

13370/13

I 14103/2019



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 369808

Mn
 28/12/19
 5.35 pm
 ₹ 1946943/19
 M. Case No-13370/13

Certificate is submitted
 for the... (white sheets)
 & the... (16) attached
 are part of the
 Sub-Registrar
 Rangpur, West Bengal

31/12/2019

Handwritten signature:
 Tansi Ram Das

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE
 28TH DAY OF DECEMBER 2019.

Contd...P/2

Handwritten note:
 Submittal

Sri Kanai Lal Bazaz

(2)

Area : 0.2728 acres
Plot No. : 2857 (L.R.)
Khatian No. : 4096 (L.R.)
Mouza : Barua
J.L. No. : 152
P.S. : Raiganj
District : Uttar Dinajpur
Consideration : Rs.1,25,66,000.00

BETWEEN

1. SRI KANAI LAL BAZAZ, son of Late Magarmal Bazaz, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Jagadish Chandra Sarkar Lane, Kumardangi, P.O. and P.S.-Raiganj, District-Uttar Dinajpur, PIN-733134, in the State of West Bengal (PAN- ACVPB4152H),
2. SRI CHANDAN KUMAR BAJAJ, son of Sarbendu Kumar Bajaj, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Thana Gali, Ukilpara, P.O. and P.S.-Raiganj, District-Uttar Dinajpur, PIN-733134, in the State of West Bengal (PAN- AGIPB8155H)
3. SRI NARAYAN KALYANI, son of Dindayal Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Bhandar Kalibari Road, P.O. and P.S.-Raiganj, District - Uttar Dinajpur, PIN-733134, in the State of West Bengal (PAN- AFMPK9019A)
4. SRI KRISHNA KALYANI, son of Dindayal Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Bhandar Kalibari Road, P.O. and P.S.-Raiganj, District - Uttar Dinajpur, PIN-733134, in the State of West Bengal (PAN- AFJPK5242G)

Contd...P/3

S. S. S. S. S.

(3)

Sri Sib Sankar Agarwala

5. **SRI PREM KUMAR AGARWAL**, son of Late Gangadhar Agarwal, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O. - Salugara, P.S. - Bhaktinagar, District- Jalpaiguri, PIN-734008, in the State of West Bengal (PAN-AGIPA6182D),

hereinafter called the " PURCHASERS "(which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " ONE PART ".

AND

SRI GOURI SANKAR AGARWALA, son of Late Hazarilal Agarwala, Indian by Nationality, Hindu by faith, Business by occupation, residing at N.S. Road, Mohanbati, P.O. and P.S. - Raiganj, District - Uttar Dinajpur, PIN-733134, in the State of West Bengal, (PAN- ACWPA2585N) hereinafter called the " VENDOR "(which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " OTHER PART "

WHEREAS Sri Sib Sankar Agarwala, son of Late Hazarilal Agarwala, had transferred and made over physical possession of all that piece or parcel of land measuring 54.09 Kathas, forming part of L.R. Plot No. 2857, recorded in L.R. Khatian No. 2094, situated within Mouza- Barua, J.L. No. 152, P.S.- Raiganj, in the District of Uttar Dinajpur, unto and in favour of his brother- **SRI GOURI SANKAR AGARWALA**, son of Late Hazarilal Agarwala, by virtue of seven separate Gift Deeds, all Executed on 06-09-2005, i) being Document Nos.170 for the year 2006, entered in Book-I, Volume No.6, Pages 80 to 85, ii) being Document Nos.171 for the year 2006, entered in Book-I, Volume No.6, Pages 86 to 90, iii) being Document Nos.172 for the year 2006, entered in Book-I, Volume No.6, Pages 91 to 96, iv) being Document Nos.173 for the year 2006, entered in Book-I, Volume No.6, Pages 97 to 101, v) being Document Nos.174 for the year 2006, entered in Book-I, Volume No.6, Pages 102 to 107, vi) being Document Nos.175 for the year 2006, entered in Book-I, Volume No.6, Pages 108 to 112 and vii) being Document Nos. 221 for the year 2006, entered in Book-I, Volume No.7, Pages 198 to 203, registered in the Office of the A.D.S.R. Sadar Raiganj, Dist- Uttar Dinajpur.

