8366/19 I - 7771/2019

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 465265

13/12/2019 08:00P.M. S.187533 1/2019 M.V.R.S. 2,01,98,441/-

-1-

Valuation Commission Case No. 2085/19

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Agarwala
PARTNER

DEED OF CONVEYANCE

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 DEC 2019

SEAL OF THE ADDL DIST. SUB-REGISTRAR * BHAKTI NAGAR, DIST. JALPAIGURI *

Contd. To next sheet

Vl. NO 37103 Date 06-12-2013

PURCHASER Shree Shyam Constructions.

Full Address Salugara

Total Value Five Thousand only

Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajgunj, Jalpaiguri

गीता देवी अग्रवाल

3837

गीता देवी अग्रवाल

3838

Addl. Dist. Sub-Registrar
Dhupguri, Dist. Jalpaiguri

7 DEC 2013

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Singhania
PARTNER

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 13th DAY OF December 2019

CONVEYANCE
PARGANA-BAIKUNTHAPUR
MOUZA-DABGRAM
P.S-BHAKTINAGAR
DIST-JALPAIGURI
LAND AREA: 12(TWELVE) KATHAS 15(FIFTEEN) CHHATAKS
SET FORTH VALUE
Rs.1,99,00,000/=
J. L. NO. 2
R. S. KHATIAN NOS. 559, 576 & 578
L. R. KHATIAN NOS. 51, 187, 188, 189 & 190
R. S. PLOT NOS. 306, 307 & 308/1103
L. R. PLOT NO. 95
R. S. SHEET NO. 8
L. R. SHEET NO. 22
SILIGURI MUNICIPAL CORPORATION

BETWEEN

"SHREE SHYAM CONSTRUCTIONS"(P. A. No. AEAFS7072N), a partnership firm, having its office at Shyam Mandir By Lane, Behind Uttar Banga Marwari Palace, 2nd Mile, Sevoke Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, Pin-734001, in the State of West Bengal, represented by one of its partner **SRI SANJAY KUMAR SINGHANIA** S/O Late Shankarlal Singhania, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Model Town-I, Pranami Mandir Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, Pin-734001, 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 partner/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the **ONE PART.**

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SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Agarwala
PARTNER

AND

SMT. GITA DEVI AGARWAL(P. A. No. ACCPA3282C) W/O Late Deokinandan Agarwal & D/O Rameshwar Lal Ladsaria, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Green Valley Apartment, Bhanunagar, Siliguri, S. M. C Ward No. 43, P.O-Sevoke Road, P.S-Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the State of West Bengal, hereinafter called the **"VENDOR"**(Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, legal-representatives, administrators and assigns) of the **OTHER PART.**

A).

WHEREAS the vendor is the absolute owner & in possession of all that piece or parcel of land measuring 13(Thirteen) Kathas 8(Eight) Chhataks, appertaining to R. S. Plot No. 307, recorded in R. S. Khatian No. 559, J. L. No. 2, situated at Mouza-Dabgram, Pargana–Baikunthapur, under R. S. Sheet No. 8, Police Station Bhaktinagar, District Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, being Document No. 1718, for the year 2000, registered at Dist. Sub-Registry Office Jalpaiguri, executed by **Smt. Dhira Bhattacharya** W/O Sri Kantichandra Bhattacharya of Mahananda Para, Siliguri and subsequently the said **Smt. Gita Devi Agarwal** W/O Late Deokinandan Agarwal also transferred the land measuring **11(Eleven)** Kathas **5(Five)** Chhataks unto & in favour of **Smt. Sushma Agarwala** W/O Sri Omprakash Agarwala, by virtue of Deed of Gift, recorded in Book No. I, being Document No. 1793, for the year 2005, registered at D.S.R Jalpaiguri and shall ever since then the said **Smt. Gita Devi Agarwal** W/O Sri Deokinandan Agarwal(**Vendor hereof**) has been in exclusive & peaceful possession of the remaining portion of land measuring 2**(Two)** Kathas **3(Three)** Chhataks in her absolute possession without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

Contd. To next Sheet

SHREE SHYAM CONSTRUCTIONS
PARTNER

B).

