

1176/22

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1234/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 308052

38.1.22  
 2-280516/m



Bishw Kumar Prodkar

Darjeeling Real Estate Agents & Developers  
 Partner  
*Sheethi Dama*

**DEED OF CONVEYANCE (SALE)**

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

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri



28 JAN 2022



NON JUDICIAL STAMP

Sl. No. 1224 Dated 18/02/2021

Sold To Darjeeling Real Estate Agents Developers

Address

Stamp Value of Rs. 1000/- Rupees Thousand



R. Chaki  
(RITA CHAKI)

Stamp Vendor

Licence No. 347 / RM

A.U.S.R. Office, Bagdogra

Darjeeling



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022



Bishnu Kumar Pradhan

Darjeeling Real Estate Agents & Developers  
Nisith Kumar Agarwal  
Partner

Land measuring	: 5 Katha or 0.0825 Acre
Set forth Value	: Rs.89,20,000/-
Mouza	: Dabgram
Pargana	: Baikunthapur
J.L. No.	: 2
Khatian No.	: 507 (L.R.); 375 (R.S.)
Plot No.	: 21 (L.R.); 220 (R.S.)
Sheet No.	: 63 (L.R.); 12 (R.S.)
S.M.C. Ward No.	: 40
Police Station	: Bhaktinagar
District	: Jalpaiguri

THIS DEED OF CONVEYANCE [SALE] IS MADE ON THIS  
THE 28<sup>TH</sup> DAY OF JANUARY, TWO THOUSAND TWENTY TWO

~: B E T W E E N : ~

**M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri – hereinafter called the "**PURCHASER/FIRST PARTY**" (which term or expression shall mean and include, unless excluded by or repugnant to the context its successors in office, executors, partners, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

**SRI BISHNU KUMAR PRADHAN**, [I.T. PAN: AEOPP4230R] Son of Ram Bahadur Pradhan, Hindu by faith, retired person by occupation, resident of Haider para, Siliguri, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal – hereinafter collectively called the "**VENDOR/SECOND PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators, and assigns) of the **OTHER PART**.

**WHEREAS** one Kumari Maya Pradhani, Wife of Sri Ram Bahadur Pradhan, (i.e. the mother of the Vendor/Second Party hereto referred above) of Dabgram, Haider para, under the then P.S. Rajganj, Dist. Jalpaiguri became the sole and absolute owner in khas, actual and physical possession of all that 0.165 Acre or 10 Kathas of land comprising R.S. Plot No.220, in Sheet No.12 recorded in R.S. Khatian No.375, within Mouza Dabgram, Pargana Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri by virtue of purchase for valuable





10/1/22

Dist. Sub-Reg. Office, Jalpaiguri



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022

Bishnu Ram Pradhan  
Darjeeling Real Estate Agents & Developers  
Xiseth Ram Pradhan  
Partner

consideration from the erstwhile owner in possession of the said land one Sri Hari Prasad Sharma, Son of Chhabilal Sharma through a registered Deed of Conveyance being document No. I- 10945 for the year 1975 registered at the office of the District Sub-Registrar, Jalpaiguri.

**AND WHEREAS** thereafter the above named Kumari Maya Pradhani died intestate leaving behind her husband Sri Ram Bahadur Pradhan and only son named Sri Bishnu Kumar Pradhan, Son of Ram Bahadur Pradhan (i.e. the Vendor/Second Party hereto referred above) as her sole legal heirs and successors and as per the provisions of Hindu Succession Act, 1956 after demise of said Kumari Maya Pradhani, her above named legal heirs have jointly inherited the said 0.165 Acre or 10 Katha of land in equal share having with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

