

8608/19

I - 8165 / 2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 046452

F 046452

27/12/2019  
 186 8475/2019  
 M.V. 2, 51, 34, 630F

Savitri Agrawal

Hemsek Huda  
 Binay Minda @ Vinay Minda

## DEED OF CONVEYANCE (SALE)



Certified that the Document is admitted to  
 registration and the Signature Sheet and  
 the Endorsement Sheet attached to this  
 Document are part of this Document

Add. District Sub-Registrar  
 Bhakti Nagar, Jaipur

27 DEC 2019

Savitri Agrawal

Abhishek Munda  
Binay Minda @ Vinay Minda

Page No. 2

**VACANT LAND**

AREA : 23.02 KATHA  
MOUZA : DABGRAM  
PLOT No. : 2/97 (R.S.), 217 (L.R.)  
KHATIAN No. : 119 (R.S.), 2023, 2021 and 2022 (L.R.)  
SHEET No. : 4 (R.S.), 4 (L.R.)  
J.L. No. : 2  
PARGANA : BAIKUNTHAPUR  
POLICE STATION : BHAKTINAGAR  
S.M.C. WARD No. : 42  
DISTRICT : JALPAIGURI  
CONSIDERATION : Rs. 2,40,00,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE  
23<sup>RD</sup> DAY OF THE MONTH OF DECEMBER, 2019.**

**::BETWEEN::**

**SRI BIJAY AGARWAL**, son of Sri Pawan Kumar Agarwal, having I.Tax PAN No. **ACFPA9197F**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ashrampara, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal -- HEREINAFTER referred to and called as the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, representatives and assigns) of the "**ONE PART**".

**AND**

Sarita Agarwal

Abhisek Minda

Binay Minda @ Vinay Minda

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1. **SMT. SARITA AGARWAL**, wife of Sri Mahabir Prasad Agarwal, having I.Tax PAN No. **ADCPA9127F**;
2. **SRI ABHISEK MINDA**, son of Sri Ashok Kumar Minda, having I.Tax PAN No. **AJIPM8759M**;
3. **SRI BINAY MINDA ALIAS VINAY MINDA**, son of Sri Anil Kumar Minda, having I.Tax PAN No. **AFBPM0096A**, all are Hindu by Religion, Indian by Nationality, No. 1 is Housewife by Occupation and No. 2 and 3 are Business by Occupation, No. 1 is Residing at 16/1, Dover Lane, Sarat Bose Road, Kolkata-700029, in the State of West Bengal and No. 2 and 3 are Residing at P-263, C.I.T. Road, Scheme-IV-M, Phoolbagan, Belegghata H.O., Kolkata-700010, in the State of West Bengal -- **HEREINAFTER JOINTLY AND COLLECTIVELY** referred to and called as the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, representatives and assigns) of the "**OTHER PART**".

**WHEREAS** the abovenamed Smt. Sarita Agarwal, Sri Abhisek Minda, Sri Binay Minda alias Vinay Minda and Dipak Agarwal (now deceased) had jointly purchased all that land in total measuring 43 Decimal by virtue of five registered Deeds of Sale (Conveyance) all dated 18.06.2012, being Documents Nos. I-5103, I-5104, I-5105, I-5106 and I-5108 all for the year 2012 and same were registered in the Office of the Additonal District Sub Registrar Rajganj, District Jalpaiguri, having permanent heritable, transferable and marketable right, title and interest therein. That there was some typographical error in the said deeds and the same was later on duly declared/rectified vide a registered Deed of Declaration dated 03.06.2019, being Document No. IV-239 for the year 2019, registered in the Office of the Additonal District Sub Registrar Bhaktinagar.

**AND WHEREAS** the abovenamed Dipak Agarwal died intestate leaving behind his wife, Smt. Manju Devi Agarwal and two daughters, Miss Priyanka Agarwal and Miss Bhawana Agarwal as his only legal heirs and they all jointly inherited the aforesaid 1/4<sup>th</sup> undivided share of land of Late Dipak Agarwal

for  
see

Sarita Agarwal  
Abhisek Minda  
Binay Minda & Vinay Minda

Page No. 4

measuring 10.75 Decimal in the aforesaid total land measuring 43 Decimal, each of them having 1/3<sup>rd</sup> undivided share, as per the Hindu Succession Act, 1956.

