

জেলা- উত্তর দিনাজপুর খতিয়ান নং- ৪৩১০

[ ১৮০৬১৫২ ]



মৌজা- বারুয়া

জে.এল.নং- ১৫২

খানা- রাংগর

(১) রাজস্ব- টাকা

খতিয়ান জেরির তারিখ - 28/06/2019

(২) জমির পরিমাণ(এ)- ০.১২০২

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্থত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মতব্য
নাম-	প্রমকুমার আগরওয়াল	স্বত্ব	
পিতা-	গঙ্গাধর আগরওয়াল		
ঠিকানা-	নিজ		



(৭) অগ্রস্থত্বের নিজ পঞ্চলীম জমি

দাগ নং	জমির শ্রেণী	মতব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্থত্বের অংশ	দাগের মধ্যে অগ্রস্থত্বের জমির অংশের পরিমাণ
					একর হেক্টর
২৮৩৪	বাগ		০.২০০০	০.২৪০৪	০.১২০২

আগত খং নং - 223,914

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true copy  
.....  
Officer authorised U/S 76 of  
Indian Evidence Act 1872

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:52021



6114/19

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 912947

certified that the document is admitted for registration. The signature sheet(s) & the endorsement sheet(s) attached with the document are the part of the document.

District Sub-Registrar Raigarj, Uttar Dinajpur.

4 JUN 2019

*Amprakash Saha*

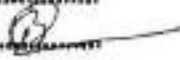
*Banwari Lal Saha*

## DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE  
4<sup>TH</sup> DAY OF JUNE 2019.

*P. Saha*  
Piyal Saha(Adv.)  
En.No-WB/362/2005  
I.D.Dist.Judges' Court, Raigarj

Contd...#2

Sl. No. 156 Rs. 5000/-  
Sold to Kanai Lal @ 2922 & others  
VIII. Kumardangi P.S. Raiganj  
BIDHAN CH. PAUL, Inl.   
Raiganj Court, Date.....

3-6-19

~~5000 x 10 = 50000~~

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

(2)

*Dimpriyashank Sarma*  
*Danwari Lal Saraf*

AREA : 0.4010 ACRES  
PLOT NO. : 319 (R.S.) 2864 (L.R.)  
KHATIAN NO. : 74 (R.S.), 223 & 914 (L.R.)  
MOUZA : BARUA  
J.L. NO. : 152  
POLICE STATION : RAIGANJ  
DISTRICT : UTTAR DINAJPUR  
CONSIDERATION : RS. 1,83,00,000.00

**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 ( LT. 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 ( I.T. PAN- AGIPB8155H )

3. SRI NARAYAN KALYANI, son of Dindayal Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Bandar Kalibari Road, P.O. and P.S.- Raiganj, District - Uttar Dinajpur, PIN- 733134, in the State of West Bengal ( I.T. PAN - AFMPK9019A )

4. SRI KRISHNA KALYANI, son of Dindayal Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Bandar Kalibari Road, P.O. and P.S.- Raiganj, District - Uttar Dinajpur, PIN- 733134, in the State of West Bengal ( LT. PAN- AFJPK5242G )

*P. Saha*  
Piyal Saha (Adv.)  
En.No-WBI/362/2005  
U.D. Dist. Judges' Court, Raiganj

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

(3)

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

No. 1-5 all are 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

1. SRI OMPRAKASH SARAF, son of Late Bajrang Lal Saraf, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Ashok Pally, P.O. and P.S.- Raiganj, District - Uttar Dinajpur, PIN- 733134, in the State of West Bengal (I.T. PAN-AUUPS0929E)

2. SRI BANWARI LAL SARAF, son of Late Bajrang Lal Saraf, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of Mohanbati, P.O. and P.S.- Raiganj, District - Uttar Dinajpur, PIN- 733134, in the State of West Bengal (I.T. PAN-AKOPS8351A)

No. 1/2 both are hereinafter called the "VENDORS" ( 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 " OTHER PART ".

I. A) WHEREAS Sri Netram Agarwal, son of Late Chuni Lal Agarwala, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.5033 Acres, forming part of R.S. Plot No. 319, recorded in R.S. Khatian No.74, situated within Mouza- Barua, J. L. No.152, Police Station - Raiganj, District-Uttar Dinajpur, unto and in favour of i) Sri Bajrang Lal Agarwala, ii) Sri Jhabarmal Agarwala, both sons of Late Mahadeb Lal Agarwala and iii) Sri Bal Krishan Agarwala, son of Late Nagarmal Agarwala, by virtue of Sale Deed, Dated 18-03-1959, being Document No.4594 for the year 1959, entered in Book-I, Volume No.53, Pages 9 to 11, registered in the Office of the Sub-Registrar, Raiganj, West Dinajpur.