Contd...P/4

Sri Sib Sankar Agarwala

(4)

Sri Sankar Agarwala

AND WHEREAS by virtue of the aforesaid seven separate Gift Deeds, above named SRI GOURI SANKAR AGARWALA, son of Late Hazarilall Agarwala (The Vendor of these presents), became the sole, absolute and exclusive owner of the aforesaid land measuring 54.09 Kathas and the said land was recorded in his name in the record of rights, in L.R. Khatian No. 4096, forming part of L.R. Plot No. 2857, situated within Mouza - Barua, J. L. No. 152, P.S.- Raiganj, in the District of Uttar Dinajpur, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the Purchasers all that piece or parcel of land measuring 0.2728 acres out of the aforesaid land, more particularly described in the Schedule given herein below, for a consideration of Rs. 1,25,66,000.00 (Rupees One Crore Twenty Five Lakhs Sixty Six Thousand) only.

AND WHEREAS the Purchasers being in need of a property and finding the Scheduled Land in close vicinity to the locality where they intend to purchase a property, and considering the price so offered by the Vendor as fair, reasonable and highest has agreed to purchase from the Vendor the Scheduled Land for a consideration of Rs.1,25,66,000.00 (Rupees One Crore Twenty Five Lakhs Sixty Six Thousand) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.1,25,66,000.00 (Rupees One Crore Twenty Five Lakhs Sixty Six Thousand) only paid by the Purchasers to the Vendor, by virtue of Cheques/RTGS, the receipt of which is acknowledged by the Vendor by execution of these presents and grants full discharge to the Purchasers from the payment thereof and the Vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled Land and makes over possession thereof unto and in favour of the Purchasers peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

Contd...P/5

S. K. S. L.

(5)

Govt. Serv. Agency

The Vendor covenants that the interest which he profess to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Scheduled Land or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the Vendor shall be liable to make good the loss or injury which the Purchasers may suffer or sustain resulting there from.

The Vendor further covenants with the Purchasers that if for any defect of title or for any act done or suffered to be done by the Vendor, the Purchasers are deprived of ownership or of possession of the Scheduled Land or any part thereof in future, the Vendor shall forthwith return to the Purchasers the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendor shall further pay adequate compensation to the Purchasers for any other loss or injury which the Purchasers may suffer or sustain in consequence thereof.

The Vendor further covenants that the Scheduled Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendor or any of his predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

That the Vendor further covenants to handover in favour of the Purchasers the uninterrupted, peaceful and vacant possession of the Scheduled Land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That the Vendor declares that neither any part or portion of the Scheduled Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the Scheduled Land nor is there any case pending under such acts or statutes.

Contd...P/6

Subj. to Govt. Serv. Agency

(6)

Sri Kanai Lal Bazaz

That the Vendor further declares that there is no suit or litigation filed by or pending against the Vendor in any Court of Law concerning the Scheduled Land or any part thereof.

The Vendor undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchasers to the below Scheduled Land conveyed at the cost of the Purchasers.

SCHEDULE OF THE PROPERTY

All that piece or parcel of vacant Bastu land measuring 0.2728 acres, forming part of L.R. Plot No. 2857, recorded in L.R. Khatian No. 4096, situated within Mouza - Barua, J.L. No. - 152, P.S.- Raiganj, Ward No. 2 (New) of Raiganj Municipality, Locality - Sebakpally in the District of Uttar Dinajpur.

Sri Kanai Lal Bazaz (Purchaser No. 1 shall have undivided 20% share in the Scheduled Land).

Sri Chandan Kumar Bazaz (Purchaser No.2 shall have undivided 20% share in the Scheduled Land).

Sri Narayan Kalyani (Purchaser No.3 shall have undivided 15% share in the Scheduled Land).

Sri Krishna Kalyani (Purchaser No.4 shall have undivided 15% share in the Scheduled Land).

Sri Prem Kumar Agarwal (Purchaser No.5 shall have undivided 30% share in the Scheduled Land).

The said land is bound and butted as follows :-

- By North : Land of Sharmila Bhattar and Vendor,
By South : Land of Sri Gouri Sankar Agarwala,
By East : Land of the Purchasers of these presents,
By West : Land of Sri Gouri Sankar Agarwala.

