

5599/19

5320/2019



पश्चिम बंगाल WEST BENGAL

E 461465

E 461465

14/08/2019  
 1273052/2019  
 म.नं. 26,60,601/-



*Handwritten signature*

## DEED OF CONVEYANCE (SALE)

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

*Handwritten signature*

Add. District Sub-Regisr:  
 Bhakti Nagar, Jalpaiguri

14 AUG 2019



SL. NO. 20449 Date 13, 8, 2019

PURCHASER N.P. Development

Full Address Singpur

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



*Handwritten initials*

**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No.1 of 99-2000  
Addl. DSR Office, Rajganj, Jabalpur

884488 3 484488



*Handwritten signature*  
Addl. Dist Sub-Registrar  
Shakti Nagar, Dist-Jabalpur

14 AUG 2019

*Kd S mo*

**VACANT LAND**

AREA : 2 KATHA  
MOUZA : DABGRAM  
R.S. PLOT No. : 533  
L.R. PLOT No. : 83  
R.S. KHATIAN No. : 180  
L.R. KHATIAN No. : 283  
R.S. SHEET No. : 8  
L.R. SHEET No. : 42  
J.L. No. : 2  
S.M.C. WARD No. : 41  
PARGANA : BAIKUNTHAPUR  
POLICE STATION : BHAKTINAGAR  
DISTRICT : JALPAIGURI  
CONSIDERATION : Rs. 25,50,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 13<sup>TH</sup>  
DAY OF THE MONTH OF AUGUST, 2019.**

**BETWEEN**

**N B DEVELOPERS**, a Partnership Firm, having I.Tax PAN : AAOFN6179P, having its office at Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal, Represented by one of its **PARTNER**, **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal -- HEREINAFTER referred to and called as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, legal representatives and assigns) of the "**ONE PART**".

*h-2  
20*

Kalu S Sharma

AND

SRI KALU SHARMA, son of Late Bishnu Lall Sharma, having I-Tax PAN : AJSPS6210M, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Ward No. 41, ITI Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal -- HEREINAFTER referred to and called as the "VENDOR" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

**WHEREAS** one Lila Sharma, wife of Late Bishnu Lall Sharma, had purchased all that piece or parcel of land measuring 6 Katha or 10 Decimal from Sri Prem Kumar Pradhan and another, vide a registered Deed of Sale dated 25.07.1978, being Document No. 1-6919 for the year 1978, registered in the office of District Sub Registrar Jalpaiguri, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

**AND WHEREAS** the abovenamed Lila Sharma thereafter died intestate leaving behind her son namely, **SRI KALU SHARMA** (the **VENDOR** herein), as her only legal heir and the said Sri Kalu Sharma inherited the aforesaid remaining landed property of his deceased mother, Late Lila Sharma, having permanent heritable and transferable right, title and interest therein, as per the Hindu Succession Act, 1956.

**AND WHEREAS** the name of the abovenamed Vendor in respect of his aforesaid land was duly mutated in the records of the B.L.&L.R.O. Rajganj in R.O.R. and a separate L.R. Khatian No. 283 was framed in his name under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the Vendor being in need of fund has offered for sale his land measuring 2 Katha, out of the aforesaid land, for a total consideration of Rs. 25,50,000/- (Rupees Twenty Five Lakh and Fifty Thousand Only) free from

hex  
Adv.



*Helm S. Soma*

Page No. 4

all charges and encumbrances whatsoever and the said total land is more particularly described in the Schedule given herein below.

**AND WHEREAS** the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule given herein below approached the Vendor and offered to purchase the above referred to land of the Vendor measuring 2 Katha for a total consideration of Rs. 25,50,000/- (Rupees Twenty Five Lakh and Fifty Thousand Only).

**NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

**THAT IN PURSUANCE** of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 25,50,000/- (Rupees Twenty Five Lakh and Fifty Thousand Only) paid by the Purchaser to the Vendor by Cheques/RTGS, the RECEIPT whereof the Vendor does hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDOR does hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER his aforesaid land as fully described in the Schedule below and also makes 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 Government of West Bengal.

**THAT 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 subsists 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.

**THAT IT IS FURTHER DECLARED** that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land

*has  
date*

John S. Smith

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 encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

**THAT THE VENDOR FURTHER DECLARE** that if for any defect in title or any act done or suffered to be done in any way with respect to the below 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 twelve percent 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 and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

**THAT THE VENDOR** further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below respective Schedule land by the Purchaser as shall and may be required.