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019



(4)

Omprakash Saraf

Banwari Lal Saraf

B) AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed Sri Bajrang Lal Agarwala, Sri Jhabarmal Agarwala and Sri Bal Krishan Agarwala, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.5033 Acres (each having undivided 1/3<sup>rd</sup> share in it), having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS abovenamed Sri Jhabarmal Agarwala and Sri Bal Krishan Agarwala, thereafter had transferred for valuable consideration and made over physical possession of their undivided 2/3<sup>rd</sup> share in the aforesaid land measuring 0.5033 Acres. unto and in favour of Sri Banwari Lal Saraf, Sri Omprakash Saraf and Sri Jugal Kishore Saraf, all sons of Sri Bajrang Lal Agarwala alias Saraf, by virtue of two separate Sale Deeds, both deeds presented for registration on 27-03-1971, being Document Nos.4759 and 4760 for the year 1971, entered in Book-I, Volume No.48, Pages 146 to 148 and 149 to 151, both the Deeds registered in the Office of the Sub-Registrar, Raiganj.

D) AND WHEREAS abovenamed Bajrang Lal Agarwala alias Saraf, died intestate leaving behind his sons-Sri Banwari Lal Saraf, Sri Omprakash Saraf and Sri Jugal Kishore Saraf, as his only legal heirs to inherit his undivided 1/3<sup>rd</sup> share in the aforesaid land measuring 0.5033 Acres.

II. AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, being Document Nos.4759 and 4760 for the year 1971 and by way of inheritance, abovenamed Sri Banwari Lal Saraf, Sri Omprakash Saraf and Sri Jugal Kishore Saraf, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.5033 Acres (each having undivided 1/3<sup>rd</sup> share in it) and the said land was recorded in their names in the record of rights, with respect to an area of 0.50 Acres, in L.R. Khatian Nos. 914, 223 and 1262. respectively, comprising of L.R. Plot No. 2864, having permanent, heritable and transferable right, title and interest therein.

III. A) AND WHEREAS abovenamed Sri Jugal Kishore Saraf, thereafter had transferred and made over physical possession of his 50% share out of his undivided 1/3<sup>rd</sup> share in the aforesaid land measuring 0.50 Acres (which measures 0.0833 Acres), unto and in favour

Contd...P/5

P. Saha  
Piyal Saha (Adv.)  
En. No-WB/302/2005  
11/11/2005

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

(5)

Omprakash Saraf

Banwari Lal Saraf

of his natural brother- Sri Banwari Lal Saraf, by virtue of Gift Deed, Dated 13-09-2007, being Document No.2623 for the year 2007, registered in the Office of the District Sub-Registrar, Uttar Dinajpur.

B) AND WHEREAS abovenamed Sri Jugal Kishore Saraf, thereafter had also transferred and made over physical possession of his 50% share out of his undivided  $\frac{1}{3}$ <sup>rd</sup> share in the aforesaid land measuring 0.50 Acres ( which measures 0.0833 Acres ); unto and in favour of his natural brother- Sri Omprakash Saraf, by virtue of Gift Deed, Dated 13-09-2007, being Document No.2624 for the year 2007, registered in the Office of the District Sub-Registrar, Uttar Dinajpur.

IV. A) AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, being Document Nos.4759 and 4760 for the year 1971, by way of inheritance and by virtue of the aforesaid Gift Deed, being Document No. 2623 for the year 2007, abovenamed Sri Banwari Lal Saraf, became the sole, absolute and exclusive owner of all that undivided  $\frac{1}{2}$  (one-half) share in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, being Document Nos.4759 and 4760 for the year 1971, by way of inheritance and by virtue of the aforesaid Gift Deed, being Document No.2624 for the year 2007, abovenamed Sri Omprakash Saraf, became the sole, absolute and exclusive owner of all that undivided  $\frac{1}{2}$  ( one-half) share in the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

V. A) AND WHEREAS abovenamed Sri Banwari Lal Saraf, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.16835 Acres out of his share in the aforesaid land, unto and in favour of his natural brother- Sri Omprakash Saraf, by virtue of two separate Gift Deeds, both Dated 13-06-2008, being Document Nos.2503 and 2507 for the year 2008, entered in Book-I, CD Volume No.7 Pages 563 to 584 and 619 to 628, respectively, registered in the Office of the District Sub-Registrar, Uttar Dinajpur.

P. Saha  
District Sub-Registrar (Acting)  
Uttar Dinajpur  
Date: 10/11/2011

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

(6)

*Omprakash Saraf*

*Banwari Lal Saraf*

B) AND WHEREAS abovenamed Sri Omprakash Saraf, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.16835 Acres out of his share in the aforesaid land, unto and in favour of his natural brother - Sri Banwari Lal Saraf, by virtue of two separate Gift Deeds, both Dated 13-06-2008, being Document Nos.2504 and 2526 for the year 2008, entered in Book-I, CD Volume No., Pages 585 to 606 and 872 to 881, respectively, registered in the Office of the District Sub-Registrar, Uttar Dinajpur.

