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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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19/02/19
 13.12 PM
 1/45157/19



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 19th day of **FEBRUARY**,
TWO THOUSAND AND NINETEEN (2019)

Certified that the document is submitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this document are part of this Document.

BETWEEN

Sabitashree Choudhury
 Auth.

A. D. District Sub-Registrar
 Mal, Jalpaiguri
 19/02/2019

19 FEB 2019

1442 18/1/19
Name Barj Debaraj Singh
Address KOTRASE
Value 29

Dubajit Gurudassani
STAMP
Mal A.T.S.M. Office
Volume No 2 of 2019

Identified by me
Amanab Mondal
S/o Utpal Mondal
B/112, Survey Park
P.O. Santoshpur
P.S. Purna Jadavpur
Kolkata - 700075.



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

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(1) **SRI PITRUSH KUMAR AGARWAL, PAN ACQPA9763J**, son of Sri Omkarmal Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, presently resides at North Colony, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735206, permanently residing at Chamurchi Bazar, P.O. Chamurchi, P.S. - Banarhat, District - Jalpaiguri, Pin - 735206, and (2) **SRI RISHIRAJ BANSAL (Alias AGARWAL), PAN ADAPB9635M**, son of Late Satya Narayan Bansal, by Nationality Indian, by faith Hindu, by occupation Business, presently resides at North Colony, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735206, permanently residing at Mandir Line, P.O. and P.S. - Banarhat, District - Jalpaiguri, Pin - 735206 hereinafter collectively referred to as the **"VENDORS"** (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **FIRST PART;**

AND

M/S. SREE BALAJI, PAN AJLPP6658F, a Proprietorship firm having its registered office at 90/1, Prince Golan Hussain Shah Road, P.O. - Golf green, P.S. - Jadavpur, Kolkata - 700095, represented by its Proprietor, **SRI MANAB PAUL, PAN AJLPP6658F**, son of Narayan Chandra Paul, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 10, New Bikramgarh, P.O. and P.S. - Jadavpur, Kolkata - 700032, hereinafter referred to as the **"PURCHASER"** (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **SECOND PART;**

AND

SRI PRODYOT KUMAR DUTTA, PAN ADGPD5256L, son of Late Dinendra Kumar Dutta, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at Mal Telephone Exchange, Station Road, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735221 and **SRI SAYAN DUTTA, PAN CLDPD9145B**, son of Prodyot Kumar Dutta, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at Mal Telephone Exchange, Station Road, P.O. and P.S. -

S. K. Choudhury Adv.



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Mal, District - Jalpaiguri, Pin - 735221 represented by his father, **SRI PRODYOT KUMAR DUTTA** by virtue of a registered Power of Attorney, hereinafter collectively referred to as the "**CONFIRMING PARTIES**" (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **THIRD PART**;

WHEREAS All that piece and parcel of land admeasuring 237 decimal in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 691, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (23 Decimal more or less) R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (171 Decimal more or less), R.S. Dag No. 199 corresponding to L.R. Dag No. 543 (01 Decimal more or less), R.S. Dag No. 198 corresponding to L.R. Dag No. 542 (11 Decimal more or less), R.S. Dag No. 197 corresponding to L.R. Dag No. 541 (07 Decimal more or less), R.S. Dag No. 196 corresponding to L.R. Dag No. 540 (03 Decimal more or less), and R.S. Dag No. 194 corresponding to L.R. Dag No. 539 (21 Decimal more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in possession of Minor Sayan Dutta, son of Sri Prodyot Kumar Dutta and also represented by Sri Prodyot Kumar Dutta residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri. The said Minor Sayan Dutta was absolutely seized and possessed of the property and was enjoying the same without any hindrance and/or encumbrances from any corner and had mutated his name in the record of rights in accordance with law and was sufficiently entitled to convey his property. For maintenance and management of his other properties, Minor Sayan Dutta was in need of funds and wanted to sell his aforesaid property.

AND WHEREAS one of the Vendors, herein namely **SRI PITRUSH KUMAR AGARWAL** has purchased said All that piece and parcel of land admeasuring 237 decimal more or less mentioned hereinabove from the above mentioned Minor **SAYAN DUTTA**, son of Sri Prodyot Kumar Dutta and also represented by Sri Prodyot Kumar Dutta by a registered Deed of Sale duly executed on or about 13th January, 2012 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, CD Volume No. 1, pages from 420 to 429, Being No. 00030, for the year 2012 in lieu of the

S. K. Choudhary
Adv.



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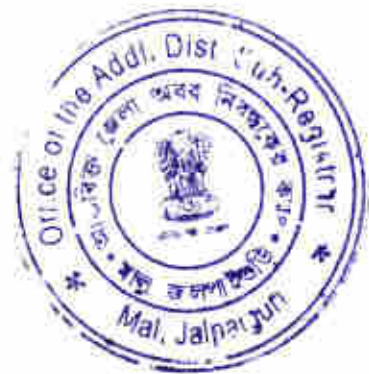
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consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the parties herein Being No. 1 - 702 for the year 2018 in respect of the property;

AND WHEREAS All that piece and parcel of land admeasuring 29 decimal more or less in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 691, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (29 Decimal more or less) was in possession of then Minor Sayan Dutta, now a major approving and confirming, son of Sri Prodyot Kumar Dutta and also represented by Sri Prodyot Kumar Dutta, residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri alongwith All that piece and parcel of land admeasuring 208 decimal more or less in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 690, R.S. Dag No. 151 corresponding to L.R. Dag No. 537 (42 Decimal more or less), R.S. Dag No. 194 corresponding to L.R. Dag No. 539 (2 Decimal more or less), R.S. Dag No. 196 corresponding to L.R. Dag No. 540 (4 Decimal more or less), R.S. Dag No. 197 corresponding to L.R. Dag No. 541 (4 Decimal more or less), R.S. Dag No. 198 corresponding to L.R. Dag No. 542 (6 Decimal more or less), R.S. Dag No. 199 corresponding to L.R. Dag No. 543 (2 Decimal more or less), R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (44 Decimal more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (104 Decimal more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in absolute possession of Sri Prodyot Kumar Dutta residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri. The said then Minor Sayan Dutta but now a major approving and confirming, and Sri Prodyot Kumar Dutta were absolutely seized and possessed of the property and were enjoying the same without any hindrance and/or encumbrances from any corner and had mutated their name in the record of rights in accordance with law and was sufficiently entitled to convey their property. For maintenance and management of their other properties, Minor Sayan Dutta and Sri Prodyot Kumar Dutta were in need of funds and wanted to sell their aforesaid property;