**AND WHEREAS** all the abovenamed legal heirs of Late Dipak Agarwal, namely, Smt. Manju Devi Agarwal, Miss Priyanka Agarwal and Miss Bhawana Agarwal thereafter sold and transferred their entire aforesaid 1/4<sup>th</sup> undivided share in the said total land measuring 43 Decimal unto and in favour of the abovenamed Smt. Sarita Agarwal, Sri Abhisek Minda, Sri Binay Minda alias Vinay Minda (the Vendors herein) by virtue of three registered Deeds of Conveyance (Sale) (1) dated 08.02.2018, being Documents No. I-939 for the year 2018, (2) dated 08.02.2018, being Documents No. I-942 for the year 2018 and (3) dated 05.11.2019, being Document No. I-6931 for the year 2019 and the same were registered in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri.

**AND WHEREAS** in this manner, the abovenamed, **SMT. SARITA AGARWAL, SRI ABHISEK MINDA, SRI BINAY MINDA ALIAS VINAY MINDA** (the **VENDORS** herein) became the absolute owners of the aforesaid land in total measuring **43 Decimal** and ever since then the Vendors are in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein free from all charges and encumbrances whatsoever.

**AND WHEREAS** the names of the abovenamed Vendors in respect of their aforesaid land was duly mutated in the records of the concerned B.L. & L.R.O. Rajganj in R.O.R. and three new **L.R. Khatians Nos. 2023, 2021 and 2022** were framed in their respective names under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the Vendors being in need of fund have offered for sale all that piece or parcel of land measuring **23.02 Katha**, out of the aforesaid land, for a total consideration Rs. 2,40,00,000/- (Rupees Two Crore and Forty Lakh

By  
Ade

Savitri Agrawal

Himant Hunda

Binay Minda @ Vinay Minda

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Only) free from all encumbrances and charges whatsoever and the said land is more particularly described in the Schedule below.

**AND WHEREAS** the Purchaser has approached to the Vendors and offered to purchase the above referred land measuring 23.02 Katha for a total consideration Rs. 2,40,00,000/- (Rupees Two Crore and Forty Lakh Only) and the said land more particularly 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. 2,40,00,000/- (Rupees Two Crore and Forty Lakh Only)** paid by the Purchaser to the Vendors by Cheques/RTGS, the RECEIPT whereof the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS do hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes 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 Government of West Bengal.

**THAT THE VENDORS** 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 Vendors do hereby transfer subsists and the Vendors 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.

**THAT IT IS FURTHER DECLARED** that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule 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,

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Srinida Agrawal

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Binay Minda @ Vinay Minda

Page No. 6

mortgage or attachment or any encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

**THAT THE VENDORS 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 below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors 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 the rate of twelve percent per annum 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 and further it is declared that the Vendors have not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendors shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

**THAT THE VENDORS** further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

**THAT THE VENDORS FURTHER DECLARE** that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendors on the date of these presents.

*h*

Savitri Agrawal

Jhankar Munda

Binay Minda @ Vinay Minda

Page No. 7

**SCHEDULE**  
**(DESCRIPTION OF THE LAND HEREBY SOLD)**

All that piece or parcel of **VACANT LAND** measuring **23.02 KATHA**, situated within **MOUZA DABGRAM**, appertaining and forming part of **R.S. Plot No. 2/97**, Recorded in **R.S. Khatian No. 119, R.S. Sheet No. 4**, corresponding to **L.R. Plot No. 217**, Recorded in **L.R. Khatian Nos. 2023, 2021 and 2022, L.R. Sheet No. 4, J.L. No. 02**, Pargana Baikunthapur, within the jurisdiction of Siliguri Municipal Corporation **Ward No. 42**, Thakur Panchanan Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the land is bastu and proposed land use is also bastu.

The said land is butted and bounded as follows :-

By North ... 20 feet wide Road,

By South ... Land of MRD Construction now Dosti Enclave,

By East .... 38 feet approx. wide Thakur Panchanan Road,

By West .... Land of the Vendors and then Land of Nirmala Convent School.

