deed of Sale on this the day, month and the year first written above.

WITNESSES.

1. Uhu'
(Shri Vikram Rai)
S/O Late Robin Rai,
Shop No. 28, First Floor,
Airport Plaza, Upper Bagdogra,
P.O. & P.S. Bagdogra,
Dist. Darjeeling, Pin - 734014..
Occupn. - Advocate.

Rameek K. Goyal

Sudha Adhikari

2. Tashi Dondup Lama
Late Ram Bahadur Lama
Salbasi, P.O. Salbasi
P.S. Pradhan Nagar
Dt. Darjeeling.

Arish Adhikari

Sulochana Goyal.

Signature of the Vendors.
Drafted by me and Printed
in my office.

Dr. K. S. Sankar
Advocate/Siliguri
Regn. No. F-396/429/03

MEMO OF CONSIDERATION

Valuable monetary consideration for selling and transferring the Scheduled Property absolutely to the Purchaser by the Vendors amounts to **Rs. 51,00,000/- (Rupees Fifty One Lakhs) Only** which the Purchaser has paid to the Vendors in the following manner:-

Rs. 5,00,000/- (Rupees Five Lakhs) Only through RTGS from Union Bank of India, Salbari Branch vide Cheque No. 026801, Dated – 29.09.2021 and Rs.7,62,250/- (Rupees Seven Lakhs Sixty Two Thousand Two Hundred and Fifty) Only by Cheque being No. 026802, Dated – 04.10.2021 of Union Bank of India, Salbari Branch, to Shri Prakash Adhikary.

Rs. 5,00,000/- (Rupees Five Lakhs) Only by Cheque being No. 026803, Dated – 04.10.2021 of Union Bank of India, Salbari Branch and Rs.7,62,250/- (Rupees Seven Lakhs Sixty Two Thousand Two Hundred and Fifty) Only by Cheque being No. 026804, Dated – 04.10.2021 of Union Bank of India, Salbari Branch, to Shri Ramesh Kumar Goyal.

Rs. 5,00,000/- (Rupees Five Lakhs) Only by Cheque being No. 026805, Dated – 04.10.2021 of Union Bank of India, Salbari Branch and Rs.7,62,250/- (Rupees Seven Lakhs Sixty Two Thousand Two Hundred and Fifty) Only by Cheque being No. 026806, Dated – 04.10.2021 of Union Bank of India, Salbari Branch to Shri Dinesh Adhikari.

Rs. 5,00,000/- (Rupees Five Lakhs) Only by Cheque being No. 026807, Dated – 04.10.2021 of Union Bank of India, Salbari Branch and Rs.7,62,250/- (Rupees Seven Lakhs Sixty Two Thousand Two Hundred and Fifty) Only by Cheque being No. 026808, Dated – 04.10.2021 of Union Bank of India, Salbari Branch to Smt. Sulochana Goyal.

Rs. 51,000/- (Rupees Fifty One Thousand) Only paid as TDS by the Purchaser in favour of the Vendors and the same has been acknowledge by the Vendors for the transfer of the property by these presents.

Ramesh K Goyal

Prakash Adhikary

Dinesh Adhikari

Sulochana Goyal

Signature of the Recipients/Vendors.

Finger Prints of _____

Passport
Photo

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

Signature

Finger Prints of SANTOSH RAI



ROYAL ENTERPRISES
Santosh Rai
PARTNER

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

ROYAL ENTERPRISES
Santosh Rai
Signature
PARTNER

Finger Prints of NARESH AGARWAL



ROYAL ENTERPRISES
Naresh Agarwal
PARTNER

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

ROYAL ENTERPRISES
Naresh Agarwal
Signature
PARTNER

Finger Prints of _____

Passport Photo

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand	—	—	—	—	—
Right Hand	—	—	—	—	—