AND WHEREAS one of the Vendors, herein namely has **SRI RISHIRAJ BANSAL** had purchased another All that piece and parcel of land admeasuring 237 decimal more or less from the above mentioned **MINOR SAYAN DUTTA** and **SRI PRODYOT KUMAR DUTTA** by a registered Deed of Sale duly executed on or

Sri Rishiraj Bansal
Adar



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about 13th January 2012 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, CD Volume No. 1, pages from 430 to 439, Being No. 00031, for the year 2012 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the parties herein Being No. I - 704 for the year 2018 in respect of the property;

AND WHEREAS the Vendors after purchasing the abovementioned lands have recorded their names in the Record of Rights and are absolutely seized and possessed of absolute right, title, interest and possession in the said property and are sufficiently entitled to convey the said property free of all encumbrances in favour of the Purchaser of the Second Part;

WHEREAS the Vendors herein are enjoying the property without any hindrance from any corner and also regularly paying all applicable revenue taxes cess etc.;

AND WHEREAS since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Government rent for their aforesaid property;

AND WHEREAS the entire scheduled land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and "BHAGCHASE";

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act;

AND WHEREAS there is no proceeding pending or was initiated under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta or any other High Court and/or any other proceedings pending before any Court of Law and/or no other proceeding is pending in dispute before any quasi-Judicial and/or administrative authority whatsoever and/or howsoever;

AND WHEREAS the land was never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal

Subal K. Choudhury



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Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969);

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955);

AND WHEREAS the Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below till date;

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on neither the Vendors nor any such notice has been published;

AND WHEREAS out of the earlier mentioned property of Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal, one M/s. Sree Balaji has purchased and Vendors herein has sold All that piece and parcel of land admeasuring 269 decimal more or less from Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal by a registered Deed of Sale duly executed on or about 25th September, 2018 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, Volume No. 1710-2018, pages from 13360 to 13410, Being No. 071000717, for the year 2018 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the same parties herein Being No. 1 - 702 for the year 2018 in respect of the property;

AND WHEREAS out of the total quantum of remaining land of the Vendors All that piece and parcel of lands admeasuring 38 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matiali - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206 is the subject matter of this Deed more fully and more particularly mentioned in Schedule "A" hereinbelow the breakup of which are enumerated as follow:

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From **SRI PITRUSH KUMAR AGARWAL** (from Deed No. I -00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 907, about 22 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 11 decimal more or less

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 11 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL** (from Deed No. I-00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 16 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 16 decimal more or less;

Total area of land = 38 decimal

AND WHEREAS the Vendors herein being in need of funds wanted to sell All that piece and parcel of lands admeasuring 38 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206 more fully and more particularly mentioned in Schedule A hereunder and the Purchaser herein desirous of buying the same approached the Vendors who agreed to sell the same to the Purchaser for a mutually agreed consideration of Rs. 8,40,606/- (Rupees Eight Lakh Forty Thousand Six Hundred and Six) only subject to fulfillment of certain terms and conditions as enumerated hereinbelow.

NOW THIS INDENTURE WITNESSETH that in the said agreement and consideration of the sum of Rs. 8,40,606/- (Rupees Eight Lakh Forty Thousand Six Hundred and Six) only paid to the **VENDORS** herein by the **PURCHASER** herein at or immediately before the execution of these presents the receipt

*Shibulibonoy Chowdhury
Adv.*



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whereof the **VENDORS** herein, do hereby admit and acknowledge and from the same and every part thereof acquit, release and discharge the **PURCHASER**, his heirs, successors, executors, administrators, representatives and assigns and every one of them and also the said PROPERTY mentioned in the to the **VENDORS** herein as beneficial owner do by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto **PURCHASER**, his heirs, executors, administrators, representatives and assigns. ALL THAT this piece and parcel of land **AND WHEREAS** out of the total quantum of land the Purchaser herein is purchasing lands admeasuring 38 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206 which is as follows:

From **SRI PITRUSH KUMAR AGARWAL** (from Deed No. I-00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 907, about 22 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 11 decimal more or less

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 11 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL** (from Deed No. I-00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 16 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 16 decimal more or less;

Total area of land = 38 decimal more fully and more particularly mentioned in Schedule "A" hereinbelow and thereafter called or referred to as the 'PROPERTY' free from all encumbrances and attachments whatsoever TOGETHER WITH right of way over the private road to be used in common and all yards, areas, drains, water sources, passages, lights, liberties, easements, privileges,

S. K. Choudhury
Adv



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appendages and appurtenances whatsoever to the said PROPERTY AND all the estate, right, title, interest, claim and demand whatsoever to the said VENDORS into and upon the said PROPERTY and every part thereof AND all deeds, pattas and evidence of title which in any wise relate to the said PROPERTY may be in the custody, power or possession of the **VENDORS** herein, their heirs, executors, administrators or representatives or any person or persons from whom he can or may procure the same without action or suit at Law or equity TO HAVE AND TO HOLD the said PROPERTY together with all rights and privileges, appurtenant thereto to the said purchase absolutely and forever and the said **VENDORS** herein, do hereby covenant with the said **PURCHASER** THAT notwithstanding any act, deed, matter or thing whatsoever by the said **VENDORS** herein, done or committed or knowingly or willingly suffered to the contrary the said **VENDORS** have good right, indefeasible title, full power and absolute authority to grant, transfer and convey the said PROPERTY free from all encumbrances hereby sold and transferred to the said **PURCHASER** AND the said **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy the said PROPERTY and receive the rents, munificents, issues and profiles thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDORS** herein, his heirs, executors, administrators or representatives or any person or persons lawfully or equitably claiming from under or in trust for the said **VENDORS** herein AND THE **VENDORS** herein, his heirs, executors, administrators or representatives and all person or persons lawfully and equitably claiming any estate or in trust whatsoever in the said PROPERTY from under or in trust for the said **VENDORS** herein, shall and will from time to time and at all times hereafter at the request and costs of the said **PURCHASER** do and execute cause to be done or executed all such acts, things and deeds whatsoever for further and more perfectly assuring the said PROPERTY unto and to the use of the said **PURCHASER**, his heirs, executors, administrators or legal representatives as shall or may be reasonably required and that the said **VENDORS** herein, shall also at all times hereafter indemnify against all losses, expenses which said **PURCHASER** may suffer or incur for any adverse estate, changes, encumbrances, liens, lis pendens, agreements, attachments what so ever made or suffered by the **VENDORS** herein or any of his predecessors in title affecting the said PROPERTY hereby sold AND the said **VENDORS** herein, hereby further covenant with the **PURCHASER** that they will at all times

Shibulal Singh Choudhary
Adv.



