

8041/21

I - 7985/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 238903

7.10.21
2057793/21



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

Adl. District Sub-Reg. *[Signature]*
Bhakti Nagar, Jalpaiguri

09 OCT 2021

NON JUDICIAL STAMP

No. 661. Date 08.10.2021.
Sold Sris, Chirag Bimal and others.
of _____
Value Rs. 5000/-

S. S. S.
Surnangshu Saran Roy
Govt. Stamp Vendor
L. No. 173/R.12
Biliguri Court



Dist. Registrar, Biliguri
Jalpaiguri District

08 OCT 2021

Chetanmittal

THIS DEED OF SALE IS MADE ON THIS 09TH DAY OF OCTOBER, 2021.

Market Value : Rs. 43, 49,295/-
Set for Value : Rs. 43, 49,295/-
Area : 0.0769 Acre or 7.69 Decimals,
Mouza : Dabgram,
J.L. No. : 02,
Sheet No. : R.S. 09,
R.S. Khatian No : 805/1/ (KA), 144,
R.S. Plot No : 42/510, 148/434, 150,
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

Chetanmittal

unless exclude by or repugnant to the context their heirs, successors, legal representatives, executors and assigns) of the **FIRST PARTY of the FIRST PART.**

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 the Vendor Sri Chetan Mittal and others Jointly become the owner in possession of the Land measuring 0.0335 Acre, recorded in R.S. Khatian No. 805/1/ (KA), appertaining to R.S. Plot No. 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-7060 Dated 29.08.2012, registered before Additional District Sub-Registrar Rajganj, District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor Sri Chetan Mittal and others further Jointly become the owner in possession of the Land

Chetanmittal

measuring 0.1175 Acre, recorded in R.S. Khatian No. 144, appertaining to R.S. Plot No.148/434, 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-7061 Dated 29.08.2012, registered before Additional District Sub-Registrar Rajganj, District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor Sri Chetan Mittal and others further Jointly become the owner in possession of the Land measuring 0.2335 Acre, recorded in R.S. Khatian No. 144, appertaining to R.S. Plot No.148/434 and 150, 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-7062 Dated 29.08.2012, registered before Additional District Sub-Registrar Rajganj, District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS under the facts and circumstances the Vendor become the owner of the 1/5th undivided share of the land measuring 38.45 Decimals or Land measuring 0.0769 Acre or 7.69 Decimals, More or less, recorded in R.S. Khatian No. 144, 805/1/(KA) appertaining to R.S. Plot No. 148/434, 150 and 42/510 Under Mouza Dabgram, J.L. No. 02, in R.S. Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri.

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WHEREAS the Vendor have decided to dispose of the Land measuring 0.0769 Acre or 7.69 Decimals, More or less, recorded in R.S. Khatian No. 144, 805/1/(KA) appertaining to R.S. Plot No. 148/434, 150 and 42/510 Under Mouza Dabgram, J.L. No. 02, in R.S. Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri. More or less, and offered to the Purchaser to purchase the below Schedule Land measuring 0.0769 Acre, More or less, more or less, for a Consideration of Rs. 43,49,295/- (Rupees Forty Three Lakh Forty Nine Thousand Two Hundred Ninety Five) Only.

A N D

- WHEREAS** the aforesaid properties measuring an area of 0.0769 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 have represented to the Purchaser 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, lispens, 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 Purchaser.

ANDWHEREAS the Vendor have 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 have agreed to purchase the below schedule land, for a total consideration of Rs. 43,49,295/- (Rupees Forty Three Lakh Forty Nine Thousand Two Hundred Ninety Five) Only, free from all encumbrances, liens, attachments, mortgages, charges, and lispensens whatsoever.

