1385

I-1204/2020

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AB 700298

0/341670

Prahlad Jaiswal

As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

# DEED OF CONVEYANCE [SALE]

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

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

24 FEB 2020

Contd... P/2

NON JUDICIAL STAMP

Sl. No. 541 Dated 16/01/2019

Sold To Darjeeling Real Estate Agents Deep

Address 9L9

Stamp Value of Rs. 100/- Rupees hundred

R. Chaki
(RITA CHAKI)
Stamp Vendor
Licence No . 347 / RM
A.D.S.R. Office, Bagdogra
Darjeeling

Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

| | | |
|---|---|---|
| Land measuring | : | 2.79 Katha or 0.046 Acre |
| Set forth Value | : | Rs.15,30,000/- |
| Pargana | : | Patharghata |
| Mouza | : | Baragharia |
| Khatian No. | : | 1822 (L.R.) |
| L.R. Plot Nos. | : | 190 & 194 |
| R.S. Plot Nos. | : | 68 & 71 |
| J.L. No. | : | 82 |
| Police Station | : | Matigara |
| District | : | Darjeeling |

THIS DEED OF CONVEYANCE [SALE] IS MADE ON THIS

THE 24th DAY OF FEBRUARY, TWO THOUSAND TWENTY

~: BETWEEN : -

**M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS,** [I.T. PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Opposite Meghdoot Cinema Hall, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL,** Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal - hereinafter called the **PURCHASER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its executors, successors in office, legal representatives, administrators and assigns) of the **ONE PART.**

A N D

**(1)MASTER PRIYANSHU JAISWAL, & (2)MASTER ANISH JAISWAL** both are sons of Sri Prahlad Jaiswal and Late Bharti Jaiswal, both of them are Hindu by faith, Indian by nationality, student by occupation, residents of Sibaji Nagar, opposite Maa Bhawani Marble Shop, Champasari, Ward No.46 (S.M.C.), P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, in the State of West Bengal - hereinafter collectively called the **"VENDORS/SECOND PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context of their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**. [The Vendors/Second Party are being represented by their father **SRI PRAHLAD JAISWAL**, S/o Late Rambharat Jaiswal, as natural guardian, appointed by the Ld. District Judge, Darjeeling, vide his order dated 11.11.2019 in reference to Act VIII Case No.10/2019] PRAHLAD JAISWAL I.T. PAN: AFSPJ7960F

Additional Tahsildar
Nallamada Mandal, Dist Dharmapuri

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

**WHEREAS** one Sri Prahlad Jaiswal, Son of Late Rambharat Jaiswal and his wife namely Smt. Bharti Jaiswal (since deceased) became the absolute co-owners in khas, actual and physical possession of all that 8.37 Kathas or about 0.1381 Acre of land appertaining to and forming part of L.R. Plot Nos.190 & 194 corresponding to R.S. Plot Nos.68 & 71, recorded in the then Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling, as fully and particularly described in the **Schedule-"A"** below, by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-682 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And moreover after purchasing the land as mentioned above the above named Sri Prahlad Jaiswal and his said wife have/had duly mutated and recorded their names in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly two new separate L.R. Khatian being No.1821 & 1822 have been opened in their respective names by the said authority.

**AND WHEREAS** by virtue of purchase through above referred registered deed said Sri Prahlad Jaiswal and his wife namely Smt. Bharti Jaiswal (since deceased) have/had acquired permanent, heritable and transferable right, title and interest in the said landed property free from all encumbrances and charges whatsoever.

**AND WHEREAS** since the aforesaid date of purchase the above named said Sri Prahlad Jaiswal and his wife namely Smt. Bharti Jaiswal (since deceased) have/had been jointly holding, occupying and enjoying the peaceful khas, actual and physical possession of the said landed property as mentioned above freely and openly as the sole, absolute and exclusive owners thereof without any obstruction and interference or hindrance from any person or concern in any manner and the said land is free from all encumbrances and charges whatsoever.

**AND WHEREAS** subsequently on 10.03.2019 above named Bharati Jaiswal, W/o Sri Prahlad Jaiswal, died intestate leaving behind her husband i.e. said Sri Prahlad Jaiswal and her two minor sons namely Master Priyanshu Jaiswal (i.e. Vendor/Second Party No.1 hereof) and Master Anish Jaiswal (i.e. Vendor/Second Party No.2 hereof) as her sole legal heirs and successors who accordingly jointly inherited the undivided 50% share in said 8.37 Kathas or about 0.1381 Acre of land which is measuring about 4.185 Katha or 0.06905 Acre, as per the provisions of the Hindu Succession Act, 1956. It is pertinent to mention here that Sri Prahlad Jaiswal has been appointed as the Guardian of the person and property of said two minor sons namely Master Priyanshu Jaiswal and Master Anish Jaiswal (i.e. the Vendors/Second Party hereof) by the Court of the Ld. District Judge, Darjeeling in reference to Act VIII Case No.10/2019 vide order dated 11.11.2019 within the purview of U/Sec 10 of Guardian and Wards Act, 1890.