VI. A) AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, being Document Nos.4759 and 4760 for the year 1971, by way of inheritance and by virtue of three separate Gift Deeds, i) being Document No.2624 for the year 2007, ii) being Document No.2503 for the year 2008 and iii) being Document No.2507 for the year 2008, abovenamed SRI OMPRAKASH SARAF (The Vendor No.1 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.25 Acres out of the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, being Document Nos.4759 and 4760 for the year 1971, by way of inheritance and by virtue of three separate Gift Deeds, i) being Document No.2623 for the year 2007, ii) being Document No.2504 for the year 2008 and iii) being Document No.2526 for the year 2008, abovenamed SRI BANWARI LAL SARAF ( The Vendor No.2 of these presents), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.25 Acres out of the aforesaid land measuring 0.50 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS SRI OMPRAKASH SARAF and SRI BANWARI LAL SARAF ( The Vendors of these presents), have now collectively decided to sell and have offered for sale to the Purchasers all that piece or parcel of land measuring 0.4010 Acres out of the aforesaid land measuring 0.50 Acres, more particularly described in the Schedule given herein below, for a consideration of Rs. 1,83,00,000.00 (Rupees one core eighty three lakhs) only.

*P. Saha*  
Prayal Saha (Adv.)  
En.No-WB/362/2005  
U.D. Dinajpur

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

(7)

Omprakash Saraf

Banwari Lal Saraf

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 Vendors as fair, reasonable and highest has agreed to purchase from the Vendors the Scheduled Land for a consideration of Rs. 1,83,00,000.00 (Rupees one core eighty three lakhs) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 1,83,00,000.00 (Rupees one core eighty three lakhs) only paid by the Purchasers to the Vendors, by virtue of Cheques/RTGS to their respective SB Accounts bearing No. 549502010005205 (Omprakash Saraf) AND 549502010000743 (Banwari Lal Saraf) both are of Union Bank of India, Raiganj Branch, the receipt of which is acknowledged by the Vendors by execution of these presents and grants full discharge to the Purchasers from the payment thereof and the Vendors do 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 Vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendors or any person claiming under them 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.

The Vendors covenant that the interest which they profess to transfer hereby subsists as on the date of these presents and the Vendors have 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 Vendors shall be liable to make good the loss or injury which the Purchasers may suffer or sustain resulting there from.

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P. Saha  
Piyal Saha (Adv.)  
En. No. - W/9/362/2005  
U.D. Dist. Judge's Court, Raiganj



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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019



(8)

Bombardier Servis

Bombardier Servis

The Vendors further covenant with the Purchasers that if for any defect of title or for any act done or suffered to be done by the Vendors, the Purchasers are deprived of ownership or of possession of the Scheduled Land or any part thereof in future, the Vendors 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 Vendors 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 Vendors further covenant 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 Vendors 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 Vendors further covenant 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 Vendors declare 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.

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

The Vendors undertake 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.

Contd.. P/9

P. Saha  
Piyal Saha (Adv.)  
En. No. - W.B. 262/2005  
1st Floor, Judges' Club

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District Sub-Registrar  
Uttar Dinajpur, Karnaipora  
- 4 JUN 2019

(9)

SCHEDULE

*Dimpriya Saha*

*Bhawanee Lal Saha*

All that piece or parcel of vacant Bastu land measuring 0.4010 Acres, situated within Mouza - Barua, J.L. No.152, P.S.- Raiganj, Ward No. 2 (New) of Raiganj Municipality, in the District of Uttar Dinajpur.

<u>R.S. Khatian No.</u>	<u>L.R. Khatian No.</u>	<u>R.S. Plot No.</u>	<u>L.R. Plot No.</u>	<u>Area of Land</u>
74	223	319	2864	0.2005 Acres
74	914	319	2864	0.2005 Acres
			Total :-	0.4010 Acres

The said land is sketched in the site plan enclosed herewith which forms part of these presents. The said land is bound and butted as follows :-

North :- Property of Ramesh Agarwala and others,

South :- Property of Gouri Sankar Agarwala,

East :- Property of the Vendors,

West :- Property of Gouri Sankar Agarwala.