**AND WHEREAS** thereafter the above named Sri Ram Bahadur Pradhan and Sri Bishnu Kumar Pradhan mutually and amicably partitioned their above mentioned 0.165 Acre or 10 Kathas of land on 11.12.2006 by executing a Deed of Partition among themselves which was registered at the office of the D.S.R. Jalpaiguri being document No.I-5458 for the year 2006 and in the said deed of partition both the above named Sri Ram Bahadur Pradhan and Sri Bishnu Kumar Pradhan were allotted 0.0825 Acre or 5 Kathas of land each and the land measuring **0.0825 Acre or 5 Kathas** allotted to said Sri Bishnu Kumar Pradhan (i.e. the Vendor/Second Party hereto referred above) is fully and particularly described in the **Schedule** herein below and said Sri Bishnu Kumar Pradhan (i.e. the Vendor/Second Party hereto referred above) by virtue of said registered deed of partition has acquired permanent, heritable and transferable right, title and interest along with khas possession therein free from all encumbrances and charges whatsoever. And subsequently the Vendor/Second Party hereof has also duly mutated and recorded his name at the concerned B.L. & L. R.O. office and accordingly L.R. Khatian No.507 comprising 0.0825 Acre of land in L.R. Plot No.21 in L.R. Sheet No.63 within Mouza Dabgram, under P.S. Bhaktinagar, Dist. Jalpaiguri has been opened in the name of Vendor/Second Party hereof by the said authority and the Vendor/Second Party hereof is having permanent, heritable and transferable right, title and interest in the said 5 Katha or 0.0825 Acre of land free from all encumbrances and charges whatsoever.

**AND WHEREAS** since the date of aforesaid inheritance as well as execution of aforesaid Deed of Partition, the Vendor/Second Party hereof of these presents has been holding, occupying and enjoying the peaceful khas, actual and physical possession of the said landed property measuring altogether 5 Katha or 0.0825 Acre as fully and particularly mentioned in the Schedule below, freely and openly as the sole, absolute and exclusive owner thereof without any impediment, obstruction and interference or hindrance from any person or concern in any manner and the said land is free from all encumbrances, charges, attachments and lien whatsoever.







Bobin Kumar Bhattacharya  
Darjeeling Real Estate Agents & Developers  
Kishore Chandra Ghosh  
Partner

**AND WHEREAS** the Vendor/Second Party hereof of these presents now being in need of money and also for some of his other developmental plans has decided to sell and has also offered for sale his entire above referred all that 5 Katha or 0.0825 Acre of land as fully and particularly described in the schedule below free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Purchaser/First Party hereto referred above was in search of a plot of land for its own purpose, has agreed to purchase the said land measuring 5 Katha or 0.0825 Acre of land as fully and particularly described in the schedule below and offered a price of the sum of Rs.89,20,000/- (Rupees Eighty Nine Lacs Twenty Thousand) only for the said 5 Katha or 0.0825 Acre of land as mentioned in the schedule below free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendors/Second Party hereof of these presents considering the said price so offered by the Purchaser/First Party as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their below scheduled land to the Purchaser hereof at or for the said price of the sum of Rs.89,20,000/- (Rupees Eighty Nine Lacs Twenty Thousand) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that pursuance to the aforesaid acceptance and also in consideration of the said sum of Rs.89,20,000/- (Rupees Eighty Nine Lacs Twenty Thousand) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof), the Vendor does hereby grant, convey, assign, transfer unto the Purchaser the said landed property, hereby sole described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest liberties, easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said landed property or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person claiming under him, subject to the payment of rent etc. payable to the superior landlord – the State of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said below scheduled land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors 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 pay adequate compensation to the Purchaser.





*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022





Bishnu Kumar Mishra  
Darjeeling Real Estate Agents & Developers  
Pratibha Chatterjee  
Partner

THE VENDOR does hereby further declare that the entire property forming subject matter of the present conveyance was in actual and khas possession of the Vendor at the date of these presents and the Vendor does hereby covenant with the Purchaser that if for any defect in the title or possession of the property hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with eighteen percent interest per annum from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDOR does hereby declare that no suit, appeal or any other legal proceeding or litigation concerning the below scheduled property or any part thereof has been or is pending or filed at any time heretofore before any court of law within the knowledge of the Vendor and further there is no impediment or restriction under any law for the time being in force the Vendor selling, conveying and transferring the property as described in the schedule below.

