

জেলা- উত্তর দিনাজপুর খতিয়ান নং- ৪৩০৬

[১৮০৬১৫২]



মৌজা- বালুয়া

জে.এল.নং- ১৫২

খানা- রাংগজ

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 24/06/2019

(২) জমির পরিমাণ(এ)- ০.০২৯৮

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	প্রেম কুমার আগরওয়াল	রায়ত	
পিতা-	গঙ্গাধর আগরওয়াল		
ঠিকানা-	নিজ		



(৭) অত্রস্বত্বের নিম্ন দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
২৮৬৪	বাড়ি		০.৫০০০	০.০৫৯৬	০.০২৯৮		

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.:52020

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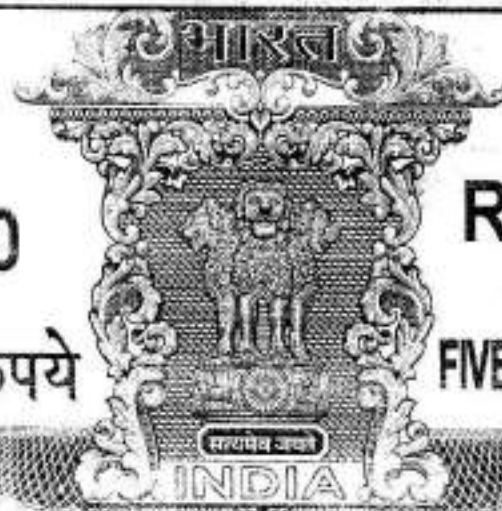
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 912799

Handwritten notes:
17/6/19
8-828173/19

Vertical stamp:
Certified that the document is admitted for registration. The signature sheets & the endorsement sheet(s) attached with the document are the part of the document.

Vertical stamp:
District Sub-Registrar
Raiganj, Uttar Dinajpur.

Vertical stamp:
18 JUN 2019

Vertical signature:
Dumfries Samal

Vertical signature:
Bansu Lal Saraf

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE
14TH DAY OF JUNE 2019.

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

Contd...P/2

Sl. No. 491 Rs. 5000/-
Sold to Kanai Lal @ 2024 others
Vill. Kumardangi P.S. Raiganj
BIDHAN CH. PAUL, Inl. (B)
Raiganj Court, Date.....

06-6-19

5000 X 18 = 5000/-



lm
District Sub-Registrar
Uttar Dinajpur, Karnajora

17/6/19

Dimp... S...
Dassari Lal Saraf

(2)

AREA	:	0.099 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. 80,20,000.00

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 (I.T. 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 (I.T. PAN- AFJPK5242G)

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

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District Sub-Registrar
Uttar Dinajpur, Karnajora

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(3)

Ompurakash Saraf

Banswarilal Saraf

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 (LT. 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 (LT. 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 (LT. 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 Dist. Sub-Registrar, West Dinajpur.

P. Saha

Piyal Saha (Adv.)
En.No-WB/362/2005
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(4)

Ompakash 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 1/3rd 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 2/3rd share in the aforesaid land measuring 0.5033 Acres, unto and in favour of Sri Banwari Lal Saraf, Sri Ompakash 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 Ompakash Saraf and Sri Jugal Kishore Saraf, as his only legal heirs to inherit his undivided 1/3rd 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 Ompakash Saraf and Sri Jugal Kishore Saraf, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.5033 Acres (each having undivided 1/3rd 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 1/3rd share in the aforesaid land measuring 0.50 Acres (which measures 0.0833 Acres), unto and in favour

P. Saha
Piyal Saraf
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(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 $1/3^{\text{rd}}$ 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 $1/2$ (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 $1/2$ (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. Saraf

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(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.7, 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 0.099 Acres out of the aforesaid land measuring 0.50 Acres, more particularly described in the Schedule given herein below, for a consideration of Rs. 80,20,000.00 (Rupees eighty lakhs twenty *P. Saha* thousand) only.