That the photographs and the Vendors and the Purchaser are duly affixed upon separate sheets which shall always form PART of these presents.

Continued to next page

**IN WITNESSES WHEREOF** the Vendors in good health and sound conscious mind have set and subscribed their respective signatures on these presents on the day, month and year first above written.

**WITNESSES:-**

The contents of this document have been gone through and understood personally.

1. Dimish Mishra.  
S/o Sri. Madhu Kant Mishra  
Gossainpur  
PO:- Bagdoyra  
Dist:- Darjeeling.

Sanita Agrawal

Abhishek Minda


Binay Minda @ Vinay Minda

2. Madhu Brans Agrawal  
S/o Lt. SHIHAN CHAKRABORTY  
16/1 Dover Lane  
Swastik Bazar Road  
KOL - 29

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**VENDORS**

Drafted as per instructions, readover & explained by me & printed in my office

---

**NIKUNJ SARAF**  
Advocate :: Siliguri  
Regn. No. WB/1287/2008.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card


ACFPA9197F



नाम / Name  
BIJAY AGARWAL

पिता का नाम / Father's Name  
PAWAN KUMAR AGARWAL

जन्म की तारीख / Date of Birth  
02/11/1979

  
सहस्रकार / Signature



0808-2017





 भारत सरकार  
 Government of India  
 विभव अग्रवाल  
 BIJAY AGARWAL  
 जन्मदिन / DOB 02/11/1979  
 लिंग / Male




6486 6610 8811




आधार आधार, आधार परिचय


 भारत सरकार  
 Unique Identification Authority of India

ठिकाना:  
 S/O: पवन कुमार अग्रवाल,  
 श्री श्याम कम्प्लेक्स, प्रफुल्ला चौक  
 सरणी, अश्रमपारा, पोस्ट नं 14,  
 गिगुन (ए.एल. कॉर्पोरेशन),  
 दार्जिलिंग, बिहारहाट, मधुन बस,  
 734001



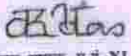
Address  
 S/O Pawan Kumar Agarwal, Sr/  
 Shyam Complex, Profulla Chak  
 Serani, Ashrampara, Ward No-14,  
 Gligun (AL Corp), Darjeeling,  
 Siliguri, West Bengal, 734001

6486 6610 8811

[uaid@uaid.gov.in](mailto:uaid@uaid.gov.in)
[www.uaid.gov.in](http://www.uaid.gov.in)

*Original*

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADCPA9127F	
नाम / NAME	SARITA AGARWAL	
पिता का नाम / FATHER'S NAME	PADAM LAL AKHERAMKA	
जन्म तिथि / DATE OF BIRTH	27-11-1959	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.बं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Sarita Agrawal

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चीरंगी 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),  
Chowringhee Square,  
Calcutta - 700 069



ভারত সরকার  
Government of India



সরিতা আগরওয়াল  
SARITA AGARWAL  
পিতা : পদম লাল অখেরামকা  
Father : Padam Lal Akheramka  
জন্মতারিখ / DOB : 27/11/1959  
মহিলা / Female



7791 5274 3856

আধার - সাধারণ মানুষের অধিকার

*Sarita Agarwal*



ঠিকানা:  
16/1, ডোভারলেন, সরতবোস  
রোড, কোলকাতা, সরত বোস  
রোড, পশ্চিম বঙ্গ, 700029

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address:  
16/1, DOVER LANE, Sarat Bose  
Road, Kolkata, Sarat Bose Road,  
West Bengal, 700029

7791 5274 3856

1947  
1800 300 1947

help @ uidai.gov.in

www  
www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ABHISEK MINDA

ASHOK KUMAR MINDA

27/09/1990

Permanent Account Number

AJIPM8759M

*A. Minda*  
Signature



09/12/2009

*Abhisek Minda*

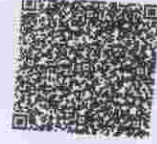




भारत सरकार  
GOVERNMENT OF INDIA



অভিশেক মিন্ডা  
Abhisek Minda  
পিতা : অশোক কুমার মিন্ডা  
Father : ASHOK KUMAR MINDA  
জন্ম সাল / Year of Birth : 1990  
পুরুষ / Male