THE VENDOR does hereby declare that the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said property, nor did the predecessor-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other Act or statute applicable to the said property.

THE VENDOR does hereby also declare that no portion of the said properties has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said property and further there is no such any case pending under such Acts and statutes in respect of the below scheduled property. It is also expressly declared that no declaration/notification has been made or published for acquisition or requisition of the said property or any portion thereof under the provisions of Land Acquisition Act or any other Act for the time being in force and that the said property or any part thereof are not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

THE VENDOR 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 has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed has been accordingly observed and performed and in default or contravention the Vendors shall always be liable for payment of all arrears of rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said





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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022



*Bishnu Kumar Bishnu*  
Darjeeling Real Estate Agents & Developers  
*Devi Chandra*  
Partner

properties benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be for the period up to the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses, damages, claims, demands, consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay of payment thereof.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as its own property having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other person or persons whomsoever claiming through or under them.

AND further it is hereby expressly declared by the Vendor/Second Party and recorded that the said property as in Schedule below from now onwards is the exclusive property of the Purchaser with permanent, heritable and transferable right, title and interest together with all other easement right attached thereto and no interest and claim of Vendors/Second Party subsist therein.

THE VENDOR do hereby further declares that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

**SCHEDULE OF THE LAND HEREBY SOLD**

All that piece or parcel of vacant land measuring about **0.0825 Acre or 5 Katha** which is proposed to be used as "Bastu" land, being part of R.S. Plot No.220, corresponding to L. R. Plot No 21 in Sheet No.12 (R.S.); 63(L.R.), within Mouza Dabgram, Pargana Baikunthapur, recorded in L.R. Khatian No.507, J.L. No.02, Touzi No.91, within Ward No. XL of Siliguri Municipal Corporation, under the jurisdiction of P.S. Bhaktinagar, Dist. Jalpaiguri.

- The said land is butted and bounded as follows:
- NORTH : Land of Debraj Bkownick & others;
  - SOUTH : Land of Selection Project Pvt. Ltd.;
  - EAST : Land of 33' wide Haidarpara Main Road;
  - WEST : Land of Shyama Devi Agarwal & Others.



One separate sheet is enclosed herewith containing the fingerprints of the Vendors and Purchaser forming part of these presents.



f.

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022



The set forth value of the aforesaid land hereby sold is Rs.89,20,000/- (Rupees Eighty Nine Lacs Twenty Thousand) only.

IN WITNESSES WHEREOF THE VENDOR TO THIS Deed of Conveyance put his hands and signature on these the presents on the day, month & year first above written.

**WITNESSES:**

1. Jagmohan Poddar  
S/o - Sni Rohit Poddar  
Millan Pally,  
P.O & P.S - Siliguri  
Dist: Darjeeling.

Darjeeling Real Estate Agents & Developers  
*Shashi Tamang*  
Partner

*Bishnu Kumar Pradhan.*  
Signature of the Vendor

2.

Drafted as per the instructions of the parties and explained the contents to them and printed in my chamber.

*Debdip Dutta*  
Debdip Dutta 28/01/2022

[DEBDIP DUTTA]  
Advocate, Siliguri  
Enrol. No. WB/762/ 2003

Dealing Real Estate Agents & Developers

Partner



f.

