

NON JUDICIAL STAMP

No. 1342 Date 13.6.18

For Sri Nareesh Agarwal & Another
of Khalpota, Siliguri

Value Rs. 5000/-

Tammooy Roy
Govt. Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling



Deepale K Agarwal



TAM-1108

Deepale K Agarwal

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deoki Debi Agarwal



TAM-1109

Nareesh Kumar Agarwal



TAM-1110



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 JUN 2018

Anshu Agarwal

- Munabekher Agarwal
- Sri Sri Dawarka Parash Agarwal
- Udham Singh Sarani
- Pandali Para Siliguri
- P.O. P.S. Siliguri
- Dist. Darjeeling

: 2 :

Deepalini Agarwal

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deeki Debi Agarwal

Nareh Kumar Agarwal.
Anshu Agarwal

AREA OF LAND : 1 Katha 8 Chattaks
R.S. PLOT NO. : 2143
R.S. KHATIAN NO. : 180/1
MOUZA : SILIGURI
J.L. NO. : 110
P.O., P.S., SUB-DIV.
& A.D.S.R.O. : SILIGURI
DISTRICT : DARJEELING
WARD NO. : V
CONSIDERATION : Rs.25,45,000.00

BETWEEN

1. SRI NARESH AGARWAL, son of Late Kailash Chand Agarwal and **2. SMT. ANSHU AGARWAL**, wife of Sri Naresh Agarwal, both are Indian by Nationality, Hindu by faith, No.1 Business by occupation and No.2 House wife by occupation, both residing at 427, Nehru Road, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, 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**". (I.T. PAN Nos. ACYPA5122D and ACSPA3310R)

Deepalini

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স্বাধীনতা আন্দোলনের
স্মরণার্থে প্রতি বছর ১৫ আগস্ট
কেন্দ্রীয় সরকার কর্তৃক



Handwritten signature or initials.

**Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling**

22 JUN 2018

: 3 :

AND

Deepak Kumar Agarwal

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deoki Debi Agarwal

Naruh Kumar Agarwal
Anshu Agarwal

1. **SRI MAHESH KUMAR AGARWAL**, 2. **SRI DEEPAK KUMAR AGARWAL**, both sons of Late Shyam Sunder Agarwal and 3. **SMT. DEOKI DEBI AGARWAL**, wife of Late Shyam Sunder Agarwal, all are Indian by Nationality, Hindu by faith, Nos.1 and 2 Business by occupation and No.3 House-wife by occupation, all residing at Railgate, Mahabirasthan, Siliguri, P.O. and P.S.-Siliguri, District-Darjeeling, PIN-734001, in the State of West Bengal, 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.T.PAN - AGIPA7271M, ACZPA4957D and ACBPA8389H).

AND

SRI MAHESH KUMAR AGARWAL, son of Late Shyam Sunder Agarwal and **SMT. DEOKI DEBI AGARWAL**, wife of Late Shyam Sunder Agarwal (The Vendors Nos.1 and 3 of these presents), are being represented by and through their Constituted Attorney-**SRI DEEPAK KUMAR AGARWAL**, son of Late Shyam Sunder Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Railgate, Mahabirasthan, Siliguri, P.O. and P.S.-Siliguri, District-Darjeeling, PIN-734001, in the State of West Bengal, by virtue of General Power of Attorney, Dated 12-06-2018, being Document No.369 for the year 2018, entered in Book-IV, Volume No.0402-2018, Pages 8160 to 8179, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

Deepak



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**Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling**

22 JUN 2018

: 4 :