WHEREAS the purchaser 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. 43,49,295/- (Rupees Forty Three Lakh Forty Nine Thousand Two Hundred Ninety Five) Only, by the Purchasers to the Vendor paid at or before the execution of these presents (the receipt whereof the

Chetan Mittal

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 0.0769 Acre, More or less, for a Consideration of Rs. 43,49,295/- (Rupees Forty Three Lakh Forty Nine Thousand Two Hundred Ninety Five) 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 appurtenances whatsoever belonging to

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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 DOETH 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,

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sold, conveyed, transferred, assigned and assured or expressed or 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

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reasonable acts, deeds, matters and things whatsoever for further better & 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 OF THE LAND)

ALL THAT the piece or parcel Vacant Sahari undivided 1/5th share of the Land Measuring 38.45 Decimals or land measuring Land measuring 0.0769 Acre or 7.69 Decimals, recorded in R.S. Khatian No. 144, 805/1/ (A) appertaining to R.S. Plot No. 148/434, 150 and 42/510 Under Mouza Dabgram, J.L. No. 02, in R.S. Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri shown under the below Table:-

R.S. Khatian	R.S. Plot No.	Area
144,	148/434,	4.15 Decimals
805/1(KA)	42/510,	0.67 Decimals
144,	150,	2.87 Decimals
	Total	7.69 Decimals

Which Vendor intends to Sale and land measuring 7.69 Decimals, is hereby being sold by this Deed of Sale.

Propose use of land Bastu and Classification ROR of Land:
- Sahari.

The said land and is bounded and butted as follows;-

By North: 30 Feet Wide Anchal Road;

By South: Part R.S. Plot No. 150, 433, & 440;

By East: R.S. Plot No. 42/510 and 150;

By West: Land of Rajesh Kumar Agarwal & others.

Witnesses:

1. Meenakshi Agarwal
W/O Praveen Bindal
Akshataara Apartment
Sevoka Road, Siliguri
Block B, Flat-5

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VENDOR

2.

Rajesh Bindal
S/O late Sheo Prasad Bindal
Madhuban Apartment
A-2, B- Block, Akshataara
Sevoka Road
Siliguri

Drafted by me

Satya N. Sharma
(Satya N. Sharma)

Advocate,

Enrolment No WB 741/1998

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchasers, the within-mentioned sum of Rs. 43, 49,295/- Rupees Forty Three Lakh Forty Nine Thousand Two Hundred Ninety Five) Only towards total consideration money as per details given in the memo below:

1) Paid by RTGS	Rs. 26,09,578/-
2) Paid by RTGS	Rs. 86,98,59/-
3) Paid by RTGS	Rs. 43,49,29/-
4) Paid by RTGS	Rs. 43,49,29/-

	Rs. 43, 49,295
	=====

WITNESSES


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

2) Tejsh Bindal
50 Lake View Prasad Bindal
Madhuban Apartment
Akshatara Area
A-2, Block B
Sevoke Road
Siliguri.


VENDOR

Chetanmittal


EXECUTANT SHEET

 <i>Chetan Mittal</i>	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

 <i>Chirag Bindal</i>	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

 <i>Anil Bindal</i>	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

EXECUTANT SHEET

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

 Rihk Bindal	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	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
CHETAN MITTAL

पिता का नाम/ Father's Name
NAGAR MAL MITTAL

Chetan Mittal

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

हस्ताक्षर/ Signature



27032017

Chetan mittal

इस कार्ड को खोने / पाने पर कृपया सूचित करें / तौटाए
आयकर पैन सेवा इकाई एन एस यू 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 ব্রিটিশ পরিচয় পরিষদ

ভারত সরকার

Unique Identification Authority of India
Government of India

আপনার আধার আইডি / Enrollment No. : 1215/91275/38324

04/04/2014

To
CHETAN MITTAL
চেতন মিতাল
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



চেতন মিতাল
CHETAN MITTAL
পিতা : নগরমল মিতাল
Father : Nagarmall Mittal

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

9712 4840 0342



আধার - সাধারণ মানুষের অধিকার

Chetan mittal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DXQPB1956J



नाम / Name
CHIRAG DINDAL

पिता का नाम / Father's Name
RAJESH DINDAL

जन्म की तिथि / Date of Birth
20/11/1999

Bindal
हस्ताक्षर / Signature

16/7/2018

Bindal


ভারত সরকার
Government of India



চিরাগ বিন্দাল
CHIRAG BINDAL
 পিতা : রাজেশ বিন্দাল
 Father : Rajesh Bindal
 জন্মতারিখ / DOB: 20/11/1969
 পুরুষ / Male