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hereafter be bound to produce at the cost of the **PURCHASER** the documents of title whatsoever in any wise relating to or concerning the said PROPERTY which now are or hereafter shall or may be in the custody, possession power or control of the **VENDORS** herein or any other person or persons from whom they may produce the same without any action or suit at law or in equity whenever the same will be required by the **PURCHASER** or his legal representatives and also allow the **PURCHASER** and his agents to take such attested or other copies or extracts thereof as may reasonably required by the said **PURCHASER** and his legal representative and the said **VENDORS** herein, is mentioning the documents of title retained by him in respect of the said PROPERTY.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors are declaring that they are the absolute Owners of the Schedule mentioned property and fully seized and possessed of all rights, title, interest and possession in the Schedule mentioned property.
2. That the Vendors have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid without any hindrance and/or disturbances from any corner.
3. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for his own use and benefits and/or entitled to transfer the property to Third Party.
4. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein and in case of any adversity, shall be indemnified by the Vendors.
5. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and to be executed all such further and other lawful acts, deeds,

Shri. H. B. Choudhary



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things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required in accordance with law.

6. The Vendors doth hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.
7. This is agreed by and between the parties that the Vendors herein have already supplied all necessary Deeds and documents and/or instruments in support of their rights, titles, interests and possessions of the property to the Purchaser in original, which were under their custody and in case of non availability of any such in original form, certified copies of such Deeds and documents and/or instruments will be supplied by the Vendors the cost of which shall be borne and paid by the Purchaser.
8. This is agreed by and between the parties that in case of any future or further proceedings in respect of the Schedule mentioned property, the vendors will actively participate with the Purchaser in accordance with Law.
9. This is agreed by and between the parties that the Vendors are declaring that they have not suppressed any material facts whatsoever in respect of the Schedule mention property.
10. However, any disputes which cannot be settled amicably shall be finally decided and resolved by arbitration in accordance to the provisions of the Arbitration and Conciliation Act 1996 and any subsequent amendments thereto. The matters requiring arbitration will be referred to sole arbitrator Mr. Debasish Roy Chowdhury, Advocate, High Court, Calcutta of 8, Old Post Office Street, Ground Floor, Kolkata - 700001 and venue will be decided by the said arbitrator. The proceedings of the arbitration

Debasish Roy Chowdhury
Adv



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shall be conducted in English and shall be construed as a domestic arbitration under the applicable laws.

Photograph & fingerprint of **PURCHASER** and **VENDORS** of this deed attached herewith, which is part of this deed.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of lands admeasuring 38 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206 the breakup of which are enumerated as follow:

From **SRI PITRUSH KUMAR AGARWAL** (from Deed No. I-00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 907, about 22 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 11 decimal more or less

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 11 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL** (from Deed No. I-00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 16 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 16 decimal more or less;

Total area of land = 38 decimal

The Property is delineated in the **PLAN** butted and bounded in the following manner:

Subodh Choudhury
Adv.



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- On the North : By Land Of M/s Sree Balaji;
- On the South : By Black Top Road;
- On the East : By Part Land of Pritush Kumar Agarwal, Rishiraj Bansal (Agarwal), Niranjani Agarwal and Dharampal Bansal (Agarwal);
- On the West : By Land Of M/s Sree Balaji;

S. S. Srinivasan
Adv.



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IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of:

WITNESSES:

- (1) Rezaubakie
Vill + P.O. Batabasi
P.S. Metelli Dist. Jal
- (2) Joy Sarkar
7 Bikramgarh
Kolkata - 700032

Bikram Agarwal

Rishang Bansal

SIGNATURE OF THE VENDORS

PAN ACQPA9763J

PAN ADAPB9635M

For Sree Balaji

[Signature]
Proprietor

SIGNATURE OF THE PURCHASER

PAN AJLPP6658F

[Signature]
Constituent Attorney of
SAYAN DUTTA
[Signature]

SIGNATURE OF THE CONFIRMING PARTIES

PAN ADGPD5256L

PAN CLDPD9145B

Drafted by:

Ishita Mitra Roy Chowdhury
Ishita Mitra Roy Chowdhury

Advocate, High Court, Calcutta

8, Old Post Office Street,

Kolkata - 700001

WB/1338/1999



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MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 8,40,606/- (Rupees Eight Lakh Forty Thousand Six Hundred and Six) only as part Payment and earnest money against **ALL THAT** piece and parcel of land admeasuring 38 decimal more or less R.S. Dag Nos.193 and 192 corresponding to L.R. Dag Nos. 544 and 545, in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206, in the following manner:

DATE	RTGS	AMOUNT (RS.)
19.02.2019	Pritush Agarwal (Central Bank of India A/c No.2263632378)	486666.00
19.02.2019	Rishiraj Bansal (UBI A/c No. 0493010056243)	353940.00
TOTAL		840606.00

WITNESSES :

(1) Rezansakhi
xill+PO. Batabari
PS. Metelli Dt. jalpaiguri

Pritush Agarwal

(2) Joy Sekhar
7 Bikram gach
kol - 700032

Rishiraj Bansal

SIGNATURE OF THE VENDORS
PAN ACQPA9763J
PAN ADAPB9635M

For Sree Balaji

[Signature]
Proprietor

SIGNATURE OF THE PURCHASER
PAN AJLPP6658F

Commitment *[Signature]* of Sayan Dutta
[Signature]

SIGNATURE OF THE CONFIRMING PARTIES
PAN ADGPD5256L
PAN CLDPD9145B

[Signature]



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Mal, Jalpaiguri

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PART SITE MAP OF MOUZA DAKSHIN DHUPJHORA J.L NO.28 SHEET NO.1
 UNDER SHOWING THE PROPOSED LAND FOR PURCHASE
 OF M/S SREE BALAJI PRO. MANAB PAUL
 TOTAL AREA: 0.38 ACRE
 (SCALE: 16"=1MILE)

LAND SCHEDULE:

MOUZA: DAKSHIN DHUPJHORA
 J.L NO. 28 SHEET NO. 1
 L.R KHATIAN NO. 907,908
 L.R PLOT NO. 544,545
 AREA: 0.38 AC.