WHEREAS the vendor is also the absolute owner & in possession of all that piece or parcel of land measuring 3(Three) Kathas 14(Fourteen) Chhataks, appertaining to R. S. Plot No. 307, recorded in R. S. Khatian No. 559, J. L. No. 2, situated at Mouza-Dabgram, Pargana–Baikunthapur, under R. S. Sheet No. 8, Police Station Bhaktinagar, District Jalpaiguri, by virtue of Deed of Gift, recorded in Book No. I, being Document No. 1796, for the year 2005, registered at Dist. Sub-Registry Office Jalpaiguri, executed by **Sri Om Prakash Agarwala** S/O Late Bajrang Lal Agarwala of Pranami Mandir Road, Siliguri and shall ever since then the Vendor has been in exclusive & peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

C).

WHEREAS one **Deokinandan Agarwal** S/O Late Kedarmal Agarwal was also the absolute owner & in possession of all that piece or parcel of land measuring 5(Five) Kathas, appertaining to R. S. Plot No. 305/306/862 & 860, recorded in R. S. Khatian No. 576 & 580, J. L. No. 2, situated at Mouza-Dabgram, Pargana–Baikunthapur, under R. S. Sheet No. 8, Police Station Bhaktinagar, District Jalpaiguri, by virtue of Deed of Gift, recorded in Book No. I, Volume No. 21, pages from 383 to 388, being Document No. 1794, for the year 2005, registered at Dist. Sub-Registry Office Jalpaiguri, executed by **Smt. Sushma Agarwal W/O Om Prakash Agarwal** of Seth Srilal Market, Siliguri and shall ever since then the Donors has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

Contd. To next Sheet

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Singhania
PARTNER

AND WHEREAS the Vendor being in need of fund for purchasing another better immovable assets & for other family expenses have offer for sale the above referred land measuring 12(Twenty) Kathas 15(Fifteen) Chhataks to the Purchaser, for a total consideration of Rs.1,99,00,000/- (Rupees One Crore Ninety Nine Lakhs) only and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser have learnt the intention of the Vendor to sell the aforesaid land fully described in the schedule below approached the Vendor and offered to Purchase the above referred to land measuring 12(Twenty) Kathas 15(Fifteen) Chhataks, for a total consideration of Rs.1,99,00,000/-(Rupees One Crore Ninety Nine Lakhs) only. Considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor finding the said offer of the Purchaser lucrative and profitable, has accepted the same and agreed to sell to the Purchaser the said land measuring 12(Twenty) Kathas 15(Fifteen) Chhataks, for a total consideration of Rs.1,99,00,000/-(Rupees One Crore Ninety Nine Lakhs) only.

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.1,99,00,000/-(Rupees One Crore Ninety Nine Lakhs) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does 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 liabilities, privileges, easements, appendices, appurtenances whatsoever in any way 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.

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SHREE SHYAM CONSTRUCTIONS
PARTNER

That the Vendor does hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendor or any person claiming through or under her.

AND

That the Vendor does 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 does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THE VENDOR FURTHER DECLARES that she will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

IT IS FURTHER DECLARE 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 or the execution of this deed and in the event of discovery of any 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 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 the rate of Twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

Contd. To next Sheet

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Agarwala
PARTNER

THE VENDOR FURTHER covenant that all rents, taxes and other public charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due up to the date of these presents, have been paid and all other covenants and conditions required to be observed or performed, have been so observed and performed and if it transpires otherwise, the Vendor shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non--performance as aforesaid.

THE VENDOR FURTHER DECLARE that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendor at the date of these presents and the present position of land is Dahala & proposed use of land is Bastu.