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Uttar Dinajpur, Karnajora

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(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. 80,20,000.00 (Rupees eighty lakhs twenty thousand) only.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 80,20,000.00 (Rupees eighty lakhs twenty thousand) 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 therefrom.

P. Saha

Piyal Saha (Adv.)
En.No-W/3/362/2005
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(8)

Ampranesh Sanyal

Debnani Lal Sanyal

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.

P. Saha

Piyal Saha (Adv.)
En. No. WB/362/2005
... JUDGE'S COURT, RAIGANGA

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(9)

Empowered Court

Danwar Lal Saraf

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.

SCHEDULE

All that piece or parcel of vacant Bastu land measuring 0.099 Acres along with 50 years old 700 Sq. Ft. residential structure constructed thereon, 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	0.0495 Acres
74	914	319	2864	0.0495 Acres
			Total :-	0.099 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 :- P.W.D. Road (N.S. Road),

West :- Land of the Purchasers of these presents.

P. Saraf

Highal Saraf (Adv.)
En.No.-WB/302/2005
in District Judges Court, Raiganj

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Uttar Dinajpur, Kachajora~~

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(10)

Omprakash Saha

Bansari Lal Saha

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	0.0099 Acres
	74	914	319	2864	0.0099 Acres
SRI CHANDAN KUMAR BAJAJ (PURCHASER NO.2 SHALL HAVE UNDIVIDED 20% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.0099 Acres
	74	914	319	2864	0.0099 Acres
SRI NARAYAN KALYANI and SRI KRISHNA KALYANI (PURCHASERS NOS.3 AND 4 SHALL HAVE UNDIVIDED 30% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.01485 Acres
	74	914	319	2864	0.01485 Acres
SRI PREM KUMAR AGARWAL (PURCHASER NO.5 SHALL HAVE UNDIVIDED 30% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	0.01485 Acres
	74	914	319	2864	0.01485 Acres
TOTAL :-					0.099 Acres

P. Saha

Piyal Saha(Adv.)
En.No-WB/362/2005
H.D. Dist. Judge's Court, B. B. Nagar

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17/12/19

(11)

Ambrun Santh

Dewan Lal Saraf

PURCHASER'S UNDIVIDED SHARE	R.S. KHATIAN NO.	L.R. KHATIAN NO.	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF STRUCTURE PURCHASED
SRI KANAI LAL BAZAZ (PURCHASER NO.1 SHALL HAVE UNDIVIDED 20% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	70 Sq. Ft.
	74	914	319	2864	70 Sq. Ft.
SRI CHANDAN KUMAR BAJAJ (PURCHASER NO.2 SHALL HAVE UNDIVIDED 20% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	70 Sq. Ft.
	74	914	319	2864	70 Sq. Ft.
SRI NARAYAN KALYANI and SRI KRISHNA KALYANI (PURCHASERS NOS.3 AND 4 SHALL HAVE UNDIVIDED 30% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	105 Sq. Ft.
	74	914	319	2864	105 Sq. Ft.
SRI PREM KUMAR AGARWAL (PURCHASER NO.5 SHALL HAVE UNDIVIDED 30% SHARE IN THE SCHEDULED LAND HEREBY PURCHASED)	74	223	319	2864	105 Sq. Ft.
	74	914	319	2864	105 Sq. Ft.
TOTAL :-					700 Sq. Ft.