6019 0916 5791

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
পি 263, সি.আই. টি রোড, স্কিম  
চতুর্থ এম ফুলবাগান, বেলেঘাটা,  
কোলকাতা, পশ্চিমবঙ্গ, 700010

Address:  
P-263, C.I.T. ROAD,  
SCHEME IV M  
PHOOLBAGAN, Belehata  
H.O, Belehata, Kolkata,  
West Bengal, 700010

1947  
1800 180 1947

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P.O. Box No. 1947,  
Bengaluru-560 001

Abhisek Minda

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VINAY MINDA

ANIL KUMAR MINDA

22/12/1990

Permanent Account Number

AFBPM0096A

*Vinay Minda*  
Signature



23/06/2009

*Binay Minda @  
Vinay Minda*





भारत सरकार  
GOVERNMENT OF INDIA



Vinay Minda  
DOB: 22/12/1990  
MALE

2659 6048 3181  
VID : 9119 0118 7302 0337



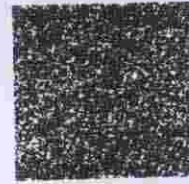
मेरा आधार, मेरी पहचान

*Binay Minda @  
Vinay Minda*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :  
P- 263, C.I.T. ROAD, SCHEME IV M  
PHOOLBAGAN, Belegkata H.O,  
Kolkata,  
West Bengal - 700010



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

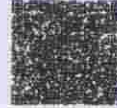




भारत सरकार  
GOVERNMENT OF INDIA



दिलेश मिश्रा  
Dinesh Mishra  
जन्मदिनांक / DOB: 08/12/1979  
पुरुष / MALE



6264 6786 6254

आमार आधार, आमार परिचय

*Dinesh Mishra*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**ठिकाना:**

एस/ओ: मधुकान्त मिश्रा, मुलई  
जोड़, काली मन्दिर बिकेटे,  
गोसाइनपुर, बालाडोमरा, दक्षिण  
बागडोमरा, दार्जिलिंग,  
पश्चिम बंग - 734014

**Address:**

S/O: Madhukanta Mishra, Mulai  
Jote, Opp Kali Mandir,  
Gosainpur, Bagdogra, Dakshin  
Bagdogra, Darjeeling,  
West Bengal - 734014

6264 6786 6254

MEERA AADHAAR, MERI PEHACHAN

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

GRN: 19-201920-013216883-1 Payment Mode Online Payment  
GRN Date: 27/12/2019 10:27:48 Bank: State Bank of India  
BRN: CKL7305167 BRN Date: 27/12/2019 10:29:03

DEPOSITOR'S DETAILS

Id No. : 07110001862475/8/2019  
[Query No./Query Year]  
Name : Bijay Agarwal  
Contact No. : Mobile No. : +91 9800000039  
E-mail :  
Address : Siliguri  
Applicant Name : Mr N Saraf  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	07110001862475/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	1754444
2	07110001862475/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	251360

In Words : Rupees Twenty Lakh Five Thousand Eight Hundred Four only  
Total 2005804












# CLAIMANT FINGER PRINT SHEET




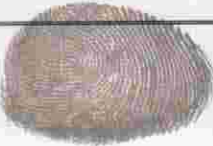

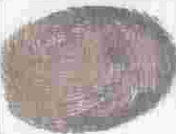







	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

*Orsini*  
\_\_\_\_\_  
Signature of presentant

Sunita Agrawal












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

Sunita Agrawal  
SIGNATURE

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

*Abhishek Kunda*

**SIGNATURE**

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

Binay Minda @  
Vinay Minda

Binay Minda @ Vinay Minda

SIGNATURE

## Major Information of the Deed

Deed No :	I-0711-08165/2019	Date of Registration	27/12/2019
Query No / Year	0711-0001862475/2019	Office where deed is registered	
Query Date	04/12/2019 8:32:34 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832076733, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,40,00,000/-	Rs. 2,51,34,630/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,59,444/- (Article:23)	Rs. 2,51,360/- (Article:A(1), E, 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: Thakur Panchanan Lane (Word no.41),  
Mouza: Dabgram Sheet No - 4, , Ward No: 42 JI No: 2, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2/97	RS-119	Bastu	Bastu	23.02 Katha	2,40,00,000/-	2,51,34,630/-	Width of Approach Road: 38 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>37.983Dec</b>	<b>240,00,000 /-</b>	<b>251,34,630 /-</b>	



### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Sarita Agarwal (Presentant)</b> Wife of Shri Mahabir Prasad Agarwal Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office	 27/12/2019	 LTI 27/12/2019	 27/12/2019

16/1, Dover Lane, Sarat Bose Road, Kolkata, P.O:- Sarat Bose Road, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADCPA9127F, Aadhaar No: 77xxxxxxxx3856, Status :Individual, Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Shri Abhisek Minda</b> Son of Shri Ashok Kumar Minda Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			
		27/12/2019	LTI 27/12/2019	27/12/2019

P-263, C.I.T. Road, Scheme IV M, Phoolbagan, P.O:- Belehata, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJIPM8759M, Aadhaar No: 60xxxxxxxx5791, Status :Individual, Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Shri Binay Minda, (Alias: Shri Vinay Minda)</b> Son of Shri Anil Kumar Minda Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			
		27/12/2019	LTI 27/12/2019	27/12/2019




P-263, C.I.T. Road, Scheme IV M, Phoolbagan, P.O:- Belehata, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFBPM0096A, Aadhaar No: 26xxxxxxxx3181, Status :Individual, Executed by: Self, Date of Execution: 23/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Bijay Agarwal</b> Son of Shri Pawan Kumar Agarwal Ashrampara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACFPA9197F, Aadhaar No: 64xxxxxxxx8811, Status :Individual, Status : Not Executed



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Dinesh Mishra</b> Son of Shri Madhu Kant Mishra Gossainpur, Mulajijote, P.O:- Bagdogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734014			
	27/12/2019	27/12/2019	27/12/2019
Identifier Of Smt Sarita Agarwal, Shri Abhisek Minda, Shri Binay Minda, Shri Bijay Agarwal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Sarita Agarwal	Shri Bijay Agarwal-12.661 Dec
2	Shri Abhisek Minda	Shri Bijay Agarwal-12.661 Dec
3	Shri Binay Minda	Shri Bijay Agarwal-12.661 Dec

**Endorsement For Deed Number : I - 071108165 / 2019****On 05-12-2019****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 2,51,34,630/-



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

**On 27-12-2019****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 13:27 hrs on 27-12-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Sarita Agarwal, one of the Executants.

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

Execution is admitted on 27/12/2019 by 1. Smt Sarita Agarwal, Wife of Shri Mahabir Prasad Agarwal, 16/1, Dover Lane, Sarat Bose Road, Kolkata, P.O: Sarat Bose Road, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Shri Abhisek Minda, Son of Shri Ashok Kumar Minda, P-263, C.I.T. Road, Scheme IV M, Phoolbagan, P.O: Belegkata, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 3. Shri Binay Minda, Alias Shri Vinay Minda, Son of Shri Anil Kumar Minda, P-263, C.I.T. Road, Scheme IV M, Phoolbagan, P.O: Belegkata, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Indetified by Shri Dinesh Mishra, , Son of Shri Madhu Kant Mishra, Gossainpur, Mulajjote, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,51,360/- ( A(1) = Rs 2,51,346/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,51,360/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2019 10:29AM with Govt. Ref. No: 192019200132168831 on 27-12-2019, Amount Rs: 2,51,360/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKL7305167 on 27-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,59,444/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 17,54,444/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 174, Amount: Rs.5,000/-, Date of Purchase: 04/12/2019, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2019 10:29AM with Govt. Ref. No: 192019200132168831 on 27-12-2019, Amount Rs: 17,54,444/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKL7305167 on 27-12-2019, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 207789 to 207816

being No 071108165 for the year 2019.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2019.12.27 17:56:33 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2019/12/27 05:56:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)