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022



FINGER PRINTS OF : SRI NISITH KUMAR AGARWAL



*Nisith*

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

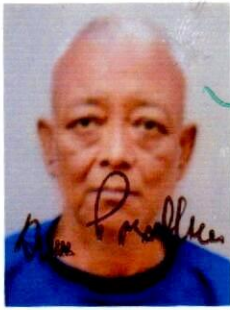
Darjeeling Real Estate Agents & Developers

*Nisith Kumar Agarwal*  
Partner

Darjeeling Real Estate Agents & Developers

*Nisith Kumar Agarwal*  
SIGNATURE  
Partner

FINGER PRINTS OF : *Bishu Kumar Pradhan*  
SRI BISHNU KUMAR PRADHAN



*Bishu Kumar Pradhan*

*Bishnu Kumar Pradhan*

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					


*Bishnu Kumar Pradhan*  
SIGNATURE



Partners & Developer

Date

Partner

  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 JAN 2022





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DARJEELING REAL ESTATE AGENTS  
& DEVELOPERS

05/05/2012

Permanent Account Number

AAJFD0844L

14122012

Darjeeling Real Estate Agents & Developers

*Vasith Ramaniyand*

Partner





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NISITH KUMAR AGARWAL

BHIM RAJ AGARWAL

12/01/1972  
Permanent Account Number

ACCPA8183G

*Nisith Kumar Agarwal*  
Signature



10082016

*Nisith Kumar Agarwal*





ভারত সরকার  
Government of India



নিশিথ কুমার আগরওয়াল  
Nisith Kumar Agarwal  
পিতা : ভিমরাজ আগরওয়াল  
Father : BHIMRAJ AGARWAL  
জন্মতারিখ / DOB : 12/01/1972  
পুরুষ / Male



4913 0922 2381



ভারতীয় বাসিন্দা পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
শ্যামা কুঁজ ওয়াড 40, প্রনামি  
স্কুল রোড লাস্ট, শিলিগুড়ি,  
শিলিগুড়ি (পৌরসভা),  
সেবকরোড, জলপাইগুড়ি, পশ্চিম  
বঙ্গ, 734001

Address:  
shyama kunj ward number 40,  
PRANAMI school road last,  
SILIGURI, Siliguri (M.Corp.),  
Sevoke Road, Jalpaiguri, West  
Bengal, 734001

4913 0922 2381



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

*Nisith Kumar Agarwal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BISHNU KUMAR PRADHAN

RAM BAHADUR PRADHAN

28/10/1964

Permanent Account Number  
AEOPP4230R

Bishnu Kr. Pradhan

Signature

01012008

Bishnu Kumar Pradhan

इस कार्ड के खाने/पान पर कृपया सूचित करें, लीडाए  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस.बी. मार्ग,  
लाजर परेल, मुंबई-400 013.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S.B.Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664  
email: [tninfo@nsdl.co.in](mailto:tninfo@nsdl.co.in)







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভালিকাভুক্তির আই ডি / Enrollment No. 1215/10869/31496

To  
 বিষ্ণু কুমার প্রধান  
 BISHNU KUMAR PRADHAN  
 S/O Ram Bahadur Pradhan  
 Haidar Para Road  
 SACHITRA PAUL SARANI WARD 40  
 Singur (M Corp.)  
 Haidarpara  
 Raiganj subpanchayat  
 West Bengal 741004  
 9832382314

09/01/2016  
 31110687

MA219106879FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9350 4712 7017**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



বিষ্ণু কুমার প্রধান  
 BISHNU KUMAR PRADHAN  
 পিতা: রাম বাহাদুর প্রধান  
 Pithan: Ram Bahadur Pradhan  
 জন্ম তারিখ: ০৯/০১/১৯৬৭  
 লিঙ্গ: Male



**9350 4712 7017**


আধার - সাধারণ মানুষের অধিকার

*Bishnu Kumar Pradhan*





 **भारत सरकार**  
Government of India


 Jagmohan Poddar  
Date of Birth/DOB: 11/01/1978  
Male/ MALE

XXXX XXXX 7251  
VID : 9103 8501 5487 3370

मेरा आधार, मेरी पहचान




*Jagmohan Poddar*

 **भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India

**Address:**  
Himalaya Apartment Third Floor,  
Shaktigarg Two Numer Road Ward -25,  
Near Children Park Millanpally, Siliguri,  
Siliguri Bazar, Darjeeling,  
West Bengal - 734005

