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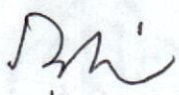
4371/2023



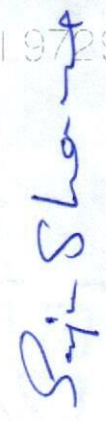
পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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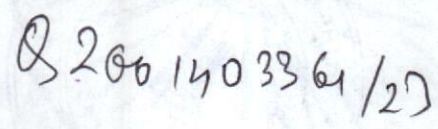
Certified that the Document is admitted to
 Registration and the Signature Sheet and
 the Endorsement Sheet attached to this
 Document are part of this Document


 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

: 1 :

DEED OF CONVEYANCE

14 JUN 2023



CSOS WILL & P

JUDICIAL STAMP

No. 531 Date 08.5.23

For NB Developers
Siliguri

Value Rs. 500/-
Surf. Area 1000 sq ft and up
Tammoy Roy

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



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

14 JUN 2023

Notified that the Document is for
Registration and the Signatures of the
the Endowment Sheet are
Document are part of this Document

14 JUN 2023

Sgt-Sharma

[2]

CONVEYANCE :-

MOUZA : DABGRAM
P.S. : BHAKTINAGAR
DISTRICT : JALPAIGURI
AREA : 8 KATHAS 10 CHHATAKS
R.S. PLOT NOS. : 558 & 559
R.S. KHATIAN : 320 & 319
J.L. NO. : 02
R.S. SHEET NO. : 08
CONSIDERATION : 87,25,000/-

SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE 14th DAY OF JUNE 2023.

BETWEEN

Sri Sharma

[3]

"N B DEVELOPERS", a Partnership Firm, having its office at Sevoke Road, P.O. & P.S. Siliguri, Dist- Darjeeling, in the State of West Bengal, Represented by one of its Partners, **SRI AMAN AGARWAL**, son of **Sri Harish Kumar Agarwal**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O and P.S. Siliguri, District Darjeeling - hereinafter called the "**PURCHASER**" (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its office-bearers, successors-in-office, representatives and assigns) of the "**FIRST PART**". (PAN:- AAOFN6179P)

P

AND

SRI SARJU SHARMA, son of Late Jagdish Prasad Sharma, Indian by Nationality, Hindu by Religion, Business by Occupation, Resident of Shastri Nagar, Near Shiu Mangal High School, Ward No. 41, P.O. Sevoke Road , P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal - hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**. (PAN: AKOPS3325A)

(I) WHEREAS one Sheo Mangal Singh (now deceased), son of Jogi Singh, was the recorded owner of land measuring 7.38 Acres, Situated within Mouza-Dabgram, J.L.No. 2, appertaining to R.S. Plot No. 460 , Recorded in R.S Khatian No.150, Pargana-Baikunthapur, R.S. Sheet No. 8 , P.S. Bhaktinagar, Dist. Jalpaiguri having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Sayu Sharma

[4]

AND thereafter said Sheo Mangal Singh, son of Jogi Singh expired on 23rd day of October 1979 and his wife, Late Tonamati Devi Singh also died leaving behind the following legal heirs according to Hindu Succession Act, 1956 to inherit the property of the deceased:

1. KARAM CHAND SINGH - (SON)
2. KISHORI DEVI - (DAUGHTER)
3. GIRIJA DEVI - (DAUGHTER)

Each having One-3rd undivided share of the below Schedule land, having permanent, heritable and transferable rights, title and interest therein free from all encumbrances and charges whatsoever.

