

8040/21

I. 7979/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 238902

7-2057837/21



Chetanmittal

DEED OF SALE

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

09 OCT 2021

NON JUDICIAL STAMP

No. 660. Date 08.10.2021.

Sold Sou. Chirag Bindal and Others

of *msj*

Value Rs. 5000/-



S.Ky.
Sudhanghu Saran
Govt. Stamp Vendor
L No. 173/R.M.
Siliguri Court



J.

Asst. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

09 OCT 2021

Chetanmittal

THIS DEED OF SALE is made on this the 9th day of October, 2021

Market Value : Rs.2, 08, 97, 229/-,
Set for Value : Rs.2, 08, 97, 229/-
Area : 27 Kathas 2.16 Chattak 0.4481 Acre,
Mouza : Dabgram,
J.L. No. : 02,
Sheet No. : R.S. 09, L.R. 53,
R.S. Khatian No : 143,144,805/1/(KA),
L.R. Khatian No : 7,
R.S. Plot No : 148/434, 150/439, 42/510, 150,
L.R. Plot No : 13,
Gram Panchayet : Dabgram -II,
Police Station : Bhaktinagar,
District : Jalpaiguri.

B E T W E E N

Chetumittal

- 1) **SRI CHIRAG BINDAL**, son of Sri Rajesh Bindal, Indian by Nationality, Hindu by religion, business by occupation, residing at Madhuban Apartment, Block - B, Flat No A2, Akshaytara Lane, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, Pin 734001, **PAN CARD NO. DXQPB1956J** and **ADHAR CARD NO.6445 3236 5815**.
- 2) **SRI ATUL BINDAL**, son of Sri Naresh Agarwal, Indian by Nationality, Hindu by religion, business by occupation, residing at Kalyani Apartment, Guru Nanak Sarani, Punjabi Para, Siliguri, P.O. & P.S. Siliguri, District Darjeeling, Pin 734001, **PAN CARD NO. DEXPB2657N** and **ADHAR CARD NO.8071 5347 8232**.
- 3) **SRI ARYAN BINDAL**, son of Sri Anil Bindal, Indian by Nationality, Hindu by religion, business by occupation, residing at Sharda Apartment, Guru Nanak Sarani, Punjabi Para, Siliguri, P.O. & P.S. Siliguri, District Darjeeling, Pin 734001, **PAN CARD NO. FDSPB2241G** and **ADHAR CARD NO.5958 7073 0005**,
- 4) **SRI RITIK BINDAL**, son of Sri Manoj Bindal, Indian by Nationality, Hindu by religion, business by occupation, residing at Sharda Apartment, Guru Nanak Sarani, Punjabi Para, Siliguri, P.O. & P.S. Siliguri, District Darjeeling, Pin 734001, **PAN CARD NO. DZIPB2849L** and **ADHAR CARD NO.8562 7729 0307**, hereinafter jointly called the **"PURCHASERS"/"FIRST PARTY"** (Which expression shall mean and include unless exclude by or repugnant to the context their heirs, successors, legal representatives, executors and assigns) of the **FIRST PARTY of the FIRST PART**.

Chetan Mittal

A N D

SRI CHETAN MITTAL, S/o. Sri Nagar Mal Mittal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at C/o. Goyal Brothers, Dr. Kalinath Road, Naya Bazar, P.O. Siliguri Bazar, P.S. Siliguri, District - Darjeeling, Pin - 734005, Presently residing at House No. 85/3, Radhaswami Niwas, Shivmandir Road, Punjabipara, P.O & P.S. Siliguri, District - Darjeeling, Pin - 734001, **PAN Card No. AIVPM8335P** and **ADHAR CARD NO. 9712 4840 0342**, called the **"VENDOR"/SECOND PARTY** (Which expression shall mean and include unless exclude by or repugnant to the context her heirs, successors, legal representatives, executors and assigns) **SECOND PARTY** of the **SECOND PART**.