XXXX XXXX 7251  
VID : 9103 8501 5487 3370

QR Code with Photograph





## Major Information of the Deed




Deed No :	I-0711-01234/2022	Date of Registration	28/01/2022
Query No / Year	0711-2000280516/2022	Office where deed is registered	
Query Date	25/01/2022 5:27:39 PM	0711-2000280516/2022	
Applicant Name, Address & Other Details	Debdip Dutta Nazrul Sarani, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 89,20,000/-	Rs. 94,49,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,78,000/- (Article:23)	Rs. 94,500/- (Article:A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

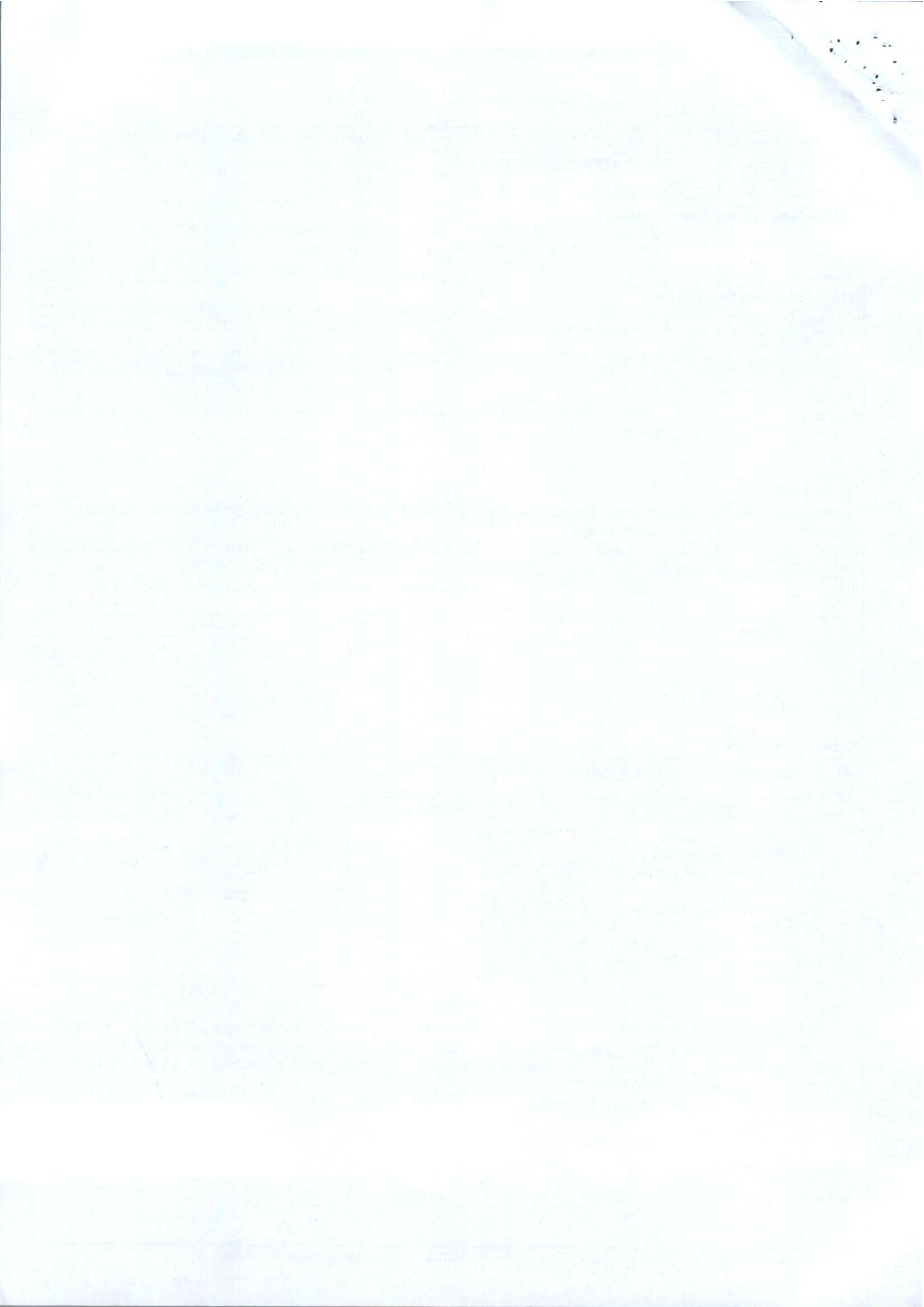
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Hydarpara Main Road, Mouza: Dabgram  
Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	RS-220	RS-375	Bastu	Sahari	0.0825 Acre	89,20,000/-	94,49,998/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>89,20,000 /-</b>	<b>94,49,998 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Bishnu Kumar Pradhan (Presentant )</b> Son of Late Ram Bahadur Pradhan Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office	 <small>28/01/2022</small>	 <small>LTI 28/01/2022</small>	 <small>28/01/2022</small>
Haiderpara Main Road, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0R, Aadhaar No: 93xxxxxxxx7017, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office				