Signature

Finger Prints of RAMESH KR. GOYAL



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

Ramesh Kr Goyal
Signature

Finger Prints of PRAKASH ADHIKARY



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

Prakash Adhikary
Prakash Adhikary

Prakash Adhikary
Signature

Finger Prints of _____

Passport
Photo

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

Signature

Finger Prints of _____



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

Swish Adhikari
Signature

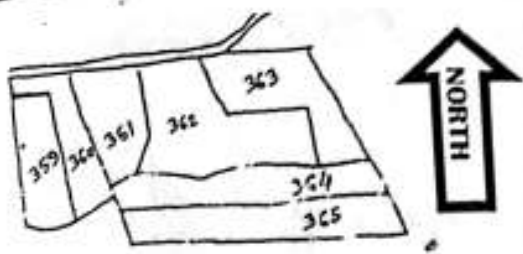
Finger Prints of SULOCHANA GOYAL



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

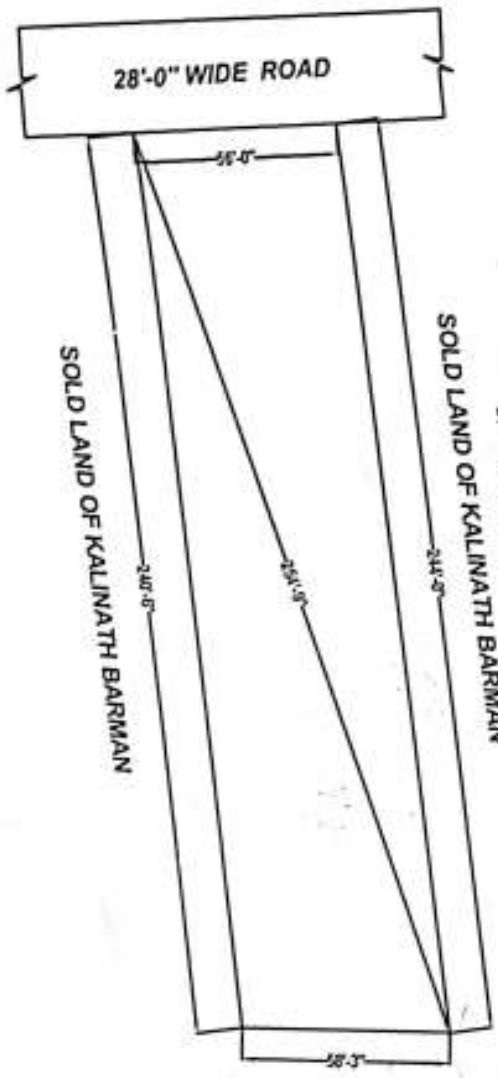
Sulochana Goyal
Signature

SKETCH MAP/ SITE PLAN SHOWING THE LAND TO BE SOLD OF MOUZA-CHAMTA, J. L. NO.-26, TOUZI NO - 91, PARAGANA
 - PATHARGHATA, P.S. - MATIGARA
 DIST - DARJEELING



PART TRACE MAP OF MOUZA-CHAMTA, J.L.NO:
 26, SCALE: 16"=1 MILE

NAME & ADDRESS OF THE PURCHASER
ROYAL ENTERPRISES
 OF :BHANU PATH, SALBARI BAZAR, P.O.-SALBARI, P.S.-
 PRADHANNAGAR, DIST-DARJEELING, 734002
 REPRESENTED BY: (1) SHRI SANTOSH RAI, S/O- SHRI BIKRAM RAI,
 RESIDENT OF :AMBADHURA, SALBARI,
 P.O.-SALBARI, P.S.-PRADHAN NAGAR, DIST-DARJEELING,
 PIN-734002, (2) SHRI NARESH AGARWAL, S/O- LATE RAM SINGH
 AGARWAL, RESIDENT OF :FLAT NO.-2D, BLOCK 1, THE
 UNIVERSE APARTMENT, SARBAPALLY, NEAR-HIMALAYAN
 KANYA ABASAN, SILIGURI MUNICIPAL CORP.,
 P.O.-SALUGARA, P.S.-BHAKTINAGAR, DIST-JALPAIGURI
 PIN-734008



