



पश्चिम बंगाल WEST BENGAL

E 445705

E 445705

Visit Commission Case No. 1896/18

I am not that the Document is
Registration and the Signature Sheet
the Endorsement Sheet attached to this
Document are part of this Document

Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

11 OCT 2018

DEED OF SALE

N. IN JUDICIAL STAMP
No. 362 Date 05.10.18

Value Easters He left

U. Siliguri

Value No. one Five hundred

Tammanyoy Noy
Govt Stamp Vendor
Bagdutta
Lic. No- 546/RM
07 / Darjeeling



Manish Choudhary



3162

Manish Choudhary



8

J. Dist Sub-Registrar
Jalpaiguri Nagar, Dist-Jalpaiguri

09 OCT 2018

Bikram Mohanta
S/o Sri M. N. Mohanta
Surgeonagar
P.O. Rabindra Sarani
P.S. - Siliguri - 06
Dist - Darjeeling

Choudhry
Manisha

THIS INDENTURE IS MADE ON THIS THE 9TH DAY OF
OCTOBER, 2018.

CONSIDERATION	-	Rs. 22,00,000/-
AREA	-	2 KATHAS
MOUZA	-	DABGRAM
PARGANA	-	BAIKUNTHAPUR
POLICE STATION	-	BHAKTINAGAR
DISTRICT	-	JALPAIGURI
J. L. NO.	-	02 [TWO]
TPUZI NO.	-	03 [THREE]
R. S. SHEET NO.	-	5 [FIVE]
R. S. PLOT NO.	-	145 [PART]
R. S. KHATIAN NO.	-	291/9 & 291/18
SMC WARD NO.	-	42 [FORTY TWO]

BETWEEN

SMT MANISHA CHOUDHRY, (PAN :-AETPC2156E), wife of Sri Rajiv Choudhry, Hindu by Religion, Indian by Nationality, Housewife by Occupation, residing at Model Town 2, N - 4, Block No. 5, Iskcon Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin - 734001, District Jalpaiguri, in the State of West Bengal - hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, administrators, successors, representatives and assigns) of the "**FIRST PART**".

AND



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

09 OCT 2018

Handwritten signature: *Choudhry*
 Handwritten text: *Manish*

EASTERN HEIGHTS, (PAN :- AAHFE3053A), A Partnership Firm, having its Registered Office at Dhanotiwalla Bhavan, Nehru Road, Khalpara, P.O. & P.S. Siliguri, Pin - 734005, Dist. Darjeeling, in the State of West Bengal and represented by one of its **Partner - Sri Deepak Kumar Agarwal**, son of Late Shyam Sundar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Mahabirsthan, Siliguri Town, P.O. Siliguri Town, P.S. Siliguri, Pin - 734004, District Darjeeling, in the State of West Bengal - hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, successors, representatives and assigns) of the "**SECOND PART**".

AND WHEREAS by virtue two separate Deed of Conveyance, being Document No. I-1831 and I-1832 for the year 1985, SMT MANJU DEVI AGARWALA alias MANJU DEVI AGARWAL, W/o Sri Binod Kumar Agarwala alias Binod Kumar Agarwal, became the sole, absolute and exclusive owner of all that piece and parcel of land measuring (0.095 + 0.02 Acres) or (5 Kathas 13 Chhataks + 1 Katha 3 Chhataks) total measuring 7 Kathas or 0.115 Acres having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS thereafter SMT MANJU DEVI AGARWALA alias MANJU DEVI AGARWAL, W/o Sri Binod Kumar Agarwala alias Binod Kumar Agarwal, had transferred all that piece or parcel of total land measuring 0.115 Acres or 7 Kathas appertaining to R.S. Khatian Nos. 291/18 & 291/9, forming part of R.S. Plot No. 145, within Mouza Dabgram, J. L. No. 2, Touzi No. 03, Pargana - Baikunthapur, Police Station Rajganj (Now Bhaktinagar) R.S. Sheet No. 5, District Jalpaiguri, unto and in favour of SMT MANISHA CHOUDHRY, W/o Sri Rajiv Choudhry, executed on 21.11.2006, by virtue of Deed of Gift, being Document No. I-214, recorded in Book No. I, CD Volume No. 1, Pages 2977 to 2992 for the year 2013 and the same was duly registered before the D.S.R. Jalpaiguri.

Manisha Choudhry

AND WHEREAS SMT MANISHA CHOUDHRY [the present Vendor], W/o Sri Rajiv Choudhry had also got bearing Municipal Holding No. VL/100/A/83 in Ward No. 42 of Siliguri Municipal Corporation against the aforesaid land.

AND WHEREAS thereafter the Vendor became khas, actual and physical possession of all that piece or parcel of total land measuring 0.115 Acres or 7 Kathas and having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor has already sold 5 Kathas of land out of the land measuring 7 Kathas as above.

