

4418/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 996538 H 996538

Dr
11-57.
157623



Suje Shams

: 1 :

DEED OF CONVEYANCE

Q 200140610 / 23

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

Dr
Addl. District Sub-Registrar
Bhaktinagar, Jalpaiguri

15 JUN 2023

0000

OFFICIAL STAMP

268 06.6.23

NB Developers

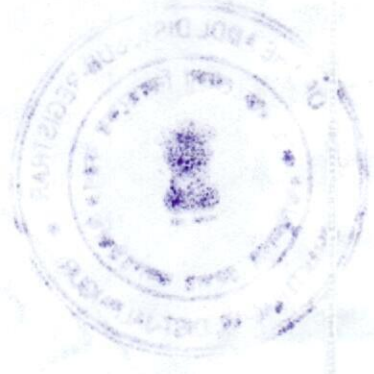
Seal

Value Rs. *Five thousand and 00/100*

Govt. Stamp Vendo,
Bagdogra
Lic. No. 546/RM
07 / Darjeeling



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

15 JUN 2023

to be filled up by the applicant and to be submitted to the Registrar along with the application for registration of the instrument.

to be filled up by the applicant and to be submitted to the Registrar along with the application for registration of the instrument.

15 JUN 2023

Saju Sharma

[2]

CONVEYANCE :-

MOUZA : DABGRAM
P.S. : BHAKTINAGAR
DISTRICT : JALPAIGURI
AREA : 8 KATHAS 14 CHHATAKS
R.S. PLOT NO. : 558
R.S. KHATIAN : 320
J.L. NO. : 02
R.S. SHEET NO. : 08
CONSIDERATION : 89,77,000/-

SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE 15th DAY OF JUNE 2023.

BETWEEN

Sayu 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]

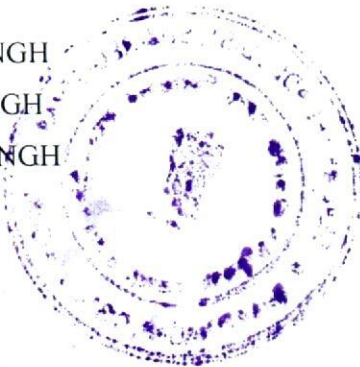
AND thereafter said Sheo Mangal Singh, son of Jogi Singh expired on 23rd day of October 1979 and his wife, Late Tonamati Devi Singh also died leaving behind the following legal heirs according to Hindu Succession Act, 1956 to inherit the property of the deceased:

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:

[5]

Saru Sharma

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 Chattaks 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 14 Chhataks for a total consideration of Rs. 89,77,000/- (Rupees Eighty Nine Lacs Seventy Seven Thousand Only) and the said land is fully described in the Schedule below.

R. S. Sharma

[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 14 Chhataks for a total consideration of Rs. 89,77,000/- (Rupees Eighty Nine Lacs Seventy Seven 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. 89,77,000/- (Rupees Eighty Nine Lacs Seventy Seven 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.



Sayu Sharma

[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.

Sarju Sharma

[8]

SCHEDULE

All that piece or parcel of vacant Bastu land measuring 8 Kathas 14 Chhataks, situated in Mouza-Dabgram, J.L No. 02, appertaining to R.S Plot No. 558, recorded in R.S Khatian No. 320, 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 said land hereby sold is bounded and butted as follows :-

North ... Land of Sri Sarju Sharma

South ... Land of Purchaser

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. Aspat Roy
S/o Sri Anneshtwar Roy
Part Chayan Pasa
P.O. - Ahogomali
P.S. - Bhakhinagar
Dist - Jalpaiguri

2. Shuvradip Kundu
S/o Sri. S. K. Kundu
Heidepara, Siliguri

Suju Sharma

VENDOR

Drafted by me and
Printed in my office :-

Manoj Agarwal











MANOJ AGARWAL

Advocate, Siliguri.

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

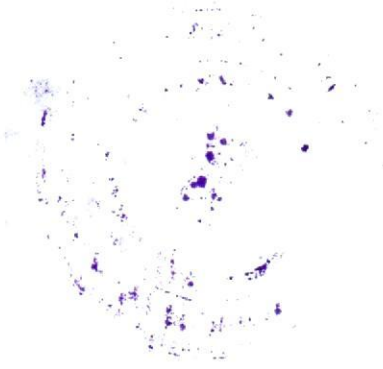
VENDOR














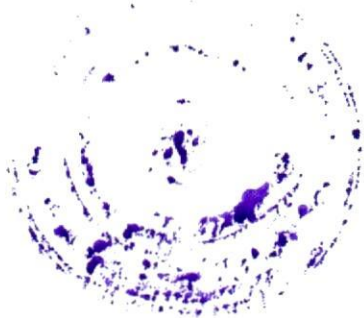
| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|--|------------|---|---|--|---|---|
| | LEFT HAND |  |  |  |  |  |
| | RIGHT HAND |  |  |  |  |  |

Sujee Shavre

Signature



| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|---|------------|---|---|--|---|---|
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| | RIGHT HAND |  |  |  |  |  |



N B DEVELOPERS

Amant

Partner

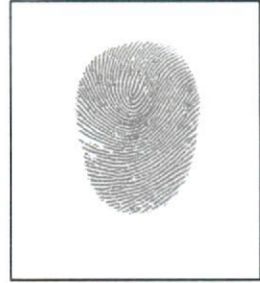
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Cuapal Ror

Signature of Identifier



Major Information of the Deed



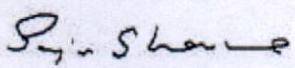
| | | | |
|---|--|--|------------|
| Deed No : | I-0711-04419/2023 | Date of Registration | 15/06/2023 |
| Query No / Year | 0711-2001406110/2023 | Office where deed is registered | |
| Query Date | 31/05/2023 7:13:51 PM | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri | |
| Applicant Name, Address & Other 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. 89,77,000/- | Rs. 98,64,564/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 3,94,603/- (Article:23) | Rs. 98,660/- (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 | 8 Katha 14 Chatak | 89,77,000/- | 98,64,564/- | Width of Approach Road: 1 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 14.6438Dec | 89,77,000 /- | 98,64,564 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name Mr SARJU SHARMA (Presentant) Son of Late JAGDISH PRASAD SHARMA Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 15/06/2023 | LTI 15/06/2023 | 15/06/2023 | |
| SHASHTRI 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: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,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 |  |  |  |
| | 15/06/2023 | 15/06/2023 | 15/06/2023 |
| 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-14.6438 Dec |

Endorsement For Deed Number : I - 071104419 / 2023

On 15-06-2023

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 11:59 hrs on 15-06-2023, 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 98,64,564/-

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

Execution is admitted on 15/06/2023 by Mr SARJU SHARMA, Son of Late JAGDISH PRASAD SHARMA, SHASHTRI 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 98,660.00/- (A(1) = Rs 98,646.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 98,660/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2023 7:46AM with Govt. Ref. No: 192023240096467741 on 13-06-2023, Amount Rs: 98,660/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 446316565 on 13-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

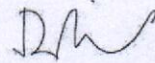
Certified that required Stamp Duty payable for this document is Rs. 3,94,603/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,89,603/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 268, Amount: Rs.5,000.00/-, Date of Purchase: 06/06/2023, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2023 7:46AM with Govt. Ref. No: 192023240096467741 on 13-06-2023, Amount Rs: 3,89,603/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 446316565 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 92759 to 92776

being No 071104419 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.06.22 13:01:38 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 2023/06/22 01:01:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**

(This document is digitally signed.)