8117/21

I - 8146/2021 (4)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

G 238496

18-10-21
2-19857886/21
20 = [illegible]

Vide Commission Case No. 1138/21

SEAL OF THE ADDL. DIST. SUB REGISTRAR BHAKTI NAGAR, DIST. JALPAIGURI

NANNIT CHACHAN

Vineeta Chachan.

Chanda devi Agarwal

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

21 OCT 2021

21 OCT 2021

PAGE – 1

DEED OF SALE (CONVEYANCE)

Deed

NAVIT CHACHAN
Vineeta chachan.
Chanda devi Agarwal

Area of land sold by this deed: 0.1485 Acre [14.85 Decimal].	
Consideration	: Rs.86,20,000/-.
R. S. Khatian No. R. S. Plot No. L.R. Plot no.	: 455/2. : 413. : 238.
Mouza P. S.	: Dabgram. : Bhaktinagar.
R. S. Sheet No. L. R. Sheet no. J. L. No.	: 8 (Eight). : 14 (Fourteen). : 2 (Two).
District	: Jalpaiguri.
Area Falls within – Siliguri Municipal Corporation Area.	

THIS DEED OF SALE (CONVEYANCE) IS MADE ON THIS THE 18TH DAY OF THE MONTH OF OCTOBER, TWO THOUSAND AND TWENTY ONE (2021),

BETWEEN

BGD ENTERPRISES LLP, An Indian Limited Liability Partnership being incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its LLP Identification Number (LLP IN)-AAW-9651 of dated 07/05/2021 and having its office at Shiv Mandir Road, Punjabi Para, P.O. and P.S.-Siliguri, District-Darjeeling, in the

Deed

NAVNIT CHACHAN
Vineeta chachan
Chanda devi Agarwal

State of West Bengal, the said LLP being hereinafter represented by one of its Partners duly appointed vide resolution, **SRI CHIRAG GARG, SON OF SRI BIRENDRA KUMAR AGARWAL,** an Indian citizen, Hindu by religion, businessman by occupation, resident of Uttorayan, P.O. and P.S.-Matigara, District-Darjeeling, in the State of West Bengal and the said LLP being hereinafter referred to and called as **"THE PURCHASER"** or **"THE FIRST PARTY"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its designated partners, office-bearers, executors, successors-in-office, administrators, legal representatives and assigns) of the **ONE PART.** (I.T. PAN:-AAXFB9142R).

AND

1.SMT. VINEETA CHACHAN, Wife of Sri Pravin Chachan,
2.SMT. CHANDA DEVI, Wife of Sri Nabin Agarwal and
3.SRI NAVNIT CHACHAN, Son of Sri Omprakash Chachan,

All are Indian citizens, Hindu by religion, No.-1 and 2 are housewives by occupation and No.-3 is a businessman by occupation, all residents of Hakimpara, Siliguri, P.O. and P.S.-Siliguri, Pin Code-734001, District-Darjeeling, in the State of West Bengal, all 3 (three) persons named herein shall, hereinafter jointly and collectively, be referred to and called as **"THE VENDORS"** or **"THE SECOND PARTY"** (Which names and expressions shall, unless otherwise expressed or are excluded by or repugnant to the subject or context, be deemed to mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**
(I.T. PAN:-1.ACRPC5118N, 2.ADFPD8773R and 3.AEZPC0089G).

AND

WHEREAS one Bhim Prasad Thapa, Son of Amar Singh Thapa had been the sole, absolute and exclusive recorded owner of land being recorded in R. S. Khatian No.-455/2, comprised in Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-2, P.S.-Bhaktinagar, District-Jalpaiguri, in the State of West Bengal and the name of the said Bhim Prasad Thapa has

NAVNIT CHACHAN
Vineeta chachan.
Chandi Devi Agarwal

been found recorded in R. S. Khatian No.-455/2, situated within Mouza-Dabgram, District-Jalpaiguri as per the Revisional Settlement's finally published Record-of-Rights (ROR) prepared and finally published under section 44 (2A) of the West Bengal Estate Acquisition Act, 1953 and modified under section 47 of the said Act and the said, Bhim Prasad Thapa had also remained in absolute physical possession and peaceful occupation of the said land recorded in R. S. Khatian no.-455/2 having permanent, heritable and transferable right, title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner, the above-named Bhim Prasad Thapa then transferred by way of gift and also made over physical possession of all that piece or parcel of land measuring 1.07 Acre unto and in favour of his daughter one Pabitra Debi Gurung, wife of Dr. Pratap Singh Gurung by virtue of a registered deed of gift being registered at the office of the District Sub-Registrar, Jalpaiguri of dated 17/12/1955 and since the said gift, Pabitra Debi Gurung became the sole, absolute and exclusive owner of the said land measuring 1.07 Acre being recorded in R. S. Khatian no.-455/2, situated within Mouza-Dabgram, comprised in Sheet no.-8, P.S.-Bhaktinagar, District-Jalpaiguri and she also remained in her actual, khas and physical possession and peaceful occupation of the said land having permanent, heritable and transferable right, title and interest therein without any disturbance and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner of land measuring 1.07 Acre, the above person, namely, Pabitra Debi Gurung then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.165 Acre out of her total land measuring 1.07 Acre unto and in favour of one Major Hari Prasad Dewan, son of late Harkadhoj Dewan by virtue of a registered deed of sale bearing document no.-2160 of dated 02/04/1970 duly entered in Book no.-I, Volume No.-27, from pages 278 to 284 for the year 1970

Deed?

being registered at the office of the District Sub-Registrar, Jalpaiguri and since the said purchase, the said Major Hari Prasad Dewan became the sole, absolute and exclusive owner of the said land measuring 0.165 Acre and he also remained in his actual, khas and physical possession and peaceful occupation of the said land having permanent, heritable and transferable right, title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

