

SL-2490/2024

I-2442/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 557222

Cont
 28/03/2024
 Dt. 729243

DEUTI DEVELOPERS

PARTNER

DEED OF CONVEYANCE (SALE)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Cont/2

Addl. Dist. Sub-Registrar
 Sliguri -II at Bagdogra

28 MAR 2024

MN/2024/0401/2029

N. J. Stamp

SL. No. 312 Date 15/03/24

Sold to Deuti Developers

Silvi

of

Value 5000/- Rupees Five Thousand only

J. Saik

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



STAMPED & REGISTERED IN THE OFFICE OF THE
ADDITIONAL DISTRICT SUB-REGISTRAR
BAGDOGRA DIST. DARJEELING

REGISTERED IN THE OFFICE OF THE
ADDITIONAL DISTRICT SUB-REGISTRAR
BAGDOGRA DIST. DARJEELING

2007 MAR 15

Adl. Dist. Sub-Registrar
Bagdogra Dist. Darjeeling
20 MAR 2024

DEUTI DEVELOPERS

PARTNER

Sushma Agawal

AREA : 50 Katha
KHATIAN No. : 3650 & 3651 (L.R)
PLOT NO. : 117,118 & 121 (R.S),
257,261 & 260 (L.R)
J. L. NO. : 41
MOUZA : Shishabari
PARGANA. : Patharghata
P.S. : Pradhan Nagar
DISTRICT : Darjeeling
CONSIDERATION : Rs. 1,77,00,000 /-

Under Gram Panchayat Area

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
28th **DAY OF MARCH, 2024**

BETWEEN



Audl. Dist. Sub-Registrar
Sfg. II at Bagalur Dist. Deekshana

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

3

(By vendor)
Sushma Agarwal

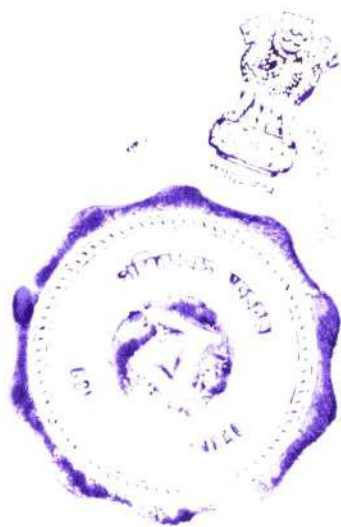
DEUTI DEVELOPERS (PAN: AANED7003P), A Partnership Firm, having its office at Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin. 734001, represented by its Partner **SHRI NARAYAN PRASAD AGARWAL S/O LATE SHREECHAND AGARWAL (PAN : ACKPA8811B)**, resident of Uttar Rathkhola, Bhimram, Naxalbari, District - Darjeeling, Pin - 734429, West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its office bearers, executors, successors, representatives, administrators and assigns) of the "**ONE PART** "

AND

1.SRI ANAND AGARWAL S/O LATE DHARAM CHAND AGARWAL, (PAN-AFVPA0533N,

2.SMT. SUSHMA AGARWAL W/O SRI ANAND AGARWAL (PAN: AMHPB1765G., both are hindu by Religion, Business by Occupation, Indian by Citizenship, residing at Flat B-4 Metro Height, 2nd Mile, Sevoke Road, P.O Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin-734001, hereinafter called the "**VENDORS**" (Which expression shall mean and include unless excluded by or repugnant to the subject or context be deemed to include his/her/their legal heirs, successors, executors, administrators, legal representatives and /or assigns)of the **SECOND PART.**

(Signature)



Audi. Dist. Sub-Registrar
Sik. Hat. Bangalore Dist. Dargah
28 MAR 2024

DEUTI DEVELOPERS

[Signature]

PARTNER

4

[Signature]
Sushma Deywal

AND WHEREAS the Vendors hereof jointly became the absolute owner in possession of vacant land measuring **50 Katha**, appertaining to and forming part of R.S. Plot No. 117,118 & 121, corresponding to L.R Plot No. 257,261 & 260, recorded in L.R. Khatian No. 2168, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling, by virtue of **Deed of Sale being No. I-5060 dated- 20.05.2022** executed by UNITED PROPERTIES PRIVATE LIMITED, registered in the office of A.D.S.R. Siliguri-II at Bagdogra, Dist-Darjeeling, recorded in Book-I, Vol No. 0403-2022, Page from 117556 to 117570 for the year 2022, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof mutated his name in the office of Right of Record in B.L. & L.R.O. Matigara, and gained a separate L.R. Khatian being No. 3650 & 3651 in L.R Plot No. 257,261 & 260, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist – Darjeeling.