IT IS FURTHER DECLARE by the Vendor that the Vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendor, is proved to be false, the Vendor shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE

(Land hereby Sold by the vendor in favour of Purchaser)

ALL THAT part and parcel of land measuring **12(Twenty)** Kathas **15(Fifteen)** Chhataks, appertaining to R. S. Plot Nos. **306, 307 & 308/1103 & old Plot Nos. 1103,** corresponding to L. R. Plot No. **95,** recorded in R. S. Khatian Nos. **559, 576 & 578**, corresponding to L. R. Khatian Nos. **51, 187, 188, 189 & 190,** J. L. No. **2**, situated at Mouza-**DABGRAM,** Pargana–Baikunthapur, under R. S. Sheet No. **8** corresponding to L. R. Sheet No. **22,** Police Station Bhaktinagar, within S. M. C Ward No. **"XXXXIII", Located at Gandhi Nagar,** Addl. Dist-Sub-Registry Office Bhaktinagar, Dist-Jalpaiguri & In ROR Classification land is Dahala & Proposed use of land is Bastu.

Contd. To next Sheet

PLOT WISE DETAILS OF ABOVE SCHEDULE

MOUZA	PLOT NO.		KHATIAN NO.		SHEET NO.		AREA
	R. S.	L. R.	R. S.	L. R.	R. S.	L. R.	
ABGRAM	306	95	576	51, 187, 188, 189 & 190	8	22	5 Kth.
DABGRAM	307	95	559	51, 187, 188, 189 & 190	8	22	5 Kth. 17 Chh.
DABGRAM	308/1103	95	578	51, 187, 188, 189 & 190	8	22	1 Kth. 14 Chh.
						Total=	12 Kth. 15 Chh.

The said land is butted & bounded as follows:-

BY THE NORTH – Land Of Kabilal Roy

BY THE SOUTH – 28 Ft. wide S. M. C Road

BY THE EAST – Land of Suresh Kumar Agarwal

BY THE WEST – Land of Harjit Singh

IN WITNESS WHEREOF THE VENDOR IN GOOD HEALTH AND CONCIOUS MIND HAS PUT HER SIGNATURE ON THIS DEED OF CONVEYANCE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

WITNESSES:

1. Santu Chakraborty

Sri Santu Chakraborty
S/O Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

2 P.K. Agarwal
S/o Late Deokinandan Agarwal
Green Valley Appartment
Block 7

गीता देवी अग्रवाल

VENDOR

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Agarwal
PARTNER

Drafted and Printed in my Office
As per instruction of the party

Manoj Kumar Kedia

(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

EXECUTANT FINGER PRINT SHEET

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

गीता देवी अग्रवाल

गीता देवी अग्रवाल

Signature

CLAIMANT FINGER PRINT SHEET

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

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Agrawal
PARTNER

SHREE SHYAM CONSTRUCTIONS
Sanjay Kr Agrawal
PARTNER

Signature

ভারত সরকার
Government of India

গীতা দেবী আগারবাল
Gita Devi Agarwal
পতি : দেওকিনন্দন আগরবাল
Husband : Deokinandan Agarwal

জন্মতারিখ / DOB: 01/01/1943
মহিলা / Female

3419 8224 9890

আধার – সাধারণ মানুষের অধিকার

গীতা দেবী অগরवाल

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACCPA3282C

नाम /NAME

GITA DEVI AGARWAL

पिता का नाम /FATHER'S NAME

RAMESHWAR LAL LADSARIA

जन्म तिथि /DATE OF BIRTH

01-01-1943

हस्ताक्षर /SIGNATURE

गीता देवी अग्रवाल

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

गीता देवी अग्रवाल

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEAFS7072N

Name
SHREE SHYAM CONSTRUCTIONS

25/10/2019

Date of Incorporation / Formation
18/10/2019

SHREE SHYAM CONSTRUCTIONS

Sanjay Kr Singhania

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIBPS5047A
नाम / Name
SANJAY KUMAR SINGHANIA
पिता का नाम / Father's Name
SHANKAR LAL AGARWALA
11032019
जन्म की तारीख / Date of Birth
18/01/1970
हस्ताक्षर / Signature