NAME OF THE VENDOR:

PRITUSH KUMAR AGARWAL
 RISHI RAJ BANSAL(AGARWAL)

NAME OF THE PURCHASER:

M/S SREE BALAJI
 PRO. MANAB PAUL

BOUNDARIES:

NORTH: LAND OF M/S SREE BALAJI
 SOUTH: BLACK TOP ROAD
 EAST: PART OF LAND PRITUSH KUMAR AGARWAL
 RISHI RAJ BANSAL(AGARWAL) NIRANJAN AGARWAL
 & DHARAM PAL BANSHAL
 WEST: LAND OF M/S SREE BALAJI

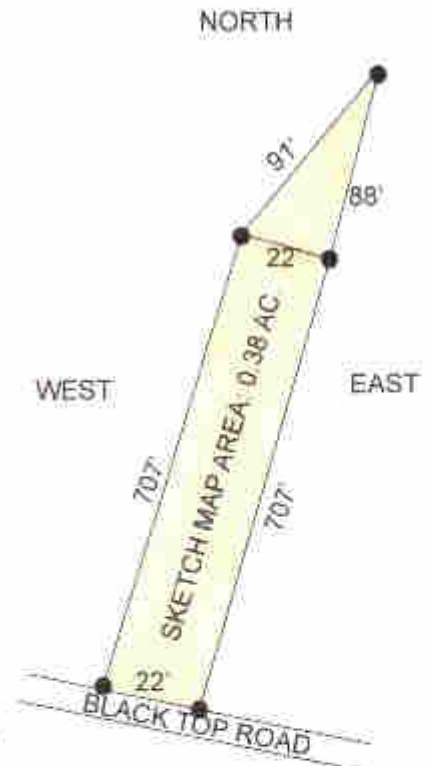
REFERENCE:

SHOWING THE PROPOSED LAND OF PURCHASE.....

AREA STATEMENT AS PER KHATIAN				
S.L NO.	L.R PLOT NO.	R.S PLOT NO.	CLASSIFICATION	AREA IN ACRE
1.	544	193	DAHALA	0.27
2.	545	192	DAHALA	0.11

TOTAL AREA: 0.38 AC.

A TRUE COPY LR MOUZA MAP IN PART



SOUTH

Pritush Agarwal

Rishy Bansal

SIG. OF THE VENDOR

DROWING & SURVEY BY

E.T.T & C SURVEYOR

18/2/19

Dharm Pal



✓
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

SPECIMEN FORM FOR TEN FINGER PRINTS



Rishabh Agarwal

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



Rishabh Agarwal

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



Rishabh Agarwal

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



Rishabh Agarwal

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



↖
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

NOTIFICATION (1/1/2011)

NOTIFICATION (1/1/2011)

Notary Public for the State of West Bengal

NARAYAN CHANDRA PAUL

BELA PAUL

10 NEW BIKRANGARH

JADAVPUR, KOLKATA

PIN: 700032, WEST BENGAL, INDIA

E5533120

24/10/2003

KOLKATA

CA2077412198914



22515560



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANAB PAUL
NARAYAN CHANDRA PAUL
13/10/1981
Permanent Account Number
AJLRP6658F



Signature






Handwritten signature
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
ACQPA9763J



नाम /NAME
PITRUSH KUMAR AGARWALA

पिता का नाम /FATHER'S NAME
ONKARMAL AGARWALA

जन्म तिथि /DATE OF BIRTH
12-04-1970

हस्ताक्षर /SIGNATURE
Pitruish Agarwal

आयकर अधिकारी, प. व. व. (अ)
COMMISSIONER OF INCOME-TAX, (W. B. - A)

इस कार्ड के लो / भिन्न जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Pitruish Agarwal,



WPS 11/11/11



↙
Addl. Dist. Sub-Registrar
Mai, Jalpaiguri

19 FEB 2019



ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনন্যত্বসূত্রিক সংখ্যা / Enrollment No. : 1215/13797/05594

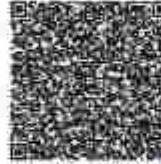
To
 Pitrusk Agarwal
 পিতৃস্ক আগরওয়াল
 CHAMURCHI BAZAR
 CHAMURCHI
 Chamurchi Tea Garden (D)
 Chamurchi, Jalpaiguri
 West Bengal - 735207
 9733134577

10/08/2014



KL980918862FT

98091886



আপনার আধার সংখ্যা / Your Aadhaar No. :

5754 6084 9926

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পিতৃস্ক আগরওয়াল
 Pitrusk Agarwal
 পিতা : ওমকর্মা আগরওয়াল
 Father : Omkarnal Agarwal

জন্মতারিখ / DOB: 12041970
 পুরুষ / Male

5754 6084 9926



আধার - সাধারণ মানুষের অধিকার

Pitrusk Agarwal

19 FEB 2019
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri



অসম নথি নং

১৯ ফেব্রুৱাৰী ২০১৯



অসম নথি নং

১৯
১৯

অসম নথি নং

অসম নথি নং

১৯

অসম নথি নং



ভারতের নির্বাচন কমিশন
भारतीय चयन
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/02/016/033005



নির্বাচকের নাম : পিতেশ্বর
Electer's Name : Pitresh Agarwal
পিতার নাম : ওমকারমাল
Father's Name : Omkarnal Agarwal
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 12/04/1970
Date of Birth :