AND WHEREAS the Vendors being in need of money for their developmental plans have decided to sell their land measuring **50 Katha**, as morefully and particularly described in the **Schedule** (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly they circulated their intention in the locality, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being in need of land in the area where the plot of land of the Vendors situates, relying on the aforesaid statements of the Vendors have agreed to purchase the said below scheduled land of the Vendors at or for a price of **Rs. 1,77,00,000/- (Rupees One Crore Seventy-Seven Lakhs)** only, free from all encumbrances and charges whatsoever.

[Signature]



Adl. Dist. Sub-Registrar
Sgt. Hat Bagdogra Dist. Dhenkanal

28 MAR 2024

DEUTI DEVELOPERS



PARTNER

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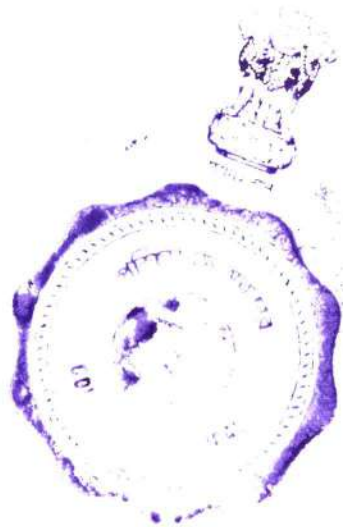
Sushma Agarwal

AND WHEREAS the Vendors considering the price so offered by the Purchaser as fair, reasonable and highest according to rates now prevailing in the market have firmly and finally decided and agreed to sell their aforesaid land to the Purchaser at or for the price of **Rs. 1,77,00,000/- (Rupees One Crore Seventy-Seven Lakhs)** only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs. 1,77,00,000/- (Rupees One Crore Seventy Seven Lakhs)** only, paid to the Vendors, the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the Schedule appended below and make over possession thereof together with all rights, titles interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDORS** have represented, assured and guaranteed the Purchaser that the land hereby sold is free from all sorts of encumbrances like prior sale/agreement to sell, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, restrictive covenants, lispendis, order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force, and the land hereby sold has neither been acquired nor any acquisition proceedings has been initiated under the Land Acquisition Act, nor requisition proceedings, minor claims or claims of any other nature whatsoever are pending and there is no other legal defect in the title of the Vendors regarding ownership and they are fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.





Andhra Pradesh Registrar
S/o. H. at Bangalore, Dist. Bangalore

28:MAR:2024

DEUTI DEVELOPERS

[Handwritten signature]

PARTNER

6

[Handwritten signature]

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

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

The **VENDORS** do hereby further declare that the Purchaser with her own expenses shall get transferred / mutated the land hereby sold in her favor in the records of the Gram Panchayat Area or any other Government Department/ Authorities concerned on the basis of this Sale Deed even in the absence of the Vendors who shall have no objection in this regard and will also extend full cooperation to the Purchaser when asked for in this regard.

The **VENDORS** do hereby further declare that all the previous taxes including arrears of Gram Panchayat Area or any other Government Authority/ies dues and demands in respect of the land hereby sold up to date of execution of this Sale deed shall be borne and paid by the Vendors and thereafter the same shall be borne and paid by the Purchaser.

The **VENDORS** do hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the land hereby sold from the date of execution of this Sale Deed and the Vendors shall not demand any amount from the Purchaser hereinafter.

[Handwritten mark]



Audl. Dist. Sub Registrar
Slg. II at Bagdogra Dist. Darjeeling

28 MAR 2024

DEUTI DEVELOPERS



PARTNER


Sushma Agarwal

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

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

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

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



DEUTI DEVELOPERS

PARTNER

Subhna Agarwal**SCHEDULE OF VACANT LAND HEREBY SOLD**

All that piece and parcel of vacant land Measuring **50 Katha**, appertaining to and forming part of:-