P. Saha

Piyal Saha (Adv.)
En.No-WB/362/2005
1st J. Judge's Court, Raiganj

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~~District Sub-Registrar
Uttar Dinajpur, Karnataka~~

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(12)

PAYMENT DETAILS

Omprakash Saraf
Banwari Lal Saraf

NAME OF THE PURCHASER	NAME OF THE VENDOR	
	OM PRAKASH SARAF	BANWARI LAL SARAF
KANAI LAL BAZAZ 20%	7,60,000/- VIA RTGS SBI ALLAHABAD BANK DATED 31/05/19 UTR NO ALLA201905315009563137 42000/-NEFT VIA ALLAHABAD BANK RAIGANJ BRANCH DATED 13/6/19 UTR NO ALLAH19164876934	7,60,000/-VIA CHQ NO 015359 DATED 31/05/19 ALLAHABAD BANK MOHANBATI BRANCH 42000/- VIA NEFT ALLAHABAD BANK RAIGANJ BRANCH DATED 13/6/19 UTR NO ALLAH19164893524
CHANDAN KR. BAJAJ 20%	7,60,000/- VIA RTGS SBI KARNOJORA DATED 01/06/19 UTR NO SBINR52019060100084617 42000/- VIA IMPS00088390864 STATE BANK DATED 13/6/19	7,60,000/- VIA RTGS SBI KARNOJORA DATED 01/6/19 UTR NO SBINR52019060100083848 42000/- VIA IMPS000883903864 STATE BANK DATED 13/6/19
NARAYAN KALYANI 15%	5,70,000/- VIA RTGS AXIS BANK RAIGANJ BRANCH DATED 03/6/19 UTR NO AXSK191540013655	5,70,000/- VIA RTGS AXIS BANK RAIGANJ BRANCH DATED 03/6/19 UTR NO UTIBR52019060300358256
KRISHNA KALYANI 15%	5,70,000/- VIA RTGS AXIS BANK RAIGANJ BRANCH, DATED 03/06/19 UTR NO AXSK191540012764 63000/- VIA RTGS AXIS BANK RAIGANJ BRANCH UTR NO AXSK1916640012248 DATED 13/6/18	5,70,000/- VIA RTGS AXIS BANK RAIGANJ BRANCH DATED 03/06/19 UTR NO AXSK191540012656 63000/- VIA RTGS AXIS BANK RAIGANJ BRANCH UTR NO AXSK191640012202 DATED 13/6/19
PREM KUMAR AGARWALA 30%	11,40,000/- VIA RTGS ICICI BANK SF ROAD SILIGURI BRANCH DATED 03/06/19 UTR NO ICICR52019060300469434 63000/- VIA NEFT ICICI SF ROAD SILIGURI BRANCH UTR NO 000068040162 DATED 13/6/19	11,40,000/- VIA RTGS ICICI BANK SF ROAD SILIGURI BRANCH DATED 03/06/19 UTR NO ICICR52019060300469575 63000/- VIA NEFT ICICI SF ROAD SILIGURI BRANCH UTR NO 000068040332 DATED 13/6/19

P. Saha

Piyal Saha, J.J.
En.No-WB/362/2005
J.J. Bench, Judges' Court, Raiganj

Contd...P/13



Uu

~~District Sub-Registrar
Uttar Dinajpur, Karnajora~~

~~17/6/19~~

(13)

Ompvaram 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 13 pages of which 1 page is written on Non-Judicial Stamp paper valued Rs. 5000.00 and 12 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.

