

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

C 67460



Certified that the Document is duly Registered and the Signature Sheet & the Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

12/8/2016

*Signature of Registrar*

KANCHANJUNGA DEVELOPERS  
*Signature of Partner*  
PARTNER

*Handwritten notes:*  
110821/16  
10/8/16

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 10TH DAY OF

AUGUST 2016.

Visit Commission Case No.	1237
For	2016
Fees Paid J(1)	Rs. 250
J(2)	Rs. 200
P.T.A.	Rs. 0
Total	Rs. 450

Addl District Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

*Handwritten initials:* Alia sh

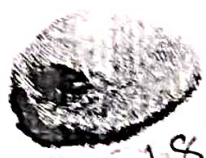
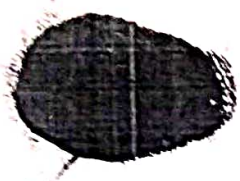
JUDICIAL STAMP  
No. 2657 Date 21.07.16



Kanchanjunga Developers  
Sevoke Road, Siliguri

Value 5000/- Five thousand only  
Govt Stamp Vendor  
Bagdogra  
Lic. No- 546/AM

*Bisnu Marmik*



1821

*Bisnu Marmik*



1822

KANCHANJUNGA DEVELOPERS  
*Ranjit Agarwal*  
PARTNER



*Ranjit Agarwal*  
S/o. H. Gochhari Lal Agarwal  
Burdwan Road,  
Siliguri - 734005

P.O. Siliguri Bazar,  
P.S. Siliguri,  
Dist: Darjeeling

Addl. Dist Sub-Registrar  
Dist. Jalpaiguri

10 AUG 2016

: 2 :

*Srijata Banerjee*

KANCHANJUNGA DEVELOPERS

*Pankaj Agarwal*  
PARTNER

Area : 6 Kathas 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.38,65,000.00

**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 )

*Alia*

: 3 :

*Srijankha Bhowmick*

KANCHANJUNGA DEVELOPERS

*Paulyjit Sanyal*  
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.

*Paulyjit Sanyal*

: 4 :

*Srijata Bhowmick*

KANCHANJUNGA DEVELOPERS  
*Saubhagya*  
PARTNER

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 6 Kathas 8 Chattaks out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.38,65,000.00 ( Rupees thirty eight lakhs sixty five thousand ) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 6 Kathas 8 Chattaks, more particularly described in the Schedule given hereinunder for a consideration of Rs.38,65,000.00 ( Rupees thirty eight lakhs sixty five thousand ) only considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

*Alina*  
Adv

*Signature*

KANCHANJUNGA DEVELOPERS

*Signature*  
PARTNER

: 5 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.38,65,000.00 ( Rupees thirty eight lakhs sixty five 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.

*Signature*

: 6 :

*Srijank Bhowmick*

KANCHANJUNGA DEVELOPERS  
*Soukaj Banerjee*  
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 6 Kathas 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 :- Land of Sri Piyush Bhowmick,  
SOUTH :- Sold land of Bhadru Singh Roy and others,  
EAST :- Land of Kanchanjunga Developers,  
WEST :- Land of Teesta Homes Private Limited.

*Alis*

: 7 :

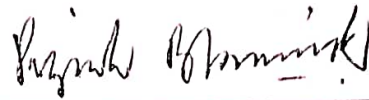
IN WITNESSES WHEREOF THE SIGNATORIES IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THESE PRESENT ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Rajal Agarwal  
s/o. H. Gishhari Lal Agarwal  
Burdwan Road,  
Siliguri - 734005.  
P.O. Siliguri Bazar,  
P.S. - Siliguri.  
Dist: Darjeeling.

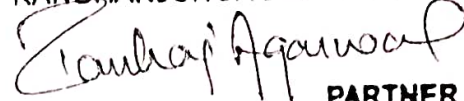
2. Santu Biswas  
S/o- Sri Sadhan Kr. Biswas  
Sevoke Road, Siliguri,  
P.O. & P.S. Siliguri,  
Dist. Darjeeling.

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.





*Sri Piyush Bhowmick*

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					

SIGNATURE





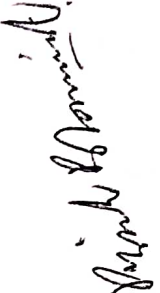


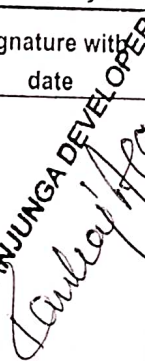
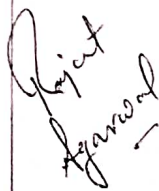
Government of West Bengal

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 07110001108311/2016

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			
2	Shri PANKAJ AGARWAL Punjabipara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling West Bengal, India, PIN - 734001	Representative of Buyer [KANCHA NJUNGA DEVELOPERS]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Rajat Agarwal Son of Late Girhari Lal Agarwal Burdwan Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Shri PIYUSH BHOWMICK, Shri PANKAJ AGARWAL			

KANCHANJUNGA DEVELOPERS  
Rajat Agarwal  
PARTNER

(Jiban Krishna Das)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BHAKTINAGAR

## Major Information of the Deed

Deed No :	I-0711-04793/2016		Date of Registration	8/12/2016 12:12:12
Query No / Year	0711-0001108311/2016		Office where deed is registered	
Query Date	05/08/2016 12:35:24 PM		A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
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. 38,65,000/-	Rs. 38,67,499/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 2,32,050/- (Article 23)	Rs. 42,537/- (Article:A(1))			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Ur 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	6.5 Katha	38,65,000/-	38,67,499/-	Width of Appro Road: 6 Ft., Adjacent to Met Road,
Grand Total :					10.725Dec	38,65,000 /-	38,67,499 /-	

### Seller Details :

Sl 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: 10/08/2016 , Admitted by: Self, Date of Admission: 10/08/2016 ,Place : Pvt. Residence

### Buyer Details :

Sl 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 /AAPFK6863N, 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 - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri PIYUSH BHOWMICK, Shri PANKAJ AGARWAL

**Endorsement For Deed Number : I - 071104793 / 2016**

**On 05-08-2016**

**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 38,67,499/-



**Jiban Krishna Das**

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

**Jalpaiguri, West Bengal**

**On 10-08-2016**

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

Presented for registration at 18:00 hrs on 10-08-2016, at the Private residence by Shri PIYUSH BHOWMICK, Executant.


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

Execution is admitted on 10/08/2016 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

Indetified 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 - 734001, By caste Hindu, By Profession Business

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

Execution is admitted on 10/08/2016 by Shri PANKAJ AGARWAL Partner, KANCHANJUNGA DEVELOPERS, Seval Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001  
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 - 734001, By caste Hindu, By Profession Business

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

**On 12-08-2016**

**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 : of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 42,537/- ( A(1) = Rs 42,537/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,537/-

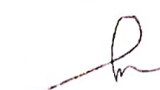
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W  
Online on 09/08/2016 11:53AM with Govt. Ref. No: 192016170018088421 on 09-08-2016, Amount Rs: 42,537/-,  
Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 22515419 on 09-08-2016, Head of Account 0030-03-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,32,050/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,27,050/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 2657, Amount: Rs.5,000/-, Date of Purchase: 21/07/2016, Vendor name: Tan Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W  
Online on 09/08/2016 11:53AM with Govt. Ref. No: 192016170018088421 on 09-08-2016, Amount Rs: 2,27,050/-  
Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 22515419 on 09-08-2016, Head of Account 0030-02-003-02

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