Sanjay Kr Singhania

ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA

IDENTITY CARD

GLQ2135705

নির্বাচকের নাম	:	সঞ্জয় সিংহানীয়া
Elector's Name	:	Sanjay Singhania
পিতার নাম	:	শঙ্কর লাল সিংহানীয়া
Father's Name	:	Shankar Lal Singhania
লিঙ্গ/Sex	:	পুং/ M
জন্ম তারিখ Date of Birth	:	18/01/1970

Sanjay Kr Singhania

GLQ2135705

ঠিকানা:

হায়দর পাড়া (আংশিক), শিলিগুড়ি মিউঃ কর্পোঃ, ভক্তিনগর, জলপাইগুড়ি- 734006

Address:

HAYDAR PARA (PARTLY), SILIGURI (M CORP.), BHAKTINAGAR, JALPAIGURI-734006

Date: 07/02/2014

19-ডাবগ্রাম-ফুলবাড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for 19-Dabgram-Fulbari Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিস্টে নাম তোলার জন্য ফর্ম ৮ এবং নামের বানান, বয়স, লিঙ্গ পরিবর্তনের ক্ষেত্রে সংশোধনের জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2017/00200/02319

To

Sanjay Kumar Singhania

S/O Sankerlal Singhania

MODEL TOWN APARTMENT,FLAT NO-P-2

PRANAMI MANDIR ROAD,WARD NO-40

OPP. PRANAMI MANDIR HAIDERPARA

SILIGURI

Jalpaiguri

West Bengal 734001

9434061711

26/02/2012

3836815B

UG383881581IN

Sanjay kr Singhania.

आपका आधार क्रमांक / Your Aadhaar No. :

4966 4084 8134

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

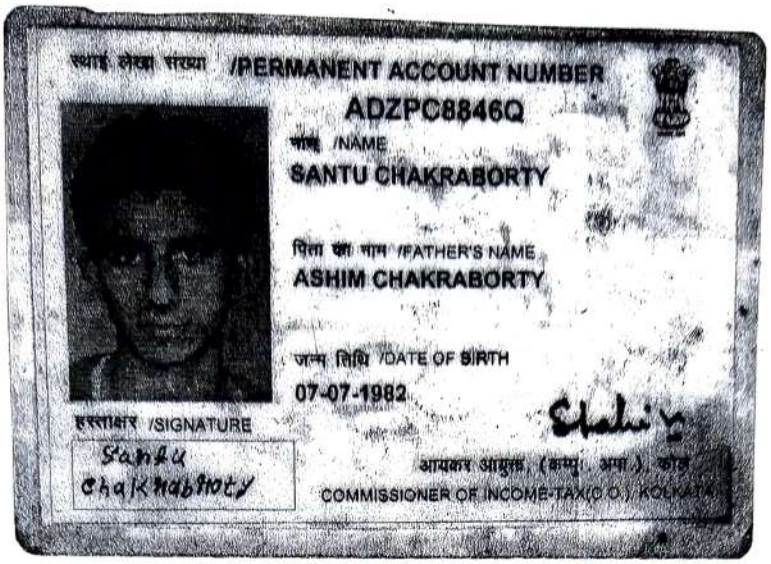
Sanjay Kumar Singhania

Year of Birth : 1970

Male

4966 4084 8134

आधार — आम आदमी का अधिकार



Santu Chakra

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 07110001875331/2019

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	Smt GITA DEVI AGARWAL GREEN VALLEY APARTMENT,BHANUNAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
2	Shri SANJAY KUMAR SINGHANIA MODEL TOWN-I,PRANAMI MANDIR ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Buyer [SHREE SHYAM CONSTRUCTIONS]			SHREE SHYAM CONSTRUCTIONS PARTNER