Ompvaram Saha

Banwarilal Saha

WITNESSES :-

1. Amit Baza
S/o - Kamal Lal Baza
Kumardangji Raiganj
Uttar Dinajpur
Pin - 733134

2. Tapas Bose
S/o Lt. Parimal Bose
Serakpally, Raiganj
Uttar Dinajpur
Pin - 733134

SIGNATURES OF THE VENDORS

Drafted by & Typed by-

Piyal Saha

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


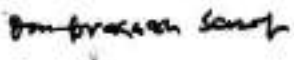










Piyal Saha(Adv.)
En.No-WB/362/2005
U.D.Dist.Judges'Court,Raiganj















~~mm~~
District Sub-Registrar
Uttar Dinajpur, Karnajora

~~17/6/19~~













SPECIMEN FOR TEN FINGER PRINTS

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













SPECIMEN FOR TEN FINGER PRINTS

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

SPECIMEN FOR TEN FINGER PRINTS

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

SPECIMEN FOR TEN FINGER PRINTS












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



W
~~District Sub-Registrar
Uttar Dinajpur, Karnajora~~

~~17/6/15~~

SPECIMEN FOR TEN FINGER PRINTS

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



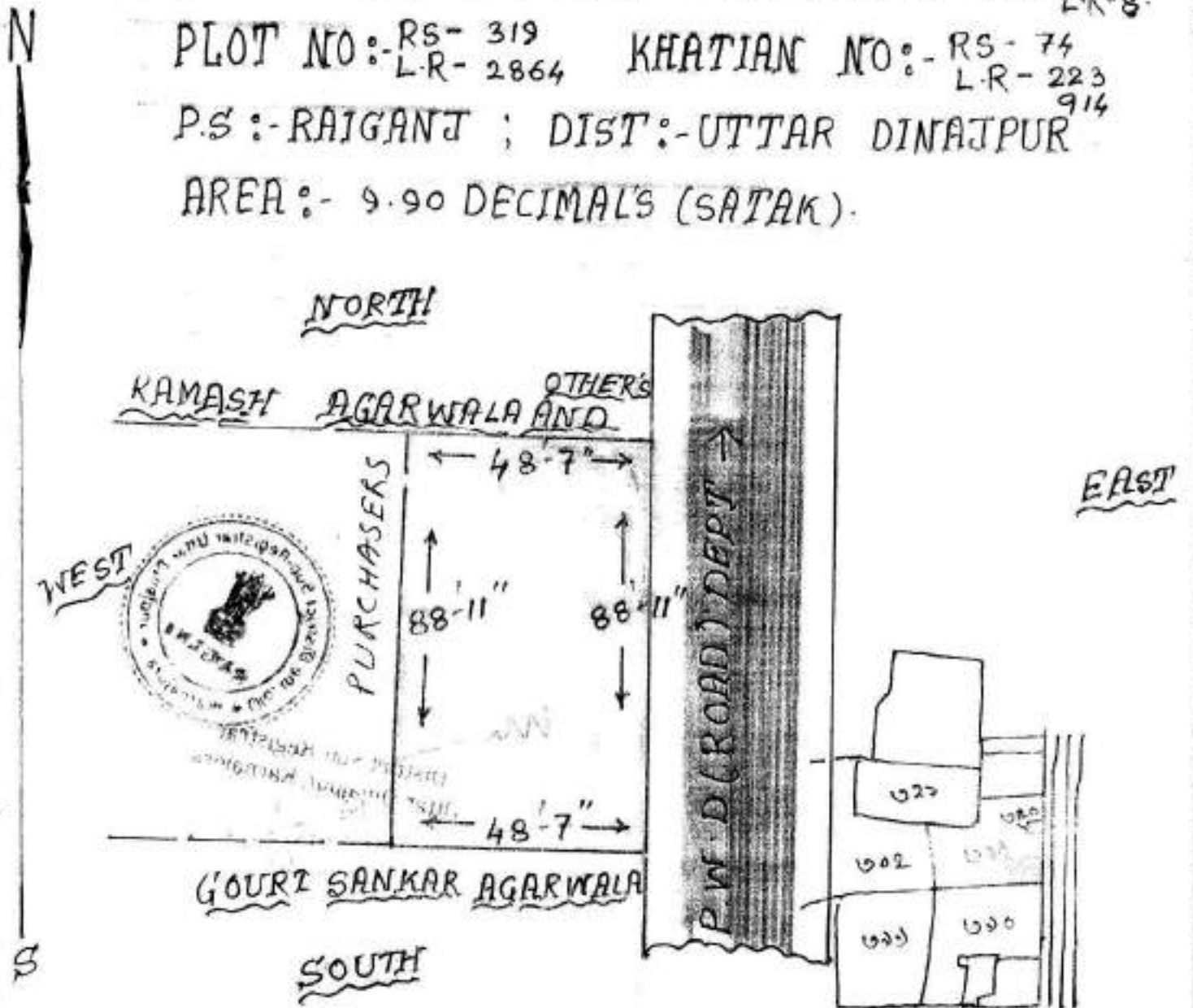
um
District Sub-Registrar
Uttar Dinajpur, Karmajora
17/6/10

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

PLOT NO :- RS- 319 L-R- 2864 KHATIAN NO :- RS- 74 L-R- 223

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

AREA :- 9.90 DECIMALS (SATAK).