Addl. Sub-Registrar
Siliguri Mahakuma, Dist Darjeeling

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

**AND WHEREAS** being the natural guardian of the Vendors/Second Party hereof of these presents, as well as by dint of above referred Court order, above named Sri Prahlad Jaiswal has decided to sell the all that entire 2/3rd undivided share of the Vendors/Second Party hereof in the said 4.185 Katha or 0.06905 Acre of land which is measuring about 2.79 Katha or 0.046 Acre of land (as described in the **Schedule-"B"** below) for their future wellbeing and benefit.

**AND WHEREAS** the Purchaser/First Party hereto referred above was in search of a plot of land for its own purpose, has agreed to purchase the said land measuring 2.79 Katha or 0.046 Acre (TWO POINT SEVEN NINE KATHA OR ZERO POINT ZERO FOUR SIX ACRE) as fully described in the schedule below and offered a price of the sum of Rs.15,30,000/- (Rupees Fifteen Lacs Thirty Thousand)only for the said 2.79 Katha or 0.046 Acres of land as mentioned in the Schedule-"B" below free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendors/Second Party hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their below scheduled land to the Purchaser hereof at or for the said price of the sum of Rs.15,30,000/- (Rupees Fifteen Lacs Thirty Thousand) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that pursuance to the aforesaid acceptance and also in consideration of the said altogether sum of Rs.15,30,000/- (Rupees Fifteen Lacs Thirty Thousand) only paid by the Purchaser to the Vendors/Second Party hereof (the receipt whereof the Vendors/Second Party do hereby acknowledge and grant full discharge from the payment thereof), the Vendors do hereby grant, convey, assign, transfer unto the Purchaser the said vacant land hereby sole described in the Schedule-"B" below and make over possession thereof to the Purchaser together with all right, title, interest liberties, easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person claiming under them, subject to the payment of rent etc. payable to the superior landlord – the State of West Bengal.

THE VENDORS do hereby declare that the Vendors have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said below scheduled property hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt

Addl. Dist-Sub Registrar
Siliguri-II at Darjeeling, Dist Darjeeling

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDORS/SECOND PARTY do hereby further declare that the entire property forming subject matter of the present conveyance was in actual, physical and khas possession of the Vendors/Second Party at the date of these presents and the Vendors/Second Party do hereby covenant with the Purchaser that if for any defect in the title or possession of the property hereby sold or any part thereof or for any act done or suffered to be done by the Vendors/ Second Party, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors/Second Party shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with 12% interest per annum from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS/SECOND PARTY do hereby declare that no suit, appeal or any other legal proceeding or litigation concerning the below scheduled property or any part thereof has been or is pending or filed at any time heretofore before any court of law within the knowledge of the Vendors and further there is no impediment or restriction under any law for the time being in force the Vendors selling, conveying and transferring the property as described in the schedule below.

THE VENDORS/SECOND PARTY do hereby declare that the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said property, nor did the predecessor-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other Act or statute applicable to the said property.

THE VENDORS/SECOND PARTY do hereby also declare that no portion of the said properties has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said property and further there is no such any case pending under such Acts and statutes in respect of the below scheduled property. It is also expressly declared that no declaration/notification has been made or published for acquisition or requisition of the said property or any portion thereof under the provisions of Land Acquisition Act or any other Act for the time being in force and that the said property or any part thereof are not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

Additional Director
Office of the Director General Darjeeling

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

THE VENDORS/SECOND PARTY covenant that all rent, and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed has been accordingly observed and performed and in default or contravention the Vendors shall always be liable for payment of all arrears of rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said properties benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be for the period up to the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses, damages, claims, demands, consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay of payment thereof.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as its own property having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other person or persons whomsoever claiming through or under them.

AND further it is provided that always it is hereby expressly declared by the Vendors/Second Party and recorded that the said property as in Schedule-"B" below from now onwards is the exclusive property of the Purchaser with permanent, heritable and transferable right, title and interest together with all other easement right attached thereto and no interest and claim of Vendors/Second Party subsist therein.

THE VENDORS/SECOND PARTY do hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

Asst. Registrar
Nilgiri Hills Housing Co-op Soc. Ltd.

