

পশ্চিশ্বঙগ पश्चिम बंगाल WEST BENGAL

7651

E 442543

Visit Commission Case No. 2134/18

Shree Vinayak Constructions

DEED OF CONVEYANCE (SALE)

SUB REGISTRAS

SUB REGISTRAS

BHAKTIM

Registration and the Signature Shall in the Endorsement Sheet attached to this Document are part of this Document

Addl. District Suls-Registra

0 7 DEC 2018

Cont/2

N. J. Stamp

SL. No...... 822.... Date. 26:11:18... Sold to Storce Vinoyak Carltruction Suly 1 Value. 5000/ Rupees. Five Thousand only

Sunita Aganwal

JAYABRATA BANIK

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



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Sunita Aganwal



Shree Vinayak Constructions

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Partner

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Chilta Rangan Mandal Harandra Ch. Mandal Desh.bandhu para Siligari



Addl. Dist Sub-Registrar Bhaldi Nagar, Dist-Jaloeinue

2-7-NOV 2018

Sunita Agamed

Shree Vinayak Construction

Alay of Alan's
Partner

Area

: 11.58 Decimal

Plot No.

: 82/298 & 81/297(R.S)

Khatian No.

: 282/3 & 282/5(R.S)

Mouza

: Dabgram

J.L. No.

: 02

Sheet No.

: 05

P.S

: Bhaktinagar

District

: Jalpaiguri

Consideration

: Rs.87,80,000/-

Ward No.

: XXXXIII

BETWEEN

THIS DEED OF SALE IS MADE ON THIS THE 26TH DAY OF NOVEMBER, 2018.

Sumita Agamed

Shree Vinayak Constructions

A for St flans

Partner

(PAN-ADTFS6407P) CONSTRUCTIONS, VINAYAK SHREE a Partnership firm having its office at near Vega Circle, 3rd Mile, Sevoke Road, Siliguri, P.O. & P.S. Siliguri, 734001, represented by one of its partner SRI AJAY KUMAR SINGHANIA S/O SHANKAR LAL AGGARWAL, Hindu by religion, Indian by Citizenship, residing at Model Town 2 Apartment, Flat No. F-3. Iskon Mandir Road, Ward No. 40, P.O. Saktigarh, P.S. Jalpaiguri, Dist. Jalpaiguri, Pin-734001, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to representatives, successors, executors, include their office bearers, administrators and assigns) of the "ONE PART".

AND

SMT. SUNITA AGARWAL W/O SRI ARUN KUMAR AGARWAL, (PAN: ACCPA8095P). Hindu By religion, Business by Occupation, Indian by Citizenship, resident of Punjabi Para, P.O. & P.S. Siliguri, Dist-Darjeeling, Pin-734001, hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context his/her/their legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the ONE PART.



Sumita Agamesa

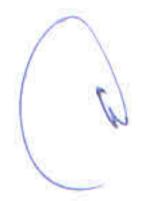
Shree Vinayak Constructions

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WHEREAS the Vendor hereof became the sole and absolute owner of all that piece and parcel of land measuring 13.23 Decimal, appertaining to and forming part of R.S Plot No. 81/297 & 82/298, recorded in R.S Khatian No. 282/3 & 282/5, in Sheet No. 05, J.L No. 02, situated within Mouza – Dabgram, P.S. Bhaktinagar, Dist- Jalpaiguri, by Virtue of Deed of Sale being document no. I-5411 dated 22/07/2014, registered in the office of Addl. District Sub Registrar, Rajganj, Dist Jalpaiguri, executed by Sri Mitra Kumar Pradhan S/o Sri Rajendra Kumar Pradhan, recorded in Book No. I for the year 2014, having his/her/their permanent heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor hereof being in need of money for her developmental plans has also decided to sell her land measuring 11.58 decimal, appertaining to and forming part of R.S Plot No. 81/297 & 82/298, recorded in R.S Khatian No. 282/3 & 282/5, in Sheet No. 05, J.L No. 02, situated within Mouza – Dabgram, P.S. Bhaktinagar, Dist- Jalpaiguri, morefully and particularly described in the Schedule (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly she circulated her intention in the locality, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of land in the area where the plot of land of the Vendor situates, relying on the aforesaid statements of the Vendor have agreed to purchase the said below scheduled land measuring 11.58 decimal of the Vendor at or for a price of Rs. 87,80,000/- (Rupees Eighty Seven Lakhs Eighty Thousand) only, free from all encumbrances and charges whatsoever.



