

7649/17

7446/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

C 935608

26/12/2017
 S. 1760530/2017
 M.N. 42, 87, 92



Certified that the Document is authentic
 Registration and the Signature Sheet and
 the Endorsement Sheet attached to this
 Document are part of this Document

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

26 DEC 2017

Shri. Mohan Das

DEED OF CONVEYANCE

SL. No. 10499 Date 22-12-17

Rs. 500

Issued of Sri/Smt. Ajay Kumar Agarwal

Address S. S. S. S.



Khageshendra

K. C. Das
STAMP VENDER
Licence No. 2 of 80-81
D S R Office Jalpaiguri



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

26 DEC 2017

Sri Pawan Kumar Agarwal

This Indenture made this the 26th day of December
Two Thousand Seventeen.

Conveyance :
Consideration of :
Rs. 42,87,938/-only
Area : 6 Katha
Pargana : Baikunthapur
Mouza : Dabgram.
R.S. Khatian No. 845/9
L. R. Khatian No. 1744
R. S. Sheet No. 05
L. R. Sheet No. 04
R. S. Plot No. 114/181
L. R. Plot No. 223
P.S. Bhaktinagar.
Dist. Jalpaiguri.
Under Municipal Corp.
Ward No. 42

B E T W E E N

SRI AJAY KUMAR AGARWAL (Permanent Account No. ACWPA6352P) Son of Sri Pawan Kumar Agarwal Hindu by religion (Citizen of India), Business by occupation, residing at Ashrampara, Siliguri P.O. & P.S. Siliguri District Darjeeling, Pin-734001, *here-in-after* called the "**P U R C H A S E R**" (Which expression shall mean and include unless excluded by or repugnant to the context, his heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

Sri Mohan Roy

SRI HIRA MOHAN ROY (Permanent Account No. ARNPR2429J)
Son of Sri Kabhu nath Roy Hindu by religion (*Citizen of India*), Business by occupation, residing at Chayan Para, Ward No. 42, P.O. Salugara, P.S. Bhaktinagar & District Jalpaiguri, Pin- 734008, *here-in-after* called the "V E N D O R " (Which expression shall mean and include unless excluded by or repugnant to the context, his heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the Vendor has acquired by way of Gift of raiyati land measuring 12 Kathas of land from one Sri Kabhunath Roy Son of Late Hemanta Roy of Chayan Para, Ward No. 42, P.O. Salugara, P.S. Bhaktinagar & District Jalpaiguri, Pin- 734008, by virtue of a Deed of Gift, dated 19. 11. 2012/ 19.12.2012 in Book No. I, Vol. No. 28, Pages 2229 to 2249, being Gift Deed No. 9737 for the Year 2012 registered at Addl. District Sub-Registry Office Rajganj District Jalpaiguri and the schedule below land of the Vendor was recorded in his name in L. R. Settlement under Khatian No. 1744, situated within Pargana Baikunthapur Mouza Dabgram, P.S & A. D. S. R. Office Bhaktinagar and Dist. Jalpaiguri. And as such by the aforesaid facts and circumstances the Vendor have got right title and interest having permanent heritable and transferable interest therein and the said land is in khas, actual and physical possession of the Vendor and have possessing and enjoying the said land without any disturbance and obstruction from any other sides at the date of these presents.

A N D

WHEREAS the Vendor being in need of money has offered for sell 06 Kathas of land fully described in the Schedule below.

A N D

Shri Mohan Ray

WHEREAS the Purchaser being in need of land has accepted the said offer of the Vendor and has offered and agreed to purchase the said land measuring 06 Kathas of land of the Vendor fully described in the Schedule below and delineated in the plan marked "B" and shown by red colour annexed herewith and forming part of these presents for Rs. 42,87,938/- (Rupees Forty Two Lakhs Eighty Seven Thousand Nine Hundred Thirty Eight) only, free from all encumbrances and whatsoever.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land measuring 06 Kathas of land of the Vendor fully described in the Schedule below and delineated in the plan marked "B" and shown by red colour annexed herewith and forming part of these presents for the sum of Rs. 42,87,938/- (Rupees Forty Two Lakhs Eighty Seven Thousand Nine Hundred Thirty Eight) only, free from all encumbrance whatsoever, unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

9

NOW THIS INDENTURE WITNESSETH, that in pursuance of the aforesaid offer and acceptance and also in consideration for the sum of Rs. 42,87,938/- (Rupees Forty Two Lakhs Eighty Seven Thousand Nine Hundred Thirty Eight) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby acknowledges and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, assign, sell and transfer unto the Purchaser the aforesaid land fully described in the Schedule below and make over vacant and khas possession thereof to the Purchaser together with all rights, liberties, easements, privileges, appendices, appurtenances whatsoever belonging to or in any way appertaining to the said land and the absolute estate, free from all encumbrances whatsoever hereby, conveyed, expressed or intended so to be, **TO HAVE AND TO HOLD** the same subject to the payment of rent and taxes etc. payable to the landlord the State of West Bengal.

