

7790/22

I. 7807/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 896445

E 896445

1
 Dm
 1213.
 17-8-22.

Chandra Shekhar Sharma
 Suresh Sharma



DEED OF SALE

Q 2002379998/22

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

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

17 AUG 2022

0008

NUN JUDICIAL STAMP

No. 14 Date 01.6.22



Sold Amrit Build con

at Bherainagar Dist. Jal

Value Rs. Five thousand only

Licent. Stamp Vendor
Bagdogra

Lic. No. 546/RM

07 / Darjeeling

E 888442



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

17 AUG 2022

Chandra Sheldar Sharma

Suresh Sharma

[2]

CONVEYANCE :-

MOUZA : DABGRAM

P.S. : BHAKTINAGAR

DISTRICT : JALPAIGURI

AREA : 34.5 DECIMALS

CONSIDERATION : Rs. 3,35,00,000/-

J.L NO . : 2

R.S. SHEET NO. : 8

L.R. SHEET NO. : 22

R.S PLOT NOS. : 309 & 310

L.R.PLOT NO. : 78

R.S. KHATIAN NO. : 568

L.R. KHATIAN NO. : 256 & 180

WITHIN THE LIMITS OF WARD NO. 43 SILIGURI MUNICIPAL AREA.

THIS INDENTURE MADE ON THIS THE 17th DAY OF AUGUST 2022

BETWEEN

Chandra Shekhar Sharma
Suresh Sharma

[3]

AMRIT BUILDCON, a Partnership Firm, having its office at 1st Floor, Metro Heights, 2nd Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by its Partners 1. **SRI BIJAY KUMAR MUNDHRA**, son of Late Pokar Mal Mundhra and 2. **SMT SHWETA MUNDHRA**, wife of Sri Girish Kumar Mundhra, both are Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of Panchwati Housing Complex, Plot No.9, 3rd Floor, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal- hereinafter called the "**PURCHASER**"(which expression shall mean and include unless excluded by or repugnant to the context their partners, successors, representative, administrators, executors and assigns)of the "**ONE PART**".(PAN: **ABVFA5885H**).

A N D

1. **SRI CHANDRA SHEKHAR SHARMA**, son of Sri Bholu Sharma and
2. **SRI SURESH KUMAR SHARMA ALIAS SURESH SHARMA**, son of Sri Keshab Prasad Sharma alias Sri Keso Prasad Sharma, both Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of Udham Singh Sarani, Near Jewel Club, Ashram Para, P.O & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal - hereinafter called the "**VENDORS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**". (PAN: **BBJPS1945R**), (PAN: **BDFPS4517R**)

WHEREAS the abovenamed Vendor No.1 **Sri Chandra Shekhar Sharma** had purchased land measuring 18 Decimals from Sri Kalu Ram Prodhan & Others, by virtue of Registered Deed of Conveyance, dated 19.08.1983, being Document No. I- 1954, for the year of 1983 and the same was registered in the office the Additional District Sub-Registrar Jalpaiguri in the District of Jalpaiguri.

Chandra Shekhar Sharma
Suresh Sharma

[4]

AND WHEREAS the abovenamed Vendor No.2 **Sri Suresh Kumar Sharma** alias Suresh Sharma had purchased land measuring 16.5 Decimals from Sri Kalu Ram Prodhan & Others, by virtue of Registered Deed of Conveyance, dated 19.08.1983, being Document No. I- 1953, for the year of 1983 and the same was registered in the office the Additional District Sub-Registrar Jalpaiguri in the District of Jalpaiguri.

AND WHEREAS in the manner aforesaid, the above named Vendors, **Sri Chandra Shekhar Sharma & Sri Suresh Kumar Sharma alias Suresh Sharma** became the sole, absolute and exclusive owner of land measuring 34.5 Decimals (out of which Land measuring 18 Decimals belongs to Vendor No.1 & land measuring 16.5 Decimals belongs to Vendor No.2) and ever since then the Vendors are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Vendors were desirous of constructing a G+5 Storied building on the below Scheduled land and the plan for which was approved by the appropriate authority, being Plan No. SWS-OBPAS/0104/2022/0686 dated 08/08/2022, LUCC issued by SJDA vide its **Memo No. 8565/SJDA, dated 07.04.2022** and Fire Safety Certificate issued by Deputy Director, West Bengal Fire and Emergency Services vide **Memo No. FSR/0125186217900311, dated 04.10.2021** but the Vendors are now not interested in constructing the said Building.