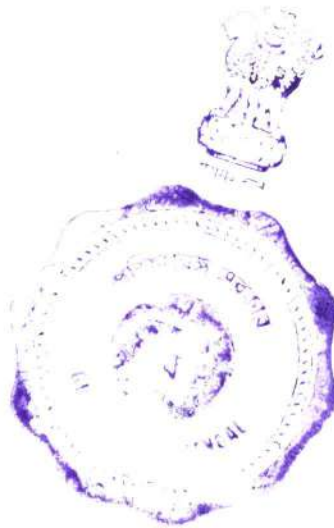
L.R. Khatian No.	L.R. Plot No.	R.S. Plot No.	Area in Acre
3650	257	117	0.0250 Acre
	261	118	0.3664 Acre
	260	121	0.0200 Acre
3651	257	117	0.0250 Acre
	261	118	0.3700 Acre
	260	121	0.0200 Acre
		Total	0.8264 Acre or 50 Katha

Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling. Under Gram Panchayat Area. As per ROR Rupni & Proposed use of land Proposed Industrial Use.

The said land is butted and bounded as follows:-

North: 17 Feet Wide Kutcha Road;
 South: Land of Maya Sharma;
 East: Land of United Properties Private Limited;
 West: Land of Sri Kamal Kumar Bothra;

Within the aforesaid boundary the Vendors do hereby sell/sale the land measuring **50 Katha**, to the Purchaser is forming part of these presents.



Andi Dist. Sub-Res. Hat
Sis. Hat Bagongra. Dist. Bagongra.

28 MAR 2024

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

WITNESSES: -

Amit K Saha
S/o Bhim Pd Saha
Sukanto Saha
Mitan pally (E)
Siliguri-05

Amit Baral
s/o. B. Baral
Siliguri

The content of this document
have been gone through and
understood personally by the
Purchaser and the Vendors.

DEUTI DEVELOPERS



PARTNER

SIGNATURE OF THE PURCHASER



Sushma Agarwal

SIGNATURE OF THE VENDORS

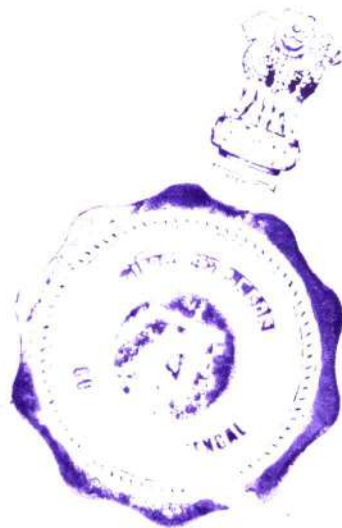
Drafted and explained by me to
parties & printed in my office :



(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006.



Adl. Dist. Sub-Registrar
Sik. Hat Bagdogra Dist. Darjeeling

28 MAR 2024

MEMO OF CONSIDERATION

Received with thanks from the **PURCHASER** hereof, a total sum of **Rs. 1,77,00,000/- (Rupees One Crore Seventy-Seven Lakhs)** only, paid as full and final payment in respect of sale of vacant land Measuring **50 Katha**, described in above mention schedule.

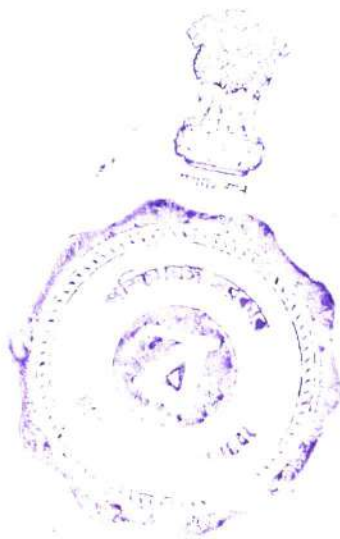
Mode of Payment-

1. Rs. 27,00,000/- paid by Cheque or RTGS.
2. Rs. 50,00,000/- paid to Anand Agarwal by Cheque No. 070201 on dated. 30.07.2024 through Union Bank of India.
3. Rs. 25,00,000/- paid to Anand Agarwal by Cheque No. 070204 on dated. 30.10.2024 through Union Bank of India.
4. Rs. 50,00,000/- paid to Sushma Agarwal by Cheque No. 070207 on dated. 30.01.2025 through Union Bank of India.
5. Rs. 25,00,000/- paid to Anand Agarwal by Cheque No. 070205 on dated. 30.10.2024 through Union Bank of India.