Deepak Kumar Agarwal

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deoki Debi Agarwal

Naveen Kumar Agarwal
Anshu Agarwal

WHEREAS one Shyam Sunder Agarwal, son of Kajrilal Agarwal was the sole, absolute and recorded owner of all that piece or parcel of land measuring 5.14 Acres comprised in R.S. Plot No.2143, recorded in R.S. Khatian No.180/1 and 0.19 Acres forming part of R.S. Plot No.2159 recorded in R.S. Khatian No.182, situated within Mouza - Siliguri, J.L.No.- 110(88), Pargana - Baikunthapur, P.O. and P.S. - Siliguri, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed Shyam Sunder Agarwal died intestate leaving behind his wife-**SMT.DEOKI DEBI AGARWAL** and sons- **SRI MAHESH KUMAR AGARWAL** and **SRI DEEPAK KUMAR AGARWAL**, as his only legal heirs to inherit the aforesaid land measuring 5.14 Acres comprised in R.S. Plot No.2143, recorded in R.S. Khatian No.180/1 and 0.19 Acres forming part of R.S. Plot No.2159 recorded in R.S. Khatian No.182, situated within Mouza - Siliguri, J.L.No.- 110(88), Pargana - Baikunthapur, P.O. and P.S. - Siliguri, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS by way of inheritance abovenamed **SMT. DEOKI DEBI AGARWAL, SRI MAHESH KUMAR AGARWAL** and **SRI DEEPAK KUMAR AGARWAL** (The Vendors of these presents), became the sole, absolute and exclusive owners of the aforesaid land measuring 5.14 Acres comprised in R.S. Plot No.2143, recorded in R.S. Khatian No.180/1 and 0.19 Acres forming part of R.S. Plot No.2159 recorded in R.S. Khatian No.182, situated within Mouza - Siliguri, J.L.No.- 110(88), Pargana - Baikunthapur, P.O. and P.S. - Siliguri, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

Deepak

কোয়ালিফাইং অফিসারের কাছে
কম্পিউটার প্রিন্ট আউট
নং ১০৩৩/১৯৩৩

স্বাক্ষরিত
১৯/০৬/২০১৮



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Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

12 2 JUN 2018

: 5 :

Deeple Singh

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deeki Debi Agarwal

Nand Kumar Agarwal

Anshu Agarwal

AND WHEREAS the Purchasers being interested in the aforesaid land, have proposed to the Vendors to purchase a part of the aforesaid land measuring 1 Katha 8 Chattaks, on *as is where is* basis and the said land is more particularly described in the Schedule given hereinbelow.

AND WHEREAS the Vendors having accepted the proposal of the Purchasers have now decided to sell and have offered for sale to the Purchasers the Scheduled land, on *as is where is* basis, for a consideration of Rs.25,45,000.00 (Rupees Twenty Five Lakhs Forty Five Thousand) only.

AND WHEREAS the Purchasers have agreed to purchase the Scheduled land, on *as is where is* basis, for a consideration of Rs.25,45,000.00 (Rupees Twenty Five Lakhs Forty Five Thousand) only, considering it to be fair, reasonable and the highest prevailing market price.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.25,45,000.00 (Rupees Twenty Five Lakhs Forty Five Thousand) only paid by the Purchasers to the Vendors, by Cheque/RTGS, 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, on *as is where is* basis, unto and in favour of the Purchasers 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.

Deeple Singh



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Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 JUN 2018

: 6 :

Anshu Agarwal

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deoki Debi Agarwal

Narash Kumar Agarwal

Anshu Agarwal

The Purchasers hereby declare that the Purchasers have inspected the Title documents of the Vendors and have satisfied themselves that the Scheduled land or any part thereof has not been previously transferred, mortgaged, contracted for sale or otherwise in favour of any other party or person/s and the Scheduled land 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 not be liable, under any circumstances, to return to the Purchasers the full or proportionate part of the consideration money or to make good the loss or injury which the Purchasers may suffer or sustain resulting therefrom.

The Vendors undertake 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 land measuring 1 Katha 8 Chattaks, on *as is where is* basis, forming part of R.S. Plot No.2143 recorded in R.S. Khatian No.180/1, situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ganganagar in Ward No. V of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land, proposed to be used as *Bastu*, is bound and butted as follows :-

By North : Land of R.S. Plot No.2143,

By South : Land of Sri Naresh Agarwal and Others,

By East : Land of the Vendors sold to Sri Vijay Kumar Shah,

By West : Land of the Vendors sold to PRM Real Estate Private Limited.