WB/02/016/033005

ঠিকানা
১৯৩১ নং জিও ইউএনএস, ১৯৩১ নং জিওএস, বাগবাজার,
কলকাতা-৭১২০০৭

Address:
CHAMURCHI BAJAR UTTARANGSHA,
CHAMURCHI TEA GARDEN (D),
BANARHAT, JALPAIGURI, 738207

Date: 28/11/2010

১। নিম্নলিখিত তথ্যসমূহ জাতি নিবন্ধন কার্ডের বিবরণ
সিদ্ধান্ত আধিকারিকের কার্যালয় অনুযায়ী
Facsimile Signature of the Electoral
Registration Officer for
21-Nagrakata (ST) Constituency

কিছু পরিবর্তন হলে পুরনো কার্ডটি ফেরত দেওয়া হবে এবং নতুন কার্ড
প্রাপ্ত হলে নতুন কার্ডটি পরিবর্তন করতে হবে (যদি কার্ডটি
পরিবর্তন করা হয় তবে কার্ডটি ফেরত দেওয়া হবে)
In case of change in address identifies this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with name transfer

Pitresh Agarwal



নির্বাচন কমিশন
১৯৩১ নং জিওএস, বাগবাজার,
কলকাতা-৭১২০০৭

WB/02/016/033005



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019



ভারত সরকার
Government of India



নাম: অক্ষয়জি (বানসাল)
Rishraj Agarwal(Bansal)
পিতা: সত্যনারায়ণ বানসাল
Father: SATYANARAYAN BANSAL
জন্ম তারিখ / DOB: 21/01/1970
পুংসক / Male



8560 4749 3133

আধার - সাধারণ মানুষের অধিকার



ভারতের অনন্য পরিচয়
Unique Identification Authority of India

ঠিকানা:
মন্দির লাইন, বানার হাট, ডায়না
টি গার্ডেন, বানারহাট টি গার্ডেন
(সি.টি), জলসাগুড়ি,
বানারহাট, পশ্চিম বঙ্গ, 735202

Address:
MANDIR LINE, BANAR HAT,
DIANA TEA GARDEN, Banerhat,
Tea Garden (CT), Jalsiguri,
Banerhat, West Bengal, 735202

8560 4749 3133

1947
1000 000 1947

help@uidai.gov.in

www.uidai.gov.in



Rishraj Bansal

স্বাক্ষরিত ও
প্রমাণিত, ২০২১


১০০১ ১৯৪৭



↙
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADAPB9635M

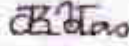


नाम /NAME
RISHIRAJ BANSAL

पिता का नाम /FATHER'S NAME
SATYANARAYAN BANSAL

जन्म तिथि /DATE OF BIRTH
09-06-1967

हस्ताक्षर /SIGNATURE



आयकर, आयुक्त, प. नं. 11
COMMISSIONER OF INCOME-TAX, W.B. - II



Rishiraj Bansal

आयकर, आयुक्त, प. नं. 11

आयकर, आयुक्त, प. नं. 11



←
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

আসিডকার্ডের আই ডি / Enrollment No 1215/13233/00128

To,
প্রদ্যুত কুমার দত্ত
Pradyot Kumar Dutta
EXCHANGE OFFICE
STATION ROAD
MAL
Mal Mal Jalpaiguri
West Bengal 735221

Ref: 3667 / 05Y / 775215 / 775242 / F



SE335086138FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3839 9246 6526

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রদ্যুত কুমার দত্ত
Pradyot Kumar Dutta
পিতা : দিনেন্দ্র নাথ দত্ত
Father : Dinendra Nath Dutta
তথ্যসংগ্রহ / DOB : 31/10/1983
পুরুষ / Male



3839 9246 6526

আধার - সাধারণ মানুষের অধিকার



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

0517775215

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



ভারতীয় বিনয়িত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: এক্সচেঞ্জ অফিস, স্টেশন
রোড, মাল, মাল, জলপাইগুড়ি, মাল,
পশ্চিম বঙ্গ, 735221

Address: EXCHANGE OFFICE,
STATION ROAD, MAL, Mal,
Jalpaiguri, Mal, West Bengal,
735221

3839 9246 6526

1947
1800 305 1947

mal@uidai.gov.in

www.uidai.gov.in



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRODYOT KUMAR DUTTA
DINENDRA NATH DUTTA
31/10/1963
Permanent Account Number
ADGPD5256L

सूचना
Signature



Pradyot



आयकर विभाग
Income Tax Department

नया दिल्ली



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019


 ভারতের নির্বাচন কমিশন
 পত্রিকায় পরিচয়
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/03/018/321514




নির্বাচকের নাম : প্রদয়ট ক্র. দুত্তা
 Elector's Name : PRADYOT KR. DUTTA
 পিতার নাম : গীন্দ্রনাথ নথ দুত্তা
 Father's Name : GINENDRA NATH DUTTA
 লিঙ্গ/লিঙ্গ : পু / M
 জন্ম তারিখ : XX/XX/1953
 Date of Birth :

Pradyot



WB/03/018/321514

ঠিকানা:
 স্টেশন রোড, মাল, মাল,
 জলপাইগুড়ি-735221

Address:
 STATION ROAD, MAL, MAL,
 JALPAIGURI-735221

[Signature]

Date: 18/01/2017

20 - মাল (সংসদীয়) বিধানসভা
 নির্বাচন পরিচালনা কমিশনের কার্যালয়, কলকাতা

Facsimile Signature of the Electoral
 Registration Officer for
 20 - Mal (ST) Constituency

বিধান পরিচালনা কমিশনের কার্যালয়, কলকাতা
 ১১৭/৩২৪ নম্বর
 ই-মেইল: ec@ecoi.org
 ওয়েব: www.ecoi.org

In case of change in address notify this Card No.
 in the relevant Form for re-issuing your name in the
 roll at the changed address and to obtain the card
 with new number 117 / 324

ভারতের নির্বাচন কমিশন

১১৭/৩২৪



↙
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAYAN DUTTA

PRODYOT KUMAR DUTTA

18/04/1997

Person's Access Number

CLDPD9145B

Sayan Dutta

11002018



11002018

(Bnkh)
Commitment - Allowing A
Sayan Dutta
(Bnkh)

इस कार्ड के खोने/गले पर कृपया सूचित करें/संजालें।
आयकर विभाग इकाई, 5th फ्लोर एनडी
5th फ्लोर, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 9978,
मदल कॉलोनी, नज़द डीप बंगला चौक,
पाने - 411 016.