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

## SCHEDULE - "A"

(The entire land as referred to above)

ALL THAT PIECE OR PARCEL of vacant land measuring **8.37 Katha or about 0.138105 Acre** of land, appertaining to and forming part of L.R. Plot Nos.190 (area measuring 1.55 Katha) and 194 (area measuring 6.82 Katha), corresponding to its respective R.S. Plot Nos.68 and 71, recorded in the than L.R. Khatian No.448 corresponding to R.S. Khatian No.27, within Mouza Baragharia, Pargana Patharghata, J.L. No.82, under P.S. Matigara, within Patharghata Gram Panchayat area, District- Darjeeling.

The aforesaid entire land is butted and bounded as follows:

| | | |
|---|---|---|
| By North | : | Land of Afsari Khatun; |
| By South | : | Land of Shelcon Properties (P) Ltd.; |
| By East | : | Land of Gyan Jyoti College; |
| By West | : | Land of Uttam Chhetri. |

## SCHEDULE - "B"

(The land hereby conveyed)

ALL THAT PIECE OR PARCEL of vacant land measuring **2.79 Katha or about 0.046 Acre** of land, appertaining to and forming part of L.R. Plot Nos.190 (area measuring 0.006 Acre) and 194 (area measuring 0.04 Acre), corresponding to its respective R.S. Plot Nos.68 and 71, recorded in the than L.R. Khatian No.448 corresponding to R.S. Khatian No.27, within Mouza Baragharia, Pargana Patharghata, J.L. No.82, under P.S. Matigara, within Patharghata Gram Panchayat area, District- Darjeeling.

The aforesaid entire land is butted and bounded as follows:

| | | |
|---|---|---|
| By North | : | Land of Afsari Khatun; |
| By South | : | Land of Prahlad Jaiswal |
| By East | : | Land of Gyan Jyoti College; |
| By West | : | Land of Uttam Chhetri |

The set forth value of the aforesaid land is Rs.15,30,000/- (Rupees Fifteen Lacs Thirty Thousand) only.

Separate sheets are enclosed herewith containing the fingerprints of the Vendors and Purchaser forming part of these presents.

Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

24 FEB 2020

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

IN WITNESSES WHEREOF THE VENDORS TO THIS Deed of Conveyance put his hands and signatures on these the presents on the day, month & year first above written.

**WITNESSES**:

1 Jagmohan Poddar

JAGMOHAN PODDAR
S/o Sri Rohit Poddar
Millanpally, Siliguri,
P.O. & P.S. Siliguri,
District Darjeeling.

Prahlad Jaiswal
As Guardian of
Master Priyanshu Jaiswal &
Master Anish Jaiswal

Signature for the Vendors

2) Aditya Agarwal

ADITYA AGARWAL
S/o Sri Kishan Kumar Agarwal
Punjabipara, Siliguri,
P.O. & P.S. Siliguri,
District Darjeeling

Drafted as per the instructions of the parties and explained the contents to them and printed in my chamber.

Debdip Dutta 24/02/2020

[**DEBDIP DUTTA**]
Advocate, Siliguri
Enrol. No. WB/762/ 2003

Addl. Dist. Sub Registrar
Siliguri-II at Jorebungalow, Dist Darjeeling

24 FEB 2020

FINGER PRINTS OF : SRI PRAHLAD JAISWAL

Prahlad Jaiswal

| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|---|---|---|---|---|---|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

Prahlad Jaiswal

Prahlad Jaiswal

SIGNATURE

As Guardian Of Minor Priyanshu & Minor Anish Jaiswal

FINGER PRINTS OF : SRI NISITH KUMAR AGARWAL

Nisith Kumar Agarwal

| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|---|---|---|---|---|---|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

Nisith Kumar Agarwal

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal

SIGNATURE Partner

Addl. District Sub Registrar
Siliguri at Darjeeling, Dist Darjeeling

24 FEB 2020


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DARJEELING REAL ESTATE AGENTS & DEVELOPERS
05/05/2012
Permanent Account Number
AAJFD0844L

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal


Nisith Kumar Agarwal

Government of India

নিশিথ কুমার আগরওয়াল

Nisith Kumar Agarwal

পিতা : ভিমরাজ আগরওয়াল

Father : BHIMRAJ AGARWAL

জন্মতারিখ / DOB : 12/01/1972

পুরুষ / Male

4913 0922 2381

Nisith Kumar Agarwal

আধার

Unique Identification Authority of India

ঠিকানা:
শ্যামা কুঞ্জ ওয়ার্ড 40, প্রনামি স্কুল রোড লাস্ট, শিলিগুড়ি, শিলিগুড়ি (পৌরসভা), সেবকরোড, জলপাইগুড়ি, পশ্চিম বঙ্গ, 734001

Address:
shyama kunj ward number 40, PRANAMI school road last, SILIGURI, Siliguri (M.Corp.), Sevoke Road, Jalpaiguri, West Bengal, 734001