**THAT THE VENDOR FURTHER DECLARE** 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.

John S. Smith



*Kelu S. O...*

**SCHEDULE**  
**(DESCRIPTION OF THE LAND HEREBY SOLD)**

*Handwritten mark*  
All that piece or parcel of **VACANT LAND** measuring **2 (TWO) KATHA**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. Plot No. 533** corresponding to **L.R. Plot No. 83**, Recorded in **R.S. Khatian No. 180, L.R. Khatian No. 283**, under **R.S. Sheet No. 8, L.R. Sheet No. 42**, J.L. No. 2, Pargana Baikunthapur, within the jurisdiction of Siliguri Municipal Corporation Ward No. 41, I.T.I Road bye lane, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land as per R.O.R. is Bastu and proposed land use is also Bastu.

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

- By North ... Land of Sri Mahesh Kumar Agarwal & Others,
- By South ... Land of Sri Dinesh Chandra Ghosh sold to Purchaser,
- By East ... Land of Sri Rahul Agarwal & Others,
- By West ... About 7 feet wide Road.

*Handwritten mark*  
That the photographs and the fingerprints of the Vendor and the authorised signatory of the Purchaser are duly affixed upon sheets which shall always form **PART** of these presents.

Continued to next page

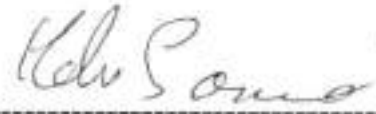
**IN WITNESSES WHEREOF** the Vendor and the authorised signatory of the Purchaser in good health and sound conscious mind have put their respective seal and signatures on these presents on the day, month and year first above written.

**WITNESSES:-**

1. SHYAMAL BAIDYA  
S/O. LT. UMESH BAIDYA  
SHASTRI NAGAR, I.T.S. ROAD,  
P.O. SEVORE ROAD,  
P.S. BHAKTI NAGAR,  
Dist. JALPAIGURI,  
WARD No. (4)

2. मिनाशर्मा  
कार्तिक शर्मा

The contents of this document have been gone through and understood personally by the Purchaser and the Vendor.



**VENDOR**

**N B DEVELOPERS**



**PARTNER**

**PURCHASER**

Drafted as per instructions, readover & explained by me & printed in my office.

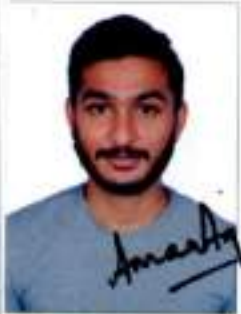












**NIKUNJ SARAF**

**Advocate :: Siliguri**

Regn. No. WB/1287/2008.














		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					

N B DEVELOPERS

*Amar*

PARTNER

\_\_\_\_\_  
SIGNATURE

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

*Helu S. ...*

SIGNATURE

Handwritten notes and stamps at the bottom of the page, including a date stamp that appears to read "11/11/2011".



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAOFN6179P

नाम / Name  
N B DEVELOPERS

निर्माण/गठन की तारीख  
Date of Incorporation / Formation  
01/09/2017

16102017

N B DEVELOPERS  
*Anand*  
PARTNER

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMAN AGARWAL  
HARISH KUMAR AGARWAL



11/03/1992  
Permanent Account Number

AUKPA5305L

Signature



19/11/2015



11/03/1992  
AUKPA5305L



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AJSPS6210M**



नाम / NAME  
**KALU SHARMA**

पिता का नाम / FATHER'S NAME  
**BISHNU LALL SHARMA**

जन्म तिथि / DATE OF BIRTH  
**21-12-1955**

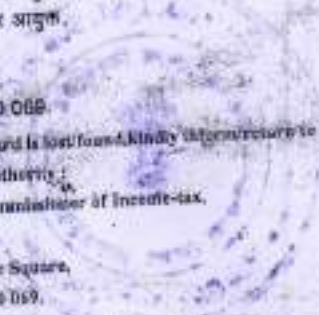
हस्ताक्षर / SIGNATURE  


आयकर अधिकारी, प. अ. - 11  
 COMMISSIONER OF INCOME-TAX, W.B. - 11


*Kalu Sharma*

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / सूचना कर दें।  
 सहायक आयकर अधिकारी,  
 पी-7,  
 चौरंगी चौक,  
 कोलकाता - 700 069

In case this card is lost/found kindly inform/return to the issuing authority:  
 Assistant Commissioner of Income-tax,  
 P-7,  
 Chowringhee Square,  
 Calcutta- 700 069.