AND WHEREAS the Vendors being in need of fund for investing the same in some lucrative business have offered for sale land measuring 34.5 Decimals along with the LUCC, Fire Safety Certificate & Building Plan for a total consideration of Rs. 3,35,00,000/- (Rupees Three Crore Thirty Five Lacs Only) and the aforesaid land is fully described in the Schedule below.

Chandra Shekhar Sharma
Suresh Sharma

[5]

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land along with the LUCC, Fire Safety Certificate & Building Plan more fully described in the Schedule below approached the Vendors and offered to purchase the above referred to land measuring 34.5 Decimals for a total consideration of Rs. 3,35,00,000/- (Rupees Three Crore Thirty Five Lacs Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 3,35,00,000/- (Rupees Three Crore Thirty Five Lacs Only) out of which Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) is paid to Vendor No. 1 **SRI CHANDRA SHEKHAR SHARMA** and Rs. 1,60,00,000/- (Rupees One Crore Sixty Lacs Only) paid to Vendor No. 2, **SRI SURESH KUMAR SHARMA ALIAS SURESH SHARMA** and the receipt whereof the Vendors do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchaser the 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 Superior Landlord the State of West Bengal.

And the Vendors do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendors does hereby transfer subsist and the Vendors 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.

Chandra Shekhar Sharma
Swresh Sharma

[6]

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said 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 other encumbrances whatsoever, the Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDORS FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendors on the date of these presents.

SCHEDULE

All that piece or parcel of Vacant Bastu land measuring 34.5 Decimals forming part of L.R. Plot No. 78, Recorded in L.R. Khatian No. 256 & 180, situated within Mouza – Dabgram, R.S Sheet No. 8, LR Sheet No. 22, J.L. No.2, Pargana – Baikunthapur, P.S.- Bhaktinagar, District - Jalpaiguri. The said land is situated at Shyam Mandir Road within the Limits of Ward No. 43 of Siliguri Municipal Corporation Area. The RS Plot wise area is mentioned herein below:-

R.S. PLOT NO.	R.S KHATIAN NO.	AREA IN DECIMALS
309	568	30.5 Decimals
310	568	4 Decimals
	TOTAL AREA	34.5 Decimals

The said land is bounded and butted as follows:-

- By North : 28 feet wide SMC Road
By South : Land of Bhabani Chettri
By East : Shyam Vihar Apartment
By West : Land of RS Plot No. 309

[7]

IN WITNESS WHEREOF, the Vendors do hereunto set their respective hand on the day, month and year first above written

WITNESSES:-

1. Aopal Roy
S/o Sri Aneshwar Roy
Fart Chayan Patra
P.O - Ahogamali
P.S - Bhairinagar
Dist - Jajpur

Chandra Shekhar Sharma
Suresh Sharma












VENDORS

2. Shrawati Kundu
S/o Sri. S. K. Kundu
Haiderpara,
Siliguri

Drafted by me and Printed in
my office :-

Manoj Agarwal

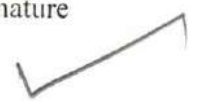
Manoj Agarwal
Advocate, Siliguri.
(Enrl No. F-505/434 of 1997)












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

Chandra Shelkar Sharma

Chandra Shelkar Sharma

Signature



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












Suresh Sharma

Suresh Sharma

Signature














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	LEFT HAND					
	RIGHT HAND					

Bijay Kumar Mundhra

AMRIT BUILDCON

Bijay Kumar Mundhra
Signature Partner

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

Shweta Mundhra

AMRIT BUILDCON

Shweta Mundhra
Signature Partner

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



As per box

Signature of Identifier

2020/05/13 10:00 AM
MIRAPUR, N.Y.