A N D

WHEREAS above name Vendor Sri Chetan Mittal and Smt. Rinku Mittal Jointly purchased the 1/3rd undivided share of the Land measuring 81 Kathas 6.5 Chattak or land measuring 27 Kathas 2.16 Chattak or 0.4481 Acres, recorded in R.S. Khatian No. 143, 144, 805/1/(KA), appertaining to R.S. Plot No. 150/439, 148/434, 150, 42/510, Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri, by virtue of a registered Deed of Sale vide Sale Deed No. I-390 executed on 27.03.2004 and admitted on 01/02/2005, registered before District Sub-Registrar Jalpaiguri, and District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

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WHEREAS after the aforesaid purchase the VENDOR requested the concerned authority for recording their name in the record of rights and their name was recorded in L.R. Khatian No 06, land measuring 0.2370 Acers in L.R. Plot No. 13, and L.R. Khatian No. 07, land measuring 0.2370 Acers in L.R. Plot No 13, in L.R. Sheet No 53, J.L. No 02, Mouza Dabgram, P.S. Bhaktinagar, District Jalpaiguri

A N D

WHEREAS the said purchased the Smt. Rinku Mittal alias Rinku Agarwal Gifted her $\frac{1}{2}$ undivided share in the aforesaid land measuring 27 Kathas 2.16 Chattak or 0.4481 Acre unto and in favour of her brother Sri Chetan Mittal, recorded in R.S. Khatian No. 143, 144, 805/1/(KA) corresponding to LR Khatian No 06, appertaining to R.S. Plot No. 150/439, 148/434, 150, 42/510 corresponding to LR Plot No 13, Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09 corresponding to LR Sheet No 53, P.S. Bhaktinagar, District- Jalpaiguri, by a registered Deed of Gift vide Gift Deed NoI-621 dated 29/01/2014, registered before Additional District Sub registrar Rajganj, District - Jalpaiguri.

A N D

WHEREAS under the facts and circumstances the Vendor become the owner of the Land measuring 27 Kathas 2.16 Chattak or 0.4481 Acre More or less, recorded in R.S. Khatian No. 143, 144, 805/1/A corresponding to L.R. Khatian No 07, appertaining to R.S. Plot No. 150/439, 148/434, 150 and 42/510 corresponding to LR Plot No 13, Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09 corresponding to LR Sheet No 53, P.S. Bhaktinagar, District- Jalpaiguri, having permanent heritable right, title

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and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor have decided to dispose of the land measuring 27 Kathas 2.16 Chattak or 0.4481 Acre More or less, and offered to the Purchaser to purchase the below Schedule Land measuring 27 Kathas 2.16 Chattak or 0.4481, Acre More or less, more or less, for a Consideration of Rs. 2, 08, 97,229/- (Rupees Two Crore Eight Lakh Ninety seven Thousand Two Hundred Twenty Nine) Only.

A N D

WHEREAS the aforesaid properties measuring an area of 27 Kathas 2.16 Chattak or 0.4481 Acre More or less, is described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAIDPROPERTY.**

AND WHEREAS the Vendor has represented to the Purchasers as follows:

- (a) That the Vendor is the owner of the said property and except the Vendor no one has any right, title or interest of any kind whatsoever to the said property.
- (b) That the said property is free from all encumbrances charges, liens, lispendens, attachments, trusts, acquisition whatsoever.
- (c) That the said property is not subject to any notice of acquisition or requisition or the same is subject to attachments under the Public Demands.

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- (d) Recovery Act or under any other law for the time being in force.
- (e) That the Vendor is legally competent to sell and transfer the said property to the Purchasers.

ANDWHEREAS the Vendor has agreed to sale and offered to the Purchasers and relying on the aforesaid representations of the Vendor and acting on the faith thereof, the Purchasers has agreed to purchase the below schedule land, for a total consideration of Rs. 2,08,97,229/- (Rupees Two Crore Eight Lakh Ninety seven Thousand Two Hundred Twenty Nine) Only.

Only, free from all encumbrances, liens, attachments, mortgages, charges, and lispendens whatsoever.

WHEREAS the purchasers have decided to mention their specific undivided share in this Deed of Sale on the basis of the payment made to the Vendor. **SRI CHIRAG BINDAL** owns the 60% of the undivided share of the below schedule Land, **SRI ATUL BINDAL**, owns the 20% of the undivided share of the below schedule Land, **SRI ARYAN BINDAL**, owns the 10% of the undivided share of the below schedule Land, **SRI RITIK BINDAL**, owns the 10% of the undivided share of the below schedule Land.

NOW THEREFORE THESE INDENTURES WITNESSETH and it is hereby recorded and declared that in the premises aforesaid and in consideration of the sum of Rs. 2,08,97,229/- (Rupees Two Crore Eight Lakh Ninety seven Thousand Two Hundred Twenty Nine) Only.