*P. Saha*  
Piyal Saha (Adv.)  
En. No. - W/362/2005  
U.D. Dist. Judges Court, Raiganj

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District Sub-Registrar  
Uttar Dinajpur, West Bengal

- 4 JUN 2019

(10)

Damparika Sh. Sanyal

Bachchan Lal Sanyal

PURCHASER'S UNDIVIDED SHARE	R.S. KHATIAN NO.	L.R. KHATIAN NO.	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF LAND PURCHASED
SRI KANAI LAL BAZAZ (PURCHASER NO. 1 SHALL HAVE UNDIVIDED 20% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.04010 Acres
	74	914	319	2864	0.04010 Acres
SRI CHANDAN KUMAR BAJAJ (PURCHASER NO. 2 SHALL HAVE UNDIVIDED 20% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.04010 Acres
	74	914	319	2864	0.04010 Acres
SRI NARAYAN KALYANI & SRI KRISHNA KALYANI (PURCHASERS NOS. 3 AND 4 SHALL HAVE UNDIVIDED 30% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.06015 Acres
	74	914	319	2864	0.06015 Acres
SRI PREM KUMAR AGARWAL (PURCHASER NO. 5 SHALL HAVE UNDIVIDED 30% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.06015 Acres
	74	914	319	2864	0.06015 Acres
<b>TOTAL :-</b>					<b>0.4010 Acres</b>

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

(11)

**PAYMENT DETAILS**

Om Prakash Saraf  
Banwari Lal Saraf

NAME OF THE PURCHASER	NAME OF THE VENDOR	
	OM PRAKASH SARAF	BANWARI LAL SARAF
KANAI LAL BAZAZ 20%	18,30,000/- VIA RGTS ALLAHABAD BANK DATED 31/05/19 UTR NO ALLA201905315009563137	18,30,000/-VIA CHQ NO 015359 DATED 31/05/19 ALLAHABAD BANK MOHANBATI BRANCH
CHANDAN KR. BAJAJ 20%	5,00,000/- VIA CHQ NO 769026 SBI KARNOJORA DATED 16/4/19 13,30,000/- VIA RTGS SBI KARNOJORA DATED 01/06/19 UTR NO SBINR52019060100084617	18,30,000/- VIA RGTS SBI KARNOJORA DATED 01/6/19 UTR NO SBINR52019060100083848
NARAYAN KALYANI 15%	13,72,500/- VIA RTGS AXIS BANK RAIGANJ BRANCH DATED 03/6/19 UTR NO AXSK191540013655	13,72,500/- VIA RTGS AXIS BANK RAIGANJ BRANCH DATED 03/6/19 UTR NO UTIBR52019060300358256
KRISHNA KALYANI 15%	10,00,000/- VIA CHQ NO 163875 AXIS BANK RAIGANJ BRANCH DATED 30/4/19 3,72,500/- VIA RTGS AXIS BANK RAIGANJ BRANCH, DATED 03/06/19 UTR NO AXSK191540012764	10,00,000/- VIA CHQ NO 163876 AXIS BANK RAIGANJ BRANCH DATED 30/4/19 3,72,500/- VIA RTGS AXIS BANK RAIGANJ BRANCH DATED 03/06/19 UTR NO AXSK191540012656
PREM KUMAR AGARWALA 30%	1000000/- VIA CHQ NO 000207 ICICI BANK SF ROAD SILIGURI BRANCH ,SILIGURI DATED 29/05/19 17,45,000/- VIA RTGS ICICI BANK SF ROAD SILIGURI BRANCH DATED 03/06/19 UTR NO ICICR52019060300469434	1000000/- VIA CHQ NO 000206 ICICI BANK SF ROAD SILIGURI BRANCH, SILIGURI DATED 29/05/19 17,45,000/- VIA RTGS ICICI BANK SF ROAD SILIGURI BRANCH DATED 03/06/19 UTR NO ICICR52019060300469575

P. Saha  
Piyal Saha(Adv.)  
En.No-WB/362/2005  
U.P. Dist. Judges Court, Raiganj

Contd...P/12



District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019



(12)

Emprakash Saha

Banwarilal Saha

IN WITNESSES WHEREOF THE VENDORS IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THESE PRESENTS ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

This Deed of Conveyance contains 12 pages of which 1 page is written on Non-Judicial Stamp paper valued Rs. 5000.00 and 11 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 Vendors and Purchasers.

Emprakash Saha

Banwarilal Saha

SIGNATURES OF THE VENDORS

WITNESSES:-

1. Amita Bazar  
S/o - Kuntal Lal Bazar  
Jagdish Ch. Sarkar Kute  
Kumardangi, Raiganj  
U/Dinajpur  
Pin - 733134  
West Bengal

2. Harsh Saha  
S/o - Banwarilal Saha  
Mohanbati  
Raiganj.  
Uttar Dinajpur.  
Pin - 733134  
West Bengal.

Drafted by & Typed by-

Piyal Saha

Piyal Saha, Advocate  
Raiganj, Uttar Dinajpur  
En. No. - WB-362/2005

Piyal Saha (Adv.)  
En. No. - WB/362/2005  
U.D. Dist. Judges' Court, Raiganj












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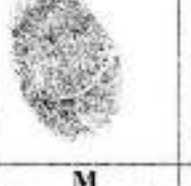







District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019




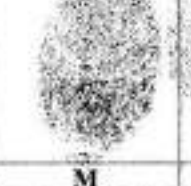
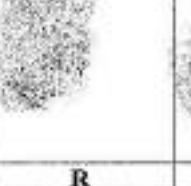
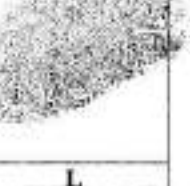