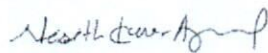




**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Darjeeling Real Estate Agents &amp; Developers</b> Neelkamal Plaza, Hill Cart Road, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Nisith Kumar Agarwal</b> Son of Late Bhimraj Agarwal Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jan 28 2022 2:52PM</small>	<b>Finger Print</b>  <small>LTI 28/01/2022</small>	<b>Signature</b>  <small>28/01/2022</small>
Shayamakunj, Punjabipara, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381 Status : Representative, Representative of : Darjeeling Real Estate Agents & Developers (as partner)				

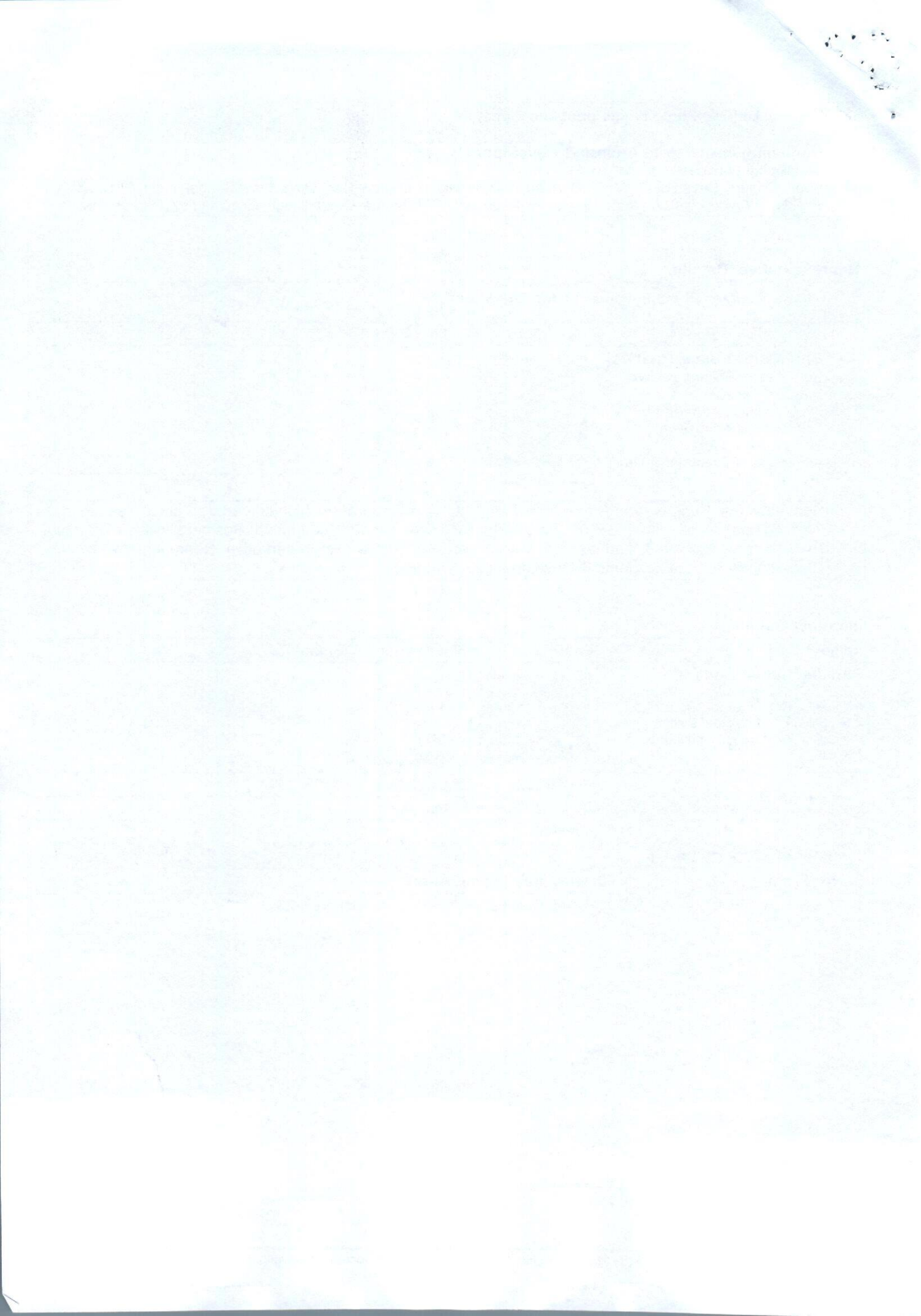
**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Jagmohan Poddar</b> Son of Shri Rohit Poddar Millanpally, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	 <small>28/01/2022</small>	 <small>28/01/2022</small>	 <small>28/01/2022</small>
Identifier Of Shri Bishnu Kumar Pradhan, Shri Nisith Kumar Agarwal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Bishnu Kumar Pradhan	Darjeeling Real Estate Agents & Developers-8.25 Dec







**Endorsement For Deed Number : I - 071101234 / 2022**

**On 28-01-2022**

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

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

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

Presented for registration at 13:32 hrs on 28-01-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Bishnu Kumar Pradhan ,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 94,49,998/-

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