**4913 0922 2381**

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Abinith Kumar Agarwal

Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0690112

নির্বাচকের নাম : নিশীথ কুমার আগরওয়াল
Elector's Name : Nisith Kumar Agarwal

পিতার নাম : ভীমরাজ আগরওয়াল
Father's Name : Bhimraj Agarwal

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 12/01/1972

Nisith Kumar Agarwal

WB/04/025/0696112

Name:
[illegible] T34001

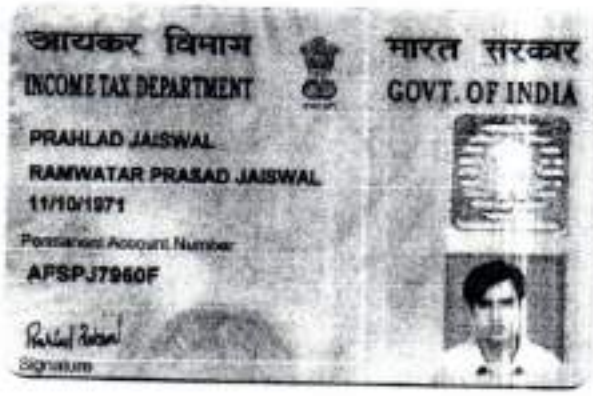
Address:
GURUNANAK SARANI, SILIGURI (M CORP.), SILIGURI, DARJEELING- T34001

Date: 30/04/2013

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

In case of change in address structure this Card, like in the relevant Form for enclosing your name in the roll at the changed address and to obtain the card with voter number.

Elisabeth Kaur Agarwal


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAHLAD JAISWAL
RAMWATAR PRASAD JAISWAL
11/10/1971
Permanent Account Number
AFSPJ7960F
Signature

Prahlad Jaiswal

[redacted] भारत सरकार
[redacted]

প্রহ্লাদ জায়সওয়াল
Prahlad Jaiswal
জন্মতারিখ/ DOB: 10/11/1971
পুরুষ / MALE

5800 0103 1617

আমার আধার, আমার পরিচয়

Prahlad Jaiswal

[redacted] প্রাধিকরণ
[redacted]

ঠিকানা:
চাম্পাসারি মেইন রোড, শিবাজী নগর, চম্পাসারি, দার্জিলিং, পশ্চিম বঙ্গ - 734003

Address:
CHAMPASARI MAIN ROAD, SHIVAJI NAGAR, Champasari, Darjeeling, West Bengal - 734003

5800 0103 1617

MERA AADHAAR, MERI PEHACHAN

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

| | | | | | |
|---|---|---|---|---|---|
| 1 | First Nameo | Master Priyanshu | | | |
| | Middle Name | | | | |
| | Surname | Jaiswal | | | |
| 2 | Date of Birth/Incorporation of Declarant | | | | 23-07-2004 |
| 3 | Father's Name(in case individual) | | | | |
| | First Name | Shri Prahalad | | | |
| | Middle Name | | | | |
| | Surname | Jaiswal | | | |
| 4 | Flat/Room No. | | 5 | Floor No. | |
| | | | | | |
| 6 | Name of premisses | | 7 | Block Name/No. | |
| | | | | | |
| 8 | Road/Street/Lane | | 9 | Area/Locality | |
| | | | | City | |
| 10 | Town/City | | 11 | District | 12 State |
| | Siliguri Mc | | | WEST BENGAL | District -Darjeeling |
| 13 | Pin code | | 14 | Telephone Number (With STD) | 15 Mobile Number |
| | 734003 | | | | 9832093592 |
| 16 | Amount of Transaction (Rs.) | | | 15,50,000/- | |
| 17 | Date of transaction | | | | 24-02-2020 |
| 18 | In case of transaction in joint names,number of persons involved in the transaction | | | | 3 |
| 19 | Mode of transaction : | | | | |
| 20 | Aadhaar Number issued by UIDAI (if available) | | | | |
| 21 | If applied for PAN and it is not yet generated enter date of application and acknowledgement number | | | | |
| 22 | If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held. | | | | |
| | a | Agricultural income (Rs.) | | 0/- | |
| | b | Other than agricultural income(Rs.) | | 0/- | |
| 23 | Details of document being produced in support of identify in column 1(Refer Instruction overleaf) | | AADHAR card | 392686320545 | |
| 24 | Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf) | | AADHAR card | 392686320545 | |

Verification

I,---------- do hereby declare that what is stated above is true to the best of my knowledge and belief.I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax,1961) computed in accordance with the provisions of Income-tax Act,1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the ---24--- day of ---02---20.20.....