Survita Agaziwal
Shree Vinayak Constructions
African Partner

AND WHEREAS the Vendor considering the price so offered by the Purchaser as fair, reasonable and highest according to rates now prevailing in the market has firmly and finally decided and agreed to sell her aforesaid land measuring 11.58 decimal to the Purchaser at or for the price Rs. 87,80,000/- (Rupees Eighty Seven Lakhs Eighty Thousand) only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid the consideration of sum also in offer. acceptance and Rs. 87,80,000/- (Rupees Eighty Seven Lakhs Eighty Thousand) only, paid to the Vendor and the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the Schedule appended below and make over possession thereof together with all rights, titles interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land TO HAVE AND TO HOLD the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her subject to the payment of rent etc. payable to the Govt. of the State of W.B.

W

The VENDOR have represented, assured and guaranteed the Purchaser that the land hereby sold is free from all sorts of encumbrances like prior sale/agreement to sell, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, restrictive covenants, lispendences, order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force, and the land hereby sold has

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Shree Vinayak Constructions
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neither been acquired nor any acquisition proceedings has been initiated under the Land Acquisition Act, nor requisition proceedings, minor claims or claims of any other nature whatsoever are pending and there is no other legal defect in the title of the Vendor regarding ownership and she is fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.

The **VENDOR** does hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part there of or for any act done or suffered to be done by the Vendor the Purchaser is deprived of ownership or of possession of the land hereby sold or any part thereof in future, the Vendor shall be liable to return to Purchaser the full or proportionate part of the said price money together with interest at the rate of Twelve percent per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting there from.

The VENDOR does hereby further declare that she at the request and costs of the Purchaser does, execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the Vendor by these presents.



The VENDOR does hereby further declare that the Purchaser with its own expenses shall get transferred / mutated the land hereby sold in its favor in the records of the municipal corporation or any other Government Department/ Authorities concerned on the basis of this Sale Deed even in the absence of the Vendor who shall have no objection in this regard and will also extend full cooperation to the Purchaser when asked for in this regard.

Sunita Aganwal

Shree Vinayak Constructions

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The VENDOR does hereby further declare that all the previous taxes including arrears of Siliguri Municipal Corporation or any other Government Authority/ies dues and demands in respect of the land hereby sold up to date of execution of this Sale deed shall be borne and paid by the Vendor and thereafter the same shall be borne and paid by the Purchaser.

The VENDOR does hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the hand hereby sold from the date of execution of this Sale Deed and the Vendor shall not demand any amount from the Purchaser hereinafter.

The VENDOR does hereby further declare that the Purchaser is free to deal with the land hereby sold in any manner, whatsoever, it deems fit including the right to make additions, alterations and further construction as per rules of municipal corporation or any other local authority from the date of execution of this Sale Deed. The Purchaser shall be exclusively entitled with the exclusive right to have and to hold, own, possess and enjoy the land hereby sold with the exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of the land hereby sold in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the Vendor or any other person or persons claiming through or under the trust of the Vendor.



That the Vendor has delivered the actual, physical, vacant and peaceful possession of the land hereby sold to the Purchaser at the time of execution of this Sale Deed.

Sunita Aganwal

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The **VENDOR** does hereby further declare, agree, undertake and bind itself not to act in any manner contrary and prejudicial to the rights, title and interest of the Purchaser.

