

5624/19

5334/2019



पश्चिम बंगाल WEST BENGAL

E 451468

E 461468

14/08/2019
 1273082/2019
 म.व. रु. 53,20,003/-

Dinesh Ch. Ghosh



DEED OF CONVEYANCE (SALE)

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

[Signature]

Add. District Sub-Registrar,
 Bardhaman, West Bengal

14 AUG 2019

Sl. NO. 20752 Date 13, 8, 2019

PURCHASER NB Developers

Full Address Siliguri

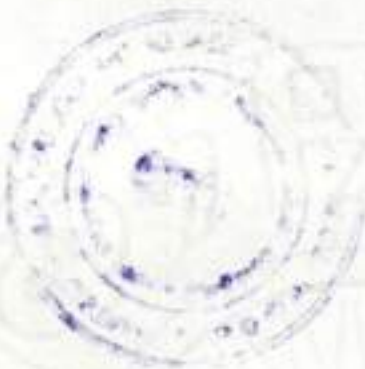
Total Value 500/-

Stamp Purchased from JPG Treasury-1



JRS

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
17/1, DSR Office, Rajganj, Jalpaiguri



Advt. Dist Sub-Registrar
Shakti Nagar, Dist-Jalpaiguri

14 AUG 2015

Dinesh Ch. Ghosh

Page No. 2

VACANT LAND

AREA : 4 KATHA
MOUZA : DABGRAM
R.S. PLOT No. : 533
L.R. PLOT No. : 83
R.S. KHATIAN No. : 180
L.R. KHATIAN No. : 195
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. 50,90,000/-

**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**".

10/8/19
ad

AND

Dinesh Ch. Ghosh

SRI DINESH CHANDRA GHOSH, son of Late Hira Lal Ghosh, having I Tax PAN : ACUPG7241F, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Jagadish Chandra Bose Road, P.O. and P.S. Siliguri, District Darjeeling, 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 purchased all that piece or parcel of land measuring 4 Katha from Sri Subhash Chandra Pal, son of Late Satish Chandra Pal, vide a registered Deed of Sale dated 11.02.1983, being Document No. I-1429 for the year 1983, registered in the office of District Sub Registrar 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. 195 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 4 Katha for a total consideration of Rs. 50,90,000/- (Rupees Fifty Lakh and Ninety 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

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Dinesh Ch. Ghosh

Page No. 4

approached the Vendor and offered to purchase the above referred to land of the Vendor measuring 4 Katha for a total consideration of Rs. 50,90,000/- (Rupees Fifty Lakh and Ninety Thousand Only).

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 50,90,000/- (Rupees Fifty Lakh and Ninety 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.

1-2-2011

Dinesh 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.

W
D.S.

Continued to next page

Aimesh Ch. Ghosh

SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND** measuring **4 (FOUR) 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. 195**, 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 Kalu Sharma sold to Purchaser,
By South ... Land of Sri Animesh Chandra Ghosh sold to Purchaser,
By East ... Land of Sri Rahul Agarwal,
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. G. UNESH BAIDYA
SHASTRI NAGAR, ITI ROAD.
P.O. SEVOKE ROAD.
P.S. BHARTI NAGAR.
DIST. JALPAIGURI.
WARD No. (41)

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

2. Manjari Ghosh.
Wife of Dinesh ch Ghosh,
J. C. Bose Road
Hakimpore Siliguri.

Dinesh ch. Ghosh












VENDOR
N B DEVELOPERS
Manjari 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

Anand

PARTNER

SIGNATURE

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

Dinesh Ch.
Ghosh

Dinesh Ch. Ghosh

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

कराची लेखा संख्या कार्ड
Permanent Account Number Card

AAOFN6179P

नाम / Name
N B DEVELOPERS

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

1E100017

N B DEVELOPERS

Amartya

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMAN AGARWAL
HARISH KUMAR AGARWAL



11/03/1992
Permanent Account Number

AUKPA5305L

Signature



Signature



आयकर विभाग
Income Tax Department

PERMANENT ACCOUNT NUMBER
ACUPG7241F

NAME
DINESH CHANDRA GHOSH

FATHER'S NAME
HIRA LAL GHOSH


DATE OF BIRTH
15-05-1949

COMMISSIONER OF INCOME-TAX, W.B. II





CB Das
COMMISSIONER OF INCOME-TAX, W.B. II

Dinesh Ch. Ghosh


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/03/021/108015

Elector's Name : Baidya Shyamal
 নির্বাচকের নাম : বৈদ্যা শ্যামল

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 BAIDYA



Address :
 Shastri Nagar
 Dabgram
 Bhaktinagar

ঠিকানা :
 শাস্ত্রীনাগর
 ডাবগ্রাম
 ভক্তিনাগর


 Facsimile Signature of
 Electoral Registration Officer
 নির্বাচন-নিবন্ধন অধিকারিক

For Ranganj Assembly Constituency
 রঙ্গনঞ্জ বিধানসভা নির্বাচন কেন্দ্রে

Place : Sadar, Jalpaiguri
 স্থান : সদর, জলপাইগুড়ি

Date : 27-03-95
 তারিখ : ২৭-০৩-৯৫

Major Information of the Deed



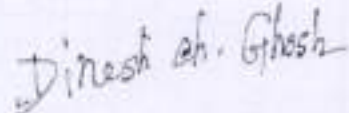
Deed No :	I-0711-05334/2019	Date of Registration	14/08/2019
Query No / Year	0711-0001273082/2019	Office where deed is registered	
Query Date	05/08/2019 4:22:06 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Aman Agarwal Sevoke Road, Thana : Siliguri, District : 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. 50,90,000/-	Rs. 53,20,003/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,19,220/- (Article:23)	Rs. 53,214/- (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	4 Katha	50,90,000/-	53,20,003/-	Width of Approach Road: 7 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	50,90,000 /-	53,20,003 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Dinesh 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
Jagadish Chandra Bose 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, PAN No.:: ACUPG7241F, 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	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 :

SI 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 1:52PM	L1 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 Dinesh Chandra Ghosh, Shri Aman Agarwal			

Transfer of property for L1

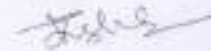
SI.No	From	To. with area (Name-Area)
1	Shri Dinesh Chandra Ghosh	N B Developers-6.6 Dec

Endorsement For Deed Number : I - 071105334 / 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 53,20,003/-



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 13:18 hrs on 14-08-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Dinesh Chandra Ghosh, Executant.

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

Execution is admitted on 14/08/2019 by Shri Dinesh Chandra Ghosh, Son of Late Hira Lal Ghosh, Jagadish Chandra Bose Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, 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 53,214/- (A(1) = Rs 53,200/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53,214/-

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: 192019200055899622 on 07-08-2019, Amount Rs: 53,214/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 226617305 on 07-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

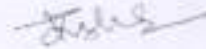
Certified that required Stamp Duty payable for this document is Rs. 3,19,220/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,14,220/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 20452, 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: 192019200055899622 on 07-08-2019, Amount Rs: 3,14,220/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 226617305 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 138721 to 138739
being No 071105334 for the year 2019.



Tapash

Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.08.20 12:37:49 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-08-2019 12:37:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)