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Only, by the Purchasers to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by a receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the Purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers), the Vendor doth hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers **ALL THAT** the piece or parcel of Sahari land measuring 27 Kathas 2.16 Chattak or 0.4481 Acre, More or less, for a Consideration of Rs. 2,08,97,229/- (Rupees Two Crore Eight Lakh Ninety seven Thousand Two Hundred Twenty Nine) Only.

more specifically described in the **SCHEDULE** hereunder Written And herein after referred to as the **SAID PROPERTY TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** they said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the Vendor into or upon the said property **TOGETHER WITH** right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and

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appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances whatsoever **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

That the Vendor do hereby covenant with the Purchasers that the Purchasers may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendor or any person claiming through or under them.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as:

- a) The Vendor are/is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) The Vendor now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or

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intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents.

- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances made or suffered by the Vendor or any person or persons having or lawfully Claiming any estate or interest in the said Property from, under or in trust for the Vendor.

The Purchasers shall hold and have the said property freely and clearly and absolutely acquitted exonerated released and forever Discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever pertaining to the period up to the date hereof suffered or created by the Vendor or any of their predecessors in title or any person lawfully or equitably claiming aforesaid.

- d) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for

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further better or more perfectly assuring the said Property unto the Purchasers in the manner aforesaid.
e) The Vendor had paid all rates and taxes, cases, revenue, levies imposition and other charges Payable statutory or non statutory in respect of the said Property pertaining to the period up to the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against such claims.

SCHEDULE

ALL THAT the piece or parcel of 1/3rd undivided share of the Land measuring 81 Kathas 6.5 Chattak or Vacant Sahari land measuring 27 Kathas 2.16 Chattaks or 0.4481 Acre, recorded in R.S. Khatian No 143, 144,805/1/ (KA) corresponding to L.R. Khatian No 07, R.S. Plot No 148/434, 150/439, 42/510 and 150 corresponding to L.R. Plot No 13 an area shown under the below Table:-

R.S. Khatian	R.S. Plot No.	Area
144	148/434,	0.2261 Acre
143	150/439	0.1280 Acre
805/1/KA	42/510	0.0410 Acre
144	150	0.0530 Acre
	Total	0.4481 Acre

Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09 Corresponding to L.R. Sheet No. 53, P.S. Bhaktinagar, District- Jalpaiguri, which intends to Sale land measuring 27 Kathas 2.16 Chattak or 0.4481 Acres, is hereby being sold by this Deed of Sale.

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The Total 81 Kathas 6.5 Chattaks Land is butted and bounded as follows:

NORTH : 30 Feet Wide Anchal Road;
SOUTH : Land of Balak Singh & Jhinga Singh;
EAST : Part of Plot No. 150, 434, 510,
WEST : 60 Feet Wide Eastern By Pass Road;

IN WITNESS WHEREOF the parties hereto have signed this Deed of Conveyance on the day month and year first above written.

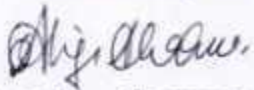
WITNESSES

1) Meenakshi Agarwal
w/o Praveen Bindal,
Akshatara Apartment
Sevoke Road, Siliguri
Block B, Flat 5

2)

Keyesh Bindal
s/o Late Sheo Prasad Bindal
Madhuban Apartment
A-2, B-Block
Akshatara Lane
Sevoke Road
Siliguri.

Chetanmittal
VENDOR

Drafted by me

(Satya N. Sharma)
Advocate,

Enrolment No WB 741/1998

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchasers, the within-mentioned sum of Rs. 2,08,97,229/- (Rupees Two Crore Eight Lakh Ninety seven Thousand Two Hundred Twenty Nine) Only towards total consideration money as per details given in the memo below:

1) Paid by Cheque/RTGS	Rs.1,25,38,337/-
2) Paid by Cheque/RTGS	Rs. 41,79,446/-
3) Paid by RTGS	Rs. 20,89,723/-
4) Paid by RTGS	Rs. 20,89,723/-

	Rs. 2, 08, 97,229/-
	=====












Chetan Mittal


WITNESSES












VENDOR

- 1) Meenakshi Agarwal
W/o Praveen Bindal
Akshataxa Apartment
Sevoka Road, Siliguri
Block B, Flat 5.
- 2) *Keyanki Bhowal*
W/o Late Shree Prasad Bindal
Kraathubera Apartment
Block - B, Flat A-2
Akshataxa Lane
Sevoka Road.
Siliguri.