AND Thereafter said Karam Chand Singh died unmarried on 28.05.1984 and Smt. Kishori Devi died on 04.09.2018 leaving behind the following legal heirs:

1. MR. SATISH KUMAR SINGH
2. MR. NITISH KUMAR SINGH
3. MR. SANJAY KUMAR SINGH
4. SMT. RAGINI TIWARI
5. SMT. MEENA PANDEY
6. SMT. SANDHYA SINGH

AND Thereafter said **Girija Devi**, daughter of Sheo Mangal Singh, expired on 06.01.2004, and her only son, **MADHU SUDHAN SINGH** became the absolute owner of the aforesaid land according to Hindu Succession Act, 1956 and inherited the property of the deceased:

Sarju Sharma

[5]

AND WHEREAS the abovenamed Vendor had purchased land measuring 11 Kathas 10 Chhataks from Smt Madhu Sudan Singh & Others, by virtue of Two (2) Separate Registered Deed of Conveyance, both dated 26.03.2021, being Document Nos. I- 2947 and I- 2958 both for the year 2021 and the same were registered in the office of the Additional District Sub Registrar Bhaktinagar, in the District of Jalpaiguri.

(II) AND WHEREAS the abovenamed Vendor had also purchased land measuring 20 Kathas 12 Chhataks from Smt Ashalata Kundu, wife of Late Parbati Nath Kundu, by virtue of Two (2) Separate Registered Deed of Conveyance, (i) dated 31.01.2022, being Document No. I- 1306 for the year 2022 registered in the office of the ADSR Bhaktinagar, District Jalpaiguri, and (ii) dated 07.03.2022, being Document No. I- 897 for the year 2022 and the same was registered in the office of the District Sub Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS in the manner aforesaid the abovenamed Vendor i.e. **SRI SARJU SHARMA** became the owner of all that piece and parcel of land measuring 32 Kathas 6 Chhataks having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the abovenamed Vendor i.e. **SRI SARJU SHARMA** thereafter being interested in constructing a multi storeyed building on the said land got a building plan passed BY Siliguri Municipal Corporation but now not interested in constructing the building has offered for sale land measuring 8 Kathas 10 Chhataks for a total consideration of Rs. 87,25,000/- (Rupees Eighty Seven Lacs Twenty Five Thousand Only) and the said land is fully described in the Schedule below.

Syde Shew

[6]

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land and interested in constructing a building on the land fully described in the Schedule below approached the Vendor and offered to purchase the aforesaid land measuring 8 Kathas 10 Chhataks for a total consideration of Rs. 87,25,000/- (Rupees Eighty Seven Lacs Twenty Five Thousand Only) and the said land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

1. That in pursuance of the said offer and acceptance and also in consideration of Rs. 87,25,000/- (Rupees Eighty Seven Lacs Twenty Five Thousand Only) and the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also make over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc. to the Superior Landlord the State of West Bengal.

2. The Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

RECORDED
IN THE OFFICE OF THE
DEPUTY COMMISSIONER
WEST BENGAL

Supriya

[7]

3. IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

4. THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12% per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

5. THE VENDOR FURTHER DECLARES that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.



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Sarju Sharma

[8]

SCHEDULE

All that piece or parcel of vacant homestead land measuring 8 Kathas 10 Chhataks, situated in Mouza- Dabgram, J.L No. 02, R.S. Sheet No.8, SMC Ward No. 41, situated at Sastri Nagar Road by Lane, within the jurisdiction of P.S. Bhaktinagar, in the District of Jalpaiguri. The plot wise area is mentioned below.

R.S PLOT NOS.	R.S KHATIAN NO.	AREA
558	320	7 KATHAS 2 CHHATAKS
559	319	1 KATHAS 8 CHHATAKS
TOTAL		8 KATHAS 10 CHATTAKS

The said land hereby sold is bounded and butted as follows :-

North ... Land of Sri Sarju Sharma

South ... Land of Bal Bahadur Gurung and others

East ... Land of Sri Sarju Sharma

West ... Land of Sri Sarju Sharma

IN WITNESS WHEREOF, the Vendor does hereunto set his respective hands on the day, month and year first above written

WITNESSES:-

1. As per
Sri Anneshwar Roy
Part Chayan Para
P.O - Ahogomati
P.S - Bhaktinagar
Dist - Jalpaiguri

2. Shuvradip Kundu
Sri Sri. S. K. Kundu
Haideypara,
Siliguri

Syia Sharma

VENDOR

Drafted by me and
Printed in my office :-












Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri.