A N D

WHEREAS the above-named Major Hari Prasad Dewan, being owner of land measuring 0.165 Acre as described above, then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.165 Acre jointly unto and in favour of one Major Akalsing Thapa, son of late Jit Bahadur Thapa and another Smt. Savitri Thapa, wife of Akalsing Thapa by virtue of a registered deed of sale bearing document no.-2826 of dated 31/08/1982 duly entered in Book no.-I, Volume No.-37, from pages 185 to 193 for the year 1982 being registered at the office of the then 2nd Sadar Joint Sub-Registrar, Rajganj, District-Jalpaiguri and since the said purchase, Major Akalsing Thapa and Savitri Thapa remained the joint owners of land measuring 0.165 Acre having absolute physical possession without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

A N D

WHEREAS being such owners of land measuring 0.165 Acre, the above persons, namely, Major Akalsing Thapa and Smt. Savitri Thapa then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.165 Acre unto and in favour of the vendors hereof vide three (3) separate registered deeds of sale, the details of which are given here-in-below:-

1.One being document No.-1916 of dated 24/03/1993 duly entered in Book No.-I for the year 1993 being registered at the office of the District Sub-Registrar, Jalpaiguri, District-Jalpaiguri unto and in favour of Smt.

NAVNIT CHACHAN
Vineeta chachan.
Chanda devi Agarwal

Vineeta Chachan being the vendor No.-1 hereof and the said deed comprised of an area measuring 0.055 Acre and

2.Another being document No.-1007 of dated 24/03/1993 duly entered in Book No.-I for the year 1993 being registered at the office of the Additional District Sub-Registrar, Jalpaiguri, District-Jalpaiguri unto and in favour of Smt. Chanda Devi being the vendor No.-2 hereof and the said deed comprised of an area measuring 0.055 Acre.

3.Another being document No.-1910 of dated 24/03/1993 duly entered in Book No.-I for the year 1993 being registered at the office of the District Sub-Registrar, Jalpaiguri, District-Jalpaiguri unto and in favour of Sri Navnit Chachan being the vendor No.-3 hereof and the said deed comprised of an area measuring 0.055 Acre,

And in view of the above purchases, the vendors hereof became the absolute and exclusive owners of land measuring 0.165 Acre, each having ownership upon land measuring 0.055 Acre and since their said purchases, the vendors hereof have also been in their absolute physical possession and peaceful occupation of the said land measuring in total 0.165 Acre having permanent, heritable and transferable right, title and interest therein and free; clear and marketable title without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

The vendors hereof although purchased their individual area comprising land measuring 0.055 Acre vide three separate registered deeds as referred above, the individual area of each of the vendors hereof is situated side by side being adjacent to each-other's area making a compact plot of land having aggregate area of land measuring 0.165 Acre and the vendors have been in absolute physical possession of their total area of land measuring 0.165 Acre collectively.

A N D

Deed

WHEREAS being such owners, the vendors hereof then got their respective names mutated and/or recorded into the records of the B. L. & L. R. O., Rajganj, District-Jalpaiguri for the aforesaid land and three

NAVNIT CHACHAN
Vineeta chachan.
Chandra devi Agarwal

separate new L. R. Khatians bearing Nos.-349 (in the name of vendor no.-1 hereof), 348 (in the name of vendor no.-2 hereof) and 350 (in the name of vendor no.-3 hereof) have been opened in the names of the vendors comprising the said land and the names of the vendors hereof have also been published as Record-of-Rights (ROR) finally framed and finally published under the West Bengal Estate Acquisition Act, 1953 (W. B. Act I of 1953) and the vendors hereof continued to have absolute saleable right and good title upon the said land to which the below-scheduled land has also been a part and parcel and the said land has also been free from all encumbrances and charges whatsoever.

AND

WHEREAS in view of the aforesaid facts, the vendors or the second party hereof are at present the absolute owners of all that piece or parcel of land measuring 0.165 Acre to which the land described within the "Schedule" given below has also been a part and parcel and the said land of the vendors hereof is also well demarcated and the vendors have also got saleable right upon the said land measuring 0.165 Acre being free from all encumbrances and charges whatsoever.

AND

WHEREAS the vendors hereof, being in need of money for their own developmental plans and schemes and for investment of fund elsewhere, have now firmly and finally decided to sell all that piece or parcel of land measuring 0.165 Acre owned by them as described above and the vendors have been looking for some genuine buyer/s for the said landed property to buy. The vendors then came to know about the intension of the first party hereof through some of their well-wishers and offered all that piece or parcel of land measuring 0.1485 Acre out of their total land measuring 0.165 Acre by this deed of sale and the said land measuring 0.1485 Acre being offered to the purchasers to buy is fully described within the "Schedule" given below and butted and bounded within the boundaries given within the said Schedule and the vendors have put the said offer before the first party hereof at a monetary consideration amounting to Rs.86,20,000/- (Rupees eighty six lakh and twenty thousand only) for the said land measuring 0.1485 Acre.

NAVNIT CHACHAN
Vineeta chachan.
Chanda devi Agarwal

The vendors hereof at the time of placing the aforesaid offer and/or proposal before the purchaser hereof, also declare that the below-scheduled land is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955. This is further declared by the vendors hereof that there is no Bargadar and/or share-cropper in the said below-scheduled land and there is no co-sharer in the below-scheduled land except the vendors executing this deed of sale.

The vendors hereof further declare that they are not at all under any undue influence, wrongful impression or coercion or pressure while executing this deed and they have fairly executed upon payment of consideration money to them by the purchaser hereof.

