

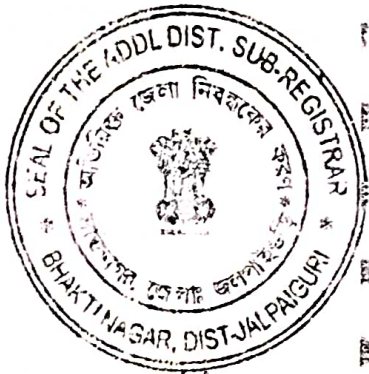
4998/2016

T- 5008



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

C 2361



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

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

17 9 AUG 2016

*Signature*

KANCHANJUNGA DEVELOPERS  
PARTNER

*Signature*

Handwritten notes: 1110838/16, 17-68/16

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 17 TH DAY OF

August

2016

Visit Commission Case No. 1302  
 For 2016  
 Fees Paid J(1) Rs. 250  
 J(2) Rs. 200  
 P.T.A. Rs. 0  
 Total Rs. 450

*Signature*

Addl District Sub-Registrar

NON JUDICIAL STAMP

No. 820 Date 10.08.2016

Kanchanjunga Developers  
Sevoke Road, Siliguri

₹ 5000/- Five thousand only

Tammy Mo  
Govt. Stamp Vendor  
Majidpur  
Lic. No. 546/RM  
Dy. Jalpaiguri

Rajesh Kumar



1925

Rajesh Kumar



1926

**KANCHANJUNGA DEVELOPERS**

Ranjeet Agarwal  
**PARTNER**

Rajat Agarwal  
86 St. Chelhari Lal Agarwal  
Burdwan Road,  
Siliguri - 734005  
P.O. - Siliguri Bazar  
P.S. - Siliguri  
Dist. - Doochur



Addl. Dist Sub-Registrar  
Bhatli Nagar, Dist. Jalpaiguri

17 AUG 2016

: 2 :

*Sri Pankaj Agarwal*

KANCHANJUNGA DEVELOPERS

*Pankaj Agarwal*  
PARTNER

Area : 1 Katha 8 Chattaks  
R.S. Plot No. : 183  
R.S. Khatian No. : 82  
Mouza : Dabgram  
J.L. No. : 2  
R.S. Sheet No. : 8  
P.S. : Bhaktinagar  
District : Jalpaiguri  
Consideration : Rs.13,10,000.00

**BETWEEN**

**KANCHANJUNGA DEVELOPERS**, a Partnership Firm, having its Office at Sevoke Road, Siliguri, P.O. and P.S. – Siliguri, District - Darjeeling, PIN – 734001, in the State of West Bengal, represented by its Partner – SRI PANKAJ AGARWAL, son of Late Kedarnath Agarwal, Hindu by faith, Indian by Nationality, Business by occupation, residing at Punjabipara, Siliguri, P.O. and P.S. – Siliguri, District - Darjeeling, PIN – 734001, in the State of West Bengal, hereinafter called the " **PURCHASER** " ( which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns ) of the " **FIRST PART** ". ( I.T. PAN No.AAPFK6863N )

*Pankaj*

: 3 :

*Sri Paritosh Bhowmick*

KANCHANJUNGA DEVELOPERS  
*Saurabh Aggarwal*  
PARTNER

AND

**SRI PIYUSH BHOWMICK**, son of Sri Paritosh Bhowmick, Hindu by faith, Indian by Nationality, Business by occupation, residing at Jyotinagar, 2<sup>nd</sup> Mile, Sevoke Road, Siliguri, P.O. – Sevoke Road, P.S. – Bhaktinagar, District - Jalpaiguri, PIN – 734001, in the State of West Bengal, hereinafter called the " **VENDOR** " ( which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns ) of the " **SECOND PART** ". ( I.T. PAN No.AFSPB4762P ).

I.A) WHEREAS Sri Dwarika Nath Singha alias Dwarika Nath Roy, son of Late Hobol Singh, the recorded owner had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 9.33 Acres, unto and in favour of Sri Kedar Nath More, son of Sri Mangi Ram More, by virtue of Sale Deed, Dtd.23-02-1959, being Document No.873 for the year 1959, entered in Book – I, Volume No.17, Pages 227 to 230, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

B) AND WHEREAS abovenamed Sri Kedar Nath More, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 20 Kathas out of the aforesaid land, unto and in favour of Sri Bipul Patra, son of Sri Nani Gopal Patra, by virtue of Sale Deed, Dtd.30-03-1992, being Document No.2013 for the year 1992, entered in Book – I, Volume No.22, Pages 359 to 362, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