Contd...P/7

Sri Kanai Lal Bazaz

(7)

*Gourishankar Agarwal***PAYMENT DETAILS**

NAME OF THE PURCHASER	TO THE VENDOR i.e. GOURI SANKAR AGARWALA
KANAI LAL BAZAZ 20%	900000/- SBIN219357218744 DATED 23/12/19 90000/- SBIN319358035737 DATED 24/12/19 713200/- SBI DATE 25/12/19
CHANDAN KR. BAJAJ 20%	900000/- VIA RGTS SBI DATED 23/12/19 UTR NO SBINR12019122300021454 900000/- RTGS STATE BANK DATED 24/12/19 SBINR12019122400039577 713000/- SBI Dated 24/12/19
NARAYAN KALYANI 15%	1884900/- VIA RTGS AXIS BANK DATED 26/12/19 CHQ NO 163772
KRISHNA KALYANI 15%	1884900/- VIA RTGS AXIS BANK DATED 26/12/19 UTIBR52019122600362556
PREM KUMAR AGARWAL 30%	3769800/- VIA NEFT ICICI SF ROAD SILIGURI BRANCH UTR NO ICICR52019122400419729 DATED 24/12/19

Contd...P/8

Sd/- G.S.A.

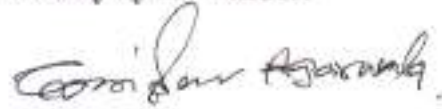
IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAS PUT HIS SIGNATURES ON THESE PRESENTS ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

This Deed of Conveyance contains 8 pages of which 1 page is written on Non-Judicial Stamp paper valued Rs. 5000.00 and 7 pages are written on white bond papers along with a Sketch Map of the schedule property and two extra sheets contains photographs and fingerprints of Vendor and Purchasers.

WITNESSES :

1. Amit Bazar
S/o Kamalal Bazar
Tajudish ch. Sarkar Lane
Kumardangal, Raiganj
Uttar Dinajpur
733134

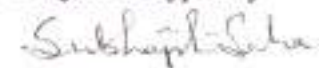
The contents of this document have been gone through and understood personally by the Vendor.



SIGNATURE OF THE VENDOR

2. Nireesh Barmar
S/o Late Dwarani Ranta Barmar
vill - Kuaripur
P.O - Baghar
P.S - Kalyaganj
Uttar Dinajpur
733129

Drafted & Typed by -














Subhajit Saha

Advocate












En. No. F/1049/2008

Raiganj, U. Dinajpur












SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
 <i>Ganesh Kumar</i>	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L












SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
 <i>Kanishk Singh</i>	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L


SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
 <i>Chandan Bopri</i>	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L


SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
 <i>Narayan Malgani</i>	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L

SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
 Karim Kalyan	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L

SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
 Karim	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L

SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L

SPECIMEN FOR TEN FINGER PRINTS

L.T.L./Signature of		L	R	M	F	T
	LEFT HAND					
	RIGHT HAND					
		T	F	M	R	L









Government of West Bengal

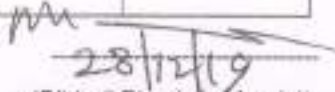
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. UTTAR DINAJPUR, District Name :Uttar Dinajpur

Signature / LTI Sheet of Query No/Year 18010001946943/2019

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	Mr GOURI SANKAR AGARWALA N.S. ROAD, MOHANBATI, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Seller			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AMIT BAZAZ Son of Mr KANAI LAL BAZAZ Jagadish Chandra Sarkar Lane, Kumardangi, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Mr GOURI SANKAR AGARWALA			


(Bibhuti Bhushan Mandal)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
UTTAR DINAJPUR
Uttar Dinajpur, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACWPA2585N