This is furthermore declared by The Vendors hereof that there is no bar by Court order or any other statutory authority prohibiting The Vendors from transferring and/or alienating the subject property or any part thereof by way of sale.

The Vendors also declare that the landed property sold by this deed of sale is owned by them and the same is within the permissible limit under the Land Ceiling Act for the time being in force.

The said land is offered for sale to the purchaser hereof by the vendors after disclosing the aforesaid facts relating thereto and declaring the same being free from all encumbrances and charges whatsoever.

A N D

WHEREAS the purchaser hereof being in need of a suitable plot of land within the locality where the below-scheduled land is situated, on being coming into contact with the second party hereof, got the offer to buy the said below-scheduled land of the second party after being made known about the facts relating thereto. The purchaser hereof, then relying on the aforesaid statements of the vendors, has accepted the aforesaid offer and agreed to purchase the said below-scheduled land measuring 0.1485 Acre from the vendors, at or for the aforesaid consideration amounting to Rs.86,20,000/- (Rupees eighty six lakh and twenty thousand only) paid to the vendors hereof against the purchase of the said below-scheduled land being free from all encumbrances and charges whatsoever.

NAVNIT CHACHAN
Vineeta Chachan.
Chandi devi Agarwal

ANDD

WHEREAS the parties herein, mutually considering the price of the below-scheduled land so offered by the vendors and duly accepted by the purchaser as fair, reasonable and highest in the prevailing market, the vendors have thus firmly and finally agreed to sell their below-scheduled land to the purchaser hereof and the said purchaser has agreed to purchase the same at the aforesaid monetary consideration amounting to Rs.86,20,000/- (Rupees eighty six lakh and twenty thousand only).

AND

WHEREAS in view of the above, the purchaser has paid the aforesaid sum of Rs.86,20,000/- (Rupees eighty six lakh and twenty thousand only) to the vendors hereof collectively for which the vendors acknowledge the receipt. The purchaser has paid the consideration money against purchase of the below-scheduled landed property measuring 0.1485 Acre and the second party or the vendors hereof have made themselves present to execute this deed of sale to convey good title and all rights lying in the below-scheduled landed property unto and in favour of the purchaser hereof.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance, free consent and in consideration of the sum amounting to Rs.86,20,000/- (Rupees eighty six lakh and twenty thousand only) paid on or before the day of these presents as per memo of consideration attached hereto by the purchaser to the vendors, (the receipt whereof the vendors do hereby acknowledge as having received and the said vendors also grant full discharge to the purchaser from the payment thereof), the vendors DO hereby convey, assign, sell and transfer their said below-scheduled land together with all their right, title, interests, hereditaments, liberties, easements, trees and fences etc., whatsoever in any way belonging to or reputed to belong therewith and make over possession thereof unto and in favour of the purchaser hereof absolutely and forever TO HAVE AND TO HOLD the same as an absolute estate by the purchase as exclusive owner thereof, peaceably and quietly, with permanent, heritable and transferable right and without any claim, objection, interference from any person or persons

Deed.

NAVNIT CHACHAN
Vineeta chachan.
Chanda Devi Agarwal

or party claiming under the vendors hereof, subject to the payment of land revenue to the superior landlord now the Government of West Bengal, represented by the B. L. & L. R. O., Rajganj, District-Jalpaiguri.

The vendors hereof further declare that the interests which the vendors profess to transfer hereby-subsists as on the date of these presents and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the vendors in favour of any other person or party respecting the said below-scheduled land or any part thereof and that the property hereby transferred, expressed or intended so to be, suffers from no defect of title and the recitals made hereinabove – are all true and in the event of any contrary is proved, the vendors will be liable for false recitals and will also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence/s thereof. This is further declared by The Vendors hereof that there has been no prejudicial act by them at any point of time being executed or knowingly suffered and they have not been a party or privy to any act, deed, matter with respect to the below-scheduled land or any part thereof which may impeach, encumber and/or affect the title of the said land.

The vendors hereof, furthermore covenant with the purchaser that if for any defect of title of the said below-scheduled land or for any act done or suffered to be done by the vendors, the purchaser be deprived of ownership or of possession of the said below-scheduled land or any part thereof in future, then the vendors will return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of rupees eighteen percent per annum from the date of such deprivation of ownership or of possession of the said below-scheduled land or any part thereof and the vendors will also pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting there from.

THE VENDORS HEREOF further declare and agree that the vendors will also, from time to time upon the request and on demand of the purchaser or its successors, administrators and assigns, execute all such acts, deeds and/or things whatsoever for further and more perfectly assigning the below-scheduled property and every part thereof unto and in favour of the purchaser hereof or its successors, administrators,

representatives and assigns and placing the LLP being the purchaser hereof in possession of the same according to the true and intent meaning of this Deed of Sale (Conveyance) as shall and may reasonably be required.

"SCHEDULE OF THE LAND SOLD BY THIS DEED"

All that piece or parcel of land measuring **0.1485 (Zero point one four eight five) Acre or 14.85 (Fourteen point eight five) Decimal** out of total land measuring 0.165 Acre or 16.5 Decimal as owned and possessed by the vendors hereof is fully **SOLD** to the purchaser hereof.

The aforesaid area of land measuring 0.1485 Acre is recorded in **R. S. Plot No.-413 (Four hundred and thirteen) [L. R. Plot No.-238 (Two hundred and thirty eight)]** corresponding to its **R. S. Khatian No.-455/2 [L. R. Khatian Nos.-349, 348 and 350],** situated within **MOUZA-DABGRAM**, comprised in **R. S. Sheet No.-8 (Eight) [L. R. Sheet No.-14 (Fourteen)],** J. L. No.-2 (Two), Paragana-Baikunthapur, within the jurisdiction of P.S.-Bhaktinagar, Additional District Sub-Registry office-Bhaktinagar, Block-Rajganj, within the limits of Siliguri Municipal Corporation Area, Ward No.-XXXXIII (43), District-Jalpaiguri, in the State of West Bengal. The recorded classification of the sold land is Bastu and the proposed use of the sold land is Bastu and the same is at present vacant. The sold property is said to have been situated Upper Bhanunagar.