The **VENDOR** does hereby further declare that there in no other subsisting agreement for sale or otherwise in respect of the land hereby sold in favor of any other person(s) except with the Purchaser.

(SCHEDULE OF LAND HEREBY SOLD BY THE VENDOR)

All that piece or parcel of bastu vacant land measuring 11.58 Decimal, appertaining and forming part of R.S Plot No. 81/297 (land measuring 0.6 decimal) and R.S. Plot No. 82/298 (land measuring 10.98 decimal) corresponding to L.R. Plot No. 555, recorded in R.S Khatian No. 282/3 & 282/5, & LR Khatian No. 1970 under Mouza – Dabgram, J.L. No.02, R.S Sheet No. 05 & LR Sheet No. 05, P.S. Bhaktinagar, Dist. Jalpaiguri, Ward No. 43 under Siliguri Municipal Corporation in state of West Bengal. Situated at Paresh Nagar.

The said land is bound and butted as follows:-

NORTH : Land

: Land of Vendors & others.

SOUTH

: Land of Swabhumi Properties Private Ltd.

EAST

: Land of Sona Motors;

WEST

: Land of Dhanotiawala;

XX V

NOTE: Separate Sheet/s are being used for the purpose of affixing impressions of all the fingers of the hands of the Vendor & Purchaser thus forming part of these presents.

IN WITNESS WHEREOF THE VENDOR IN HER GOOD HEALTH & FULL PRESENCE OF SOUND CONSCIOUS MIND HAVE PUT HER SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES:

The contents of this document has been gone through and understood personally by the

Chilla Ranjam Mandal Harandra Sh. Mandal Deshbandhu para Silizuri

Vendor and the Purchaser.

Shree Vinayak Constructions

Partner

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Model Nown 1. Podrami Mandi
Road. Hyder para. Siliguri

Road. Hyder para. Siliguri

SIGNATURE OF THE VENDOR

Drafted and explained by me to parties & printed in my office:

(AJAY KUMAR MITRUKA)

Advocate, Siliguri. Enrol No. WB/797/2006.

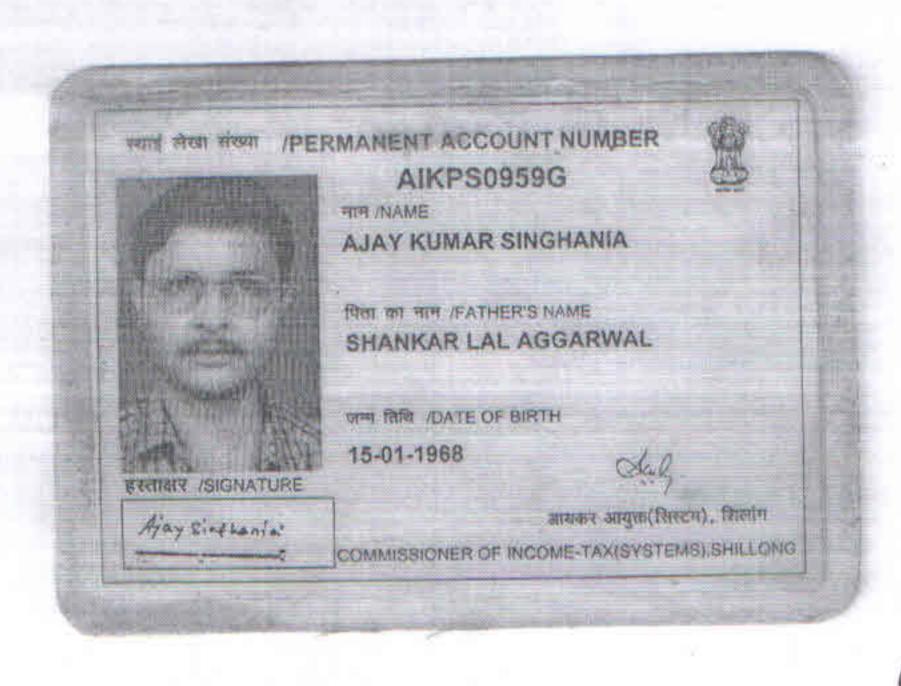
MEMO OF CONSIDERATION

Received with thanks from the Purchaser hereof, a sum of Rs. 87,80,000/- (Rupees Eighty Seven Lakhs Eighty Thousand) only, paid as full and final payment in respect of sale of vacant land measuring 11.58 Decimal, described in above mention schedule.

