

5623/19

I - 5333/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 461466

E 461466

14/08/2019
 S. 1272987
 M.V. Rs. 39,90,002/-



Animesh ch. Ghosh

DEED OF CONVEYANCE (SALE)

Noted that the Document is duly
 attested and the Signature Sheet
 and the Enforcement Sheet attached to this
 document are part of this Document

Asst. District Sub-Registrar
 Jaipal Nagar, Jalpaiguri

11 AUG 2019

SL. NO. 20150 Date 13, 8, 2019
PURCHASER N.A. Developers
Full Address Siliguri
Total Value 5000
Stamp Purchased from JPG Treasury-1



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



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

14 AUG 2019

Animesh ch. Ghosh.

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VACANT LAND

AREA : 3 KATHA
MOUZA : DABGRAM
R.S. PLOT No. : 533
L.R. PLOT No. : 83
R.S. KHATIAN No. : 180
L.R. KHATIAN No. : 225
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. 38,10,000/-

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 13TH
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**".

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AND

SRI ANIMESH CHANDRA GHOSH, son of Late Hira Lal Ghosh, having I.Tax PAN : AHVPG3936H, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Mahakal, Maynaguri, P.O. and P.S. Maynaguri, 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 the abovenamed **VENDOR** had acquired by way of gift all that piece or parcel of land measuring 3 Katha from Sri Paresh Chandra Ghosh, son of Late Hira Lal Ghosh, vide a registered Deed of Gift dated 29.06.2006, being Document No. I-5474 for the year 2006, registered in the office of Additional District Sub Registrar Rajganj, Jalpaiguri and ever since then the Vendor is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein, free from all encumbrances and charges whatsoever.

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. 225 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 entire aforesaid land measuring 3 Katha for a total consideration of Rs. 38,10,000/- (Rupees Thirty Eight Lakh and Ten Thousand Only) free from 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

Animesh Ch. Ghosh.

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Animesh ch. Ghosh.

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approached the Vendor and offered to purchase the above referred to land of the Vendor measuring 3 Katha for a total consideration of Rs. 38,10,000/- (Rupees Thirty Eight Lakh and Ten Thousand Only).

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 38,10,000/- (Rupees Thirty Eight Lakh and Ten 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 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.

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Animesh ch. Ghosh

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.

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Continued to next page

Animesh Ch. Ghosh.

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SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND** measuring **3 (THREE) 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. 225**, 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 Dinesh Chandra Ghosh sold to Purchaser,
By South ... Land of Gita Das and Others,
By East ... Land of Sri Rahul Agarwal & Others,
By West ... About 7 feet wide Road.

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
OF SHASTRI NAGAR,
I.T.I. ROAD,
P.O. SAVOND ROAD,
P.S. BHARTI NAGAR
DIST. JALPAIGUR.
WARD NO. 41

2. Anjali Ghosh
w/o - Animesh Ghosh
Managuri

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

Animesh ch. ghosh.

VENDOR
N B DEVELOPERS

Animesh Ghosh












PARTNER

PURCHASER

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

Nikunj Saraf

NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.












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

N B DEVELOPERS

Amir Agund

PARTNER

SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Animesh ch. Ghosh	LEFT HAND					
	RIGHT HAND					

Animesh ch. ghosh
SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFN6179P

नाम / Name
N B DEVELOPERS

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

18102017

N B DEVELOPERS

Amulya

PARTNER

आयकर विभाग
Income Tax Department

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMAN AGARWAL
HARISH KUMAR AGARWAL



11/03/1992
Permit/Registration Number

AUKPA5305L

[Handwritten Signature]
Signature



[Handwritten Signature]



[Faint illegible text]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

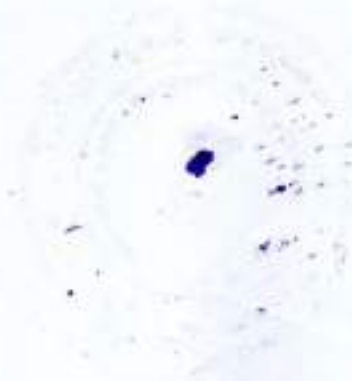
ANIMESH CHANDRA GHOSH
HIRA LAL GHOSH
26/02/1955

Permanent Account Number
AHVPG3936H


हस्ताक्षर
Signature



Animesh ch. Ghosh -





Handwritten text in Devanagari script, possibly a date or reference number.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/03/021/108615





Elector's Name	Baidya Shyamal
নির্বাচক নাম	বৈদ্যা শ্যামল
Father/Mother/ Husband's Name	Umesh
পিতা/মাতা/স্বামীর নাম	ইমেশ
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1-1-95	23
১-১-৯৫-এ বয়স	২৩



Address

Shastrinagar
 Dubgram
 Bhaktinagar
 ঠিকানা
 শাস্ট্রীনগর
 ডাবগ্রাম
 ভক্তিনগর



Facsimile Signature of
 Electoral Registration Officer
 নির্বাচন-নিয়ন্ত্রণ অধিকারিক

For Rajgunj 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



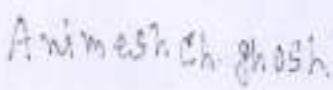
Deed No :	I-0711-05333/2019	Date of Registration	14/08/2019
Query No / Year	0711-0001272987/2019	Office where deed is registered	
Query Date	05/08/2019 4:14:35 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaigun	
Applicant Name, Address & Other Details	Aman Agarwal Sevoke Road, Thana : Siliguri, District : 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. 38,10,000/-	Rs. 39,90,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,39,420/- (Article:23)	Rs. 39,914/- (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	3 Katha	38,10,000/-	39,90,002/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road.
Grand Total :					4.95Dec	38,10,000 /-	39,90,002 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Animesh Chandra Ghosh (Presentant) Son of Late Hira Lal Ghosh 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
Maynaguri, P.O:- Maynaguri, P.S:- Maynaguri, District:-Jalpaiguri, West Bengal, India, PIN - 735224 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHVPG3936H, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	N B Developers 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Aman Agarwal Son of Shri Harish Kumar 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 1:54PM	 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
Shri Shyamal Baidya 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 Animesh Chandra Ghosh, Shri Aman Agarwal			

Transfer of property for L1

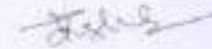
Sl.No	From	To. with area (Name-Area)
1	Shri Animesh Chandra Ghosh	N B Developers-4.95 Dec

Endorsement For Deed Number : I - 071105333 / 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 39,90,002/-



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 13:11 hrs on 14-08-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Animesh Chandra Ghosh, Executant.

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

Execution is admitted on 14/08/2019 by Shri Animesh Chandra Ghosh, Son of Late Hira Lal Ghosh, Maynaguri, P.O: Maynaguri, Thana: Maynaguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735224, 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 39,914/- (A(1) = Rs 39,900/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,914/-

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: 192019200055903062 on 07-08-2019, Amount Rs: 39,914/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 226617200 on 07-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

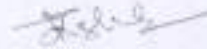
Certified that required Stamp Duty payable for this document is Rs. 2,39,420/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,34,420/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 20490, 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: 192019200055903062 on 07-08-2019, Amount Rs: 2,34,420/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 226617200 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 138530 to 138548
being No 071105333 for the year 2019.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.08.20 11:32:57 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-08-2019 11:32:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)