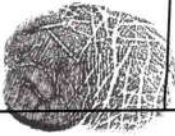




Sushma Agarwal

Anand

①




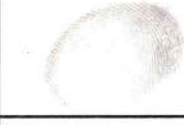
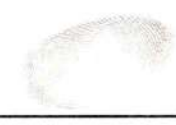
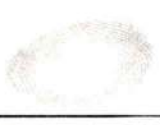







Asst. Dist. Secy. Rtd.
M. H. M. S. Dist. Mysore
08 MAR 2024


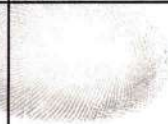









		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

DEUTI DEVELOPERS


Signature with date
PARTNER

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


Signature with date

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

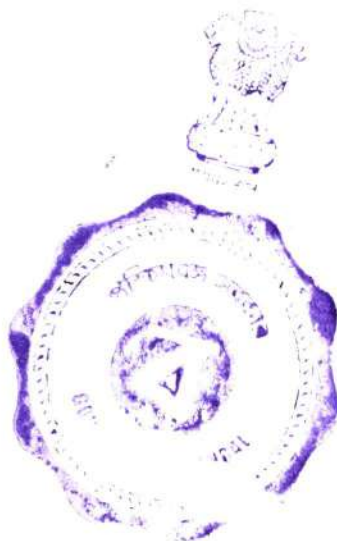

Signature with date

Photo with full Signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date



Audi D...
Sg II at Bap...
...
...

28 MAR 2024

IDENTIFIER PHOTO SHEET

PHOTO

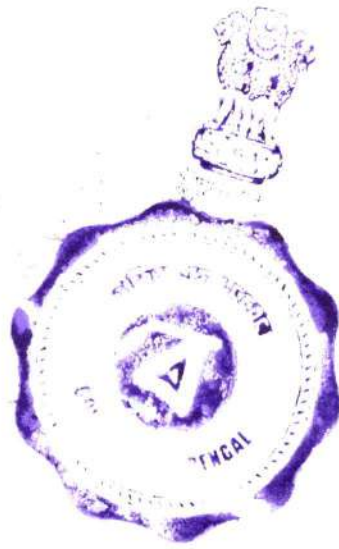


LEFT THUMB IMPRESSION



Armit K. Saha

SIGNATURE OF IDENTIFIER



Adl. Dist. Sub-Registrar
S/o Hat Bagdogra, Dist. Darjeeling

28 MAR 2024

Major Information of the Deed







Deed No :	I-0403-02442/2024	Date of Registration	28/03/2024
Query No / Year	0403-2000729243/2024	Office where deed is registered	
Query Date	16/03/2024 1:21:52 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, 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. 1,77,00,000/-	Rs. 1,92,82,128/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,71,305/- (Article:23)	Rs. 1,92,835/- (Article:A(1), E,)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

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	LR-257 (RS :-)	LR-3650	Proposed Industrial Use	Rupni	0.025 Acre	5,00,000/-	5,83,317/-	Width of Approach Road: 17 Ft.,
L2	LR-261 (RS :-)	LR-3650	Proposed Industrial Use	Rupni	0.3664 Acre	80,00,000/-	85,49,094/-	Width of Approach Road: 17 Ft.,
L3	LR-260 (RS :-)	LR-3650	Proposed Industrial Use	Rupni	0.02 Acre	3,00,000/-	4,66,654/-	Width of Approach Road: 17 Ft.,
L4	LR-257 (RS :-)	LR-3651	Proposed Industrial Use	Rupni	0.025 Acre	5,00,000/-	5,83,317/-	Width of Approach Road: 17 Ft.,
L5	LR-261 (RS :-)	LR-3651	Proposed Industrial Use	Rupni	0.37 Acre	80,00,000/-	86,33,092/-	Width of Approach Road: 17 Ft.,
L6	LR-260 (RS :-)	LR-3651	Proposed Industrial Use	Rupni	0.02 Acre	4,00,000/-	4,66,654/-	Width of Approach Road: 17 Ft.,
		TOTAL :			82.64Dec	177,00,000 /-	192,82,128 /-	
		Grand Total :			82.64Dec	177,00,000 /-	192,82,128 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ANAND AGARWAL (Presentant) Son of Late DHARAM CHAND AGARWAL Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office		 Captured	
	28/03/2024	LTI 28/03/2024	28/03/2024	
FLAT B-4 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office				
2	Name Smt SUSHMA AGARWAL Wife of Shri ANAND AGARWAL Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office		 Captured	
	28/03/2024	LTI 28/03/2024	28/03/2024	
FLAT B-4 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEUTI DEVELOPERS SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri NARAYAN PRASAD AGARWAL Son of Late SHREECHAND AGARWAL UTTAR RATHKHOLA, BHIMRAM, NAXALBARI, City:- Not Specified, P.O:- NAXALBARI, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEUTI DEVELOPERS (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT KUMAR SAHA Son of Mr BHIM PRASAD SAHA 6,33D, SUKANTA SARANI MILANPALLY EAST, City:- Not Specified, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	28/03/2024	28/03/2024	28/03/2024
Identifier Of Shri ANAND AGARWAL, Smt SUSHMA AGARWAL, Shri NARAYAN PRASAD AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri ANAND AGARWAL	DEUTI DEVELOPERS-2.5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri ANAND AGARWAL	DEUTI DEVELOPERS-36.64 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri ANAND AGARWAL	DEUTI DEVELOPERS-2 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Smt SUSHMA AGARWAL	DEUTI DEVELOPERS-2.5 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Smt SUSHMA AGARWAL	DEUTI DEVELOPERS-37 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Smt SUSHMA AGARWAL	DEUTI DEVELOPERS-2 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 257, LR Khatian No:- 3650	Owner:আনন্দ আগরওয়াল, Gurdian:ধরম চাঁদ আগরওয়াল, Address:মির্জা, Classification:বৃশ্ণী, Area:0.02500000 Acre,	Shri ANAND AGARWAL