NAME & ADDRESS OF THE VENDORS
 (1) SHRI RAMESH KUMAR GOYAL
 S/O-LATE JAI KARAN DASS
 RESIDENT OF: SRI RAM COLONY, SEVOKE ROAD,
 P.O. & P.S.-SILIGURI, DIST-DARJEELING, PIN-734001
 (2) SHRI PRAKASH ADHIKARY
 S/O-LATE DAMBAR MANI ADHIKARY
 RESIDENT OF: DR. NANDALAL THAPA PATH,
 PATHARGHATA, P.O.-SUKNA/SALBARI, P.S.-PRADHAN
 NAGAR, DIST-DARJEELING, PIN-734002
 (3) SHRI DINESH ADHIKARI,
 S/O-LATE MAHADEO PRASAD ADHIKARI
 RESIDENT OF: DR. NANDALAL THAPA PATH,
 PATHARGHATA, P.O.-SUKNA/SALBARI, P.S.-PRADHAN
 NAGAR, DIST-DARJEELING, PIN-734001
 (4) SMT. SULOCHANA GOYAL
 W/O-SHRI SUBHASH GOYAL
 RESIDENT OF: FLAT NO.-M3, 3RD FLOOR, BLOCK-
 2, LOBBY-2, SPACE TOWN, WARD NO.-42, NEAR
 PBR TOWER, SEVOKE ROAD, SILIGURI,
 P.O.-SEVOKEROAD, P.S.-BHAKTINAGAR,
 DIST-JALPAIGURI, PIN-734001

SOLD LAND OF CHOTA BABLU

DRAWN BY: *Asit Sarkar*
ASIT SARKAR
 App. Amin Surveyour
 Reg. No. 2976707001
 Gossainpur, Bagdogra,
 Darjeeling

SCHEDULE OF THE LAND

Khatian No.	Plot No.	Area
1382, 1383, 1150, 1384,	R.S-362 (P) & L.R-613(P)=27 DEC. R.S.-364(P) & L.R.- 619(P)=6 DEC.	33 DECIMAL

Ramesh K Goyal
Sulochana Goyal
Dinesh Adhikari
Sulochana Goyal
SIGNATURE OF THE VENDORS:



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BXB2284776

পরিচয় পত্র



Elector's Name Santosh Rai

নির্বাচকের নাম শম্ভোষ রাই

Father's Name Bikram Rai

পিতার নাম বিক্রম রাই

Sex	M
লিঙ্গ	পুং
Age as on 1.1.2002	18
১.১.২০০২-এ বয়স	১৮

Address:

E. F. R. Eriya Kharagpur Lopal Paschim Medinipur
721145

ঠিকানা :
ই. এফ. আর. এরিয়া - খড়গপুর লোপাল পশ্চিম মেদিনীপুর ৭২১১৪৫

Santosh Rai

Hindya Dorajga

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিদপ্তর

Assembly Constituency: 225-Kharagpur Rural

বিধানসভা নির্বাচন কেন্দ্র : ২২৫-খড়গপুর (গ্রাম)

District: Paschim Medinipur

জেলা: পশ্চিম মেদিনীপুর

Date: 21.08.2002

তারিখ: ২১.০৮.২০০২

10/0001

UNION OF INDIA **Driving Licence** WB 17


WB73 1989 0018045

Date of Issue **09-03-1989** Validity **23-09-2028**

Date of Birth **24-09-1968** Blood Group **O+**

Name **NARESH AGARWAL**

Father's Name **RAM SINGH AGARWAL**



00

WB73 1989 0018045

Mobile No. *******6807** 00

Endorsement Date **20-12-2019**

Endorsement No. **WB73 /DLR/0027156/2019** WB

Present Address **ROYAL PARK, SILIGURI, SILIGURI (M. CORP.) DARJEELING, 734005**

Holder's Signature *[Signature]*

Issuing Authority *[Signature]* **L.A. SILIGURI**

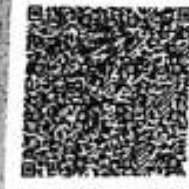
Form 7 Rule 15(2)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABDFR5603A