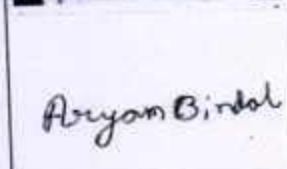





EXECUTANT SHEET







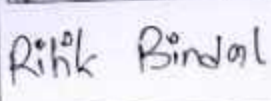





		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Chetumittal Chetumittal	Left Hand					
	Right Hand					

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

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

EXECUTANT SHEET

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

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

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIVPM8335P

नाम / Name
CHE TAN MITTAL

पिता का नाम / Father's Name
NAGAR MAL MITTAL

जन्म की तारीख / Date of Birth
10/12/1978

हस्ताक्षर / Signature





27033017

Chetan mittal

इस कार्ड को खोने / खाने पर कृपया सूचित करें / लौटाने :-
आयकर सैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8088, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 1215/91275/36324

To
CHETAN MITTAL
চৈতন মিতাল
04/04/2014
RADHASWAMI niwas 85/3
SHIBMANDIR ROAD
ward NO 13
punjabi para
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001
9932258762



KL862243256FT
86224325



আপনার আধার সংখ্যা / Your Aadhaar No. :

9712 4840 0342

আধার - সাধারণ মানুষের অধিকার




 Government of India


 চৈতন মিতাল
 CHETAN MITTAL
 পিতা : নগরমাল মিতাল
 Father : Nagarmal Mittal

জন্ম তারিখ/DOB: 10/12/1978
 লিঙ্গ / Male

9712 4840 0342



আধার - সাধারণ মানুষের অধিকার

Chetan mittal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रखनी लेखा संख्या कार्ड
Financial Account Number Card

DXQPB1956J

QR Code

18/7/2018

नाम / Name
CHIRAG BINDAL

पिता का नाम / Father's Name
RAJESH BINDAL

जन्म की तारीख / Date of Birth
29/11/1999

Bindal
रखनीकर्ता Signature



Bindal


ভারত সরকার
Government of India



চিরাগ বিন্দাল
CHIRAG BINDAL
 পিতা : রাজেশ বিন্দাল
 Father : Rajesh Bindal

জন্মতারিখ / DOB: 20/11/1999
 লিঙ্গ / Male

6445 3236 5815



আধার - সাধারণ মানুষের অধিকার

Bindal
2


ভারত সরকার
Government of India

আধার
 ঠিকানা: মধুবাণ অ্যাপার্টমেন্ট
 ফ্ল্যাট বি-২, সিলিগুরি
 মাদ্রাসাঘাট রোড, সেবোক
 পশ্চিমবঙ্গ (সীতালতা), সেবোক রোড
 জলপাইগুড়ি, পশ্চিম বঙ্গ,

Address: MADHUBAN
 APARTMENT, BLOCK B,
 FLAT A2, SILIGURI,
 AKSHAYTARALANE
 SEVOKE, Siliguri (m.corp.),
 Jalpaiguri, Sevoke Road,
 West Bengal, 734001

6445 3236 5815

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

व्यक्ति सेवा संख्या कार्ड
Permanent Account Number Card
DEXPB2657M

नाम / Name
AZUL BHOAL

पिता का नाम / Father's Name
MARESH AGARWAL

व्यक्ति सेवा संख्या / Issue Date
23/12/1993

हस्ताक्षर / Signature
Azul Bhoal



In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSL,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त हो, कृपया सूचना दें/वापस करें :
 आयकर सेवा यूनिट, UTITSL,
 प्लॉट नं. 3, सेक्टर 11,

Azul Bhoal
 →


 भारत सरकार
 GOVERNMENT OF INDIA


 अतुल बिंदल
 Atul Bindal
 अन्तर्गमिष / DOB : 23/12/1993
 पुरुष / MALE

8071 5347 8232

आधार - साधारण मानुषेर अधिकार

Atul Bindal


 भारत सरकार
 GOVERNMENT OF INDIA

ठिकाना:
 कल्याणि अपार्टमेंट, कुरुवानक
 सरानि, पुजाबि पारा, सिंगुरि
 (पुर्बबंगला), दार्जलिङ, पश्चिम
 बङ्ग, 734001

Address:
 KALYANI APARTMENT,
 KURUWANAK SARANI,
 PUJABHI PARA, Singuri (M.
 Corp), Darjeeling, West Bengal,
 734001



1947
 1800 200 1947


atul@atul.gov.in


www.atul.gov.in

P.O. Box No. 1947,
 Darjeeling-734 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FDSPB2241G



