

Q No. 3307/2021

T- 3330/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 052816

2/2236 384/2021

Y.C - 508/2021

Chyanyden
20/21
28/10/21

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DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 28th DAY
OF OCTOBER 2021 (TWO THOUSAND TWENTY ONE).

508 2021

2500

4000

6000

28/10/21

1 30/10/21

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE INSTRUMENT SHEETS ARE PART OF THIS DOCUMENT AND THE PART OF THIS DOCUMENT

REGISTRAR
SILIGUR

Handwritten signature
30/10/2021

2 ✓

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TOTAL CONSIDERATION : RS. 7000000/-
AREA OF LAND : 8.072 DECIMAL
R.S. PLOT NO. : 689
R.S. KHATIAN NO. : 467
J.L. NO. : 110(88)
MOUZA : SILIGURI
PARGANA : BAIKUNTHAPUR
POLICE STATION : PRADHAN NAGAR
DISTRICT : DARJEELING

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Faint circular stamp with illegible text

BETWEEN

SRI ASHOK KUMAR AGARWAL (PAN: ACWPA0315N, AADHAR: 910060990977) Son of Late Phulchand Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, Resident of Deokota Toll, P.O. & P.S. Jaigaon-736182, District Alipurdwār--- hereinafter called **VENDOR/ FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns) of the **FIRST PART**.

AND

M/S. YASH SHREE DEVELOPERS (PAN: AACFY7447B) a partnership firm having its principal business office at Dipti Apartment, Haren Mukherjee Road, Hakimpara, P.O. & P.S. Siliguri-734001 in the District of Darjeeling --- hereinafter called the **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, partners, heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by two of its partners duly authorized for this purpose **SRI BEJENDRA AGARWAL (PAN: AYSPA1921E, AADHAR: 603088930370)** Son of Motiram Agarwal alias Motilal Agarwal Hindu by religion Business by occupation, resident of Dipti Apartment, Haren Mukherjee Road, Hakimpara, P.O. & P.S. Siliguri-734001 in the District of Darjeeling.

WHEREAS one **KALAWATI DEVI AGARWAL** purchased land measuring 6 Katha appertaining to R.S. Plot No. 689 of Mouza - Siliguri recorded in R.S. Khatian Nos. 467 in the District of Darjeeling by virtue of a Deed of Conveyance duly executed by one **KRISHNA HARI SHARMA** duly registered in the office of the Sub Registrar, Siliguri duly recorded in the Book No. I, Document No. 5701 for the year 1982.

AND WHEREAS one **KALAWATI DEVI AGARWAL** purchased land measuring 14 Katha appertaining to R.S. Plot No. 689 of Mouza - Siliguri recorded in R.S. Khatian Nos. 467 in the District of Darjeeling by virtue of a Deed of Conveyance duly executed by one **KRISHNA HARI SHARMA** duly registered in the office of the Sub Registrar, Siliguri duly recorded in the Book No. I, Document No. 5702 for the year 1982.

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AND WHEREAS possessing the aforesaid landed property the above named **KALAWATI DEVI AGARWAL** prayed for the mutation of the said property in its name with the office of the B.L.&L.R.O., Siliguri and the concerned office after proper verification of all the necessary documents duly mutated the said land vide Mutation Case No.1334/IX-II/13-14 dated 24/09/2013.

AND WHEREAS possessing the aforesaid landed property the above named **KALAWATI DEVI AGARWAL** died intestate leaving behind her following legal heirs to inherit all her movable and immovable properties:-

- 1.ASHOK KUMAR AGARWAL (SON)
- 2.MANJU DEVI AGARWAL (DAUGHTER)
- 3.SHYAM SUNDER BANSAL (SON)
- 4.BIJAY KUMAR BANSAL (SON)

AND WHEREAS since then the Vendor hereof is in actual, Khas and physical possession of his/her undivided share in the aforesaid landed property measuring in total 19 Katha 9 Chattak 4 Square Feet more fully described in the schedule herein below without any objection, interruption, claim, demand, whatsoever from anybody whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of funds for acquiring more profitable properties has offered to sell the Purchaser hereof his 25% undivided share in the aforesaid total land measuring 19 Katha 9 Chattak 4 Square Feet all that piece and parcel of land as more fully described in the schedule below being the part of the aforesaid larger property.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and have offered and agreed to purchase the land as more fully described in the schedule below for Rs. 70,00,000/- (Rupees Seventy Lakhs) only free from all encumbrances whatsoever.

AND WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the land as more fully described in the schedule below for Rs. 70,00,000/- (Rupees Seventy Lakhs) only free from all encumbrances whatsoever.