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY VIDYASAGAR ROAD,KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Smt GITA DEVI AGARWAL, , , Shri SANJAY KUMAR SINGHANIA, , ,			

(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-0711-07971/2019**	**Date of Registration**	**18/12/2019**
Query No / Year	**0711-0001875331/2019**	**Office where deed is registered**	
Query Date	**07/12/2019 1:10:29 PM**	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 1,99,00,000/-		Rs. 2,01,98,441/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 14,13,910/- (Article:23)		Rs. 2,01,998/- (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: Gandhi Nagar, Mouza: Dabgram Sheet No - 8, Jl No: 2, Pin Code : 734001

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-306	RS-576	Bastu	Dahala	5 Katha	76,50,000/-	76,50,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L2	RS-307	RS-559	Bastu	Dahala	5 Katha 17 Chatak	93,00,000/-	93,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L3	RS-308/1103	RS-578	Bastu	Dahala	1 Katha 14 Chatak	29,50,000/-	32,48,441/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
		TOTAL :			**21.3469Dec**	**199,00,000 /-**	**201,98,441 /-**	
	Grand Total :				**21.3469Dec**	**199,00,000 /-**	**201,98,441 /-**	

ler Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt GITA DEVI AGARWAL (Presentant)** Wife of Late DEOKINANDAN AGARWAL GREEN VALLEY APARTMENT,BHANUNAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACCPA3282C, Aadhaar No: 34xxxxxxxx9890, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SHREE SHYAM CONSTRUCTIONS** SHYAM MANDIR BY LANE,2ND MILE, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: AEAFS7072N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri SANJAY KUMAR SINGHANIA** Son of Late SHANKARLAL SINGHANIA MODEL TOWN-I,PRANAMI MANDIR ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEAFS0772N, Aadhaar No: 49xxxxxxxx8134 Status : Representative, Representative of : SHREE SHYAM CONSTRUCTIONS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY VIDYASAGAR ROAD,KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
Identifier Of Smt GITA DEVI AGARWAL, , , Shri SANJAY KUMAR SINGHANIA, , ,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Smt GITA DEVI AGARWAL	SHREE SHYAM CONSTRUCTIONS-8.25 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt GITA DEVI AGARWAL	SHREE SHYAM CONSTRUCTIONS-10.0031 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt GITA DEVI AGARWAL	SHREE SHYAM CONSTRUCTIONS-3.09375 Dec

Endorsement For Deed Number : I - 071107971 / 2019

On 13-12-2019

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

Presented for registration at 20:00 hrs on 13-12-2019, at the Private residence by Smt GITA DEVI AGARWAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,01,98,441/-

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

Execution is admitted on 13/12/2019 by Smt GITA DEVI AGARWAL, Wife of Late DEOKINANDAN AGARWAL, GREEN VALLEY APARTMENT,BHANUNAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD,KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 13-12-2019 by Shri SANJAY KUMAR SINGHANIA, PARTNER, SHREE SHYAM CONSTRUCTIONS (Partnership Firm), SHYAM MANDIR BY LANE,2ND MILE, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD,KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, 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

18-12-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,01,998/- (A(1) = Rs 2,01,984/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,01,998/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2019 7:15PM with Govt. Ref. No: 192019200118790961 on 13-12-2019, Amount Rs: 2,01,998/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308649118 on 13-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,13,910/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 14,08,910/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 37103, Amount: Rs.5,000/-, Date of Purchase: 06/12/2019, Vendor name: Jaya Rani Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2019 7:15PM with Govt. Ref. No: 192019200118790961 on 13-12-2019, Amount Rs: 14,08,910/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308649118 on 13-12-2019, 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

ficate of Registration under section 60 and Rule 69.

gistered in Book - I

lume number 0711-2019, Page from 202122 to 202147

eing No 071107971 for the year 2019.

Digitally signed by TAPASH KANTI GHOSH
Date: 2019.12.18 17:21:38 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2019/12/18 05:21:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)