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

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No: 341, Survey No. 9978,
Madel Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in



←
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Government of India

ভাসিকাভুক্তির আই ডি / Enrollment No 1215/13233/00127

To:
মায়ন দত্ত
Sayan Dutta
EXCHANGE OFFICE
STATION ROAD
MAL
Mal Mal Jalpaigun
West Bengal 735221

28/11/2014

Ref: 3867 / 05Y / 775102 / 775242 / P



SE335085000FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2499 7227 9409

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম
Sayan Dutta
পিতা : প্রদ্যোত কুমার দত্ত
Father : Prodyot Kr Dutta
জন্ম তারিখ / DOB : 18/04/1997
লিঙ্গ / Male



2499 7227 9409

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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

05Y / 775 102

Constituent Attorney of Sayan Dutta
(Dutta)



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা: এক্সচেঞ্জ অফিস, স্টেশন রোড, মাল, মাল, জলপাইগুড়ি, মাল, পশ্চিম বঙ্গ, 735221
Address: EXCHANGE OFFICE, STATION ROAD, MAL, Mal, Jalpaigun, Mal, West Bengal, 735221

2499 7227 9409





Addl. Dist. Sub-Registrar
Mal, Jaipurguri

19 FEB 2019

Surname changed from 'Mitra' to 'Roy Chowdhury'
as per order of the Enrolment Committee at its
Meeting dated 23.02.2017.

Cuttack,
the 28th March, 2017.

(Signature) 28/3/2017
(PINAKI RANJAN BANERJEE)
Assistant Secretary.



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

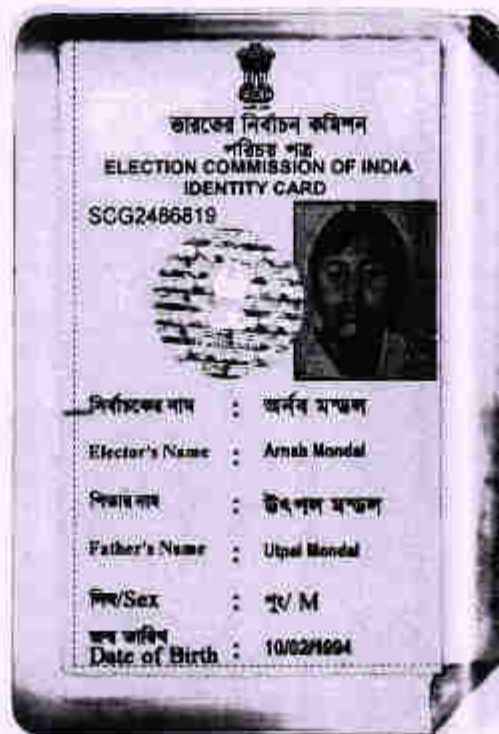
19 FEB 2019

Checked & verified

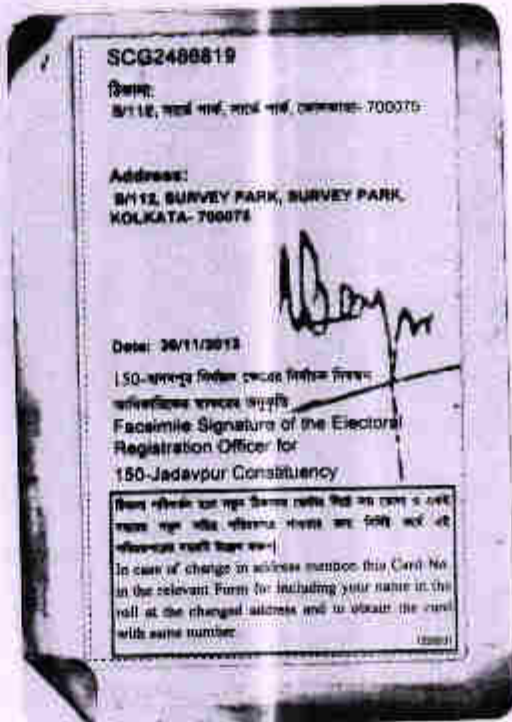
Asst. Secretary.

(Signature)
Compared

Checked & verified
(Signature)
Asst. Secretary



Arnab Mondal



১৫০৯ ৪৩৭ ০ ১



Addl. Dist. Sub-Registrar
Mai, Jalpaiguri

19 FEB 2019

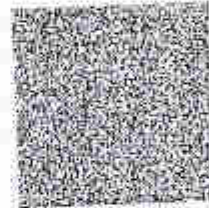


भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2189/71181/97817.

To
Joy Sikdar
S/O. Probodh Sikdar
T. BIKRAMGARH
Jadavpur University
Jadavpur University
Circus Avenue Kolkata
West Bengal 700032
8617679043
130681037
20/07/2016
ME308810574FH



आपका आधार क्रमांक / Your Aadhaar No. :

5418 3204 2920

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Joy Sikdar
DOB : 24/02/1980
Male



5418 3204 2920

मेरा आधार, मेरी पहचान

Joy Sikdar



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019



ভারত সরকার
Government of India

রেজাল বাকি

REJAL BAKI

পিতা : শরিফুল হক

Father: SHARIFUL HAQUE

জন্ম তারিখ / Year of Birth: 1955

বৃত্ত / Male



9971 6222 7811

- সাধারণ মানুষের



ভারতীয় বিপ্লবী পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
বাতাবাড়ি, পূর্ববাতাবাড়ি,
বাতাবাড়ি, জলপাইগুড়ি,
পশ্চিমবঙ্গ, 735206

Address:
BATABARI, Purbba Batabar,
Batabar, Jalpaiguri, West Bengal,
735206

9971 6222 7811

1947
1800 300 1047

tmy@uaid.gov.in

www.uaid.gov.in

Rejabakie



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

19 FEB 2019

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-035442578-1

Payment Mode Online Payment

GRN Date: 18/02/2019 17:42:40

Bank : HDFC Bank

BRN : 721019649

BRN Date: 18/02/2019 17:43:45

DEPOSITOR'S DETAILS

Id No. : 07101000045457/5/2019

[Query No./Query Year]