Handwritten signature or initials, possibly "V. K. S.", written vertically in the top right corner.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs) only, paid by the Purchaser to the Vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the Purchaser from payment thereof) does hereby grant, convey, assign and transfer unto and in favor of the Purchaser and forming part of these presents and make over Khas and physical possession thereof to the Purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE and TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the Purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority and good power to transfer the said land, expressed or intended so to be **unto** the Purchaser in the manner aforesaid and the vendor or any person claiming under him shall and will from time to time at times hereafter at the request and cost of the Purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

IT is further covenanted that the land described in the schedule below is held by the vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall have to sustain in consequence thereof.

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THE Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that have accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed and in case it transpires otherwise the vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendor further declares that the entire land forming subject matter of the present conveyance were in Khas and actual possession of the vendor on the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the Purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the vendor shall be liable to return to the Purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury to be sustained by the Purchaser.

IT is hereby further declared by the Vendor that the vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the below scheduled landed property conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE

n All that piece and parcel of the vacant land measuring 19 (One Nine) Katha 9 (Nine) Chattak 4(Four) Square Feet or 32.288 DECIMAL appertaining to and forming part of **R.S. Plot No. 689** (Six Eight Nine) recorded in **R.S. Khatian No. 467** (Four Six Seven) of Mouza - Siliguri within the area of Siliguri Municipal Corporation, J.L. No. 110 (88), Pargana - **BAIKUNTHAPUR, P.S. PRADHAN NAGAR** in the District of **DARJEELING**.

Classification of Land: ROR: Bastu, Proposed Use: Bastu

Road: Lower Gurung Busty Between Nivedita Road and Mahananda River

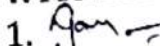

The Land sold by the vendors is butted and bounded as follows:

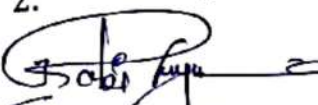
BY THE NORTH : LAND OF KRISHNA HARI SHARMA,
BY THE SOUTH : 18 FEET WIDE SMC ROAD,
BY THE EAST : LAND OF KRISHNA HARI SHARMA & M.R.SHARMA,
BY THE WEST : 24 FEET WIDE SMC ROAD.

Out of the aforesaid total land measuring 19 Katha 9 Chattak 4 Square Feet or 32.288 Decimal, the Vendor hereof is selling and transferring his 25% undivided share in the aforesaid land measuring 8.072 DECIMAL in favor of the purchaser hereof.

IN WITNESS WHEREOF the vendor hereto sets sealed and subscribed his hand and seals the day, month and the year first above written.

WITNESSES: -

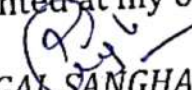
1. 
s/o - A. Sarkar,
Sevoke Road, Siliguri - 01
Doojooling, West Bengal.
2. 


s/o - Dharam Prakash Singh
Sevoke Road, Siliguri - 01
Doojooling, West Bengal.



VENDOR

Drafted by me and printed at my office,


JUGAL SANGHAI
ADVOCATE/SILIGURI
Reg. No. WB/306/2011

MEMO OF CONSIDERATION

Rs. 70,00,000/-

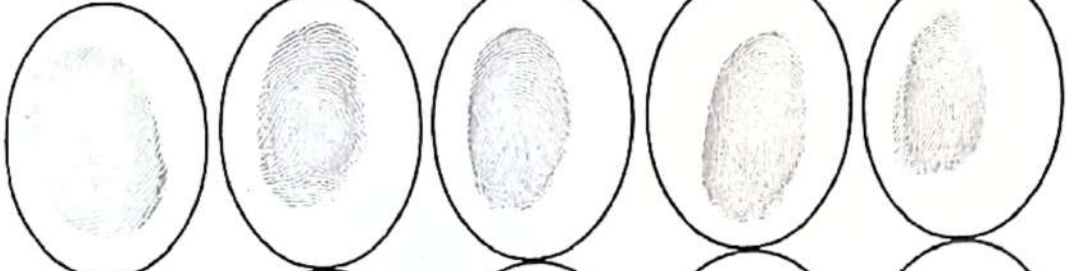
RECEIVED of and from the within-named PURCHASER Rs. 70,00,000/- (Rupees Seventy Lakhs) only by within-named VENDOR the within-mentioned sum of Rs. 70,00,000/- (Rupees Seventy Lakhs) only paid by the PURCHASER to the VENDOR in respect of the property conveyed herein.