**SPECIMEN FOR TEN FINGER PRINTS**

L.T.L/Signature of		L	R	M	F	T
 <i>Omprakash Sanyal</i>	LEFT HAND					
	RIGHT HAND					



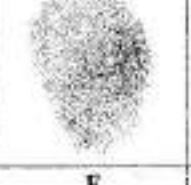








**SPECIMEN FOR TEN FINGER PRINTS**

L.T.L/Signature of		L	R	M	F	T
 <i>Basuvaran Lal Sanyal</i>	LEFT HAND					
	RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**

L.T.L/Signature of		L	R	M	F	T
 <i>Lalmoni Lal Sanyal</i>	LEFT HAND					
	RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**

L.T.L/Signature of		L	R	M	F	T
 <i>Chandran Lal Sanyal</i>	LEFT HAND					
	RIGHT HAND					







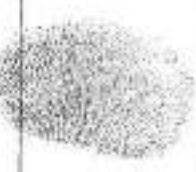




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District Sub-Registrar  
Uttar Dinajpur, Karnajora

4 JUN 2019










**SPECIMEN FOR TEN FINGER PRINTS**

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

**SPECIMEN FOR TEN FINGER PRINTS**

L.T.I./Signature of		L	R	M	F	T
 <i>Kalyan</i>	LEFT HAND					
	RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**

L.T.I./Signature of		L	R	M	F	T
 <i>A.K.</i>	LEFT HAND					
	RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**

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

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District Sub-Registrar  
Uttar Dinajpur, Karnajora

4 JUN 2019



आयकर विभाग / PERMANENT ACCOUNT NUMBER  
AKOPS8351A

नाम / NAME  
BANWARILAL SARAF

पिता का नाम / FATHER'S NAME  
BAJRANG LAL SARAF

जन्म तिथि / DATE OF BIRTH  
01-04-1955

हस्ताक्षर / SIGNATURE  
*Banwari Lal Saraf*

आयकर विभाग, प.स.सि.  
COMMISSIONER OF INCOME TAX, W.D. XI

आयकर विभाग / PERMANENT ACCOUNT NUMBER  
ACVPB4152H

नाम / NAME  
KANALAL BAZAZ

पिता का नाम / FATHER'S NAME  
MAGARMAL SINDHI

जन्म तिथि / DATE OF BIRTH  
15-03-1956

हस्ताक्षर / SIGNATURE  
*K. B. Hazar*

आयकर विभाग, प.स.सि.  
COMMISSIONER OF INCOME TAX, W.D. XI

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
चन्दन कुमार बाजा  
CHANDAN KUMAR BAJAJ  
सरेन्दु कुमार बाजा  
SARENDU KUMAR BAJAJ  
26/04/1974  
AGIPB8155H