नाम / Name
ARYAN BINDAL

पिता का नाम / Father's Name
ANIL BINDAL

जन्म की तारीख /
Date of Birth
15/08/2001

10072000

With Application Digitally Signed, Card Not Valid unless Properly Signed

Aryan Bindal



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার
Unique Identification Authority of India
Government of India
ভারত সরকার আই ডি / Enrollment No.: 0636/00208/22794

To
অরুন বিন্দাল
ARYAN BINDAL
SHARDA APT. GURUNANAK SARANI
PUNJABI PARA
Siliguri (M. Corp)
Siliguri
Siliguri Darjeeling
West Bengal

20/05/2014

185743855

734001
9749817293
ME857438555FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5958 7073 0005

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অরুন বিন্দাল
ARYAN BINDAL
জন্ম তারিখ / DOB : 15/08/2001
পুংস্ব / Male



5958 7073 0005

আমার আধার, আমার পরিচয়

Aryan Bindal



ভারত সরকার
Government of India



কৃত্তিক বিন্দল
Ritik Bindal
জন্মতারিখ/DOB: 25/02/2000
পুরুষ/ MALE



8562 7729 0307

VID: 9168 9543 0323 1677

আমার আধার, আমার পরিচয়



ভারতীয় বৈদিক পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:
স্ব/ও: মনোজ বিন্দল, শারদা এপার্টমেন্ট, গুরু
নানক সরানী ২, ওয়ার্ড নং ১৩, পুঞ্জাবী প্যার, পুঞ্জাবী
পারিওডিক (সোসাইটি), বার্কিলিং,
পশ্চিম বঙ্গ - ৭৩৪০০১

Address:
S/O: Manoj Bindal, Sharda Apartment,
Guru Nanak Sarani 2, Ward No 13,
Punjabi Para, Siliguri (M. Corp),
Darjeeling,
West Bengal - 734001



QR Code with photograph

8562 7729 0307

VID: 9168 9543 0323 1677

Ritik Bindal

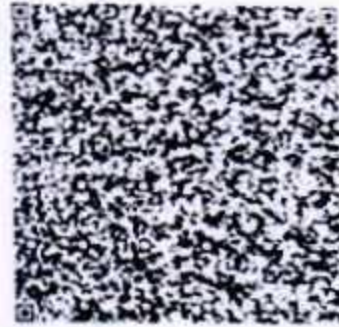
पकर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DZIPB2849L



14082018



Name
RISHK BINDAL

Father's Name
NOJ BINDAL

Date of Birth
12/2000

Rishk Bindal
हस्ताक्षर / Signature

Rishk Bindal



 Government of India

শ্রীমতী মীনাক্ষী আগরওয়াল
Meenakshi Agarwal
 পতি : পারভীন বিন্দাল
 Husband : Parveen Bindal

জন্মতারিখ / DOB: 17/07/1977
 লিঙ্গ / Female



5680 8677 3618

আধার - সাধারণ মানুষের অধিকার

Meenakshi Agarwal



 Unique Identification Authority of India

আধার
 টিকিট, স্বাস্থ্যতারা এপার্টমেন্ট
 সেক্টর রোড, শিলিগুরি, ব্লক ২
 শিলিগুরি (ম.কর্প.), সেভকে রোড
 জলপাইগুড়ি, পশ্চিম বঙ্গ,

Address: AKSHAYTARA
 APARTMENT, SEVOKE
 ROAD, SILIGURI, BLOCK 2
 FLAT 5, Siliguri (m.corp.),
 Jalpaiguri, Sevoke Road,
 West Bengal, 734001

5680 8677 3618

 1947
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Major Information of the Deed