*Alia*

*Sri Bipul Patra*

KANCHANJUNGA DEVELOPERS  
*Ranbir Agarwal*  
PARTNER

: 4 :

C) AND WHEREAS abovenamed Sri Bipul Patra, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 20 Kathas, unto and in favour of **SRI PIYUSH BHOWMICK**, son of Sri Paritosh Bhowmick, by virtue of Sale Deed, Dtd.05-03-2004, being Document No.2815 for the year 2006, entered in Book – I, Volume No.61, Pages 131 to 136, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

II. AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed **SRI PIYUSH BHOWMICK** ( the Vendor of these present ), became the sole, absolute and exclusive owner of the aforesaid land measuring 20 Kathas, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered offered for sale to the purchaser all that piece or parcel of land measuring 1 Katha 8 Chattaks out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.13,10,000.00 ( Rupees thirteen lakhs ten thousand ) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 1 Katha 8 Chattaks, more particularly described in the Schedule given hereinunder for a consideration of Rs.13,10,000.00 ( Rupees thirteen lakhs ten thousand ) only considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

*Alis*

*[Faint stamp]*

*Srijita Bhattacharya*

KANGSHANJUNGA DEVELOPERS  
*Saurabh Aggarwal*  
PARTNER

: 5 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.13,10,000.00 ( Rupees thirteen lakhs ten thousand ) only paid by the purchaser to the vendor the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

*Alia*  
20/11

: 6 :

*Sigurbh Bharmind*

KANCHANJUNGA DEVELOPERS  
*Sauroy Jeenuwal*  
PARTNER

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land conveyed at the cost of the purchaser.

### SCHEDULE

All that piece or parcel of vacant land measuring 1 Katha 8 Chattaks, forming part of R.S. Plot No.183, recorded in R.S. Khatian No.82, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.8, P.S. - Bhaktinagar, Ward No.41 of Siliguri Municipal Corporation, Registry Office and District - Jalpaiguri.

The said bastu land is bound and butted as follows:

NORTH :- 33 feet wide road,

SOUTH :- Land of Kanchanjunga Developers,

EAST :- Land of Kanchanjunga Developers,

WEST :- Land of Teesta Homes Private Limited.

*Chen*  
*2014*

: 7 :

IN WITNESSES WHEREOF THE SIGNATORIES IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THESE PRESENT ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Rajat Agarwal  
S/o. H. Anil Kumar Agarwal  
Burdwan Road,  
Siliguri - 734005.  
P.O. - Siliguri Bazar  
P.S. - Siliguri  
Dist. Darjeeling

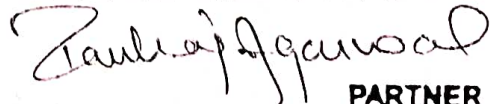
2. Santu Biswas  
S/o. Sri Sankar Kr. Biswas  
Sevoke Road, Siliguri,  
P.O. & P.S. Siliguri,  
Dist. Darjeeling.

The contents of this Document has been gone through and understood personally by the vendor and the purchaser.



VENDOR

KANCHANJUNGA DEVELOPERS



PARTNER

PURCHASER

Drafted, readover and explained by me and typed in my office.













Kamal Kr. Kedia  
Advocate, Siliguri  
E.No.F/6/92.







FINGER PRINTS OF SRI PIYUSH BHOWMICK ( VENDOR )

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

*Sri PiYush Bhowmick*  
SIGNATURE

FINGER PRINTS OF

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

\_\_\_\_\_  
SIGNATURE



*Pankaj Agarwal*

FINGER PRINTS OF SRI PANKAJ AGARWAL PARTNER OF KANCHANJUNGA DEVELOPERS (PURCHASER)

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

KANCHANJUNGA DEVELOPERS

*Pankaj Agarwal*

PARTNER

SIGNATURE

FINGER PRINTS OF

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

*[Faint illegible text]*

SIGNATURE





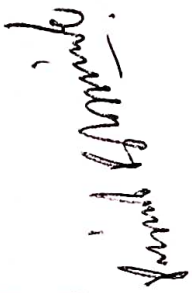


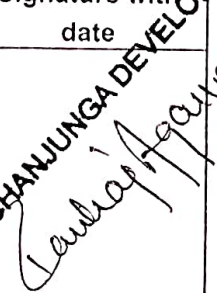

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001110838/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri PIYUSH BHOWMICK Jyotinagar, 2nd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller	 Piyush Bhowmick		
2	Shri PANKAJ AGARWAL Punjabipara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [KANCHANJUNGA DEVELOPERS]	 Pankaj Agarwal		 KANCHANJUNGA DEVELOPERS PARTNER
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Rajat Agarwal Son of Late Girdhari Lal Agarwal Burdwan Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Shri PIYUSH BHOWMICK, Shri PANKAJ AGARWAL			