SCHEDULE OF LAND (According to Possession)

PART NO :- (A) = $88.9168 \times 48.584 =$
 $= 4320 \text{ sq ft}$
 $= 6.00 \text{ Katha}$
 $= 9.90 \text{ Decimal (Satak)}$

Amprakash Son of
 Banwari Lal Son of

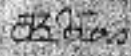
Attest
 Ratan Bose
 2/05/2019

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACVPB4152H


नाम / NAME
KANAI LAL BAZAZ

पिता का नाम / FATHER'S NAME
MAGARMAL SINDHI

जन्म तिथि / DATE OF BIRTH
15-03-1956

हस्ताक्षर / SIGNATURE

Kanai Lal Bazaz


आयकर अधिकारी / COMMISSIONER OF INCOME TAX W.S. 41



आयकर विभाग / INCOME TAX DEPARTMENT
AMIT BAZAZ
KANAI LAL BAZAZ
28/10/1980
 Permanent Account Number
AHPRB7471E

भारत सरकार / GOVT OF INDIA

हस्ताक्षर / Signature

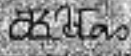



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AKOPS8351A


नाम / NAME
BANWARI LAL SARAF

पिता का नाम / FATHER'S NAME
BAJRANG LAL SARAF

जन्म तिथि / DATE OF BIRTH
01-04-1955

हस्ताक्षर / SIGNATURE

Banwari Lal Saraf

आयकर अधिकारी / COMMISSIONER OF INCOME TAX W.S. 41



आयकर विभाग / INCOME TAX DEPARTMENT
NARAYAN KALYANI
DINDAYAL KALYANI
11/04/1975

भारत सरकार / GOVT OF INDIA

स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
AFMPK9019A

हस्ताक्षर / Signature




आयकर विभाग / INCOME TAX DEPARTMENT
CHAMPRAKASH SARAF
BAJRANG LAL SARAF
17/02/1947
 Permanent Account Number
AUUPS0929E

भारत सरकार / GOVT OF INDIA



आयकर विभाग / INCOME TAX DEPARTMENT
KBIDHNA KALYANI
DINDAYAL KALYANI
14/03/1977

भारत सरकार / GOVT OF INDIA

स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
AFJPK5242G

हस्ताक्षर / Signature




आयकर विभाग / INCOME TAX DEPARTMENT
CHANDAN KUMAR AGARWAL
SARBENDU KUMAR AGARWAL
23/04/1974
 Permanent Account Number
AGIPE0155H

भारत सरकार / GOVT OF INDIA



आयकर विभाग / INCOME TAX DEPARTMENT
PRISM KUMAR AGARWAL
GANGADHAR AGARWAL
23/09/1965

भारत सरकार / GOVT OF INDIA

स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
AGIPA6182D

हस्ताक्षर / Signature




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

GRN: 19-201920-002636428-1 Payment Mode: Online Payment
GRN Date: 17/06/2019 12:37:36 Bank: State Bank of India
BRN: CKJ7272882 BRN Date: 17/06/2019 12:38:23

DEPOSITOR'S DETAILS

Id No. : 18010000828173/8/2019
[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 No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	18010000828173/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	25200
2	18010000828173/8/2019	Property Registration- Registration Fees	0030-03-104-001-18	4200
Total				29400