[Handwritten signature]

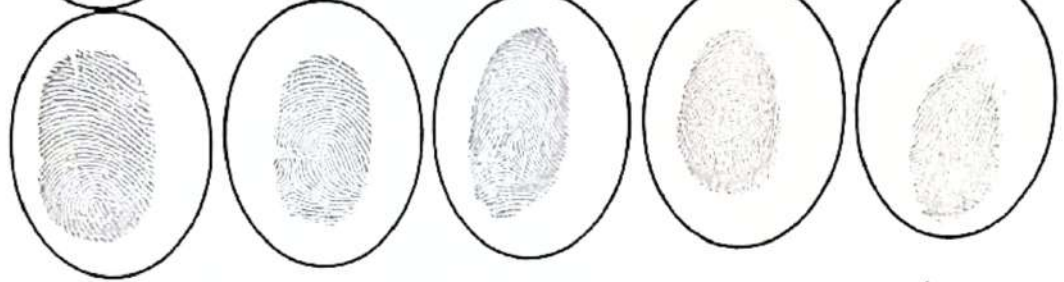
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



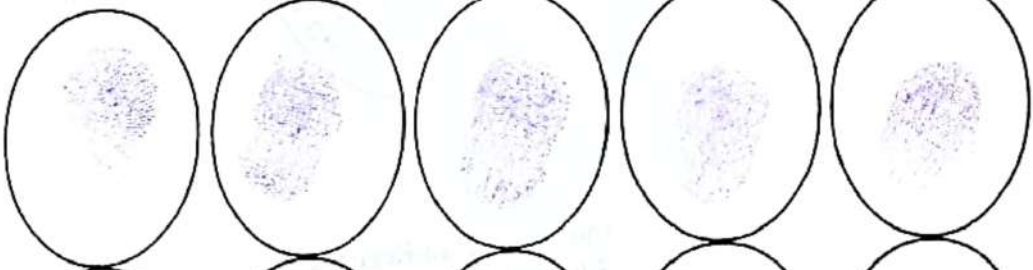
RIGHT



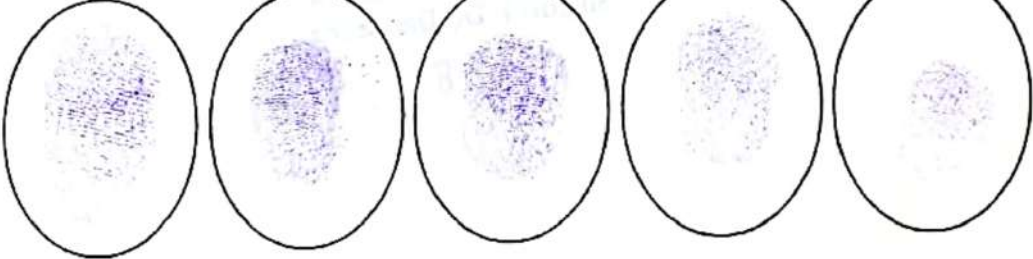
A. SHARMA
SIGN.

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT



YASH SHREE DEVELOPERS
Byash Shree Developers
SIGN. Partner

आयकर विभाग
INCOME TAX DEPARTMENT

ASHOK KUMAR AGARWAL

PHULCHAND AGARWAL

14/08/1962

Permanent Account Number

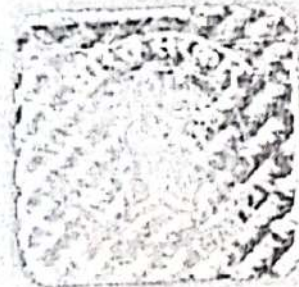
ACWPA0315N

ASHOK

Signature



भारत सरकार
GOVT. OF INDIA



11112010

ASHOK



ভারত সরকার

Government of India



অশোক কুমার অগ্রওয়াল

Ashok Kumar Agarwal

পিতা : ফুলচাঁদ অগ্রওয়াল

Father : Phulchand Agarwal

জন্মতারিখ / DOB : 14/08/1962

পুরুষ / Male

Signature



9100 6099 0977

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

AACFY7447B



नाम / Name

YASH THREE DEVELOPERS

स्थापना / Date of Incorporation

15/03/2021

Bijesh Agrawal

आयकर विभाग

INCOME TAX DEPARTMENT

BEJENDRA AGARWAL

MOTIRAM AGARWAL

05/10/1966

Permanent Account Number

AYSPA1921E

Bejendra Agarwal

Signature



भारत सरकार

GOVT. OF INDIA



01102011

Bejendra Agarwal



भारत सरकार
Government of India



बिजेन्द्र अग्रवाल
Bejendra Agarwal
पिता : मोतीलाल अग्रवाल
Father : Motilal Agarwal