Mode of Payment:-Paid by Cheque/RTGS

Sunita Agarwal

SIGNATURE OF THE VENDOR



Shree Vinayak Constructions

Alay of Lamic

Partner

आयकर विभाग INCOME TAX DEPARTMENT



HIरत सरकार GOVT. OF INDIA

SUNITA AGARWAL

LALIT KUMAR MITTAL

07/12/1973

Permanent Account Number

ACCPA8095P

Sunita Aganual.



Sunita Agarwal





भारत सरकार GOVT OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card

ADTFS6407P

TITE / Name SHREE VINAYAK CONSTRUCTIONS



10102018

नियमन / गहन की नागिक Date of Incorporation? Formation 18/08/2018

Shree Vinayak Construction

Partner



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					Vinavak Construction
			100000	Shree	Vinayak Construction

Signature with date



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

Sunita Aganwal
Signature with date



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri Signature / LTI Sheet of Query No/Year 07110001789842/2018

_	I. Signature of	the Person	(s) admitting the Execution	on at Private Resid	lence.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNITA AGARWAL Punjabi Para, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Seller		wal	christo (28)
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr AJAY KUMAR SINGHANIA Model Town 2 Apartment, Flat No. F-3, Iskon Mandir Road, Ward No. 40, P.O:- SAKTIGARH, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Represent ative of Buyer [SHREE VINAYAK CONSTR UCTIONS		1-1-	A fay 30 Construction
SI No.	Name and Address of	identifier	Identifie	rof	Signature with date
1	Mr CHITTARANJAN MAN Son of Late HARENDRA CHANDRA MANDAL SOUTH DESHBANDU PA SILIGURI, P.S:- Siliguri, I Darjeeling, West Bengal, 734004	ARA, P.O:- District:-	Mrs SUNITA AGARWAL, SINGHANIA	Mr AJAY KUMAR	Julka Down Jon Pic

(Tapash Kanti Ghosh) ADDITIONAL DISTRICT SUB-REGISTRAR

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

Major Information of the Deed

Deed No:	I-0711-07651/2018	Date of Registration	07/12/2018		
Query No / Year	0711-0001789842/2018	Office where deed is registered			
Query Date	27/11/2018 2:37:31 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri			
Applicant Name, Address & Other Details	AJAY MITRUKA KHALPARA, Thana: Siliguri, Dist 9832386752, Status: Advocate				
Transaction		Additional Transaction			
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]			
Set Forth value		Market Value			
Rs. 87,80,000/-		Rs. 87,80,000/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 5,26,820/- (Article:23)		Rs. 87,814/- (Article:A(1), E, E)			
Remarks Received Rs. 50/- (FIFTY o area)) from the applicant for issuing	- W		

Land Details:

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Paresh Nagar, Mouza: Dabgram Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Proposed		Area of Land	The second secon	Market Value (In Rs.)	Other Details
L1	RS-82/298	RS-282/3	Bastu	Bastu	10.98 Dec	84,00,000/-	84,00,000/-	Width of Approach Road: 1 Ft.,
L2	RS-81/297	RS-282/5	Bastu	Bastu	0.6 Dec	3,80,000/-		Width of Approach Road: 1 Ft.,
		TOTAL :			11.58Dec	87,80,000 /-	87,80,000 /-	
	Grand	Total:			11.58Dec	87,80,000 /-	87,80,000 /-	