In Words : Rupees Twenty Nine Thousand Four Hundred only

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

GRN: 19-201920-002127085-1

Payment Mode Online Payment

GRN Date: 05/06/2019 16:20:59

Bank : State Bank of India

BRN : CKJ6056748

BRN Date: 05/06/2019 16:21:35

DEPOSITOR'S DETAILS

Id No. : 18010000828173/3/2019

(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	18010000828173/3/2019	Property Registration- Stamp duty	0030-02-103-073-02	451000
2	18010000828173/3/2019	Property Registration- Registration Fee	0030-03-104-001-16	78032
3	18010000828173/3/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	1486
Total				528518

In Words : Rupees Five Lakh Twenty Eight Thousand Five Hundred Eighteen only

M-50

Major Information of the Deed

Deed No :	I-1801-06835/2019	Date of Registration	18/06/2019
Query No / Year	1801-0000828173/2019	Office where deed is registered	
Query Date	30/05/2019 1:32:40 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. 80,20,000/-	Rs. 80,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,81,200/- (Article 23)	Rs. 80,232/- (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: N S Road, Road Zone : (Siliguri More – Asha Talkies More) , Mouza: Barua Ji No: 152, Pin Code : 733134


Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.0099 Acre	7,60,000/-	7,60,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.0099 Acre	7,60,000/-	7,60,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.0099 Acre	7,60,000/-	7,60,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.0099 Acre	7,60,000/-	7,60,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.01485 Acre	11,40,000/-	11,40,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.01485 Acre	11,40,000/-	11,40,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-2864 (RS :-)	LR-223	RESIDEN TIAL	Bastu	0.01485 Acre	11,40,000/-	11,40,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,

L8	LR-2864 (RS :-)	LR-914	RESIDEN TIAL	Bastu	0.01485 Acre	11,40,000/-	11,40,000/-	Width of Approach Road: 40 Ft. Adjacent to Metal Road,
		TOTAL :			9.9Dec	76,00,000 /-	76,00,000 /-	
		Grand Total :			9.9Dec	76,00,000 /-	76,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details	
S1	On Land L1	70 Sq Ft.	42,000/-	42,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 70 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S2	On Land L2	70 Sq Ft.	42,000/-	42,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 70 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S3	On Land L3	70 Sq Ft.	42,000/-	42,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 70 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S4	On Land L4	70 Sq Ft.	42,000/-	42,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 70 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S5	On Land L5	105 Sq Ft.	63,000/-	63,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 105 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S6	On Land L6	105 Sq Ft.	63,000/-	63,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 105 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S7	On Land L7	105 Sq Ft.	63,000/-	63,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 105 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
S8	On Land L8	105 Sq Ft.	63,000/-	63,000/-	Structure Type: Structure	
Gr. Floor, Area of floor : 105 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete						
		Total :	700 sq ft	4,20,000 /-	4,20,000 /-	

Seller Details :


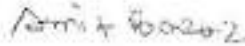
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr OMPRAKASH SARAF (Presentant) Son of Late BAJRANG LAL SARAF Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 17/06/2019 ,Place : Office</p>	<p>Photo</p>  <p>17/06/2019</p>	<p>Finger Print</p>  <p>LTI 17/06/2019</p>	<p>Signature</p>  <p>17/06/2019</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: 14/06/2019 , Admitted by: Self, Date of Admission: 17/06/2019 ,Place : Office</p>				
2	<p>Name</p> <p>Mr BANWARI LAL SARAF Son of Late BAJRANG LAL SARAF Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 17/06/2019 ,Place : Office</p>	<p>Photo</p>  <p>17/06/2019</p>	<p>Finger Print</p>  <p>LTI 17/06/2019</p>	<p>Signature</p>  <p>17/06/2019</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: 14/06/2019 , Admitted by: Self, Date of Admission: 17/06/2019 ,Place : Office</p>				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>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, Status : Not Executed</p>			
2	<p>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, Status : Not Executed</p>			
3	<p>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, Status : Not Executed</p>			