नाम / Name
GOURI SANKAR AGARWALA

पिता का नाम / Father's Name
HAZARAL AGARWALA

जन्म की तारीख /
Date of Birth
08/05/1949

संकेत / Sign

भारत सरकार



पौराणीक पहचान पत्र
Gouri Sankar Agarwala
जन्मतिथि / DOB: 08/05/1949
पुरुष / MALE



6694 1346 9182

आत्मर आधार, आत्मर परिचय

Gouri Sankar Agarwala

PERMANENT ACCOUNT NUMBER
ACVPB4152H

NAME
KANAI LAL BAZAZ

FATHER'S NAME
MAGARNAL SINDHI

DATE OF BIRTH
13-03-1956

COMMISSIONER OF INCOME TAX, W.D. - II

GOVT. OF INDIA

DR. SHAM SUKUMAR BAZAZ

DR. SHAM SUKUMAR BAZAZ

1979

Permanent Account Number
5017 1979 8813

Government of India

Permanent Account Number Card

NAME: KANAI LAL BAZAZ

FATHER'S NAME: MAGARNAL SINDHI

DOB: 13/03/1956

SEX: MALE

6378 3211 6464

आधार आधार, आमार परिचय

Government of India

DR. SHAM SUKUMAR BAZAZ

1979

Permanent Account Number
5017 1979 8813

आधार - माधारण मानुषेर अधिकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

Permanent Account Number Card

NAME: NARAYAN KALYAN

FATHER'S NAME: DINDAYAL KALYAN

DOB: 11/08/1973

AFMPK9019A

INCOME TAX DEPARTMENT GOVT. OF INDIA

AMT BAZAZ

KANAI LAL BAZAZ

28/10/1980

Permanent Account Number
AHPPB7471E

Government of India

Permanent Account Number Card

NAME: NARAYAN KALYAN

FATHER'S NAME: DINDAYAL KALYAN

DOB: 11/08/1973

3750 0690 1760

आधार - माधारण मानुषेर अधिकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

Permanent Account Number Card

NAME: KUSHNA KALYAN

FATHER'S NAME: DINDAYAL KALYAN

DOB: 14/08/1973

AFJPK5242G

Government of India

Permanent Account Number Card

NAME: KUSHNA KALYAN

FATHER'S NAME: DINDAYAL KALYAN

DOB: 14/08/1973