AND WHEREAS the Vendor being in need of fund for investing the same in some lucrative business has offered for sale her remaining vacant land measuring 2 Kathas out of total land measuring 0.115 Acres or 7 Kathas to the Purchaser for a sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs)** only and the aforesaid land to be sold is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid vacant land fully described in the Schedule below approached the Vendor and offered to purchase the above referred remaining land measuring 2 Kathas out of total land measuring 0.115 Acres or 7 Kathas for a total consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs)** only and the aforesaid land to be sold is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT IN PURSUANCE OF the said offer and acceptance and also in consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs)** only paid by the Purchaser vide CHEQUE / RTGS/ NEFT to the Vendor, the receipt whereof the Vendor do hereby acknowledge and grants full discharge to the Purchaser

✓

Handwritten signature

from the payment thereof, the Vendor do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also make over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

AND THE VENDOR DO HEREBY covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor do hereby transfer subsist and the Vendor have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the Schedule - B land hereby conveyed, expressed or intended so to be by these presents, the Purchaser are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at market rate from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

✓

Nand Choudhary

THE VENDOR FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.

SCHEDULE

[LAND TO BE SOLD BY VENDOR TO THE PURCHASER]

ALL THAT PIECE OR PARCEL OF vacant land measuring 2 Kathas out of total land measuring 0.115 Acres or 7 Kathas, forming part of R.S. Plot No. 145, recorded in R.S. Khatian No. 291/18 & 291/9, J. L. No. 2, Fouzi No. 3, situated within Mouza Dabgram, R.S. Sheet No. 5, Pargana - Baikunthapur, Police Station Bhaktinagar, bearing Holding No. VL/100/A/83 in Ward No. 42 of Siliguri Municipal Corporation, in the District of Jalpaiguri. The aforesaid land in record of ROR is Dahala and the proposed use of land is Bastu.

The said land is bounded and butted as follows :-

North	:-	Hindustan Bone Mill
South	:-	Vacant Land of Khusboo Choudhry
East	:-	Vacant Land of Purchaser
West	:-	27 Feet Wide Amtala Road.

IN WITNESS WHEREOF the above both Parties do hereunto set their hands on the day, month and year first above written.

The contents of this document has/have been gone through and understood personally by the Vendor & Purchaser.

Mansho Choudhary

SIGNATURE OF VENDOR

WITNESSES:-

1. BIKRAM TOPKANTA
S/o Sri N. N. TOPKANTA
Daryanagar
P.O. Rabindra Sarani
P.S. Siliguri - 06
Dist - Darjeeling.

2. Hitesh Sarodia
S/o Sri Ghanshyam Sarodia
Khalpara
P.S. Siliguri - 05
Dist : Darjeeling

Drafted as per the instructions of the Party and read over and explained by me to the Party and printed in my office:-

Kamal Agarwal

KAMAL AGARWAL












ADVOCATE /SILIGURI Enrol. F-177/185 of 1990

MONEY RECEIPT












Received of and from the within named PURCHASER Rs. 22,00,000/- (Rupees Twenty Two Lakhs) only by within named VENDOR a sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs) only paid by the PURCHASER vide CHEQUE / RTGS / NEFT to the VENDOR, in respect of the property conveyed herein.

Manish Chavda

SIGNATURE OF VENDOR

 <i>Manohar Choudhary</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Manohar Choudhary
Signature

 <i>Deepak</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

EASTERN HEIGHTS
Deepak Agarwal
 Partner
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AETPC2156E

नाम / Name

MAHISHA CHOUDHRY

पिता का नाम / Father's Name
NIRMAL KUMAR SITANI

जन्म की तारीख / Date of Birth
18/08/1979

हस्ताक्षर / Signature
Mahesh Choudhry



10042018

Mahesh Choudhry



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 1215/91575/29417

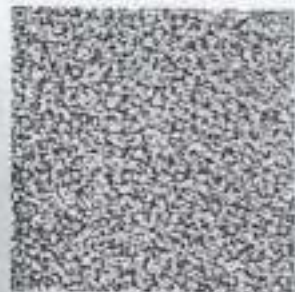
Download Date: 13/02/2018

To
মনিশা চৌধুরী
Manisha Choudhry
W/O Rajiv Choudhry
MODEL TOWN 2
N 4 BLOCK NO 5
ISKCON MANDIR ROAD
Siliguri (M. Corp.)
Sevoke Road
Jalpaiguri West Bengal - 734001
9434719112

Generation Date: 17/02/2018

Signature Not Verified

Digitally signed by Manisha Choudhry
DN: cn=Manisha Choudhry, o=Unique Identification
Authority of India, email=manisha.choudhry@uidai.gov.in, c=IN



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

3731 8007 6788

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মনিশা চৌধুরী
Manisha Choudhry
জন্মতারিখ/DOB: 18/08/1979
মহিলা/ FEMALE



Manisha Choudhry

BWS, J. P. A W B S W

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFE3053A



18092018

श्री/श्रीमती
EASTERN HEIGHTS

निवास / मकान संख्या
Date of birth/Date of Portion
01/08/2018

EASTERN HEIGHTS

Deepali (A. Agrawal)

Partner

इस कार्ड के खोने/पहने पर कृपया सूचित करें/सील करें:
आयकर सेन सेवा इकाई, इन एन सी यूएन
1 मी मॉडल, मॉरी इलाहाबाद,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, नज़्द डीप बंगलो चौराहा,
पुणे - 411 016.