Shri Mohan Singh

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A N D

It is further covenanted that the land described in the Schedule below is held by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the said land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents or any encumbrances whatsoever the Vendor shall be liable to be dealt with according to Law both Civil and Criminal as the case may be and shall also be liable to compensate the Purchaser for the loss or injury that the Purchaser shall have to suffer in consequence thereof.

A N D

The Vendor further covenants that all rents and taxes payable by the Vendor for the land hereby sold that have accrued due upto the date of these presents have been paid by the Vendor and in case if it transpires otherwise the Vendor shall indemnify the Purchaser for any loss resulting therefrom.

A N D

The Vendor further declares that the entire property forming subject matter of the present Conveyance is and was in khas, actual and physical possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the Purchaser be deprived of possession or of enjoyment of the land hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money together with the prevailing market rate of interest percent per month from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser in consequence thereof.

-6-
A N D

Shyam Lal Roy

It is further declared by the Vendor that the Vendor has not entered into any binding contract with any other persons whatsoever to sell or transfer or otherwise the land hereby conveyed by these presents or expressed or intended so to be or any part thereof and that there subsists no such contract of sale or transfer, charge, mortgage, attachment or encumbrances whatsoever existing with respect to the aforesaid land or any part thereof at the date of execution of these presents or if any of the recitals made herein are proved to be false or fraudulent the Vendor shall be liable to prosecution and shall also be liable to compensate the Purchaser adequately in consequence thereof.

S C H E D U L E O F L A N D

97
All that piece or parcel of raiyati Homestead Vacant land measuring 6 (Six) Kathas of land, the proportionate rent for the demised plot of land is payable to the Landlord the State of West Bengal, represented by the B. L. & L. R. O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram, P.S. & A. D. S. R. Office Bhaktinagar and District Jalpaiguri, J.L. No. 2, Touji No. 3, within Ward No. XXXXII of Siliguri Municipal Corporation, Recorded in R.S. Khatian No.845/9 (Eight Hundred Forty Five by Nine) Corresponding to L. R. Khatian No. 1744, R. S. Sheet No. 05 (Five) Corresponding to L. R. Sheet No. 04, included in part of R. S. Plot No. 114/181 (One Hundred Fourteen by One Hundred Eighty One) Corresponding to L. R. Plot No. 223 measuring 6 (Six) Kathas of land is hereby sold by the Vendor by this sale deed and the demised plot of land is delineated in the plan marked "B" and shown by red colour annexed herewith and forming part of these presents and the demised plot of land is bounded as follows :-

Siva Mohan Roy

-7-

- On the North** : 23'-04" Wide Metal Road.
- On the South** : Land of Late Tepu Singh Roy & Others.
- On the East** : Land of Purchaser.
- On the West** : Land and Building of May-Fair Bliss Apartment.

Measurement of the sold land :-

North : 27' -04", South : 25' - 04", East : 173' -10", West : 164' - 00",

Classification of the Sold Land :-

Recorded in R. O. R. Sahari, proposed Land use Bastu.

Received a sum of Rs. 42,87,938/- (Rupees Forty Two Lakhs Eighty Seven Thousand Nine Hundred Thirty Eight) only, from the Purchaser hereof as per detail given hereunder :-

Sl. No.	Date	Mode of Payment	Bank Name & Branch	Amount (Rs.)
1.	07.07.2017	A/C Payee	O.B.C. Siliguri	4,00,000/-
2.	22.12.2017	A/C Payee	O.B.C. Siliguri	10,00,000/-
3.	26.12.2017	A/C Payee	O.B.C. Siliguri	28,87,938/-
Total :-				42,87,938/-

Siva Mohan Roy

SIGNATURE OF VENDOR

Mrs. Mohan Ray

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IN WITNESS WHEREOF, the Vendor do hereunto set his hand on the day, month and year first above written.