(Jiban Krishna Das)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BHAKTINAGAR

## Major Information of the Deed

Deed No :	I-0711-05008/2016	
Query No / Year	0711-0001110838/2016	Date of Registration 8/19/2016 3:04:46 P
Query Date	05/08/2016 6:54:58 PM	Office where deed is registered
Applicant Name, Address & Other Details	PANKAJ AGARWAL Punjabipara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. 9733181915, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 13,10,000/-	Rs. 13,12,497/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 78,750/- (Article:23)	Rs. 14,432/- (Article:A(1))	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urt area)	

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 8

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-183	RS-82	Bastu	Bastu	1 Katha 8 Chatak	13,10,000/-	13,12,497/-	Width of Approa Road: 33 Ft., Adjacent to Meta Road,
<b>Grand Total :</b>					<b>2.475Dec</b>	<b>13,10,000 /-</b>	<b>13,12,497 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri PIYUSH BHOWMICK</b> Son of Shri Paritosh Bhowmick Jyotinagar, 2nd Mile, Sevoke Road, Siliguri, 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. AFSPB4762P, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KANCHANJUNGA DEVELOPERS</b> Sevoke Road, Siliguri, P.O:- Siliguri, P S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AAFPK6863N, Status :Organization

**Representative Details :**

**Name,Address,Photo,Finger print and Signature**

1 **Shri PANKAJ AGARWAL**

Son of Late Kedarnath Agarwal Punjabipara, Siliguri, 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 : KANCHANJUNGA DEVELOPERS (as Partner)

**Identifier Details :**

**Name & address**

Shri Rajat Agarwal  
Son of Late Girdhari Lal Agarwal  
Burdwan Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri PIYUSH BHOWMICK, Shri PANKAJ AGARWAL

**Endorsement For Deed Number : I - 071105008 / 2016**

**On 17-08-2016**

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

Presented for registration at 19:42 hrs on 17-08-2016, at the Private residence by Shri PIYUSH BHOWMICK, 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 13,12,497/-

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

Execution is admitted on 17/08/2016 by Shri PIYUSH BHOWMICK, Son of Shri Paritosh Bhowmick, Jyotinagar, 2nd Mile, Sevoke Road, Siliguri, 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 Rajat Agarwal, Son of Late Girdhari Lal Agarwal, Burdwan Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Business

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

Execution is admitted on 17/08/2016 by Shri PANKAJ AGARWAL Partner, KANCHANJUNGA DEVELOPERS, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

by Shri Rajat Agarwal, Son of Late Girdhari Lal Agarwal, Burdwan Road, Siliguri, P.O: Siliguri Bazar, Thana  
City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession  
less



Jiban Krishna Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

On 19-08-2016

**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 : 2  
of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14,432/- ( A(1) = Rs 14,432/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 14,432/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/08/2016 4:49PM with Govt. Ref. No: 192016170019189801 on 17-08-2016, Amount Rs: 14,432/-, Bank  
Oriental Bank of Commerce ( ORBC0100392), Ref. No. 22677352 on 17-08-2016, Head of Account 0030-03-104-001  
16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,750/- and Stamp Duty paid by Stamp Rs 5,000  
by online = Rs 73,750/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 820, Amount: Rs.5,000/-, Date of Purchase: 10/08/2016, Vendor name: Tanmoy  
Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/08/2016 4:49PM with Govt. Ref. No: 192016170019189801 on 17-08-2016, Amount Rs: 73,750/-, Bank  
Oriental Bank of Commerce ( ORBC0100392), Ref. No. 22677352 on 17-08-2016, Head of Account 0030-02-103-003  
02



Jiban Krishna Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

ate of Registration under section 60 and Rule 69.  
tered in Book - I  
ame number 0711-2016, Page from 91262 to 91276  
eing No 071105008 for the year 2016.



Digitally signed by JIBAN KRISHNA DAS  
Date: 2016.08.19 16:38:29 +05:30  
Reason: Digital Signing of Deed.

(Jiban Krishna Das) 19-08-2016 16:38:29  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)