नाम / Name
ROYAL ENTERPRISES

17082021

संस्थापना की तिथि / Date of Incorporation
03/08/2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



अवधि - 1000 अक्षरों की
Permanent Account Number Card

ADMPG4244K

नाम / Name
RAMESH KUMAR GOYAL

पिता का नाम / Father's Name
JAIKARANDAS GOYAL

जन्म की तारीख / Date of Birth
26/01/1972


Digitally Signed



27042019



भारत सरकार
Government of India



Issue Date: 16/11/2013



Prakash Adhikary
DOB: 10/11/1966
Male

9623 8533 7386

मेरा आधार, मेरी पहचान

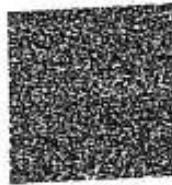


भारतीय विश्वविद्यालय प्रमाणिकरण
Unique Identification Authority of India



Print Date: 17/07/2021

Address: C/O: Dambar Mani Adhikary,
DHUKURIA, PATHARGHATA, Sukna,
Darjeeling, West Bengal, 734009



9623 8533 7386



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
DINESH ADHIKARI
MAHADEO PRASAD ADHIKARI
22/04/1972
Permanent Account Number
AHFPA4355C
Signature
महाराष्ट्र सरकार
GOVT OF INDIA
021020114

Dinesh Adhikari



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

পঞ্জীয়ন/এইডি / Enrolment No. : 1178/49406/15329

To
 Sulochana Goyal
 সুশোনা গোয়াল
 W/O: Subhash Goyal
 Flat No M3, 3rd Floor, Block 2, Lobby 2
 Space Town, Sevoke Road
 Near PBR Tower
 Ward No 42, PS Bhaktinagar
 Siliguri (M.Corp.)
 Sevoke Road, Rajgarh, Jalpaiguri,
 West Bengal - 734001
 9832038042

12/12/2016



KA070427229FH

07042722



আপনার আধার সংখ্যা / Your Aadhaar No. :

2281 3930 1326

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

সুশোনা গোয়াল
 Sulochana Goyal

জন্ম তারিখ / DOB: 02/05/1964
 লিঙ্গ / Gender
2281 3930 1326



আমার আধার, আমার পরিচয়

Sulochana Goyal.



Major Information of the Deed

Deed No :	I-0403-08195/2021	Date of Registration	27/10/2021
Query No / Year	0403-2001854921/2021	Office where deed is registered	
Query Date	20/09/2021 4:16:10 PM	0403-2001854921/2021	
Applicant Name, Address & Other Details	V RAI BAGDOGRA, Thana : Naxalbari, District : Darjeeling, WEST BENGAL, PIN - 734014, Mobile No. : 9635816867, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 51,00,000/-	Rs. 55,68,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,67,062/- (Article:23)	Rs. 55,687/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Champta, JI No: 26, Pin Code : 734009





Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-613 (RS -)	LR-1382	Danga	Danga	8.25 Dec	12,75,000/-	13,92,187/-	Width of Approach Road: 28 Ft., Last Reference Deed No :0403-I -06251-2013
L2	LR-613 (RS)	LR-1383	Danga	Danga	8.25 Dec	12,75,000/-	13,92,187/-	Width of Approach Road: 28 Ft., Last Reference Deed No :0403-I -06251-2013
L3	LR-613 (RS -)	LR-1150	Danga	Danga	8.25 Dec	12,75,000/-	13,92,187/-	Property is on Road Last Reference Deed No :0403-I -06251-2013
L4	LR-613 (RS)	LR-1384	Danga	Danga	2.25 Dec	3,37,500/-	3,79,687/-	Width of Approach Road: 28 Ft., Last Reference Deed No :0403-I -06251-2013
L5	LR-619 (RS -)	LR-1384	Rupni	Rupni	6 Dec	9,37,500/-	10,12,500/-	Width of Approach Road: 28 Ft., Last Reference Deed No :0403-I -06251-2013
TOTAL :					33Dec	51,00,000 /-	55,68,748 /-	
Grand Total :					33Dec	51,00,000 /-	55,68,748 /-	