Place: Siliguri

Prahlad Jaiswal

(Signature of declarant)

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

| | | | | | |
|---|---|---|---|---|---|
| 1 | First Nameo | Master Anish | | | |
| | Middle Name | | | | |
| | Surname | Jaiswal | | | |
| 2 | Date of Birth/Incorporation of Declarant | | | | 20-09-2009 |
| 3 | Father's Name(in case individual) | | | | |
| | First Name | Shri Prahlad | | | |
| | Middle Name | | | | |
| | Surname | Jaiswal | | | |
| 4 | Flat/Room No. | | 5 | Floor No. | |
| | | | | | |
| 6 | Name of premisses | | 7 | Block Name/No. | |
| | | | | | |
| 8 | Road/Street/Lane | | 9 | Area/Locality | |
| | | | | City | |
| 10 | Town/City | | 11 | District | 12 State |
| | Siliguri Mc | | | WEST BENGAL | District:-Darjeeling. |
| 13 | Pin code | | 14 | Telephone Number (With STD) | 15 Mobile Number |
| | 734003 | | | | 9832093592 |
| 16 | Amount of Transaction (Rs.) | | | 15,50,000/- | |
| 17 | Date of transaction | | | | 24-02-2020 |
| 18 | In case of transaction in joint names,number of persons involved in the transaction | | | | 3 |
| 19 | Mode of transaction : | | | | |
| 20 | Aadhaar Number issued by UIDAI (if available) | | | | |
| 21 | If applied for PAN and it is not yet generated enter date of application and acknowledgement number | | | | |
| 22 | If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held. | | | | |
| | a | Agricultural income (Rs.) | | 0/- | |
| | b | Other than agricultural income(Rs.) | | 0/- | |
| 23 | Details of document being produced in support of identify in column 1(Refer Instruction overleaf) | AADHAR card | | | |
| 24 | Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf) | AADHAR card | | | |

Verification

I,---------- do hereby declare that what is stated above is true to the best of my knowledge and belief.I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax,1961) computed in accordance with the provisions of Income-tax Act,1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the ----24---- day of --02---- 2020.....

Place: Siliguri

Prahlad Jaiswal

(Signature of declarant)

Issue Date: 30/04/2019

No. 2012212389/DC/2019
নং.

Form - 6 [Rule 9 of the W.B.R.B.D. Rules 2000]
(ফর্ম-৬)পঃবঃ জন্ম-মৃত্যু পঞ্জিকরণ বিধি, ২০০০ এর ৯ নং বিধি

Govt. of West Bengal, Department of Health & Family Welfare
(পশ্চিমবঙ্গ সরকার, স্বাস্থ্য ও পরিবার কল্যাণ দপ্তর)

Name of the Organisation issuing Certificate : **Siliguri Municipal Corporation**
(যে সংস্থা কর্তৃক প্রমাণপত্র দেওয়া হচ্ছে তার নাম)

## DEATH CERTIFICATE
(মৃত্যু প্রমাণ পত্র)

(Issued u/s. 12/17 of the RBD Act. 1969 and Rule 9/14 of the WBRBD Rules 2000)
(১৯৬৯ সালের জন্ম-মৃত্যু পঞ্জিকরণ আইনের ১২/১৭ ধারা এবং পঃবঃ জন্ম-মৃত্যু পঞ্জিকরণ বিধি ২০০০ এর ৯/১৪ নং বিধি অনুযায়ী প্রদত্ত)

This is to certify that the following information has been taken from the original record of death which is in the register for (Local Area) : Siliguri Municipal Corporation of siliguri police station P.S./Block Darjeeling District of West Bengal.
ইহা নিশ্চিতভাবে জ্ঞাত করা হইতেছে যে নিম্নবর্ণিত বিবরণী মূল মৃত্যু নথি হইতে লওয়া হইয়াছে, উক্ত নথি পঃবঃ রাজ্যের Darjeeling জেলার siliguri police station থানার এলাকার অর্ন্তভুক্ত Siliguri Municipal Corporation (স্থানীয় এলাকা) মৃত্যু রেজিস্টারে লিপিবদ্ধ আছে.

Name of the deceased : **BHARATI JAISWAL**
(মৃত ব্যক্তির নাম)

Sex(Male/Female) : **FEMALE** (লিঙ্গ (পুঃ/মহিলা))

Age : **35 YEARS** (বয়স)

Date of Death : **10/03/2019** (মৃত্যুর তারিখ)

Place of Death : **ANANDALOKE HOSPITAL & NEUROSCIENCE CENTRE, 2ND MILE, SEVOKE ROAD, BHAKTI NAGAR, SILIGURI, JALPAIGURI.** (মৃত্যুর স্থান)

Name of mother of the deceased : **NOT MENTION**
(মৃত ব্যক্তির মাতার নাম)

Name of Father/Husband of the deceased : **W/O PRAHLAD JAISWAL**
(মৃত ব্যক্তির পিতা/স্বামীর নাম)