Execution is admitted on 28/01/2022 by Shri Bishnu Kumar Pradhan, Son of Late Ram Bahadur Pradhan, Haiderpara Main Road, P.O: Haider Para, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Shri Jagmohan Poddar, , , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 28-01-2022 by Shri Nisith Kumar Agarwal, partner, Darjeeling Real Estate Agents & Developers (Partnership Firm), Neelkamal Plaza, Hill Cart Road, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Jagmohan Poddar, , , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 94,500/- ( A(1) = Rs 94,500/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 94,500/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2022 11:32AM with Govt. Ref. No: 192021220172294521 on 28-01-2022, Amount Rs: 94,500/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1271705747 on 28-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,78,000/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,77,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1224, Amount: Rs.1,000/-, Date of Purchase: 18/02/2021, Vendor name: Rita Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2022 11:32AM with Govt. Ref. No: 192021220172294521 on 28-01-2022, Amount Rs: 3,77,000/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1271705747 on 28-01-2022, Head of Account 0030-02-103-003-02

*Tulsi Lama*

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 41157 to 41175

being No 071101234 for the year 2022.



Digitally signed by TULSI LAMA  
Date: 2022.02.23 13:46:10 +05:30  
Reason: Digital Signing of Deed.

*Tulsi LAMA*

(Tulsi Lama) 2022/02/23 01:46:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)