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

Income Tax PAN Service Unit, NSDL
5th Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 1000, Fax: 91-20-2721 8081
e-mail: itinfo@nsdl.co.in



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

এনক্রিপশন আইডি / Enrollment No. : 1215/91215/35883

28/04/2014

To
Deepak Kumar Agarwal
শ্রীশ্রী কুমার আগরওয়াল
MAHABIR STHAN
SILIGURI TOWN
SILIGURI
Siliguri Town
Siliguri Town, Darjeeling
West Bengal - 734004
9434019207



KL902257922FT

90225792



আপনার আধার সংখ্যা / Your Aadhaar No. :

6195 0242 1028

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীশ্রী কুমার আগরওয়াল
Deepak Kumar Agarwal
পিতা : শ্রীশ্রী কুমার আগরওয়াল
Father : SHYAM SUNDAR AGARWAL

জন্মতারিখ / DOB: 28/12/1959
পুরুষ / Male

6195 0242 1028



আধার - সাধারণ মানুষের অধিকার

Deepak Kumar Agarwal



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 07110001554315/2018

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	Mrs MANISHA CHOUDHRY ISKCON MANDIR ROAD, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr BIKRAM MOHANTA Son of Mr N N MOHANTA SURYANAGAR, SILIGURI, P.O:- RABINDRA SARANI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006	Mrs MANISHA CHOUDHRY			

(Tapash Kanti Ghosh)

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

Major Information of the Deed

Deed No :	I-0711-06808/2018	Date of Registration	11/10/2018
Query No / Year	0711-0001554315/2018	Office where deed is registered	
Query Date	01/10/2018 6:55:21 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	EASTERN HEIGHTS KHALPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9434019207, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22,00,000/-	Rs. 23,10,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,38,620/- (Article:23)	Rs. 23,114/- (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: Amtala Road (Word no.42), Mouza: Dabgram
Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-145	RS-291/18	Bastu	Dahala	2 Katha	22,00,000/-	23,10,000/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	22,00,000 /-	23,10,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs MANISHA CHOUDHRY (Presentant) Wife of Mr. RAJIV CHOUDHRY ISKCON MANDIR ROAD, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AETPC2156E, Status :Individual, Executed by: Self, Date of Execution: 09/10/2018 , Admitted by: Self, Date of Admission: 09/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/10/2018 , Admitted by: Self, Date of Admission: 09/10/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EASTERN HEIGHTS KHALPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.: AAHFE3053A, Status :Organization, Status : Not Executed

Major Information of the Deed :- I-0711-06808/2018-11/10/2018

Identifier Details :**Name & address**

Mr BIKRAM MOHANTA
 Son of Mr N N MOHANTA
 SURYANAGAR, SILIGURI, P.O:- RABINDRA SARANI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India,
 PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Identifier Of Mrs MANISHA
 CHOUDHRY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANISHA CHOUDHRY	EASTERN HEIGHTS-3.3 Dec

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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Endorsement For Deed Number : I - 071106808 / 2018

On 04-10-2018

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 23,10,000/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 09-10-2018

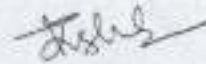
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:45 hrs on 09-10-2018, at the Private residence by Mrs MANISHA CHOUDHRY
 .Executant.

Major Information of the Deed :- I-0711-06808/2018-11/10/2018

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

- Execution is admitted on 09/10/2018 by Mrs MANISHA CHOUDHRY, Wife of Mr RAJIV CHOUDHRY, ISKCON MANDIR ROAD, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife
- Indetified by Mr BIKRAM MOHANTA, , Son of Mr N N MOHANTA, SURYANAGAR, SILIGURI, P.O: RABINDRA SARANI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Private Service



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 10-10-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,114/- (A(1) = Rs 23,100/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 23,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2018 11:21AM with Govt. Ref. No: 192018190296730491 on 09-10-2018, Amount Rs: 23,114/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 31418077 on 09-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,38,620/- and Stamp Duty paid by by online = Rs 1,33,620/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2018 11:21AM with Govt. Ref. No: 192018190296730491 on 09-10-2018, Amount Rs: 1,33,620/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 31418077 on 09-10-2018, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 11-10-2018

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.

Major Information of the Deed :- I-0711-06808/2018-11/10/2018

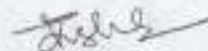
• **Payment of Stamp Duty**

• Certified that required Stamp Duty payable for this document is Rs. 1,38,620/- and Stamp Duty paid by Stamp Rs 5,000/-

• **Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 362, Amount: Rs.5,000/-, Date of Purchase: 05/10/2018, Vendor name: Tanmoy Roy



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-06808/2018-11/10/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 159570 to 159589
being No 071106808 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2018.10.12 16:16:44 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 12-10-2018 16:16:00
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)