6730 4013 9906

आधार - माधारण मानुषेर अधिकार

आधार प्रमाणिका भारत सरकार
 AADHAR IDENTIFICATION GOVT. OF INDIA

प्रमाणिका संख्या: 9187 9709 6268

प्रमाणिका संख्या: 9187 9709 6268

प्रमाणिका संख्या: 9187 9709 6268

प्रमाणिका संख्या: 9187 9709 6268



आधार प्रमाणिका
 GOVT. OF INDIA

प्रमाणिका संख्या: 9187 9709 6268

प्रमाणिका संख्या: 9187 9709 6268

प्रमाणिका संख्या: 9187 9709 6268

प्रमाणिका संख्या: 9187 9709 6268

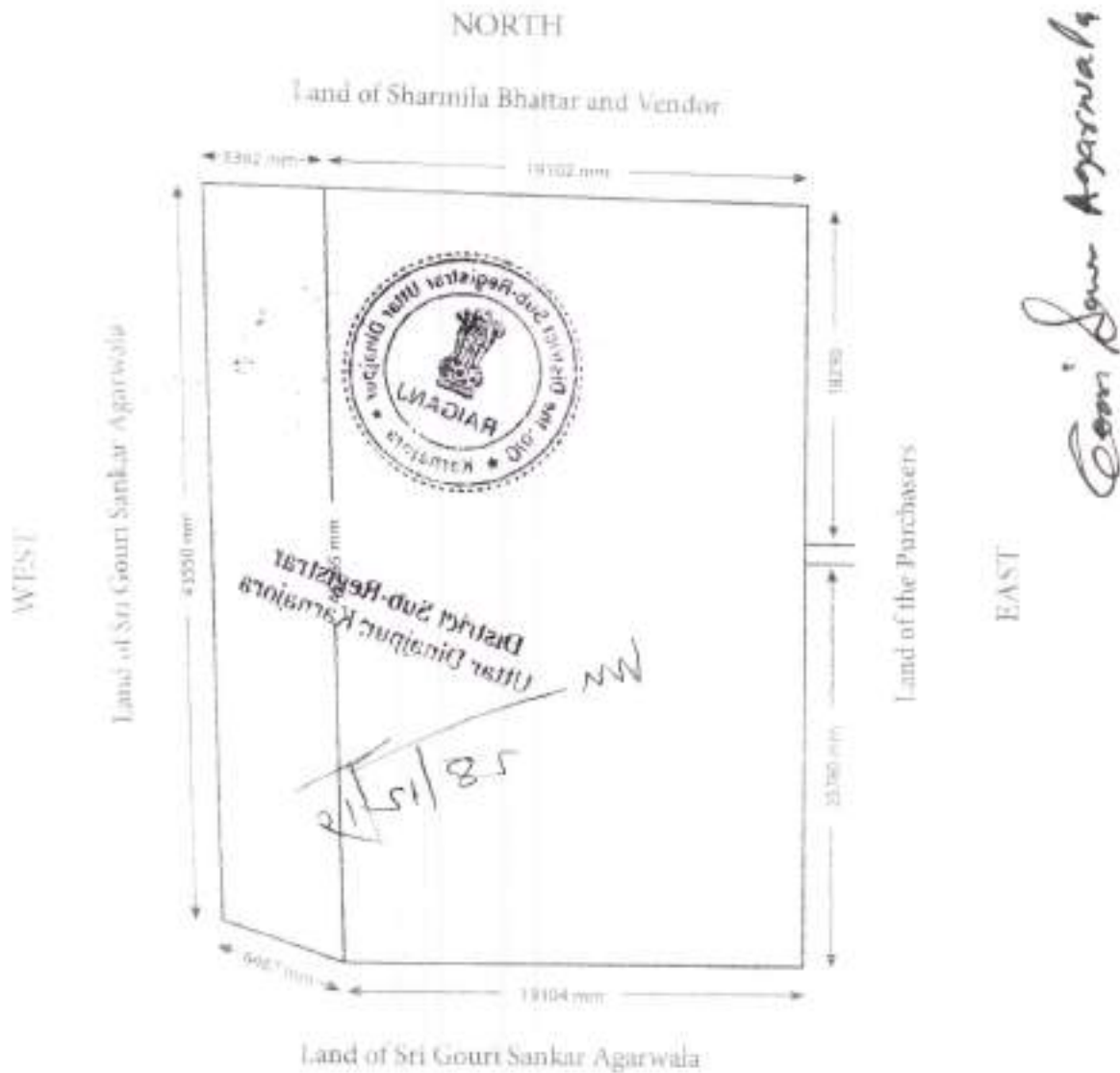



आधार - माधारण मानुषेन अधिकार

Dist :- UTTAR DINAJPUR
 Thana :- RAIGANJ
 Mouza :- BARUA, J. L No :- 152
 Para/ Road :- Sebakpally
 Khatian No :- L. R. - 4096
 Plot No :- L. R. - 2857
 Land Area :- 27.28 Decimal



This map is not to scale



SURVEYOR

Jahedul Mohammed
 (Jahedul Mohammed)
 W.B.S.C.T & V.E & S.O
 Reg. No - 2826407019/2015-16
 Proppur, Raiganj, U/Dinajpur
 22/12/2019

সম্পত্তি ক্রয় বা বিক্রয় সম্পর্কে
 সাক্ষরিত ও স্বাক্ষর/নম্বর করা হল।

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

GRN: 192019200132904211

Payment Mode Online Payment

GRN Date: 27/12/2019 18:03:43

Bank : State Bank of India

BRN : CKL7387958

BRN Date: 27/12/2019 18:04:56

DEPOSITOR'S DETAILS

Id No. : 18010001946943/4/2019

(Query No./Query Year)

Name : KANAI LAL BAZAZ

Contact No. :

Mobile No. : +91 9734130930

E-mail :

Address : KUMARDANGI RAIGANJ

Applicant Name : Mr KANAI LAL BAZAZ

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	18010001946943/4/2019	Property Registration- Stamp duty	0030-02-100-003-02	574630
2	18010001946943/4/2019	Property Registration- Registration Fee	0030-03-104-001-16	125682