Name	Photo	Finger Print	Signature
Smt SULOCHANA GOYAL Wife of Shri SUBHASH GOYAL Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office			<i>Sulo Chana Goyal</i>
05/10/2021	LTI 05/10/2021	05/10/2021	
Flat No. M3, 3rd Floor, Block - 2, Lobby - 2, Space Town, Ward No. 42, Near PBR Tower, Sevoke Road, Siliguri,, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 22xxxxxxx1326, Status :Individual, Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021, ,Place : ,Office .			



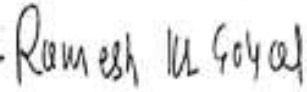


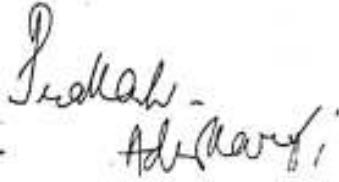


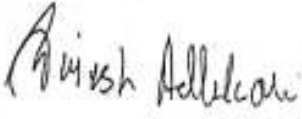
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROYAL ENTERPRISE BHANU PATH, SALBARI BAZAR, City:- , P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002 , PAN No.:: ABxxxxxx3A,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
1	Shri SANTOSH RAI Son of Shri BIKRAM RAI Date of Execution - 05/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office			<i>Santosh Rai</i>
	Oct 5 2021 3:13PM	LTI 05/10/2021	05/10/2021	
METHIBARI, SALBARI, City:- , P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROYAL ENTERPRISE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
2	Shri NARESH AGARWAL Son of Late RAM SINGH AGARWAL Date of Execution - 05/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office			<i>Naresh Agarwal</i>
	Oct 5 2021 3:14PM	LTI 05/10/2021	05/10/2021	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Shri RAMESH KUMAR GOYAL Son of Late JAIKARAN DASS Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office			
	05/10/2021	LTI 05/10/2021	05/10/2021	
SRI RAM COLONY, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri PRAKASH ADHIKARY Son of Late DAMBAR MANI ADHIKARY Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office			
	05/10/2021	LTI 05/10/2021	05/10/2021	
DR. NANDALAL THAPA PATH, PATHARGHATTA, City:- , P.O:- NEW CHAMTA, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri DINESH ADHIKARI (Presentant) Son of Late MAHADEO PRASAD ADHIKARI Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office			
	05/10/2021	LTI 05/10/2021	05/10/2021	
BHANU PATH, SALBARI BAZAR, City:- , P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				

Flat No. 2D, Block 1, The Universe Apartment, Sarba Pally, Near Himalayan Kanya Abasan, Siliguri Municipal Corporation., City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROYAL ENTERPRISE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri VIKRAM RAI Son of Late ROBIN RAI UPPER BAGDOGRA, City:- , P.O:- BAGDOGRA, P.S:-Naxalbari, District:- Darjeeling, West Bengal, India, PIN:- 734014			
	05/10/2021	05/10/2021	05/10/2021
Identifier Of Shri RAMESH KUMAR GOYAL, Shri PRAKASH ADHIKARY, Shri DINESH ADHIKARI, Smt SULOCHANA GOYAL, Shri SANTOSH RAI, Shri NARESH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAMESH KUMAR GOYAL	ROYAL ENTERPRISE-8.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri PRAKASH ADHIKARY	ROYAL ENTERPRISE-8.25 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH ADHIKARI	ROYAL ENTERPRISE-8.25 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt SULOCHANA GOYAL	ROYAL ENTERPRISE-2.25 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt SULOCHANA GOYAL	ROYAL ENTERPRISE-6 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Champita, JI No: 26, Pin Code : 734009