हस्ताक्षर / SIGNATURE  
*Chandan Kumar Bajaj*



lm



District Sub-Registrar  
Uttar Dinajpur, Karnajora



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFIPKS242G

नाम / Name  
DINDAYAL KALYANI

पिता का नाम / Father's Name  
DINDAYAL KALYANI

जन्म की तारीख / Date of Birth  
11/08/1975




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFMPK3019A

नाम / Name  
NARAYAN KALYANI

पिता का नाम / Father's Name  
DINDAYAL KALYANI

जन्म की तारीख / Date of Birth  
11/08/1975




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HPRB7771E

नाम / Name  
ANAI LAL BAZAZ

पिता का नाम / Father's Name  
ANAI LAL BAZAZ

जन्म की तारीख / Date of Birth  
8/10/1980




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGIPA6182D

नाम / Name  
PREM KUMAR AGARWAL

पिता का नाम / Father's Name  
GANGADHAR AGARWAL

जन्म की तारीख / Date of Birth  
23/09/1965

हस्ताक्षर / Signature






*lm*

District Sub-Registrar  
Uttar Dinajpur, Karnajora

- 4 JUN 2019

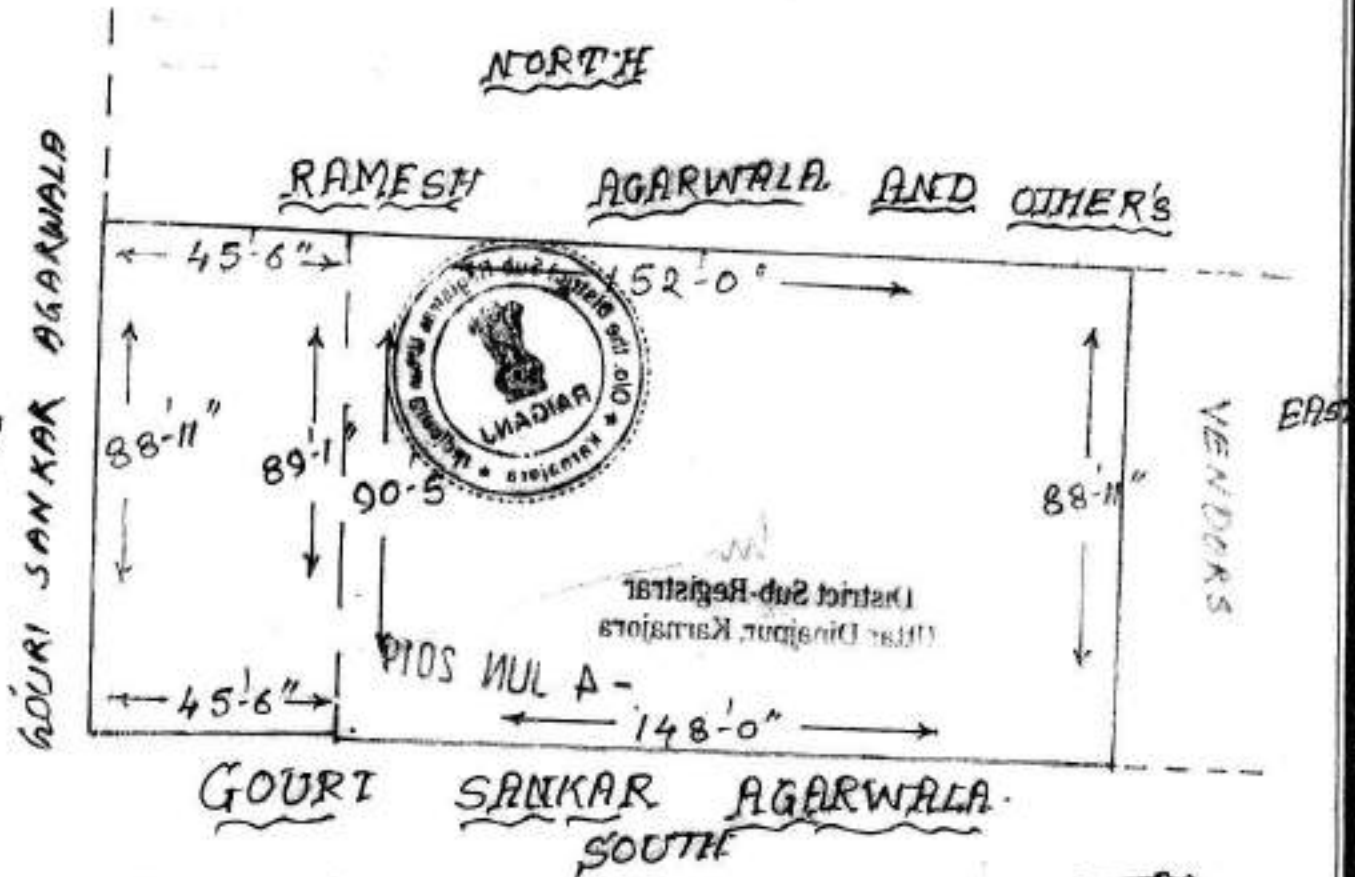
MOUZA :- BARUA ; J. L NO :- 152 ; SHEET NO :- RS-1  
LR-8

PLOT NO :- RS- 319 KHATAN NO :- RS- 24  
L-R- 2864 LR-223  
914

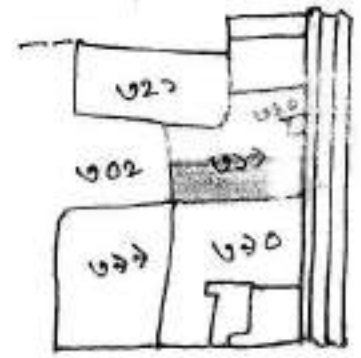
P.S :- RAIGANJ ; DIST :- UTTAR DINAJPUR

AREA :- 40.10 DECIMALS (SATAK).

N  
S



SCHEDULE	OF LAND (According to Possession)
PART NO: (A)	$= 89.667 \times 150.00 = 13450 \text{ sq ft}$
PART NO: (B)	$= 45.50 \times 89.00 = 4049 \text{ sq ft}$
	$= 17499 \text{ sq ft}$
	$= 2430 \text{ Katka}$
	$= 40.10 \text{ Decimals (Satak)}$



Om prakash sany  
Bansari Lal Sany

Amin  
Ratan Bose  
RATAN BOSE  
2/05/2019



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

GRN: 19-201920-002045303-1

Payment Mode Online Payment

GRN Date: 03/06/2019 14:38:30

Bank : State Bank of India

BRN : CKJ5867926

BRN Date: 03/06/2019 14:39:17

DEPOSITOR'S DETAILS

Id No. : 18010000822226/2/2019

[Query No./Query Year]

Name : KANAI LAL BAZAZ

Contact No. :