(Enrl No. F-505/434 of 1997)

VENDOR

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Saiu Sharma</i>	LEFT HAND					
	RIGHT HAND					

Saiu Sharma

Signature

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

N B DEVELOPERS

Anand

Partner.

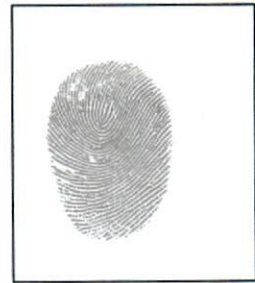
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Aspa R...

Signature of Identifier



Major Information of the Deed



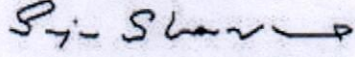
Deed No :	I-0711-04371/2023	Date of Registration	14/06/2023
Query No / Year	0711-2001403361/2023	Office where deed is registered	
Query Date	31/05/2023 3:09:36 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 87,25,000/-		Rs. 95,86,689/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,83,488/- (Article:23)		Rs. 95,881/- (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, Road: Sastri Nagar Road Bye Lane, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-558	RS-320	Bastu	Bastu	7 Katha 2 Chatak	72,07,000/-	79,19,439/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
L2	RS-559	RS-319	Bastu	Bastu	1 Katha 8 Chatak	15,18,000/-	16,67,250/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
		TOTAL :			14.2313Dec	87,25,000 /-	95,86,689 /-	
		Grand Total :			14.2313Dec	87,25,000 /-	95,86,689 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SARJU SHARMA (Presentant) Son of Late JAGDISH PRASAD SHARMA Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
	14/06/2023	LTI 14/06/2023	14/06/2023	
SHASTRI NAGAR, NEAR SHIU MANGAL HIGH SCHOOL, WARD NO.41, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5A, Aadhaar No: 80xxxxxxxx3591, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	N B DEVELOPERS SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr AMAN AGARWAL Son of Mr HARISH KUMAR AGARWAL SEVOKE ROAD, City:- Siliguri Mc, 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.:: AUxxxxxx5L, Aadhaar No: 42xxxxxxxx9160 Status : Representative, Representative of : N B DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	14/06/2023	14/06/2023	14/06/2023
Identifier Of Mr SARJU SHARMA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SARJU SHARMA	N B DEVELOPERS-11.7563 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SARJU SHARMA	N B DEVELOPERS-2.475 Dec

Endorsement For Deed Number : I - 071104371 / 2023

On 14-06-2023

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 11:30 hrs on 14-06-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SARJU SHARMA ,Executant.

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 95,86,689/-

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

Execution is admitted on 14/06/2023 by Mr SARJU SHARMA, Son of Late JAGDISH PRASAD SHARMA, SHASTRI NAGAR, NEAR SHIU MANGAL HIGH SCHOOL, WARD NO.41, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business Indetified by Mr GOPAL ROY, , , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,881.00/- (A(1) = Rs 95,867.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 95,881/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2023 7:08AM with Govt. Ref. No: 192023240096420341 on 13-06-2023, Amount Rs: 95,881/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 446312445 on 13-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

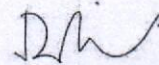
Certified that required Stamp Duty payable for this document is Rs. 3,83,488/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,78,488/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 531, Amount: Rs.5,000.00/-, Date of Purchase: 08/05/2023, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2023 7:08AM with Govt. Ref. No: 192023240096420341 on 13-06-2023, Amount Rs: 3,78,488/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 446312445 on 13-06-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami
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 0711-2023, Page from 91576 to 91593
being No 071104371 for the year 2023.**



Biswarup Goswami

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.06.16 12:15:06 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 2023/06/16 12:15:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**

(This document is digitally signed.)