Name : SREE BALAJI

Contact No. : 09874422294

Mobile No. : +91 9830122294

E-mail : manabpaul@sreebalaji.in

Address : 901 P G H Shah Road kolkata 700095

Applicant Name : Mr Debasish Roy Chowdhury

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	07101000045457/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	75421
2	07101000045457/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	15086

Total

90507

In Words : Rupees Ninety Thousand Five Hundred Seven only



Director of Registration & Stamp Revenue
West Bengal

901 P G H Shah Road
Kolkata - 700095

Major Information of the Deed

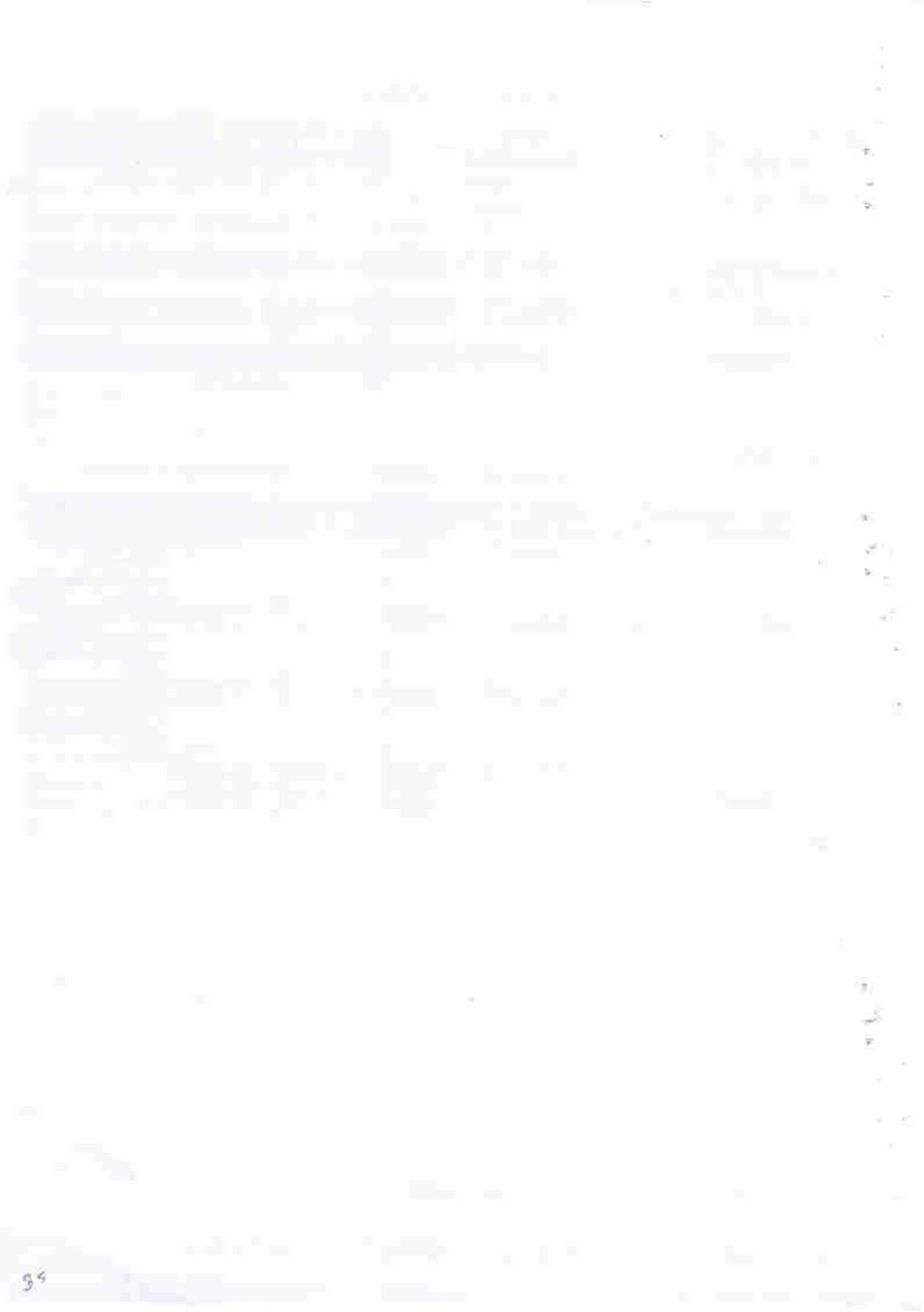
Deed No :	I-0710-00157/2019	Date of Registration	19/02/2019
Query No / Year	0710-1000045457/2019	Office where deed is registered	
Query Date	18/02/2019 1:30:12 PM	A.D.S.R. MAL BAZAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Debasish Roy Chowdhury Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9007270442, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 8,40,606/-	Rs. 15,08,620/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,441/- (Article:23)	Rs. 15,086/- (Article:A(1))		
Remarks			

Land Details :



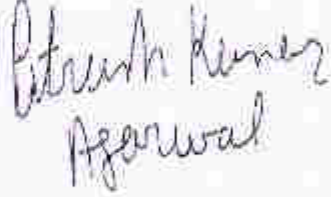



District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora Pin Code : 735206

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-544	LR-907	Resort	Dahala	11 Dec	2,43,333/-	4,36,706/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
L2	LR-545	LR-907	Resort	Dahala	11 Dec	2,43,333/-	4,36,706/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
L3	LR-544	LR-908	Resort	Dahala	16 Dec	3,53,940/-	6,35,208/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
TOTAL :					38Dec	8,40,606 /-	15,08,620 /-	
Grand Total :					38Dec	8,40,606 /-	15,08,620 /-	