WITNESSES :

1. Dinesh Mishra
(SRI DINESH MISHRA)
Son of Sri Madhu Kant Mishra
Of Mulaijote, Gossainpur
P.O. & P.S. Bagdogra, Dist Darjeeling
Pin- 734014, West Bengal
Business by Occupation

Mrs. Mohan Ray

VENDOR

2. Dewat Ram Agans
Vashant Key App.
Syant nagin
Seliguri

Typed by me
Pradip Kumar Saha
(PRADIP KUMAR SAHA)

Jalpaiguri

Prepared by me

Rita Saha
(Smt Rita Saha)

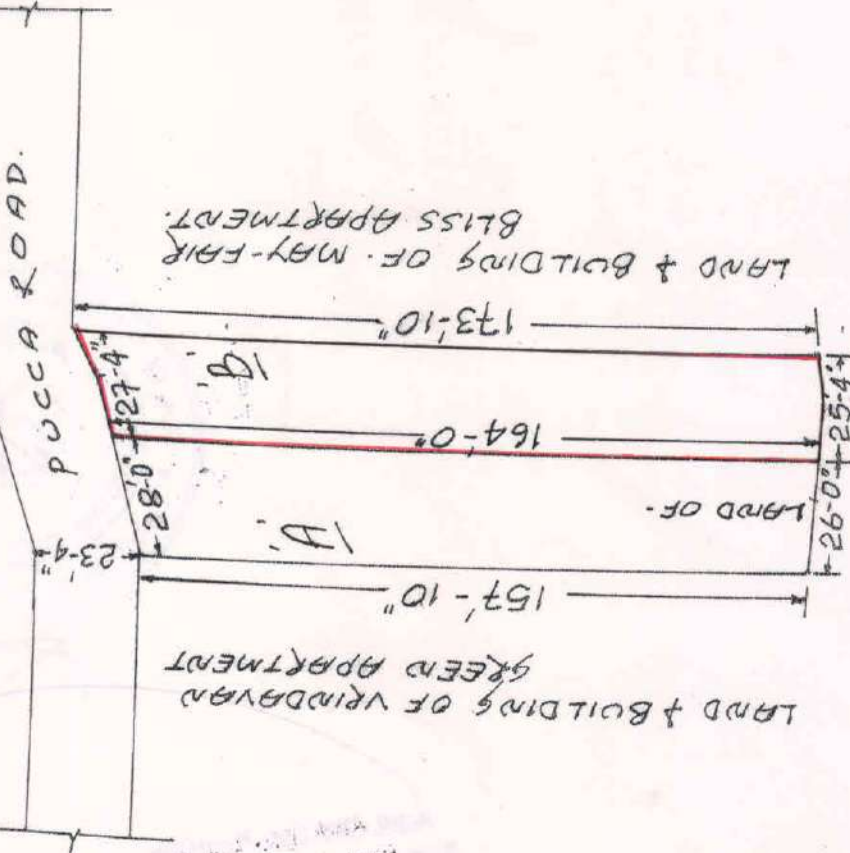
(Advocate, Jalpaiguri)

Enrolment No. F-1115/1097 of 2001

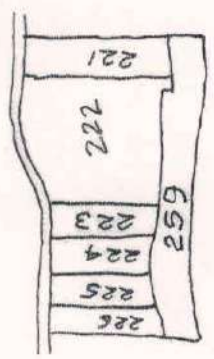
SITE PLAN

SCALE = 1" (INCH) : 45' (FEET)

NAME OF PURCHASER		NAME OF SELLER		MOUZA		J.L. WARD SHEET KHATIAN NO.		PART OF PLOT NO.		AREA OF LAND TO BE SOLD		REMARKS
SRJ AJAY KUMAR AGARWAL S/O. SRI PAVAN KUMAR AGARWAL OF: ASHRAMPARA, SILIGURI. P.O. & P.S. SILIGURI. DIST. DARJEELING. PIN-734001.		SRI HIRAMOHAN ROY S/O. SRI KABHODINATH ROY OF: CHAYADPARA, WARD NO-42 P.O. SALUSARA P.S. BHAKTINAGAR DIST. JALPAIGURI PIN-734008.		DABSRAM 2 OF SMC		R.S. 5 845/9		R.S. 114/181		6 COTTAH		THE SAID LAND HAS BEEN SHOWN BY RED BORDER OF MARKED "B".
						I.R. 4 1744		I.R. 223				














PART TRACED MAP OF MOUZA-DABSRAM.
 L.R. SHEET NO.-4, DT.-JALPAIGURI.
 SCALE - 16" = 1 MILE.



MAP DRAWN BY
 25.8.17


 SIGNATURE OF SELLER

LAND OF LATE TEPU SINGH ROY
 & OTHERS.