*[Faint handwritten notes and stamps]*

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
 পরিচয় পত্র

WB/03/021/108018

Elector's Name	Baldya Shyamal
নির্বাচকের নাম	বৈদ্যা শ্যামাল
Father/Mother/ Husband's Name	Umesh
পিতা/মাতা/স্বামীর নাম	উমেশ
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1-1-95	23
১-১-৯৫-এ বয়স	২৩

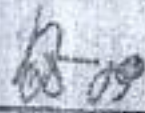


SHYAMAL BAIJOYA.

Address :

Shastrinagar  
 Dubgram  
 Bhaktinagar

ষ্ট্রিনিগর  
 ডাবগ্রাম  
 ভক্তিনিগর



Facsimile Signature of  
 Electoral Registration Officer  
 নির্বাচন-নিবন্ধন কর্মসূচিকারী

For Rajgan Assembly Constituency  
 রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

Place	Sadar, Jalpaiguri
স্থান	সদর, জলপাইগুড়ি
Date	27-03-95
তারিখ	২৭-০৩-৯৫



### Major Information of the Deed



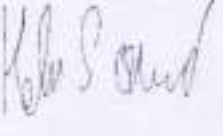
Deed No :	I-0711-05320/2019	Date of Registration	14/08/2019
Query No / Year	0711-0001273053/2019	Office where deed is registered	
Query Date	05/08/2019 4:19:39 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Aman Agarwal Sevoke Road, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No : 9735552700, Status : Buyer/Claimant		
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. 25,50,000/-	Rs. 26,60,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,59,620/- (Article:23)	Rs. 26,614/- (Article:A(1), E, 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: ITI 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-533	RS-180	Bastu	Bastu	2 Katha	25,50,000/-	26,60,001/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3.3Dec</b>	<b>25,50,000 /-</b>	<b>26,60,001 /-</b>	




#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Kalu Sharma</b> <b>(Presentant)</b> Son of Late Bishnu Lall Sharma Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office			
		14/08/2019	LTI 14/08/2019	14/08/2019
ITI Road, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJSPS6210M, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>N B Developers</b> Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.: AAOFN6179P, Status : Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Aman Agarwal</b> Son of Shri Harish Agarwal Date of Execution - 13/08/2019, , Admitted by: Self, Date of Admission: 14/08/2019, Place of Admission of Execution: Office			
		Aug 14 2019 12:39PM	LT 14/08/2019	14/08/2019
	Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : N B Developers (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Shyamal Baidya</b> Son of Umesh Baidya Dabgram, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001			
	14/08/2019	14/08/2019	14/08/2019
Identifier Of Shri Kalu Sharma, Shri Aman Agarwal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Kalu Sharma	N B Developers-3.3 Dec

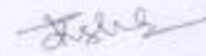
**Endorsement For Deed Number : I - 071105320 / 2019**



On 05-08-2019

**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 26,60,001/-



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

On 14-08-2019

**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.

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

Presented for registration at 12:00 hrs on 14-08-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Kalu Sharma ,Executant.

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

Execution is admitted on 14/08/2019 by Shri Kalu Sharma, Son of Late Bishnu Lall Sharma, ITI Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri Shyamal Baidya, , Son of Umesh Baidya, Dabgram, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 14-08-2019 by Shri Aman Agarwal, Partner, N B Developers (Partnership Firm), Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Shyamal Baidya, , Son of Umesh Baidya, Dabgram, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 26,614/- ( A(1) = Rs 26,600/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2019 12:00AM with Govt. Ref. No: 192019200055901432 on 07-08-2019, Amount Rs. 26,614/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 226616997 on 07-08-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

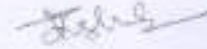
Certified that required Stamp Duty payable for this document is Rs. 1,59,620/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,54,620/-

**Description of Stamp**

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

2. Stamp Type: Impressed, Serial no 20449, Amount: Rs.5,000/-, Date of Purchase: 13/08/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2019 12:00AM with Govt. Ref. No: 192019200055901432 on 07-08-2019, Amount Rs: 1,54,620/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 226616997 on 07-08-2019, 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 0711-2019, Page from 138740 to 138758  
being No 071105320 for the year 2019.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2019.08.20 12:39:44 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-08-2019 12:38:52  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)