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 613, LR Khatian No:- 1382	Owner:রমেশ কুমার গোয়েল, Gurdian:জয়করন দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Shri RAMESH KUMAR GOYAL
L2	LR Plot No:- 613, LR Khatian No:- 1383	Owner:প্রকাশ অধিকারী, Gurdian:ডব্বরমনি অধিকারী, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Shri PRAKASH ADHIKARY
L3	LR Plot No:- 613, LR Khatian No:- 1150	Owner:দীনেশ অধিকারী, Gurdian:মহাদেও প্রসাদ অধিকারী (মৃত), Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Shri DINESH ADHIKARI
L4	LR Plot No:- 613, LR Khatian No:- 1384	Owner:সুলাচনা গোয়েল, Gurdian:সুভাষ গোয়েল, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt SULOCHANA GOYAL
L5	LR Plot No:- 619, LR Khatian No:- 1384	Owner:সুলাচনা গোয়েল, Gurdian:সুভাষ গোয়েল, Address:নিজ , Classification:রুপনী, Area:0.06000000 Acre,	Smt SULOCHANA GOYAL

On 05-10-2021

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

Presented for registration at 15:01 hrs on 05-10-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri DINESH ADHIKARI, 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 55,68,748/-

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

Execution is admitted on 05/10/2021 by 1. Shri RAMESH KUMAR GOYAL, Son of Late JAIKARAN DASS, SRI RAM COLONY, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri PRAKASH ADHIKARY, Son of Late DAMBAR MANI ADHIKARY, DR. NANDALAL THAPA PATH, PATHARGHATTA, P.O: NEW CHAMTA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business, 3. Shri DINESH ADHIKARI, Son of Late MAHADEO PRASAD ADHIKARI, BHANU PATH, SALBARI BAZAR, P.O: SALBARI, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734002, by caste Hindu, by Profession Business, 4. Smt SULOCHANA GOYAL, Wife of Shri SUBHASH GOYAL, Flat No. M3, 3rd Floor, Block - 2, Lobby - 2, Space Town, Ward No. 42, Near PBR Tower, Sevoke Road, Siliguri,, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri VIKRAM RAI, , Son of Late ROBIN RAI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Advocate


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

Execution is admitted on 05-10-2021 by Shri SANTOSH RAI, PARTNER, ROYAL ENTERPRISE (Partnership Firm), BHANU PATH, SALBARI BAZAR, City:- , P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Indetified by Shri VIKRAM RAI, , Son of Late ROBIN RAI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Advocate

Execution is admitted on 05-10-2021 by Shri NARESH AGARWAL, PARTNER, ROYAL ENTERPRISE (Partnership Firm), BHANU PATH, SALBARI BAZAR, City:- , P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Indetified by Shri VIKRAM RAI, , Son of Late ROBIN RAI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Advocate


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

On 27-10-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,687/- (A(1) = Rs 55,687/-) and Registration Fees paid by Cash Rs 1,519/-, by online = Rs 54,168/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:26PM with Govt. Ref. No: 192021220102155241 on 27-10-2021, Amount Rs: 54,168/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BITTPV0 on 27-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,062/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,62,062/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 274, Amount: Rs.5,000/-, Date of Purchase: 04/10/2021, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:26PM with Govt. Ref. No: 192021220102155241 on 27-10-2021, Amount Rs: 1,62,062/-

Bank: State Bank of India (SBIN0000001), Ref. No. IK0BITTPV0 on 27-10-2021, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia
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 0403-2021, Page from 209541 to 209570

being No 040308195 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.11.16 11:28:23 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/11/16 11:28:23 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)