Anshu

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TO THE ADDITIONAL DISTRICT SUB-REGISTRAR, SILIGURI-I, DIST. DARJEELING



**Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling**

22 JUN 2018

: 7 :

IN WITNESSES WHEREOF THE VENDOR NO.2 (FOR SELF AND AS CONSTITUTED ATTORNEY OF VENDOR NOS.1 AND 3) AND THE PURCHASERS IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. *Murali Chandra Agarwal*
S/o Sri Dewaloka Prasad Agarwal
Kothan Gogh Sanni
Punjabi Kava Siliguri
P.O. & P.S. Siliguri
Dist. Dooars

2. *Rajib Chandra*
S/o - Uma Shankar Chandra
S.P. Road Siliguri
P.O. - Siliguri Bazar
P.S. - Siliguri
Dist - Dooars

The contents of this document has been gone through and understood personally by the Vendors and the Purchaser.

Deepak Chandra Agarwal

For self and as Constituted Attorney of
Sri Mahesh Kumar Agarwal and
Smt. Deeki Debi Agarwal

VENDORS

Narish Kumar Agarwal
Anshu Agarwal

PURCHASERS

Drafted as per the instructions of the parties, read over and explained to them and typed in my Office.

Kamal Kr. Kedia

Kamal Kr. Kedia
Advocate, Siliguri
E. No.F/6/92.

THE VENDOR...
COMPANY OF VENDORS...
HEALTH...
FEATURES OF THE...
YEAR FIRST...

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and as Conditidn Attorney of
ash Kuntar Agawal and
Joshi Dist Agawal



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**Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling**

12 2 JUN 2018



Deepak *alg*

FINGER PRINTS OF SRI DEEPAK KUMAR AGARWAL FOR SELF AND AS CONSTITUTED ATTORNEY OF SRI MAHESH KUMAR AGARWAL AND SMT. DEOKI DEBI AGARWAL (VENDORS)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Deepak Kumar Agarwal

SIGNATURE

FINGER PRINTS OF

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE



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Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 JUN 2018



Naresh Kumar Agarwal

FINGER PRINTS OF SRI NARESH AGARWAL (PURCHASER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Anshu Agarwal

Naresh Kumar Agarwal

SIGNATURE

FINGER PRINTS OF SMT. ANSHU AGARWAL (PURCHASER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Anshu Agarwal
SIGNATURE



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Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 JUN 2018



Government of West Bengal






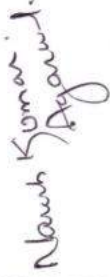





Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



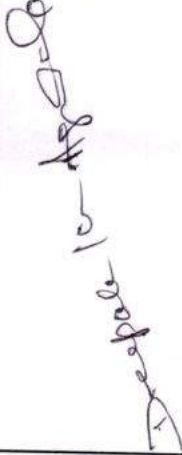

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000938223/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DEEPAK KUMAR AGARWAL Railgate, Mahabirsthan, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Seller			
2	Shri NARESH AGARWAL 427, Nehru Road, Khalpara, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Buyer			
3	Smt ANSHU AGARWAL 427, Nehru Road, Khalpara, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Buyer			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri DEEPAK KUMAR AGARWAL Railgate, Mahabirsthan, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Attorney of Seller [Shri MAHESH KUMAR AGARWA L] ,[Smt DEOKI DEBI AGARWA L]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Murali Dhar Agarwal Son of Shri Dwarka Prasad Agarwal Udham Singh Sarani, Punjabi Para, Siliguri,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Shri DEEPAK KUMAR AGARWAL, Shri NARESH AGARWAL, Smt ANSHU AGARWAL, Shri DEEPAK KUMAR AGARWAL			

 (Amitabha Acharya)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SILIGURI
 Darjeeling, West Bengal