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, 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, 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			
	17/06/2019	17/06/2019	17/06/2019

Identifier Of Mr OMPRAKASH SARAF, Mr BANWARI LAL SARAF

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr KANAI LAL BAZAZ-0.99 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr KANAI LAL BAZAZ-0.99 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr CHANDAN KUMAR BAJAJ-0.99 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr CHANDAN KUMAR BAJAJ-0.99 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr NARAYAN KALYANI-0.7425 Dec, Mr KRISHNA KALYANI-0.7425 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr NARAYAN KALYANI-0.7425 Dec, Mr KRISHNA KALYANI-0.7425 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr PREM KUMAR AGARWAL-1.485 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr PREM KUMAR AGARWAL-1.485 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr KANAI LAL BAZAZ-70.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr KANAI LAL BAZAZ-70.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr CHANDAN KUMAR BAJAJ-70.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr CHANDAN KUMAR BAJAJ-70.00000000 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr NARAYAN KALYANI-52.50000000 Sq Ft
2	Mr BANWARI LAL SARAF	Mr NARAYAN KALYANI-52.50000000 Sq Ft
Transfer of property for S6		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr KRISHNA KALYANI-52.50000000 Sq Ft
2	Mr BANWARI LAL SARAF	Mr KRISHNA KALYANI-52.50000000 Sq Ft
Transfer of property for S7		
Sl.No	From	To. with area (Name-Area)
1	Mr OMPRAKASH SARAF	Mr PREM KUMAR AGARWAL-105.00000000 Sq Ft
Transfer of property for S8		
Sl.No	From	To. with area (Name-Area)
1	Mr BANWARI LAL SARAF	Mr PREM KUMAR AGARWAL-105.00000000 Sq Ft

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Siliguri More -- Asha Talkies More) , 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 না সরা, Address:দিজ , Classification:বাড়, 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:বাস্ত, 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:বাস্ত, 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:বাস্ত, 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:বাস্ত, 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:বাস্ত, 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:বাস্ত, 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:বাস্ত, Area:0.25000000 Acre,	Mr BANWARI LAL SARAF

Endorsement For Deed Number : I - 180106835 / 2019

On 13-06-2019

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 80,20,000/-



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

On 17-06-2019

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

Presented for registration at 12:22 hrs on 17-06-2019, at the Office of the D.S.R. UTTAR DINAJPUR by Mr OMPRAKASH SARAF, one of the Executants.

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

Execution is admitted on 17/06/2019 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 KANA 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 80,232/- (A(1) = Rs 80,200/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by by online = Rs 76,032/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2019 4:21PM with Govt. Ref. No: 192019200021270851 on 05-06-2019, Amount Rs: 76,032/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ6056748 on 05-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,81,200/- and Stamp Duty paid by by online = Rs 4,51,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2019 4:21PM with Govt. Ref. No: 192019200021270851 on 05-06-2019, Amount Rs: 4,51,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ6056748 on 05-06-2019, 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

On 18-06-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,232/- (A(1) = Rs 80,200/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2019 12:38PM with Govt. Ref. No: 192019200026364281 on 17-06-2019, Amount Rs: 4,200/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ7272882 on 17-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,81,200/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 25,200/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 491, Amount: Rs.5,000/-, Date of Purchase: 06/06/2019, Vendor name: Bidhan Ch Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2019 12:38PM with Govt. Ref. No: 192019200026364281 on 17-06-2019, Amount Rs: 25,200/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ7272882 on 17-06-2019, 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 130056 to 130082
being No 180106835 for the year 2019.



Digitally signed by BIBHUTI BHUSAN
MANDAL
Date: 2019.06.18 16:41:00 +05:30
Reason: Digital Signing of Deed.

{Bibhuti Bhushan Mandal} 18-06-2019 16:24:04
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
West Bengal.

(This document is digitally signed.)