In Words : Rupees Ten Lakh Three Hundred Twelve only

Total

1000312



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1801-0001946943/2019	Office where deed will be registered
Query Date	21/12/2019 3:50:36 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur
Applicant Name, Address & Other Details	KANAI LAL BAZAZ Jagadish Chandra Sarkar Lane, Kumardangi, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 9734130930, Status :Buyer/Claimant	
Transaction	[0101] Sale, Sale Document	Additional Transaction
Set Forth value	Rs. 1,25,66,000/-	Market Value
Total Stamp Duty Payable(SD)	Rs. 8,79,620/- (Article:23)	Total Registration Fee Payable
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 1,25,692/- (Article:A(1), M(b), H)
Remarks		Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 5,000/-

Land Details :

District: Uttar Dinajpur, Thana: Raiganj, Municipality: RAIGANJ, Road: Sebakpally, Mouza: Barua, JI No: 152, . Pin Code : 733134

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2857	LR-4096	RESIDENTIAL Bastu	27.28 Dec	1,25,66,000/-	1,25,66,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
Grand Total :				27.28Dec	125,66,000 /-	125,66,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr GOURI SANKAR AGARWALA Son of Late HAZARI LAL AGARWALA, N.S. ROAD, MOHANBATI, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:- Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AE1PK5942G , Aadhaar No.: 66xxxxxxx9182 Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

PAN - ACNPA2535N



Query No: 1801-0-001946943 of 2019

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr KANAI LAL BAZAZ Son of Late MAGARMAL BAZAZ, Jagadish Chandra Sarkar Lane, Kumardangi, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACVPB4152H, , Aadhaar No.: 63xxxxxxxx6464 Status :Individual, Not Executed	Individual	Not Executed
2	Mr CHANDAN KUMAR BAJAJ Son of Mr SARBENDU KUMAR BAJAJ, Thana Gali, Ukilpara, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGIPB8155H, , Aadhaar No.: 50xxxxxxxx8813 Status :Individual, Not Executed	Individual	Not Executed
3	Mr NARAYAN KALYANI Son of Mr DINDAYAL KALYANI, Bandar Kalibari Road, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFMPK9019A, , Aadhaar No.: 37xxxxxxxx1760 Status :Individual, Not Executed	Individual	Not Executed
4	Mr KRISHNA KALYANI Son of Mr DINDAYAL KALYANI, Bandar Kalibari Road, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFJPK5242G, , Aadhaar No.: 67xxxxxxxx9906 Status :Individual, Not Executed	Individual	Not Executed
5	Mr PREM KUMAR AGARWAL Son of Late GANGADHAR AGARWAL, SHANTI WAREHOUSE, 3rd MILE, Sevok Road, P.O:- SALUGARA, P.S:- Bhaktinagar, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGIPA6182D, , Aadhaar No.: 91xxxxxxxx6268 Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
Mr AMIT BAZAZ Son of Mr KANAI LAL BAZAZ Jagadish Chandra Sarkar Lane, Kumardangi, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr GOURI SANKAR AGARWALA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOURI SANKAR AGARWALA	Mr KANAI LAL BAZAZ-5.458 Dec, Mr CHANDAN KUMAR BAJAJ-5.458 Dec, Mr NARAYAN KALYANI-4.092 Dec, Mr KRISHNA KALYANI-4.092 Dec, Mr PREM KUMAR AGARWAL-8.184 Dec



Query No: 1805-G-001946343 of 2019

Note:

1. if the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-01-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-01-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.



Query No: 1801-0-001949943 of 2015

Major Information of the Deed

Deed No :	I-1801-14103/2019	Date of Registration	31/12/2019
Query No / Year	1801-0001946943/2019	Office where deed is registered	
Query Date	21/12/2019 3:50:36 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	KANAI LAL BAZAZ Jagadish Chandra Sarkar Lane, Kumardangi, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 9734130930, Status : Buyer/Claimant		
Transaction	[0101] Sale, Sale Document	Additional Transaction	
Set Forth value	Rs. 1,25,66,000/-	Market Value	Rs. 1,25,66,000/-
Stampduty Paid(SD)	Rs. 8,79,620/- (Article:23)	Registration Fee Paid	Rs. 1,25,692/- (Article:A(1), M(b), H)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Sebakpally, Mouza: Barua, JI No: 152, Pin Code : 733134