6445 3236 5815

আধার - সাধারণ মানুষের অধিকার

Bindal


ভারত সরকার
Government of India

আধার
 টিকানা, জন্মের আলাদাভাবে
 ত্রুটি বিহীন ও, নির্ভুলতা
 আন্তর্জাতিকভাবে সর্বোচ্চ
 নির্ভরযোগ্যতা (সীলন), সেবোকে রোড
 জালপাইগুড়ি, 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
1947


help@uidai.gov.in


www.uidai.gov.in

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



व्यक्तिगत खाता नंबर
Permanent Account Number Card
DEKP62657H

संकेत
SECRET
२२ २२

नाम / Name
ATUL BENDAL

पिता का नाम / Father's Name
MARESH AGARWAL

व्यक्ति का चित्र 

व्यक्ति का हस्ताक्षर
Atul Bendal
Signature

कार्ड की तारीख / Issue Date
23/12/1999

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISD,
Plot No. 3, Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें :
आयकर सेवा इकाई, UTIISD,
प्लॉट नं. ३, सेक्टर १५, सीडी बेलपुर,
नवी मुंबई - ४०० ६१४

Atul Bendal


 भारत सरकार
 GOVERNMENT OF INDIA


 अतुल बिन्दल
 Atul Bindal
 जन्मतिथि / DOB : 23/12/1993
 पुरुष / MALE

8071 5347 8232

आधार - साधारण मानुषेअर अथिकार

Atul Bindal


 आधार
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकना:
 कल्याण अपार्टमेंट, गुर्लिनानक
 सरानि, पुज्याबि पारा, पिलिबर्ति
 (कोरपोरेट), दार्जिलिग, पश्चिम
 बङ्ग, 734001

Address:
 KALYANI APARTMENT,
 GURLINANAK SARANI,
 PUJYABI PARA, Siliguri (M.
 Corp), Darjeeling, West Bengal,
 734001



1947
 1888 300 1947


aaar@uidai.gov.in


www.uidai.gov.in

P.O. Box No. 1947,
 Bangalore-560 001

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 तिथि /
Date of Birth
15/08/2001

10072000

PAN Application Number Linked Card No.
Valid across Financial Year

Aryan Bindal



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0636/00208/22794

To
 অরুণ 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

অরুণ বিন্দাল
 ARYAN BINDAL
 জন্মতারিখ / DOB : 15/08/2001
 পুরুষ / Male





5958 7073 0005

আমার আধার, আমার পরিচয়

Aryan Bindal



ভারত সরকার
Government of India



রিতিক বিন্দাল
Ritik Bindal
জন্মতারিখ/DOB: 25/02/2000
পুরুষ/ MALE



8562 7729 0307

VID: 9164 9543 0323 1877

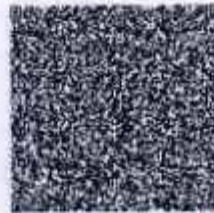
আমার আধার, আমার পরিচয়



ভারতীয় বিচিত্র পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: মনোজ বিন্দাল, শার্দা এপার্টমেন্ট, গুরু
নানক সারানী ২, ওয়ার্ড নং ১৩, পাঞ্জাবী প্যার, সিলিগুরি (মি. কর্প),
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: 9164 9543 0323 1877

Ritik Bindal

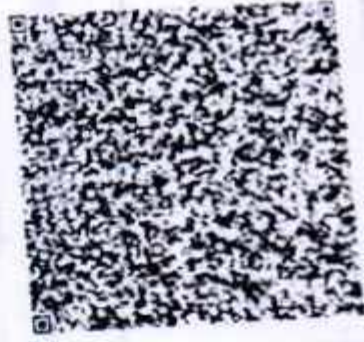
प्रकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DZIPB2849L



नाम / Name
RIK BINDAL

पिता का नाम / Father's Name
ANOJ BINDAL

जन्म की तारीख /
Date of Birth
10/02/2000

Rik Bindal
हस्ताक्षर / Signature

14082016

Rik Bindal



 Government of India



মীনাক্ষী আগরওয়াল
Meenakshi Agarwal
 পতি : পার্বেন বিন্দাল
 Husband : Parveen Bindal