The aforesaid land measuring 0.1485 Acre sold by this deed is butted and bounded as follows: -

By the North	:- Land of vendor hereof.
By the South	:- Land of purchaser hereof.
By the East	:- Land of Major Nari Prasad Dewan.
By the West	:- Sold land & house of Wing Commander K. C. Mukherjee.

The site plan of the sold land is prepared by a qualified surveyor (Amin) upon a separate sheet and the same is enclosed to this deed of sale which shall always form part of this deed of sale.

The photograph and the impressions of all fingers of both hands of the vendors hereof and that of the purchaser hereof (One of the partners of the LLP) are duly affixed upon separate sheets enclosed with this deed of sale which shall always form part of this Deed of Sale (Conveyance).

IN WITNESS WHEREOF the vendors or the second party hereof, in their good health and conscious minds, have set and subscribed their hands on this **DEED OF SALE** on the day, month and year as first above-written.

WITNESSES:

1. Raju Banerjee
S/o Sri. Rabi Banerjee
Rabindra nagar
Jalpaiguri

NAVNIT CHACHAN

Vineeta Chachan.

Chanda devi Agarwal

2. Nabin Agarwal
S/o Santabali Agarwal
9/3 Park Location
Chetty Bhawan
Kurseong-734203

THE VENDORS.

Drafted, read over and explained by me and printed in my office.

(SANJAY KUMAR MARODIA)
ADVOCATE: : SILIGURI
REGN. NO. 849/840/92.

MEMO OF CONSIDERATION

Received from within named purchaser or the first party, a sum of Rs.86,20,000/- (Rupees eighty six lakh and twenty thousand only) as full consideration against sale of land measuring 0.1485 Acre as described within the "Schedule" given above as per receipt signed herein.

IN WITNESS WHEREOF THE VENDORS OR THE SECOND PARTY HEREOF, in their good health and conscious minds, have signed this memo of consideration/receipt on this the 18th day of the month of october, 2021.

WITNESSES:

1. Raju Banerjee
S/o Sri. Rabi Banerjee
Rabindra nagar
Jalpaiguri

NAVNIT CHACHAN

2. Nakul Agarwal
S/o Santalall Agarwal
9/1 Park Location
Chetry Bhawan
Kurseong 734203

Vineeta chachan.

Chandadevi Agarwal

Signatures on memo of consideration.

EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 chirag garg	Left Hand					
	Right Hand					

BGD ENTERPRISES LLP
Chirag garg
Authorised Signatories

Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Full Signature of the Person	Left Hand					
	Right Hand					

Signature

EXECUTANT / CLAIMANT SHEET

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

NAVNIT CHACHAN

Signature

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

Vineeta chachan.

Signature

EXECUTANT / CLAIMANT SHEET

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

Chanda devi Agarwal

Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Full Signature of the Person	Left Hand					
	Right Hand					

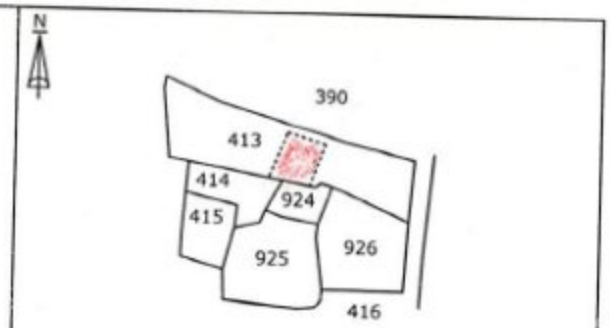
Signature

NAME OF THE PURCHASER. :-
BGD ENTERPRISES LLP.
OFFICE AT SHIV MANDIR ROAD,
PUNJABI PARA, P.O. & P.S. SILIGURI,
DIST. DARJEELING,
REPRESENTED BY ONE OF ITS PARTNERS.:-
SRI CHIRAG GARG.
S/O. SRI BIRENDRA KUMAR AGARWAL.
RESIDENT OF UTTRAYAN,
P.O. & P.S. MATIGARA,
DIST. DARJEELING

NAME OF THE VENDORS. :-
1) SMT. VINEETA CHACHAN,
W/O. SRI PRAVIN CHACHAN,
2) SMT. CHANDA DEVI,
W/O. SRI NABIN AGARWAL AND
3) SRI NAVNIT CHACHAN,
S/O. SRI OMPRAKASH CHACHAN,
ALL RESIDENTS OF HAKIMPARA, SILIGURI,
P.O. AND P.S. SILIGURI, PIN CODE-734001,
DISTRICT-DARJEELING.