Mobile No. : +91 9734130930

E-mail :

Address : RAIGANJ

Applicant Name : Mr KANAI LAL BAZAZ

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	18010000822226/2/2019	Property Registration- Stamp duty	0030-02-103-033-02	1276000
2	18010000822226/2/2019	Property Registration- Registration Fees	0030-03-104-091-16	183032
3	18010000822226/2/2019	Mutation/Conversion -Receipt	0029-06-800-028-27	6017

Total

1465049

In Words : Rupees Fourteen Lakh Sixty Five Thousand Forty Nine only

M-50





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

Query No / Year	1801-0000822226/2019	Office where deed will be registered
Query Date	29/05/2019 2:10:52 PM	D.S.R, UTTAR DINAJPUR, District: Uttar Dinajpur
Applicant Name, Address & Other Details	KANAI LAL BAZAZ RAIGANJ, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 9734130930, Status : <i>Advocate Calcutta</i>	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 1,83,00,000/-	Rs. 1,83,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 12,81,000/- (Article:23)	Rs. 1,83,032/- (Article:A(1), M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 6,017/-		Rs. 5,000/-
Remarks		

**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-2864 (RS :-)	LR-223	RESIDENTIAL Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L2	LR-2864 (RS :-)	LR-914	RESIDENTIAL Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L3	LR-2864 (RS :-)	LR-223	RESIDENTIAL Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L4	LR-2864 (RS :-)	LR-914	RESIDENTIAL Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L5	LR-2864 (RS :-)	LR-223	RESIDENTIAL Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
L6	LR-2864 (RS :-)	LR-914	RESIDENTIAL Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
L7	LR-2864 (RS :-)	LR-223	RESIDENTIAL Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,



Query No: 1801-0-000622226 of 2019





L8	LR-2864 (RS :-)	LR-914	RESIDENTIAL	Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
		<b>TOTAL :</b>			<b>40.1Dec</b>	<b>183,00,000 /-</b>	<b>183,00,000 /-</b>	
		<b>Grand Total :</b>			<b>40.1Dec</b>	<b>183,00,000 /-</b>	<b>183,00,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr OMPRAKASH SARAF Son of Mr BAJRANG LAL SARAF, Ashok Pally, 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. AUUPS0929E, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mr BANWARI LAL SARAF Son of Mr BAJRANG LAL SARAF, 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. AKOPS8351A, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**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, 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, 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, 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, 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 - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGIPA6182D, Status :Individual, Not Executed	Individual	Not Executed
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### Land Details as per Land Record

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ না সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr OMPRAKASH SARAF
L2	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গনা সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr BANWARI LAL SARAF
L3	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ না সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr OMPRAKASH SARAF
L4	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গনা সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr BANWARI LAL SARAF
L5	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ না সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr OMPRAKASH SARAF
L6	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গনা সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr BANWARI LAL SARAF
L7	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ না সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr OMPRAKASH SARAF
L8	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গনা সরা, Address:নিজ , Classification:বাড়, Area:0.25 Acre,	Mr BANWARI LAL SARAF

### 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 OMPRAKASH SARAF, Mr BANWARI LAL SARAF



Query No: 1891-0-000822226 of 2019



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr KANAI LAL BAZAZ-4.01 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr KANAI LAL BAZAZ-4.01 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr CHANDAN KUMAR BAJAJ-4.01 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr CHANDAN KUMAR BAJAJ-4.01 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr NARAYAN KALYANI-3.0075 Dec, Mr KRISHNA KALYANI-3.0075 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr NARAYAN KALYANI-3.0075 Dec, Mr KRISHNA KALYANI-3.0075 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr PREM KUMAR AGARWAL-6.015 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr PREM KUMAR AGARWAL-6.015 Dec

**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 28-06-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-06-2019)
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 situates 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.







### Major Information of the Deed

Deed No :	I-1801-06400/2019	Date of Registration	04/06/2019
Query No / Year	1801-0000822226/2019	Office where deed is registered	
Query Date	29/05/2019 2:10:52 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	KANAI LAL BAZAZ RAIGANJ, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 9734130930, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,83,00,000/-	Rs. 1,83,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,81,000/- (Article:23)	Rs. 1,83,032/- (Article:A(1), M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		



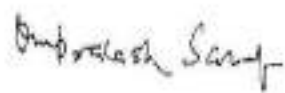


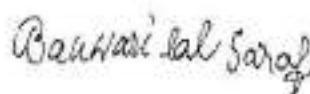
#### Land Details :