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

5680 8677 3618



আধার - সাধারণ মানুষের অধিকার

Meenakshi Agarwal



 আধার

ঠিকানা: আক্শয়তারা এপার্টমেন্ট
 সেবক রোড, সিলিগুরি, ব্লক ২
 পিপিওডি(পৌরসভা), সেবক 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



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220095356278
GRN Date: 08/10/2021 09:36:15
BRN : 4030740872937
Gateway Ref ID: 65075901
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 08/10/2021 09:10:40
Method: IndusInd Bank NB
Payment Ref. No: 2002046942/9/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANITA BINDAL
Address: INDIATRADE CENTRE 17, INTERNATIONAL MARKET
Mobile: 9647559999
EMail: indiatra@hotmail.com
Contact No: 9647559999
Depositor Status: Buyer/Claimants
Query No: 2002046942
Applicant's Name: Mr Satya Sharma
Identification No: 2002046942/9/2021
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002046942/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	16746
2	2002046942/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	43493
			Total	60239

IN WORDS: SIXTY THOUSAND TWO HUNDRED THIRTY NINE ONLY.

Major Information of the Deed



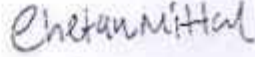
Deed No :	I-0711-07980/2021	Date of Registration	09/10/2021
Query No / Year	0711-2002051197/2021	Office where deed is registered	
Query Date	06/10/2021 7:29:12 PM		
Applicant Name, Address & Other Details	Satya Sharma 47, Hillcart Road,, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832412662, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 43,49,295/-		
Stampduty Paid(SD)	Rs. 1,30,479/- (Article:23)		
Remarks	Rs. 43,493/- (Article:A(1))		

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	Bastu	Sahari	0.0415 Acre	25,77,150/-	25,77,150/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-42/510	RS-805/1	Bastu	Sahari	0.0067 Acre	4,16,070/-	4,16,070/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	RS-150	RS-144	Bastu	Sahari	0.0287 Acre	13,56,075/-	13,56,075/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :								
Grand Total :					7.69Dec	43,49,295 /-	43,49,295 /-	
					7.69Dec	43,49,295 /-	43,49,295 /-	

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			
	09/10/2021	LTI 09/10/2021	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:- Siliguri Bazar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 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, 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.:: 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, 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.:: 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 AKSHAY TARA APARTMENT, BLOCK -2, FLAT 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

ntifier Of Mr CHETAN MITTAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-1.0375 Dec,Mr ATUL BINDAL-1.0375 Dec,Mr ARYAN BINDAL-1.0375 Dec,Mr RITIK BINDAL-1.0375 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-0.1675 Dec,Mr ATUL BINDAL-0.1675 Dec,Mr ARYAN BINDAL-0.1675 Dec,Mr RITIK BINDAL-0.1675 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr CHETAN MITTAL	Mr CHIRAG BINDAL-0.7175 Dec,Mr ATUL BINDAL-0.7175 Dec,Mr ARYAN BINDAL-0.7175 Dec,Mr RITIK BINDAL-0.7175 Dec

Endorsement For Deed Number : I - 071107980 / 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 13:27 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 43,49,295/-

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

Indetified 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 43,493/- (A(1) = Rs 43,493/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,493/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 1:04PM with Govt. Ref. No: 192021220095621308 on 08-10-2021, Amount Rs: 43,493/-, Bank: SBI EPay (SBlePay), Ref. No. 4502688923517 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. 1,30,479/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,25,479/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 661, 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 1:04PM with Govt. Ref. No: 192021220095621308 on 08-10-2021, Amount Rs: 1,25,479/-,

Bank: SBI EPay (SBlePay), Ref. No. 4502688923517 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

ertificate of Registration under section 60 and Rule 69.
egistered in Book - I
Volume number 0711-2021, Page from 214061 to 214093
being No 071107980 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.10.23 13:09:20 +05:30
Reason: Digital Signing of Deed.

- Tulsi Lama

Tulsi Lama) 2021/10/23 01:09:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)