जन्मदिनांक/DOB: 05/10/1966
पुरुष / Male

6030 8893 0370



आधार - साधारण मानवों के अधिकार



अधार
ठिकाना: दिप्ती अपार्टमेंट
हरेन मुक़र्जी रोड, हाकिमपारा
सिगुरि (पेटकोल्डा), सिगुरि
दार्जिलिंग, पश्चिम बंगाल

भारत सरकार द्वारा प्राधिकृत
Unique Identification Authority of India

Address: DIPTI
APARTMENT, HAREN
MUKHERJEE ROAD,
HAKIMPARA, Siguri (M.
Corp), Darjeeling, Siguri,
West Bengal, 734001

6030 8893 0370



Bejendra Agarwal



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022002236384/2021

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	Mr ASHOK KUMAR AGARWAL , Deokota Toll,, City:- , P.O:- Jaigaon, P.S:-Jaigaon, District:-Alipurduar, West Bengal, India, PIN:- 736182	Seller			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ajay Sarkar Son of Mr A Sarkar Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Mr ASHOK KUMAR AGARWAL. Mr BEJENDRA AGARWAL			

Siliguri, Dt. Darjeeling
28/10/2021

(Sangha Ratna Syangden)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SILIGURI
Darjeeling, West Bengal

Major Information of the Deed

Deed No :	I-0402-03330/2021	Date of Registration	30/10/2021
Query No / Year	0402-2002236384/2021	Office where deed is registered	
Query Date	28/10/2021 12:10:37 PM	0402-2002236384/2021	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, 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. 70,00,000/-	Rs. 70,44,655/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,81,806/- (Article:23)	Rs. 70,461/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: LOWER GURUNG BUSTY BETWEEN NIVEDITA RD.AND MAHANAN, Mouza: Siliguri, JI No: 88, Pin Code : 734005

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-689	RS-467	Bastu	Bastu	8.072 Dec	70,00,000/-	70,44,655/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					8.072Dec	70,00,000 /-	70,44,655 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ASHOK KUMAR AGARWAL (Presentant) Son of Late Phulchand Agarwal , Deokota Toll,, City:- , P.O:- Jaigaon, P.S:-Jaigaon, District:-Alipurduar, West Bengal, India, PIN:- 736182 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5N, Aadhaar No: 91xxxxxxx0977, Status :Individual, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	YASH SHREE DEVELOPERS , Dipti Apartment, Haren Mukherjee Road, Hakimpara,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BEJENDRA AGARWAL Son of Motiram Agarwal , Dipti Apartment, Haren Mukherjee Road, 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.:: AYxxxxxx1E, Aadhaar No: 60xxxxxxx0370 Status : Representative, Representative of : YASH SHREE DEVELOPERS (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajay Sarkar Son of Mr A Sarkar Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr ASHOK KUMAR AGARWAL, Mr BEJENDRA AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR AGARWAL	YASH SHREE DEVELOPERS-8.072 Dec

On 28-10-2021

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

Presented for registration at 20:21 hrs on 28-10-2021, at the Private residence by Mr ASHOK KUMAR AGARWAL, Executant.

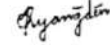
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,44,655/-

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

Execution is admitted on 28/10/2021 by Mr ASHOK KUMAR AGARWAL, Son of Late Phulchand Agarwal, , Deokota Toll,, P.O: Jaigaon, Thana: Jaigaon, , Alipurduar, WEST BENGAL, India, PIN - 736182, by caste Hindu, by Profession Business

Indetified by Mr Ajay Sarkar, , Son of Mr A Sarkar, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 29-10-2021

Payment of Fees

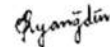
Certified that required Registration Fees payable for this document is Rs 70,461/- (A(1) = Rs 70,447/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 70,461/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 1:02PM with Govt. Ref. No: 192021220102825141 on 28-10-2021, Amount Rs: 70,461/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69378004 on 28-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,81,806/- and Stamp Duty paid by by online = Rs 2,81,706/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 1:02PM with Govt. Ref. No: 192021220102825141 on 28-10-2021, Amount Rs: 2,81,706/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 69378004 on 28-10-2021, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 30-10-2021

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,81,806/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 12536, Amount: Rs.100/-, Date of Purchase: 31/08/2021, Vendor name: J R Das

Syngden

**Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal**

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 131945 to 131964
being No 040203330 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2021.11.16 17:22:54 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/11/16 05:22:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)