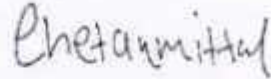
Deed No :	I-0711-07979/2021	Date of Registration	09/10/2021
Query No / Year	0711-2002050837/2021	Office where deed is registered	
Query Date	06/10/2021 6:56:34 PM	0711-2002050837/2021	
Applicant Name, Address & Other Details	Satya Sharma 47, Hillcart Road,, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832412662, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value		
Set Forth value	Rs. 2,08,97,229/-		
Rs. 2,08,97,229/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 2,08,972/- (Article:A(1))		
Rs. 8,35,889/- (Article:23)			
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-148/434	RS-144	Sahari	Sahari	0.2261 Acre	1,16,71,592/-	1,16,71,592/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-150/439	RS-143	Sahari	Sahari	0.128 Acre	50,27,472/-	50,27,472/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	RS-42/510	RS-150	Sahari	Sahari	0.041 Acre	21,16,477/-	21,16,477/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	RS-150	RS-144	Sahari	Sahari	0.053 Acre	20,81,688/-	20,81,688/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
TOTAL :					44.81Dec	208,97,229 /-	208,97,229 /-	
Grand Total :					44.81Dec	208,97,229 /-	208,97,229 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr CHETAN MITTAL (Presentant) Son of Mr Nagar Mal Mittal Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office	Photo  09/10/2021	Finger Print  LTI 09/10/2021	Signature  09/10/2021
Goyal Brothers, Dr. Kalinath Road, Naya Bazar,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx5P, Aadhaar No: 97xxxxxxxx0342, Status :Individual, Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr CHIRAG BINDAL Son of Mr Rajesh Bindal Madhuban Apartment, Block – B, Flat No A2, Akshaytara Lane, Sevoke Road,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DXxxxxxx6J, Aadhaar No: 64xxxxxxxx5815, Status :Individual, Status : Not Executed			
2	Mr ATUL BINDAL Son of Mr Naresh Agarwal Kalyani Apartment, Guru Nanak Sarani, Punjabi Para,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DExxxxxx7N, Aadhaar No: 80xxxxxxxx8232, Status :Individual, Status : Not Executed			
3	Mr ARYAN BINDAL Son of Mr Anil Bindal Sharda Apartment, Guru Nanak Sarani, Punjabi Para,, 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.:: FDxxxxxx1G, Aadhaar No: 59xxxxxxxx0005, Status :Individual, Status : Not Executed			
4	Mr RITIK BINDAL Son of Mr Manoj Bindal Sharda Apartment, Guru Nanak Sarani, Punjabi Para, Siliguri, 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.:: DZxxxxxx9L, Aadhaar No: 85xxxxxxxx0307, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MEENAKSHI AGARWAL Wife of Mr PARVEEN AGARWAL KSHAY TARA APARTMENT, BLOCK-2, AT NO 05, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	 09/10/2021	 09/10/2021	 09/10/2021
Identifier Of Mr CHETAN MITTAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-13.566 Dec, Mr ATUL BINDAL-4.522 Dec, Mr ARYAN BINDAL-2.261 Dec, Mr RITIK BINDAL-2.261 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-7.68 Dec, Mr ATUL BINDAL-2.56 Dec, Mr ARYAN BINDAL-1.28 Dec, Mr RITIK BINDAL-1.28 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-2.46 Dec, Mr ATUL BINDAL-0.82 Dec, Mr ARYAN BINDAL-0.41 Dec, Mr RITIK BINDAL-0.41 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-3.18 Dec, Mr ATUL BINDAL-1.06 Dec, Mr ARYAN BINDAL-0.53 Dec, Mr RITIK BINDAL-0.53 Dec

Endorsement For Deed Number : I - 071107979 / 2021

On 09-10-2021

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.

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

Presented for registration at 13:49 hrs on 09-10-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr CHETAN MITTAL ,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 2,08,97,229/-

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

Execution is admitted on 09/10/2021 by Mr CHETAN MITTAL, Son of Mr Nagar Mal Mittal, Goyal Brothers, Dr. Kalinath Road, Naya Bazar., P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Identified by Mrs MEENAKSHI AGARWAL, , Mr PARVEEN AGARWAL, AKSHAY TARA APARTMENT, BLOCK-2, FLAT NO 05, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,08,972/- (A(1) = Rs 2,08,972/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,08,972/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 12:50PM with Govt. Ref. No: 192021220095604428 on 08-10-2021, Amount Rs: 2,08,972/-, Bank: SBI EPay (SBlePay), Ref. No. 1481274060939 on 08-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,35,889/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 8,30,889/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 660, Amount: Rs.5,000/-, Date of Purchase: 08/10/2021, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 12:50PM with Govt. Ref. No: 192021220095604428 on 08-10-2021, Amount Rs: 8,30,889/-, Bank: SBI EPay (SBlePay), Ref. No. 1481274060939 on 08-10-2021, Head of Account 0030-02-103-003-02

M. Lama
Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

rtificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 0711-2021, Page from 214646 to 214677

being No 071107979 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.10.23 15:36:53 +05:30
Reason: Digital Signing of Deed.

-
Tulsi LAMA

(Tulsi Lama) 2021/10/23 03:36:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)