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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L2	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L3	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L4	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.0401 Acre	18,30,000/-	18,30,000/-	Width of Approach Road: 4 Ft.,
L5	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
L6	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
L7	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
L8	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.06015 Acre	27,45,000/-	27,45,000/-	Width of Approach Road: 4 Ft.,
		<b>TOTAL :</b>			<b>40.1Dec</b>	<b>183,00,000 /-</b>	<b>183,00,000 /-</b>	
		<b>Grand Total :</b>			<b>40.1Dec</b>	<b>183,00,000 /-</b>	<b>183,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr OMPRAKASH SARAF (Presentant)</b>                      Son of Late BAJRANG LAL SARAF                      Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>04/06/2019</p>	<p><b>Finger Print</b></p>  <p>LTI 04/06/2019</p>	<p><b>Signature</b></p>  <p>04/06/2019</p>
<p>Ashok Pally, 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.:: AUUPS0929E, Status :Individual, Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr BANWARI LAL SARAF</b>                      Son of Late BAJRANG LAL SARAF                      Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>04/06/2019</p>	<p><b>Finger Print</b></p>  <p>LTI 04/06/2019</p>	<p><b>Signature</b></p>  <p>04/06/2019</p>
<p>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.:: AKOPS8351A, Status :Individual, Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Office</p>				




**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Mr KANAI LAL BAZAZ</b>                      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, Status :Individual, Status : Not Executed</p>			
2	<p><b>Mr CHANDAN KUMAR BAJAJ</b>                      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, Status :Individual, Status : Not Executed</p>			
3	<p><b>Mr NARAYAN KALYANI</b>                      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, Status :Individual, Status : Not Executed</p>			



4	<b>Mr KRISHNA KALYANI</b> 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, Status :Individual, Status : Not Executed
5	<b>Mr PREM KUMAR AGARWAL</b> 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, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AMIT BAZAZ</b> Son of Mr KANAI LAL BAZAZ Jegadish Chandra Sarkar Lane, Kumardangi, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District-Uttar Dinajpur, West Bengal, India, PIN - 733134			
	04/06/2019	04/06/2019	04/06/2019
Identifier Of Mr OMPRAKASH SARAF, Mr BANWARI LAL SARAF			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr KANAI LAL BAZAZ-4.01 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr KANAI LAL BAZAZ-4.01 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr CHANDAN KUMAR BAJAJ-4.01 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr CHANDAN KUMAR BAJAJ-4.01 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr NARAYAN KALYANI-3.0075 Dec, Mr KRISHNA KALYANI-3.0075 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr NARAYAN KALYANI-3.0075 Dec, Mr KRISHNA KALYANI-3.0075 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr PREM KUMAR AGARWAL-6.015 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr PREM KUMAR AGARWAL-6.015 Dec



## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ লা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr OMPRAKASH SARAF
L2	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গলা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr BANWARI LAL SARAF
L3	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ লা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr OMPRAKASH SARAF
L4	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গলা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr BANWARI LAL SARAF
L5	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ লা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr OMPRAKASH SARAF
L6	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গলা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr BANWARI LAL SARAF
L7	LR Plot No:- 2864, LR Khatian No:- 223	Owner:ওমপ্রকাশ সরাফ, Gurdian:বজরঙ্গ লা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr OMPRAKASH SARAF
L8	LR Plot No:- 2864, LR Khatian No:- 914	Owner:বনয়ারী লাল সরাফ, Gurdian:বজরঙ্গলা সরা, Address:নিজ , Classification:বাস্তু, Area:0.25000000 Acre,	Mr BANWARI LAL SARAF

### Endorsement For Deed Number : I - 180106400 / 2019

On 04-06-2019

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 12:47 hrs on 04-06-2019, at the Office of the D.S.R. UTTAR DINAJPUR by Mr OMPRAKASH SARAF , one of the Executants.





**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 1,83,00,000/-

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

Execution is admitted on 04/06/2019 by 1. Mr OMPRAKASH SARAF, Son of Late BAJRANG LAL SARAF, Ashok Pally, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 2. Mr BANWARI LAL SARAF, Son of Late BAJRANG LAL SARAF, Mohanbati, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business

Indetified 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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,83,032/- ( A(1) = Rs 1,83,000/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,83,032/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2019 2:39PM with Govt. Ref. No: 192019200020453031 on 03-06-2019, Amount Rs: 1,83,032/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKJ5867926 on 03-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,81,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 12,76,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 156, Amount: Rs.5,000/-, Date of Purchase: 03/06/2019, Vendor name: Bidhan Chandra Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2019 2:39PM with Govt. Ref. No: 192019200020453031 on 03-06-2019, Amount Rs: 12,76,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKJ5867926 on 03-06-2019, Head of Account 0030-02-103-003-02



**Bibhuti Bhushan Mandal**  
**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 1801-2019, Page from 127837 to 127860  
being No 180106400 for the year 2019.



Digitally signed by BIBHUTI BHUSAN  
MANDAL  
Date: 2019.06.12 12:03:22 +05:30  
Reason: Digital Signing of Deed.

(Bibhuti Bhushan Mandal) 12-06-2019 11:43:29  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. UTTAR DINAJPUR  
West Bengal.

(This document is digitally signed.)