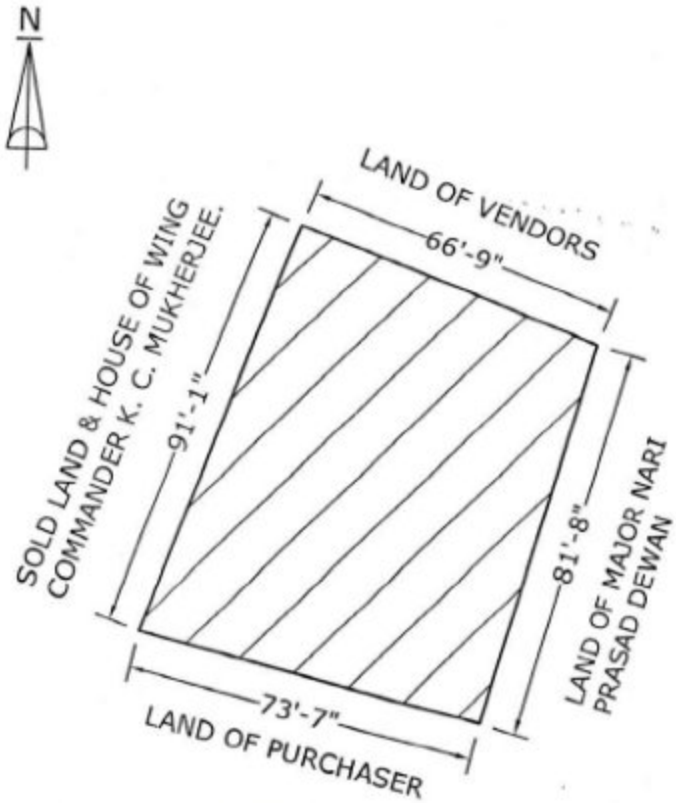
LAND SCHEDULE. :-
MOUZA. :- DABGRAM,
J. L. NO. :- 2,
SHEET NO. :- R.S. 8, L.R. 14
PARGANA. :- BAIKUNTHAPUR.
P.S. :- BHAKTINAGAR,
DIST. :- JALPAIGURI.
WARD NO. :- 43 (SMC)

LAND AREA.:- 0.1485 ACRE.



PART TRACE MAP OF MOUZA DABGRAM, J. L. NO. 2,
SHEET NO. R.S. 8, P.S. BHAKTINAGAR, DIST. JALPAIGURI,
SCALE.:- 16"= 1 MILE, PROPOSED PLOT SHOWN

AREA STATEMENT :-				
KHATIAN NO.		PLOT NO.		AREA IN
R.S.	L.R.	R.S.	L.R.	AREA
455/2	348, 349 & 350	413	238	0.1485
			TOTAL AREA.:-	0.1485



NAVNIT CHACHAN

Vineeta chachan.

Chanda devi Agarwal

SIGNATURE OF THE VENDORS.
DRAWN BY.:-

M. Acharya
Surveyor
(Regd. No. 15414/1)

SITE PLAN.
SCALE.:- 1"= 40'-0"
PROPOSED PLOT SHOWN

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 07112001985686/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Navnit Chachan Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Seller			NAVNIT CHACHAN
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt Vineeta Chachan Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Seller			Vineeta Chachan.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Chanda Devi Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Seller			Chandadevi Agarwal

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Raju Banerjee Son of Shri Rabi Banerjee Rabindra Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Shri Navnit Chachan, Smt Vineeta Chachan, Smt Chanda Devi, Shri CHIRAG GARG			Raju Banerjee

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAXFB9142R

नाम / Name	BGD ENTERPRISES LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	07/05/2021

Signature Not Verified
Digitally signed by Income Tax Deptt.
Date: 2021.06.10 0[illegible]43:06 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAXFB9142R

नाम / Name
BGD ENTERPRISES LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
07/05/2021

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, 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 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

BGD ENTERPRISES LLP
chirag garg

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0648/00780/56873

Download Date: 11/05/2021

Issue Date: 24/01/2020

To
चिराग गार्ग
Chirag Garg
C/O Birendra Kumar Agarwal
A-1202 BARSANA
BLOCK-A, Uttorayan Township
SILIGURI
Matigara
Matigara
Darjeeling West Bengal - 734010
9733923333

Signature Not Verified

आपका आधार क्रमांक / Your Aadhaar No. :

3467 0056 6524

VID : 9175 6275 5013 7541

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar** App.

भारत सरकार
Government of India

आधार

Download Date: 11/05/2021

चिराग गार्ग
Chirag Garg
जन्म तिथि/DOB: 22/08/1991
पुरुष/ MALE

Issue Date: 24/01/2020

3467 0056 6524

VID : 9175 6275 5013 7541

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

पता:
C/O बिरेन्द्र कुमार अगरवाल, ए-1202 बरसाना, ब्लॉक-ए, उत्तोरयान टाउनशिप, सिलिगुरी, मातिगारा, दार्जीलिंग, वेस्ट बंगाल - 734010

Address:
C/O Birendra Kumar Agarwal, A-1202 BARSANA, BLOCK-A, Uttorayan Township, SILIGURI, Matigara, Darjeeling, West Bengal - 734010

3467 0056 6524

VID : 9175 6275 5013 7541

1947 | help@uidai.gov.in | www.uidai.gov.in

chirag garg

ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA

IDENTITY CARD

XEQ1212703

নির্বাচকের নাম	:	চিরাগ গর্গ
Elector's Name:	:	Chirag Garg
পিতার নাম	:	বিরেন্দ্র অগরওয়াল
Father's Name	:	Birendra Agarwal
লিঙ্গ/Sex	:	পুং/ M
জন্ম তারিখ Date of Birth	:	22/08/1991

XEQ1212703

ঠিকানা:
রাজেন ছেত্রী মোড়, শিলিগুড়ি সিটি:
কর্পো:,শিলিগুড়ি,দার্জিলিং,734001

Address:
RAJEN CHHETRI MORE.,SILIGURI (M CORP.),SILIGURI,DARJEELING,734001

Date: 16/09/2010

26-শিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

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

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও এবংই স্থানের নতুন বাড়ির পরিচয়পত্রে ঠিকানা হালনাগাদ করার জন্য নির্বাচক কার্ডে এই পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন।

In case of change in address mention this Card No. on the relevant Form for including your name in the roll at the changed address and to obtain the card with same number

chirag garg

Chirag garg

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEZPC0089G

नाम / Name	NAVNIT CHACHAN
पिता का नाम / Father's name	SANTALALL AGARWALA
जन्म की तारीख / Date of Birth	13/02/1973
लिंग / Gender	Male