L2	LR Plot No:- 261, LR Khatian No:- 3650	Owner:आनन्द आगरवाल, Gurdian:धरम चाँद आगरवाल, Address:निज , Classification:रूपनी, Area:0.36640000 Acre,	Shri ANAND AGARWAL
L3	LR Plot No:- 260, LR Khatian No:- 3650	Owner:आनन्द आगरवाल, Gurdian:धरम चाँद आगरवाल, Address:निज , Classification:रूपनी, Area:0.02000000 Acre,	Shri ANAND AGARWAL
L4	LR Plot No:- 257, LR Khatian No:- 3651	Owner:शुशमा आगरवाल, Gurdian:आनन्द आगरवाल, Address:निज , Classification:रूपनी, Area:0.02500000 Acre,	Smt SUSHMA AGARWAL
L5	LR Plot No:- 261, LR Khatian No:- 3651	Owner:शुशमा आगरवाल, Gurdian:आनन्द आगरवाल, Address:निज , Classification:रूपनी, Area:0.37000000 Acre,	Smt SUSHMA AGARWAL
L6	LR Plot No:- 260, LR Khatian No:- 3651	Owner:शुशमा आगरवाल, Gurdian:आनन्द आगरवाल, Address:निज , Classification:रूपनी, Area:0.02000000 Acre,	Smt SUSHMA AGARWAL

Endorsement For Deed Number : I - 040302442 / 2024

On 28-03-2024

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 11:21 hrs on 28-03-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri ANAND AGARWAL , 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 1,92,82,128/-

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

Execution is admitted on 28/03/2024 by 1. Shri ANAND AGARWAL, Son of Late DHARAM CHAND AGARWAL, FLAT B-4 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt SUSHMA AGARWAL, Wife of Shri ANAND AGARWAL, FLAT B-4 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr AMIT KUMAR SAHA, , Son of Mr BHIM PRASAD SAHA, 6,33D, SUKANTA SARANI MILANPALLY EAST, P.O: SILIGURI BAZAR, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,92,835.00/- (A(1) = Rs 1,92,821.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,92,835/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2024 10:56AM with Govt. Ref. No: 192023240434841968 on 22-03-2024, Amount Rs: 1,92,835/-, Bank: SBI EPay (SBlePay), Ref. No. 1729228142019 on 22-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,71,305/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 7,66,305/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 312, Amount: Rs.5,000.00/-, Date of Purchase: 15/03/2024, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2024 10:56AM with Govt. Ref. No: 192023240434841968 on 22-03-2024, Amount Rs: 7,66,305/-, Bank: SBI EPay (SBlePay), Ref. No. 1729228142019 on 22-03-2024, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 040302442 for the year 2024.



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Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.04.01 16:23:38 +06:30
Reason: Digital Signing of Deed.

**(Yogen Tshering Bhutia) 01/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.**