Major Information of the Deed :- I-0710-00157/2019-19/02/2019



Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Pitrush Kumar Agarwal (Presentant) Son of Shri Omkarmal Agarwal Executed by: Self, Date of Execution: 19/02/2019 , Admitted by: Self, Date of Admission: 19/02/2019 ,Place : Office			
	19/02/2019	LTI 19/02/2019	19/02/2019	
Chamurchi Bazar, P.O:- Chamurchi, P.S:- Banarhat, District:-Jalpaiguri, West Bengal, India, PIN - 735206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACQPA9763J, Status :Individual, Executed by: Self, Date of Execution: 19/02/2019 , Admitted by: Self, Date of Admission: 19/02/2019 ,Place : Office				
2	Name Shri Rishiraj Bansal, (Alias: Rishiraj Agarwal) Son of Late Satya Narayan Bansal Executed by: Self, Date of Execution: 19/02/2019 , Admitted by: Self, Date of Admission: 19/02/2019 ,Place : Office			
	19/02/2019	LTI 19/02/2019	19/02/2019	
Mandir Line, P.O:- Banarhat, P.S:- Banarhat, District:-Jalpaiguri, West Bengal, India, PIN - 735206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADAPB9635M, Status :Individual, Executed by: Self, Date of Execution: 19/02/2019 , Admitted by: Self, Date of Admission: 19/02/2019 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	M S Sree Balaji 90/1, Prince Golam Hussain Shah Road, P.O- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700095 , PAN No.:: AJLPP6658F, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-0710-00157/2019-19/02/2019

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Manab Paul Son of Narayan Chandra Paul Date of Execution - 19/02/2019, , Admitted by: Self, Date of Admission: 19/02/2019, Place of Admission of Execution: Office			
		Feb 19 2019 1:32PM	LTI 19/02/2019	19/02/2019
10, New Bikramgarh, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJLPP6658F Status : Representative, Representative of : M S Sree Balaji (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arnab Mondal Son of Utpal Mondal B 112, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN - 700075			
	19/02/2019	19/02/2019	19/02/2019
Identifier Of Shri Pitrush Kumar Agarwal, Shri Rishiraj Bansal, , Shri Manab Paul,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Pitrush Kumar Agarwal	M S Sree Balaji-11 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Pitrush Kumar Agarwal	M S Sree Balaji-11 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Rishiraj Bansal	M S Sree Balaji-16 Dec

Major Information of the Deed :- I-0710-00157/2019-19/02/2019



Land Details as per Land Record

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora Pin Code : 735206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 544, LR Khatian No:- 907	Owner:শ্রী পিতরুশ কুমার আগরওয়াল, Gurdian:শ্রী ওমকারমল আগরওয়া, Address:চামুর্চি বাজার, পো- চামুর্চি থানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:0.11000000 Acre,	Shri Pitrush Kumar Agarwal
L2	LR Plot No:- 545, LR Khatian No:- 907	Owner:শ্রী পিতরুশ কুমার আগরওয়াল, Gurdian:শ্রী ওমকারমল আগরওয়া, Address:চামুর্চি বাজার, পো- চামুর্চি থানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:0.17000000 Acre,	Shri Pitrush Kumar Agarwal
L3	LR Plot No:- 544, LR Khatian No:- 908	Owner:শ্রী ঋষিরাজ বনসাল, Gurdian:মৃত-সত্যনারায়ন বনসা, Address:মন্দির লাইন,ডায়না চা বাগান,পো:ও থানা-বানারহাট, জেলা-জলপাইগুড়ি , Classification:দহলা, Area:0.44000000 Acre,	Shri Rishiraj Bansal

Endorsement For Deed Number : I - 071000157 / 2019

On 18-02-2019

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 15,08,620/-



Nirml Chandra Barman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
Jalpaiguri, West Bengal

On 19-02-2019

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 13:12 hrs on 19-02-2019, at the Office of the A.D.S.R. MAL BAZAR by Shri Pitrush Kumar Agarwal, one of the Executants.

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

Execution is admitted on 19/02/2019 by 1. Shri Pitrush Kumar Agarwal, Son of Shri Omkarmal Agarwal, Chamurchi Bazar, P.O: Chamurchi, Thana: Banarhat, Jalpaiguri, WEST BENGAL, India, PIN - 735206; by caste Hindu, by Profession Business, 2. Shri Rishiraj Bansal, Alias Rishiraj Agarwal, Son of Late Satya Narayan Bansal, Mandir Line, P.O: Banarhat, Thana: Banarhat, Jalpaiguri, WEST BENGAL, India, PIN - 735206, by caste Hindu, by Profession Business

Major Information of the Deed :- I-0710-00157/2019-19/02/2019

Identified by Mr Arnab Mondal, , Son of Utpal Mondal, B 112, Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

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

Execution is admitted on 19-02-2019 by Shri Manab Paul, Proprietor, M S Sree Balaji (Sole Proprietorship), 90/1, Prince Golam Hussain Shah Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700095

Identified by Mr Arnab Mondal, , Son of Utpal Mondal, B 112, Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,086/- (A(1) = Rs 15,086/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,086/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2019 5:43PM with Govt. Ref. No: 192018190354425781 on 18-02-2019, Amount Rs: 15,086/-, Bank: HDFC Bank (HDFC0000014), Ref. No: 721019649 on 18-02-2019, Head of Account 0030-03-104-001-18

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 75,431/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 75,421/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14429, Amount: Rs.20/-, Date of Purchase: 18/02/2019, Vendor name: Debajit Guha Choudhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2019 5:43PM with Govt. Ref. No: 192018190354425781 on 18-02-2019, Amount Rs: 75,421/-, Bank: HDFC Bank (HDFC0000014), Ref. No: 721019649 on 18-02-2019, Head of Account 0030-02-103-003-02


Nirmal Chandra Barman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0710-00157/2019-19/02/2019

\$
DATED THIS 19th DAY OF FEBRUARY, 2019
\$

BETWEEN

SRI PITRUSH KUMAR AGARWAL
PAN ACQPA9763J

SRI RISHIRAJ BANSAL (ALIAS AGARWAL)
PAN ADAPB9635M

..... VENDORS

AND

M/S SREE BALAJI
REPRESENTED BY IT'S
PROPRIETOR
SRI MANAB PAUL
PAN AJLPP6658F

..... PURCHASER



DEED OF CONVEYANCE
38 DECIMAL OF LAND

DEBASISH ROY CHOWDHURY
Advocate
Supreme Court Bar Association
Supreme Court of India
Tilak Marg
New Delhi - 110001
Ph: 033 2242 8649

19 FEB 2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0710-2019, Page from 2921 to 2962
being No 071000157 for the year 2019.



Digitally signed by NIRMAL CHANDRA
BARMAN
Date: 2019.02.19 17:29:16 +05:30
Reason: Digital Signing of Deed.

(Nirmal Chandra Barman) 19-02-2019 17:28:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

(This document is digitally signed.)