Address of the deceased at the time of Death : **CHAMPASARI MAIN ROAD, P.O. & P.S. PRADHAN NAGAR, DIST. DARJEELING**
(মৃত্যুর সময় মৃত ব্যক্তির ঠিকানা)

Permanent Address of the deceased : **DO/-**
(মৃত ব্যক্তির স্থায়ী ঠিকানা)

Registration No : **WB_DR_2019/20122/1/1253**
(পঞ্জিকরণ নং)

Date of Registration : **30/04/2019**
(পঞ্জিকরণের তারিখ)

Remarks (if any) :
মন্তব্য (যদি থাকে)

30/04/19

**Signature of issuing Authority**
(প্রদানকারী কর্তৃপক্ষের স্বাক্ষর)

**(Seal)**
(শীলমোহর)

Siliguri Municipal Corporation

"Ensure registration of every birth & death"
(প্রতিটি জন্ম ও মৃত্যু পঞ্জিকরণ সুনিশ্চিত করুন)

# SILIGURI MUNICIPAL CORPORATION

**P.O. SILIGURI, DIST. DARJEELING (W.B.) Ph. 2526780, 2433744, 2536311**

From : MUKUL SENGUPTA
Councillor, Ward No. 46
Siliguri Municipal Corporation

Ref. No. —

Date 17/05/19

**TO WHOM IT MAY CONCERN**

Certified that Bhakati Jaiswal /spn/ wife of Sri. Prahlad Jaiswal Ward No. 46 (within the limits of Siliguri Municipal Corporation), Dist. Darjeeling expired on 10/03/2019 and left behind the following legal heirs.

| Sl no. | Name of the heirs | Relationship with the deceased | Age | |
|---|---|---|---|---|
| 1. | Prahlad Jaiswal | Husband | 48 | |
| 2. | Priyanshu Jaiswal | M/son | 14 | |
| 3. | Anish Jaiswal | M/son | 9 | |
| | | | | |
| | | | | |

This certificate is issued on the basis of death certificate issued from SMC an affidavit sworn by Prahlad Jaiswal before in the Court of the Siliguri vide Regn. No. 1996 dated 24/04/19 at Siliguri.

Mukul Sen Gupta

COUNCILLOR Ward No.- 46
Siliguri Municipal Corporation

**Delhi Public School, Siliguri**

Dagapur, Darjeeling Road, Siliguri - 734003

Ph.: (0353) 2517517 / 18 / 19 / 20

PARENT'S COPY

Valid upto 31.03.2010

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O+

ANISH JAISWAL

Class : V

Adm. No. : 1/0128/15-16

D.O.B. : 20.09.2009

Father's Name : MR PRAHLAD JAISWAL

Mother's Name : MRS BHARATI JAISWAL

Contact No. : 9832093592, 9832916744

Address : CHAMPASARI ROAD, SHIVAJI NAGAR

Principal

[redacted]

Government of India

প্রিয়াংশু জেশওয়াল
PRIYANSHU JAISWAL
পিতা : প্রহ্লাদ জেশওয়াল
Father : PRAHLAD JAISWAL

জন্মতারিখ/DOB: 23/07/2004
পুরুষ / Male

3926 8632 0545

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা: চাম্পাসারি মেইন রোড
চাম্পাসারি, শিবাজী নগর, চাম্পাসারি
চাম্পাসারি, দার্জিলিং, পশ্চিম বঙ্গ

Address: CHAMPASARI
MAIN ROAD
CHAMPASARI, SIWAJI
NAGAR, Champasari,
Darjeeling, Champasari
West Bengal, 734003

3926 8632 0545

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

FORM NO (J) 63

**ORDER OF APPOINTMENT OR DECLARATION U/S 10 OF GUARDIAN AND WARDS ACT 1890**

**IN THE COURT OF THE DISTRICT JUDGE, DARJEELING**

**ACT VIII CASE NO 10 OF 2019**

In the matter of appointment of guardian in respect of the person and property of minor **Master Priyanshu Jaiswal and Master Anish Jaiswal** son of Late Bharati Jaiswal , resident of Sibaji Nagar (Opp. Maa Bhawani Marble Shop), Champasari, Siliguri, within Ward No. 46 of Siliguri Municipal Corporation, P.O. & P.S. Pradhan Nagar District Darjeeling, West Bengal.