Seller Details:

SI No	Name, Address, Photo, Finger print and Signature			
1	Mrs SUNITA AGARWAL (Presentant) Wife of Mr ARUN KUMAR AGARWAL Punjabi Para, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACCPA8095P, Status: Individual, Executed by: Self, Date of Execution: 27/11/2018 , Admitted by: Self, Date of Admission: 27/11/2018 ,Place: Pvt. Residence, Executed by: Self, Date of Admission: 27/11/2018 ,Place: Pvt. Residence			

Buyer Details:

SI No	Name, Address, Photo, Finger print and Signature
1	SHREE VINAYAK CONSTRUCTIONS Vega Circle, 3rd Mile, Sevoke Road, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: ADTFS6407P, Status:Organization, Executed by: Representative

Representative Details:

SI No	Name, Address, Photo, Finger print and Signature			
	Mr AJAY KUMAR SINGHANIA Son of Mr SHANKAR LAL AGGARWAL Model Town 2 Apartment, Flat No. F-3, Iskon Mandir Road, Ward No. 40, P.O:- SAKTIGARH, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Representative, Representative of: SHREE VINAYAK CONSTRUCTIONS (as PARTNER)			

	Name & address
Male, By Caste: Hindu, Occupation	DRA MANDAL D:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex on: Business, Citizen of: India, , Identifier Of Mrs SUNITA AGARWAL, Mr AJAY KUMAI
SINGHANIA	
SINGHANIA	

Trans	fer of property for L1		
SI.No	From	To. with area (Name-Area)	
1	Mrs SUNITA AGARWAL	SHREE VINAYAK CONSTRUCTIONS-10.98 Dec	
Trans	fer of property for L2		
SI.No	From	To. with area (Name-Area)	
1	Mrs SUNITA AGARWAL	SHREE VINAYAK CONSTRUCTIONS-0.6 Dec	

Endorsement For Deed Number : I - 071107651 / 2018

On 27-11-2018

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

Presented for registration at 19:45 hrs on 27-11-2018, at the Private residence by Mrs SUNITA AGARWAL Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 87,80,000/-

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

Execution is admitted on 27/11/2018 by Mrs SUNITA AGARWAL, Wife of Mr ARUN KUMAR AGARWAL, Punjabi Para, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr CHITTARANJAN MANDAL, , , Son of Late HARENDRA CHANDRA MANDAL, SOUTH DESHBANDU PARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 27-11-2018 by Mr AJAY KUMAR SINGHANIA, PARTNER, SHREE VINAYAK CONSTRUCTIONS (Partnership Firm), Vega Circle, 3rd Mile, Sevoke Road, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr CHITTARANJAN MANDAL, , , Son of Late HARENDRA CHANDRA MANDAL, SOUTH DESHBANDU PARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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Tapash Kanti Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Jalpaiguri, West Bengal

On 28-11-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87,814/- (A(1) = Rs 87,800/-, E = Rs 14/-) and Registration Fees paid by by online = Rs 87,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2018 8:05PM with Govt. Ref. No: 192018190310294061 on 27-11-2018, Amount Rs: 87,814/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH8165895 on 27-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,26,820/- and Stamp Duty paid by by online = Rs 5,21,820/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2018 8:05PM with Govt. Ref. No: 192018190310294061 on 27-11-2018, Amount Rs: 5,21,820/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH8165895 on 27-11-2018, Head of Account 0030-02-103-003-02

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Tapash Kanti Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Jalpaiguri, West Bengal

On 07-12-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,26,820/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 822, Amount: Rs.5,000/-, Date of Purchase: 26/11/2018, Vendor name: Jayabrata Banik

Tells

Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 178692 to 178712

being No 071107651 for the year 2018.



- Leslie

Digitally signed by TAPASH KANTI GHOSH

Date: 2018.12.07 18:55:47 +05:30 Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 07-12-2018 18:54:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)