हस्ताक्षर / Signature

Signature valid

Digitally signed by Income Tax Deptt
Date: 2021.07.31 [illegible]:56 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
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  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
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  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEZPC0089G

नाम / Name
NAVNIT CHACHAN

पिता का नाम / Father's Name
SANTALALL AGARWALA

जन्म की तारीख / Date of Birth
13/02/1973

हस्ताक्षर / Signature

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, मुख्य मराठा 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 8080, Fax: 91-20-2721 8081
e-mail: tinpan@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, click here

NAVNIT CHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

ఆధార్

రిజిస్ట్రేషన్/Enrolment No.: 2017/00009/21854

Navnit Chachan (నవనీత్ చచన్)

S/O Santalal Agarwal, B-504 APARNA HEIGHTS,
BOTANICAL GARDEN ROAD, KONDAPUR,
Hyderabad, Rangareddi,
Andhra Pradesh - 500084

Date: 08/12/2016

మీ ఆధార్ సంఖ్య/ Your Aadhaar No.:

4360 1143 1458

నా ఆధార్ –నా గుర్తింపు

1947 help@uidai.gov.in www.uidai.gov.in

సమాచారం

ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.

గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.

ఇది ఎలక్ట్రానిక్ పద్ధతిలో రూపొందిన లేఖ.

INFORMATION

Aadhaar is a proof of identity, not of citizenship.
To establish identity, authenticate online.
This is electronically generated letter.

Signature Not Verified
Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.12.08 12:09:08 IST

ఆధార్ దేశమంతటా చెల్లుతుంది.

ఆధార్ ఆధార్ కొరకై, ఒకే సారి నమోదు చేసుకుంటే సరిపోతుంది.

దయచేసి మీ లేటెస్ట్ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ అడ్రస్ నమోదు చేసుకోండి. దీనివలన మీరు విభిన్న ప్రయోజనాలను పొంది వీలుంటుంది.

Aadhaar is valid throughout the country.
You need to enrol only once for Aadhaar.
Please update your mobile number and e-mail address.
This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

నవనీత్ చచన్
Navnit Chachan
పుట్టిన తేది/ DOB: 13/02/1973
పురుషుడు / MALE

4360 1143 1458

నా ఆధార్ –నా గుర్తింపు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O సంతలాల్ అగర్వాల్,
బి-504 అపర్ణ హైట్స్,
బొటానికల్ గార్డెన్ రోడ్,
కొండాపూర్, హైదరాబాద్, హా.
ఆంధ్ర ప్రదేశ్ - 500084

Address:
S/O Santalal Agarwal, B-504
APARNA HEIGHTS, BOTANICAL
GARDEN ROAD, KONDAPUR,
Hyderabad, Rangareddi,
Andhra Pradesh - 500084

4360 1143 1458

MERA AADHAAR, MERI PEHACHAN

NAVNIT CHACHAN

భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA

IDENTITY CARD

FYY4003679

ఓటరు పేరు : నవ్నీత్ చాచేన్

Elector's Name : Navnit Chachan

తండ్రి పేరు : ఓంప్రకాశ్ చాచేన్

Father's Name : Omprakash Chachan

లింగము / Sex : పు / M

పుట్టిన తేది / Date of Birth XX/XX/1975

చిరునామా : FYY4003679

1-55/AH/504B
కొండాపూర్ , మసీదు బండ , కొండాపూర్ ,
శేరిలింగం పల్లి(మండలం) , రంగారెడ్డి

Address

1-55/AH/504B

Kondapur , Masid Banda , ,
Kondapur , Sherilingam
Pally(Mandal) , Rangareddy

Date 12/17/2008

ప్రతిరూప సంతకము
ఓటరు రిజిస్ట్రేషన్ అధికారి
52...శేరిలింగంపల్లి శాసనసభ నియోజకవర్గం

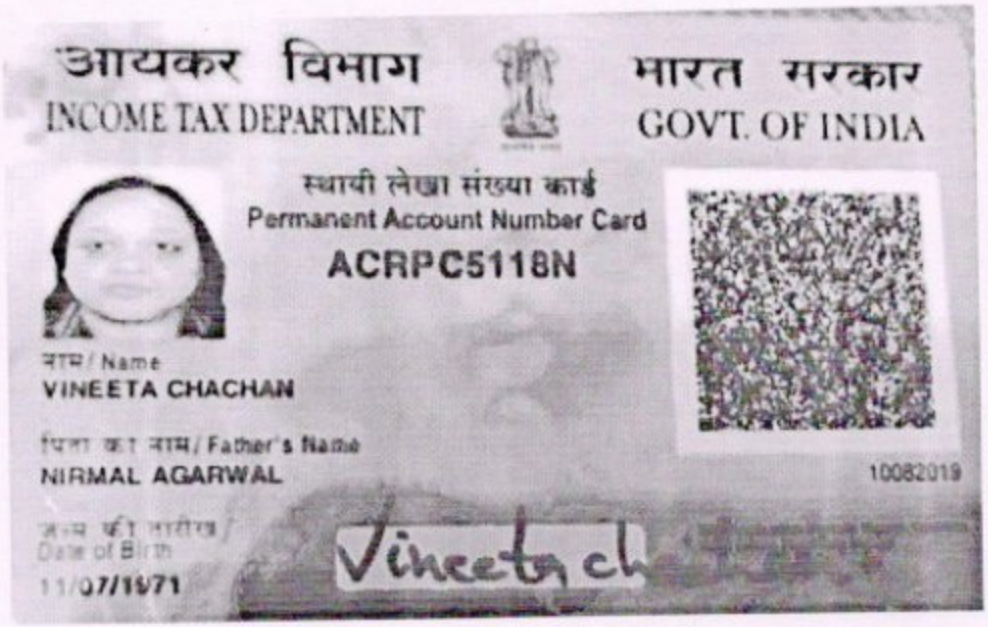
Facsimile Signature of
Electoral Registration Officer
52. - Serilingampally Assembly Constituency

చిరునామాలో మార్పు ఉన్నట్లయితే మారిన చిరునామాతోనే పేరు జాబితాలో చేర్చుటకై మరియు అదే నంబరుతో కార్డు పొందుటకై సంబంధిత ఫారంలో ఈ కార్డు నంబరు తెలుపవలెను.