The Petitioner, Shri Prahlad Jaiswal S/o Lt. Ramabatar Jaiswal, resident of Sibaji Nagar (Opp. Maa Bhawani Marble Shop), Champasari, Siliguri, within Ward No. 46 of Siliguri Municipal Corporation, P.O. & P.S. Pradhan Nagar District Darjeeling, West Bengal. is hereby appointed as Guardian for the person and property of **minor Master Priyanshu Jaiswal and Master Anish Jaiswal son of Lt. Late Bharati Jaiswal , resident of Sibaji Nagar (Opp. Maa Bhawani Marble Shop), Champasari, Siliguri, within Ward No. 46 of Siliguri Municipal Corporation, P.O. & P.S. Pradhan Nagar District Darjeeling, West Bengal,** in terms of the Bond filed on the **20th day of Sep. 2019**.

Given under my hand and Seal of the Court this the **20th day of Nov. 2019.**

**( Uttam Kumar Shaw )**
**District Judge,**
**Darjeeling.**
DISTRICT JUDGE
DARJEELING

***ORDERED***

That the petitioner Pralad Jaiswal is appointed as guardian of the minors Priyanshu Jaiswal and Anish Jaiswal and he is permitted to dispose of all that landed property measuring about 2.79 cattah or about 0.046 (i.e 2/3rd share of 4.185 cattah or about 0.07 acre of land) out of which land measuring 0.01 acre in R.S Plot No. 68, corresponding to Plot No. 190 and land measuring 0.06 acre in R. S Plot No. 71, corresponding to LR Plot No. 194 recorded in LR Khatian No. 1822 previous LR khatian No. 448 and also corresponding to RS khatian No. 27, J.L No. 82, sheet No. 1, Mouza Baraghara, Pargana Patharghata, within jurisdiction of PS Matigara, District Darjeeling butted and bounded by North Land of Afsari Khatun.

South Land of Shelcon Properties Pvt Ltd.

East Land of Gyan Jyoti College

West Land of Uttam Chettri (Schedule "A") and

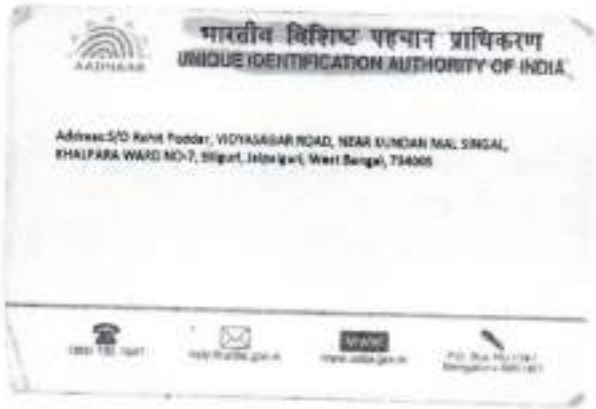
Undivided share of landed property measuring 1.66 cattha or thereabout (2/3 share of 2.5 cattah) comprised under khatian No. 162, LR Plot No. 7 & 8, J.L No. 32, Mouza Gulmakhari, PS Pradhan Nagar, District Darjeeling (schedule "B").

The petitioner after disposing the above properties shall open Term Deposit in the joint name of the petitioner along with the minors till they attains majority. However, the interest accrued thereof may be used for the education, welfare and well being including medical treatment of the minors. The petitioner is directed to furnish a bond of Rs. 2,00,000/- to indemnify the minors and a guardianship certificate will be issued in favour of the petitioner. Till the minors attains majority the petitioner shall submit bank account as regards to the term deposit after interval of 6 months before this court. He shall also submit a report as to how he spent the interest accrued from the fund as expenses, legal necessities, well being and education of the minors including medical treatment, if any.

This order shall take effect execution of bond as prescribed by this court.

Sd/-
(Uttam Kumar Shaw)
District Judge Darjeeling.
11th Nov, 2019


भारत सरकार
GOVERNMENT OF INDIA
Year of Birth : 1978
Male
3453 7470 7251
आधार – आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

24 FEB 2020

22

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-0403-01204/2020 | Date of Registration | 24/02/2020 |
| Query No / Year | 0403-0000341670/2020 | Office where deed is registered | |
| Query Date | 24/02/2020 10:30:11 AM | A.D.S.R. BAGDOGRA, District: Darjeeling | |
| Applicant Name, Address & Other Details | Debdip Dutta<br>Nazrul Sarani, Opposite Akash Nursing Home, Ashrampara, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | | Market Value | |
| Rs. 15,30,000/- | | Rs. 16,10,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 80,500/- (Article:23) | | Rs. 16,100/- (Article:A(1)) | |
| Remarks | | | |