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	LR-2857	LR-4096	RESIDEN TIAL	Bastu	27.28 Dec	1,25,66,000/-	1,25,66,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
Grand Total :					27.28Dec	125,66,000 /-	125,66,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GOURI SANKAR AGARWALA (Presentant) Son of Late HAZARI LAL AGARWALA N.S. ROAD, MOHANBATI, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFJPK5242G, Aadhaar No: 68xxxxxxx9182, Status :Individual, Executed by: Self, Date of Execution: 28/12/2019 , Admitted by: Self, Date of Admission: 28/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/12/2019 , Admitted by: Self, Date of Admission: 28/12/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KANAI LAL BAZAZ Son of Late MAGARMAL BAZAZ Jagadish Chandra Sarkar Lane, Kumardangi, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPB4152H, Aadhaar No: 63xxxxxxxx6464, Status :Individual, Status : Not Executed
2	Mr CHANDAN KUMAR BAJAJ Son of Mr SARBENDU KUMAR BAJAJ Thana Gali, Ukilpara, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGIPB8155H, Aadhaar No: 50xxxxxxxx8813, Status :Individual, Status : Not Executed
3	Mr NARAYAN KALYANI Son of Mr DINDAYAL KALYANI Bandar Kalibari Road, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFMPK9019A, Aadhaar No: 37xxxxxxxx1760, Status :Individual, Status : Not Executed
4	Mr KRISHNA KALYANI Son of Mr DINDAYAL KALYANI Bandar Kalibari Road, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFJPK5242G, Aadhaar No: 67xxxxxxxx9906, Status :Individual, Status : Not Executed
5	Mr PREM KUMAR AGARWAL Son of Late GANGADHAR AGARWAL SHANTI WAREHOUSE, 3rd MILE, Sevok Road, P.O:- SALUGARA, P.S:- Bhaktinagar, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGIPA6182D, Aadhaar No: 91xxxxxxxx6268, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT BAZAZ Son of Mr KANAI LAL BAZAZ Jagadish Chandra Sarkar Lane, Kumardangi, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134			
Identifier Of Mr GOURI SANKAR AGARWALA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOURI SANKAR AGARWALA	Mr KANAI LAL BAZAZ-5.456 Dec,Mr CHANDAN KUMAR BAJAJ-5.456 Dec,Mr NARAYAN KALYANI-4.092 Dec,Mr KRISHNA KALYANI-4.092 Dec,Mr PREM KUMAR AGARWAL-8.184 Dec

Endorsement For Deed Number : I - 180114103 / 2019

On 24-12-2019

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 1,25,66,000/-

No entry in Succession Register
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 28-12-2019

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

Presented for registration at 17:35 hrs on 28-12-2019, at the Private residence by Mr GOURI SANKAR AGARWALA, Executant.

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

Execution is admitted on 28/12/2019 by Mr GOURI SANKAR AGARWALA, Son of Late HAZARI LAL AGARWALA, N.S. ROAD, MOHANBATI, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business

Identified by Mr AMIT BAZAZ, , Son of Mr KANAI LAL BAZAZ, Jagadish Chandra Sarkar Lane, Kumardangi, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

No entry in Succession Register
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 30-12-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,692/- (A(1) = Rs 1,25,660/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,25,692/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2019 6:04PM with Govt. Ref. No: 192019200132904211 on 27-12-2019, Amount Rs: 1,25,692/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKL7387958 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. 8,79,620/- and Stamp Duty paid by by online = Rs 8,74,620/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2019 6:04PM with Govt. Ref. No: 192019200132904211 on 27-12-2019, Amount Rs: 8,74,620/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKL7387958 on 27-12-2019, Head of Account 0030-02-103-003-02

No entry in Succession Register
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 31-12-2019

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,79,620/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3626, Amount: Rs.5,000/-, Date of Purchase: 27/12/2019, Vendor name: Bidhan Chandra Paul

**No entry in Succession Register
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1801-2020, Page from 1289 to 1289
being No 180114103 for the year 2019.



Ritesh Banerjee

Digitally signed by RITESH BANERJEE
Date: 2020.01.06 13:53:49 +05:30
Reason: Digital Signing of Deed.

(RITESH BANERJEE) 2020/01/06 01:53:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
West Bengal.

(This document is digitally signed.)