In case of change in address, mention this Card No. in the relevent form for including your name in the Roll at the changed address and to obtain the card with same number

181/ 570

NAVNIT CHACHAN



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACRPC5118N

नाम / Name
VINEETA CHACHAN

पिता का नाम / Father's Name
NIRMAL AGARWAL

जन्म की तारीख / Date of Birth
11/07/1971

10082019

Vineeta ch

Vineeta chachan.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2017/00201/18447

To
বিনীত চাচন
Vineeta Chachan
W/O Pravin Chachan
PINE VIEW 2nd FLOOR MAY FAIR GARDEN
SHIV MANDIR ROAD, WARD N0. 40
NEAR PARNAMI SCHOOL
siliguri
Siliguri
Jalpaiguri West Bengal - 734001
9832347766

Download Date: 13/06/2019

Generation Date: 27/01/2012

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

3885 4828 1564

VID : 9134 1069 0524 6835

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

বিনীত চাচন
Vineeta Chachan
জন্মতারিখ/DOB: 11/07/1971
মহিলা/ FEMALE

3885 4828 1564

VID : 9134 1069 0524 6835

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Detail:
W/O প্রবীন চাচন, পিন ভিউ ২ন্দ ফ্লুর মে ফিয় গার্ডেন, শিব মন্দির রোড, ওয়ার্ড নং. ৪০, নিয়ার পার্নামি স্কুল, আলিপুরদুয়ার, জেলা - 734001

Address:
W/O Pravin Chachan, PINE VIEW 2nd FLOOR MAY FAIR GARDEN, SHIV MANDIR ROAD, WARD N0. 40, NEAR PARNAMI SCHOOL, siliguri, Jalpaiguri, West Bengal - 734001

3885 4828 1564

VID : 9134 1069 0524 6835

Vineeta chachan.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0894088

নির্বাচকের নাম	:	বিনিতা চাঁচন
Elector's Name	:	Binita Chachan
স্বামীর নাম	:	প্রবীন চাঁচন
Husband's Name	:	Pravin Chachan
লিঙ্গ/Sex	:	স্ত্রী/F
জন্ম তারিখ Date of Birth	:	XX/XX/1971

WB/04/025/0894088

ঠিকানা
হায়দর পাড়া (আংশিক), শিলিগুড়ি মিউঃ কর্পোঃ,
ভক্তিনগর, জলপাইগুড়ি, 734006

Address:
HAYADAR PADA (AANGSHIK), SILIGURI (M CORP.), BHAKTINAGAR, JALPAIGURI 734006

Date: 01/12/2010

19-ডাবগ্রাম-ফুলবাড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
19-Dabgram-Phulbari Constituency

Vineeta chachan.

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন বর্তমান পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADFPD8773R

नाम /NAME

CHANDA DEVI

पिता का नाम /FATHER'S NAME

DWARKA PRASAD AGARWAL

जन्म तिथि /DATE OF BIRTH

05-09-1969

हस्ताक्षर /SIGNATURE

Chanda devi

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - X

Chanda devi Agarwal

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1215/91297/49965

To
चन्दा देवी अग्रवाल
Chanda Devi Agarwal
W/O: Nabin Agarwal
H/N/ 09 / 01
CHETTRI BHAWAN PARK LOCATION WARD NO 13
Kurseong
Kurseong
Kurseong Darjeeling
West Bengal 734203
9332217221

20/08/2014

163397841

ML633978419FT

आपका आधार क्रमांक / Your Aadhaar No. :

9335 4887 8308

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

चन्दा देवी अग्रवाल
Chanda Devi Agarwal
जन्म तिथि / DOB : 04/09/1966
महिला / Female

9335 4887 8308

Chanda devi Agarwal

भारत निर्वाचन आयोग
परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LZS1496066

मतदाता को नाउँ : चन्दादेवी अग्रवाल

Elector's Name: : Chanda Devi Agrawal

पति को नाउँ : नबीन अग्रवाल

Husband's Name : Nabin Agrawal

लिङ्ग /Sex : स्त्री/F

जन्म तिथि
Date of Birth : XX/XX/1971

LZS1496066

ठेकाना

पार्क लोकेशन, एम. भी. रोड., वार्ड न. 13, खरसाङ्ग, दार्जीलिङ्ग-734203

Address:

PARK LOCATION, M.V ROAD., WARD NO. 13, KURSEONG, DARJEELING-734203

Date: 20/12/2010

24-खरसाङ्ग निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति

Facsimile Signature of the Electoral Registration Officer for 24-Kurseong Constituency

ठेकाना परिवर्तन भएको खण्डमा नयाँ ठेगानाको वोटर लिस्टिमामा नाउँ उठाउनको निमि ओ पुरानी संख्याको परिचय पत्र पाउनको निमि सहित आवेदन फारम को परिचय पत्रको संख्या उल्लेख गर्नुहोला।