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

| 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-190 (RS :- ) | LR-1822 | Bastu | Bastu | 0.006 Acre | 2,00,000/- | 2,10,000/- | Width of Approach Road: 23 Ft., ,Last Reference Deed No :0403-I -00682-2015 |
| L2 | LR-194 (RS :- ) | LR-1822 | Bastu | Bastu | 0.04 Acre | 13,30,000/- | 14,00,000/- | Width of Approach Road: 23 Ft., ,Last Reference Deed No :0403-I -00682-2015 |
| | | TOTAL : | | | 4.6Dec | 15,30,000 /- | 16,10,000 /- | |
| | Grand Total : | | | | 4.6Dec | 15,30,000 /- | 16,10,000 /- | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Master Priyanshu Jaiswal**<br>Son of Shri Prahalad Jaiswal Sibaji Nagar, Champasari Main Road, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Applied for Form 60, Aadhaar No: 39xxxxxxxx0545, Status :Minor, Executed by: Guardian, Executed by: Guardian |
| 2 | **Master Anish Jaiswal**<br>Son of Shri Prahlad Jaiswal Sibaji Nagar, Champasari Main Road, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Applied for Form 60,Aadhaar No Not Provided by UIDAI, Status :Minor, Executed by: Guardian, Executed by: Guardian |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Darjeeling Real Estate Agents & Developers**<br>Neelkamal Plaza,<br>Hillcart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAJFD0844L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

**Guardian Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri Prahlad Jaiswal (Presentant )**<br>Son of Late Ramabtar Jaiswal<br>Date of Execution - 24/02/2020, , Admitted by: Self, Date of Admission: 24/02/2020, Place of Admission of Execution: Office |  <br>Feb 24 2020 11:43AM |  <br>LTI 24/02/2020 | Prahlad Jaiswal<br>24/02/2020 |
| | Sibaji Nagar, Champasari Main Road, P.O:- Pradhannagar, 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.:: AFSPJ7960F, Aadhaar No: 58xxxxxxxx1617 Status : Guardian, Guardian of : Master Priyanshu Jaiswal, Master Anish Jaiswal | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Shri Jagmohan Poddar**<br>Son of Shri Rohit Poddar<br>Millanpally, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 |  |  | Jagmohan Poddar |
| | 24/02/2020 | 24/02/2020 | 24/02/2020 |
| Identifier Of Shri Prahlad Jaiswal | | | |

| Transfer of property for L1 | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Master Priyanshu Jaiswal | Darjeeling Real Estate Agents & Developers-0.3 Dec |
| 2 | Master Anish Jaiswal | Darjeeling Real Estate Agents & Developers-0.3 Dec |
| **Transfer of property for L2** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Master Priyanshu Jaiswal | Darjeeling Real Estate Agents & Developers-2 Dec |
| 2 | Master Anish Jaiswal | Darjeeling Real Estate Agents & Developers-2 Dec |

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Jl No: 82, Pin Code : 734010

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|---|---|---|
| L1 | LR Plot No:- 190, LR Khatian No:- 1822 | Owner:ভারতী জয়সোয়াল, Gurdian:প্রহ্লাদ , Address:চম্পাসারী , Classification:বাস্তু, Area:0.01000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 194, LR Khatian No:- 1822 | Owner:ভারতী জয়সোয়াল, Gurdian:প্রহ্লাদ , Address:চম্পাসারী , Classification:বাস্তু, Area:0.06000000 Acre, | Seller is not the recorded Owner as per Applicant. |

## Endorsement For Deed Number : I - 040301204 / 2020

**On 24-02-2020**

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

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

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

Presented for registration at 11:36 hrs on 24-02-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri Prahlad Jaiswal ,,

**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 16,10,000/-

**Executed by Guardian**

Execution is admitted by Shri Prahlad Jaiswal, , Son of Late Ramabtar Jaiswal, Sibaji Nagar, Champasari Main Road, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business as the guardian of 1. minor Master Priyanshu Jaiswal Sibaji Nagar, Champasari Main Road, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, 2. minor Master Anish Jaiswal Sibaji Nagar, Champasari Main Road, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003

Indetified by Shri Jagmohan Poddar, , , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 16,100/- ( A(1) = Rs 16,100/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,100/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2020 12:01PM with Govt. Ref. No: 192019200193241411 on 24-02-2020, Amount Rs: 16,100/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 129329302 on 24-02-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,500/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 80,400/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 541, Amount: Rs.100/-, Date of Purchase: 16/01/2019, Vendor name: R Chaki
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2020 12:01PM with Govt. Ref. No: 192019200193241411 on 24-02-2020, Amount Rs: 80,400/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 129329302 on 24-02-2020, 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 0403-2020, Page from 29227 to 29254**

**being No 040301204 for the year 2020.**

Digitally signed by SURAJ LEPCHA
Date: 2020.02.26 13:17:48 +05:30
Reason: Digital Signing of Deed.

**(Suraj Lepcha) 2020/02/26 01:17:48 PM**
**ADDITIONAL DISTRICT SUB-REGISTRAR**
**OFFICE OF THE A.D.S.R. BAGDOGRA**
**West Bengal.**

**(This document is digitally signed.)**