Major Information of the Deed



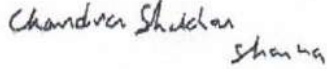


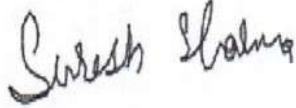
Deed No :	I-0711-07807/2022	Date of Registration	17/08/2022
Query No / Year	0711-2002379998/2022	Office where deed is registered	
Query Date	04/08/2022 11:56:00 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
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. 3,35,00,000/-	Rs. 3,64,73,907/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,23,715/- (Article:23)	Rs. 3,64,753/- (Article:A(1), 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: Shyam Mandir Road, 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-309	RS-568	Bastu	Bastu	30.5 Dec	2,95,00,000/-	3,22,45,048/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L2	RS-310	RS-568	Bastu	Bastu	4 Dec	40,00,000/-	42,28,859/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
		TOTAL :			34.5Dec	335,00,000 /-	364,73,907 /-	
		Grand Total :			34.5Dec	335,00,000 /-	364,73,907 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr CHANDRA SHEKHAR SHARMA (Presentant) Son of Mr BHOLA SHARMA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022
UDHAM SINGH SARANI, NEAR JEWEL CLUB, ASHRAM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx5R, Aadhaar No: 85xxxxxxxx3624, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SURESH KUMAR SHARMA, (Alias: Mr SURESH SHARMA) Son of Mr KESHAB PRASAD SHARMA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022
UDHAM SINGH SARANI, NEAR JEWEL CLUB, ASHRAM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BDxxxxxx7R, Aadhaar No: 90xxxxxxxx0348, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMRIT BUILDCON 1ST FLOOR, METRO HEIGHTS, 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, PAN No.:: ABxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BIJAY KUMAR MUNDHRA Son of Late POKAR MAL MUNDHRA 3RD FLOOR, PLOT NO. 9, PANCHWATI HOUSING COMPLEX, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 23xxxxxxxx3428 Status : Representative, Representative of : AMRIT BUILDCON (as PARTNER)
2	Mrs SHWETA MUNDHRA Wife of Mr GIRISH KUMAR MUNDHRA 3RD FLOOR, PLOT NO. 9, PANCHWATI HOUSING COMPLEX, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 77xxxxxxxx8381 Status : Representative, Representative of : AMRIT BUILDCON (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- GHOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734005			
	17/08/2022	17/08/2022	17/08/2022
Identifier Of Mr CHANDRA SHEKHAR SHARMA, Mr SURESH KUMAR SHARMA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr CHANDRA SHEKHAR SHARMA	AMRIT BUILDCON-16 Dec
2	Mr SURESH KUMAR SHARMA	AMRIT BUILDCON-14.5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr CHANDRA SHEKHAR SHARMA	AMRIT BUILDCON-2 Dec
2	Mr SURESH KUMAR SHARMA	AMRIT BUILDCON-2 Dec

On 17-08-2022

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 12:13 hrs on 17-08-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr CHANDRA SHEKHAR SHARMA , one of the Executants.

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 3,64,73,907/-

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

Execution is admitted on 17/08/2022 by 1. Mr CHANDRA SHEKHAR SHARMA, Son of Mr BHOLA SHARMA, UDHAM SINGH SARANI, NEAR JEWEL CLUB, ASHRAM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr SURESH KUMAR SHARMA, Alias Mr SURESH SHARMA, Son of Mr KESHAB PRASAD SHARMA, UDHAM SINGH SARANI, NEAR JEWEL CLUB, ASHRAM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Student

Indetified by Mr GOPAL ROY, , , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOGHOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,64,753/- (A(1) = Rs 3,64,739/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,64,753/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 12:00AM with Govt. Ref. No: 192022230090944742 on 04-08-2022, Amount Rs: 3,64,753/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 03505082022SST485394059 on 05-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

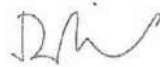
Certified that required Stamp Duty payable for this document is Rs. 18,23,715/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 18,18,715/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14, Amount: Rs.5,000/-, Date of Purchase: 01/06/2022, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 12:00AM with Govt. Ref. No: 192022230090944742 on 04-08-2022, Amount Rs: 18,18,715/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 03505082022SST485394059 on 05-08-2022, Head of Account 0030-02-103-003-02



Biswarup Goswami
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 0711-2022, Page from 183091 to 183106
being No 071107807 for the year 2022.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2022.08.18 18:46:51 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/08/18 06:46:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)



✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

17 AUG 2022