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

Chanda devi Agrawal

Major Information of the Deed

Deed No :	**I-0711-08146/2021**	**Date of Registration**	**21/10/2021**
Query No / Year	**0711-2001985686/2021**	**Office where deed is registered**	
Query Date	**30/09/2021 6:53:28 PM**	0711-2001985686/2021	
Applicant Name, Address & Other Details	Sanjay Kumar Marodia Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9641330084, 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. 86,20,000/-		Rs. 94,77,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,79,100/- (Article:23)		Rs. 94,784/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Upper Bhanunagar Ward no 43, Mouza: Dabgram Sheet No - 8, Jl No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-413	RS-455/2	Bastu	Bastu	14.85 Dec	86,20,000/-	94,77,001/-	Width of Approach Road: 1 Ft.,
	Grand Total :				**14.85Dec**	**86,20,000 /-**	**94,77,001 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Navnit Chachan (Presentant)** Son of Omprakash Chachan Hakimpara, 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.:: AExxxxxx9G, Aadhaar No: 43xxxxxxxx1458, Status :Individual, Executed by: Self, Date of Execution: 18/10/2021 , Admitted by: Self, Date of Admission: 18/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2021 , Admitted by: Self, Date of Admission: 18/10/2021 ,Place : Pvt. Residence
2	**Smt Vineeta Chachan** Wife of Pravin Chachan Hakimpara, 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.:: ACxxxxxx8N, Aadhaar No: 38xxxxxxxx1564, Status :Individual, Executed by: Self, Date of Execution: 18/10/2021 , Admitted by: Self, Date of Admission: 18/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2021 , Admitted by: Self, Date of Admission: 18/10/2021 ,Place : Pvt. Residence

3	**Smt Chanda Devi** Wife of Nabin Agarwal Hakimpara, City:- Siliguri Mc, 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.:: ADxxxxxx3R, Aadhaar No: 93xxxxxxxx8308, Status :Individual, Executed by: Self, Date of Execution: 18/10/2021 , Admitted by: Self, Date of Admission: 18/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2021 , Admitted by: Self, Date of Admission: 18/10/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BGD ENTERPRISES LLP** Shiv Mandir Road, Punjabi Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri CHIRAG GARG** Son of Shri BIRENDRA KUMAR AGARWAL Uttorayan, City:- , P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 34xxxxxxxx6524 Status : Representative, Representative of : BGD ENTERPRISES LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Raju Banerjee Son of Shri Rabi Banerjee Rabindra Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Shri Navnit Chachan, Smt Vineeta Chachan, Smt Chanda Devi, Shri CHIRAG GARG			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Navnit Chachan	BGD ENTERPRISES LLP-4.95 Dec
2	Smt Vineeta Chachan	BGD ENTERPRISES LLP-4.95 Dec
3	Smt Chanda Devi	BGD ENTERPRISES LLP-4.95 Dec

Endorsement For Deed Number : I - 071108146 / 2021

On 18-10-2021

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

Presented for registration at 20:00 hrs on 18-10-2021, at the Private residence by Shri Navnit Chachan , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,77,001/-

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

Execution is admitted on 18/10/2021 by 1. Shri Navnit Chachan, Son of Omprakash Chachan, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt Vineeta Chachan, Pravin Chachan, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Smt Chanda Devi, Wife of Nabin Agarwal, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Raju Banerjee, , , Son of Shri Rabi Banerjee, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

On 21-10-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,784/- (A(1) = Rs 94,770/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 94,784/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/10/2021 12:00AM with Govt. Ref. No: 192021220097728932 on 18-10-2021, Amount Rs: 94,784/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90020803 on 18-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,79,100/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,74,100/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 454, Amount: Rs.5,000/-, Date of Purchase: 05/10/2021, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/10/2021 12:00AM with Govt. Ref. No: 192021220097728932 on 18-10-2021, Amount Rs: 3,74,100/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90020803 on 18-10-2021, Head of Account 0030-02-103-003-02

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.

Registered in Book - I

Volume number 0711-2021, Page from 220588 to 220624

being No 071108146 for the year 2021.

SEAL OF THE ADDL DIST. SUB-REGISTRAR
BHAKTINAGAR, DIST-JALPAIGURI

Digitally signed by TULSI LAMA
Date: 2021.10.28 13:18:14 +05:30
Reason: Digital Signing of Deed.

(Tulsi Lama) 2021/10/28 01:18:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDL. DIST. SUB-REGISTRAR
BHAKTI NAGAR, DIST-JALPAIGURI

DIST. SUB-REGISTRAR
BHAKTI NAGAR, DIST-JALPAIGURI

SEAL OF THE ADDL DIST. SUB-REGISTRAR
BHAKTI NAGAR, DIST. JALPAIGURI

SEAL OF THE ADDL DIST. SUB-REGISTRAR

SEAL OF THE DDL OFFICE

SEAL OF THE ADDL. DIST. SUB REGISTRAR
BHAKTI NAGAR, DIST-JALPAIGURI

SEAL OF THE ADDL. DIST. SUB-REGISTRAR
SHANTI NAGAR, DIST. JAMSHEDPUR

SEAL OF THE ADDL. DIST. SUB-REGISTRAR
BHAKTINAGAR, DIST. JALPAIGURI

SEAL OF THE ADDL. DIST. SUB-REGISTRAR
CHHATTI NAGAR, DIST. JALPAIGURI

SEAL OF THE JUDICIAL OFFICER

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 OCT 2021

SEAL OF THE ADDL. DIST. SUB-REGISTRAR
BHAKTI NAGAR, DIST-JALPAIGURI

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 OCT 2021

SEAL OF THE DEPUTY DIST. SUB-REGISTRAR
SHANTI NAGAR, DIST. JALPAIGURI

Addl. District Sub-Registrar
Shanti Nagar, Jalpaiguri

18 OCT 2021