CLAIMANT		Thumb	Fore	Middle	Ring	Little
Photo	Left					
						

Abhishek Agrewal

Abhishek Agrewal

Photo	Left					
	Right					

Photo	Left	Thumb	Fore	Middle	Ring	Little
						
						

Anil Mahalkar

Anil Mahalkar

Photo	Left					
	Right					

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIRA MOHAN RAY
KABINATH RAY
10/12/1984

Permanent Account Number
ARNPR2429J

Hira Mohan Ray
Signature

2077
31
50988



Hira Mohan Ray



2

58 DEC 2013

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

ACWPA6352P



नाम /NAME

AJAY KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

PAWAN KUMAR AGARWAL

जन्म तिथि /DATE OF BIRTH

16-11-1977

हस्ताक्षर /SIGNATURE

Ajay Agarwal

CRJ

आयकर अधीक्षक, १३-ख

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

Ajay Kumar Agarwal

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

GRN: 19-201718-014081042-1 Payment Mode Online Payment
GRN Date: 23/12/2017 14:07:34 Bank : State Bank of India
BRN : CKE5006264 BRN Date: 23/12/2017 14:08:10

DEPOSITOR'S DETAILS

Name : AJAY KUMAR AGARWAL Id No. : 07110001760530/3/2017
[Query No./Query Year]
Contact No. : Mobile No. : +91 9800862500
E-mail :
Address : SILIGURI
Applicant Name : Mrs Rita Saha
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	07110001760530/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	295165
2	07110001760530/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	42886

In Words : Rupees Three Lakh Thirty Eight Thousand Fifty One only Total 338051

Major Information of the Deed



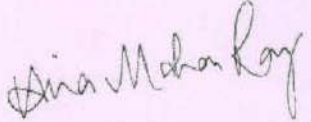
Deed No :	I-0711-07446/2017	Date of Registration	26/12/2017
Query No / Year	0711-0001760530/2017	Office where deed is registered	
Query Date	22/12/2017 11:52:50 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rita Saha Jal,Thana : Jalpaiguri, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9434042387, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 42,87,938/-	Rs. 42,87,938/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,00,165/- (Article:23)	Rs. 42,886/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-114/181	RS-845/9	Bastu	Bastu	6 Katha	42,87,938/-	42,87,938/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					9.9Dec	42,87,938 /-	42,87,938 /-	

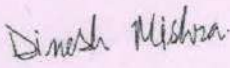
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Hira Mohan Roy (Presentant) Son of Mr Kabhu Nath Roy Executed by: Self, Date of Execution: 26/12/2017 , Admitted by: Self, Date of Admission: 26/12/2017 ,Place : Office	 <small>26/12/2017</small>	 <small>LTI 26/12/2017</small>	 <small>26/12/2017</small>
Chayan Para Ward No. 42, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARNPR2429J, Status :Individual, Executed by: Self, Date of Execution: 26/12/2017 , Admitted by: Self, Date of Admission: 26/12/2017 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ajay Kumar Agarwal Son of Mr Pawan Kumar Agarwal Ashrampara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACWPA6352P, Status :Individual, Status : Not Executed

Identifier Details :

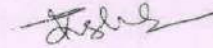
Name & address	
Mr Dinesh Mishra Son of Mr Madhu Kant Mishra Mulajote, Gossainpur, P.O:- Bagdogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Hira Mohan Roy	
	26/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Hira Mohan Roy	Mr Ajay Kumar Agarwal-9.9 Dec

Endorsement For Deed Number : I - 071107446 / 2017**On 22-12-2017****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 42,87,938/-



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

On 26-12-2017**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 11:53 hrs on 26-12-2017, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Hira Mohan Roy ,Executant.

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

Execution is admitted on 26/12/2017 by Mr Hira Mohan Roy, Son of Mr Kabhu Nath Roy, Chayan Para Ward No. 42, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,886/- (A(1) = Rs 42,879/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,886/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2017 2:08PM with Govt. Ref. No: 192017180140810421 on 23-12-2017, Amount Rs: 42,886/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKE5006264 on 23-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

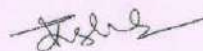
Certified that required Stamp Duty payable for this document is Rs. 3,00,165/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,95,165/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 10499, Amount: Rs.5,000/-, Date of Purchase: 22/12/2017, Vendor name: K C Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2017 2:08PM with Govt. Ref. No: 192017180140810421 on 23-12-2017, Amount Rs: 2,95,165/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKE5006264 on 23-12-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 306 to 323

being No 071107446 for the year 2017.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.01.02 14:30:01 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 02-01-2018 14:29:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)