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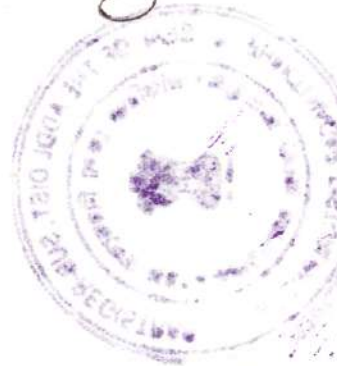
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Signature

West Commission Case No. 934/22

Minor Anvesha Ghosh alias Dibya
Mother and Natural Guardian of
Soner Ghosh



DEED OF CONVEYANCE (SALE)



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.

Dist. Sub-Regi: 13
Bhakti Nagar, Jalpaiguri

13 JUL 2022

NO. **JUDICIAL STAMI**
196 Date **05.7.22**

id. **Oodlabai Infra Projects LLP**
P.S. Bhaktinagar Dist. Jalpaiguri
1922

Sima Ghosh



1922

Sima Ghosh

1922

Sima Ghosh

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya



1923

Mr. Jm. Bhukan Singh
D/o. Late Nibaran Ch. Singh
Sijesen Colony
P.O. - Digluri Town
P.S. - N.T.P
Dist. - Jalpaiguri



1924

Rajul Sarker
S/O Late Rabinendra Nath Sarker
vill. Phojur Zouf
P.O. Rangbari
Dist. Jalpaiguri



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri
J 8 JUL 2022

Digitally signed by Rajul Sarker
DN: cn=Rajul Sarker, o=Jalpaiguri District
Sub-Registrar, email=Rajul.Sarker@jalpaiguri.gov.in

Sina Ghosh

Mother and Natural Guardian of
Minor Anvesha Ghosh alias Dibya

Sina Ghosh

Page No. 2

VACANT LAND
AREA : 0.60 ACRE
MOUZA : DABGRAM
R.S. PLOT No. : 5
R.S. KHATAN No. : 291/21
R.S. SHEET No. : 4
L.R. PLOT No. : 218
L.R. KHATAN No. : 2320
L.R. SHEET No. : 4
J.L. No. : 2
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
S.M.C. WARD No. : 42
DISTRICT : JALPAIGURI
CONSIDERATION : Rs. 3,61,51,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 08TH
DAY OF THE MONTH OF JULY, 2022.**

::BETWEEN::

OODLABARI INFRA PROJECTS LLP, a Limited Liability Partnership, having I.Tax PAN No. **AAHFO7845A**; Incorporated under the LLP Act, 2008, bearing LLP Identification No. AAZ-8951 dated 15.12.2021, having its Office at PBR Tower, First Floor, 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by two of its **DESIGNATED PARTNERS** (1) **SRI ASHISH AGARWAL**, son of Late Kishan Kumar Agarwal and (2) **SRI NITESH AGARWAL**, son of Sri Pawan Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Oodlabari, P.O. Manabari, P.S. Mal, Pin Code-735222, District Jalpaiguri, in the State of West Bengal - **HEREINAFTER** referred to and called as the "**PURCHASER**" (which expression shall mean and include unless excluded by

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Sub-Registrar
Bhakti Nagar, Jalpaiguri

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or repugnant to the context its partners, executors, administrators, legal representatives and assigns) of the **“ONE PART”**.

AND

1. SMT. SIMA GHOSH, wife of Late Ananda Ghosh alias Chittaranjan Ghosh, having I.Tax PAN No. **AWVPG8277C** and;

2. MINOR ANWESHA GHOSH ALIAS DIBYA, daughter of Late Ananda Ghosh alias Chittaranjan Ghosh and Smt. Sima Ghosh, both are Hindu by Religion, Indian by Nationality, No. 1 is Housewife by Occupation and No. 2 is Student by Occupation, Residents of Debnagar, Kharia (P), P.S. Kotwali, Pin Code-735102, District Jalpaiguri, West Bengal and presently Residing at Deshbandhupara, NTS More, P.O. Siliguri Town, P.S. Siliguri, Pin Code-734004, District Darjeeling, in the State of West Bengal – **HEREINAFTER JOINTLY and COLLECTIVELY** referred to and called as the **“VENDORS”** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, representatives and assigns) of the **“OTHER PART”**.

THAT the abovenamed **MINOR ANWESHA GHOSH ALIAS DIBYA** (the **VENDOR No. 2** herein) - is herein **REPRESENTED** by her **MOTHER and NATURAL GUARDIAN-SMT. SIMA GHOSH** (the **VENDOR No. 1** herein) vide Order No. 18, dated 19.05.2022 in Misc. Judicial Case No. 30 of 2021 (Act VIII), District Judge, Jalpaiguri.

WHEREAS one **Suk Singha**, son of Late Junyat Singha, was the **Recorded Owner** of land situated within Mouza Dabgram, Recorded in R.S. Khatian No. 291/21, under Police Station Rajganj now Bhaktinagar, District Jalpaiguri having permanent heritable, transferable and marketable right, title and interest therein.

WHEREAS the abovenamed Suk Singha (recorded owner) thereafter sold and transferred all that piece or parcel of land measuring 0.60 Acre or

Sima Ghosh
Sima Ghosh
Mother and Natural Guardian of
Minor Anwasha Ghosh alias Dibya

Suk Singha



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Bhakti Nagar, Jalpaiguri

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Sima Ghosh

Sima Ghosh

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

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60 Decimal unto and in favour of **Sri Jitendra Nath Ray and Sri Uma Pada Roy**, both sons of Late Santosh Singh Roy, vide a registered Deed of Sale dated 09.04.1984, being Document No. I-2570 for the year 1984 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Jitendra Nath Roy (Ray) and Sri Uma Pada Roy thereafter sold and transferred their aforesaid piece or parcel of land measuring 0.60 Acre or 60 Decimal unto and in favour of **Smt. Sabita Ghosh**, wife of Sri Basudeb Ghosh, vide a registered Deed of Sale dated 28.06.1985, being Document No. I-3054 for the year 1985 and the same was registered in the Office of the then Additional District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Smt. Sabita Ghosh thereafter sold and transferred her aforesaid piece or parcel of land measuring 0.60 Acre or 60 Decimal unto and in favour of **Sri Ananda Ghosh (also known as Chittaranjan Ghosh)**, son of Late Harendra Nath Ghosh alias Harendra Narayan Ghosh, vide a registered Deed of Sale dated 06.10.1989, being Document No. I-3939 for the year 1989 and the same was registered in the Office of the Additional District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Ananda Ghosh alias Chittaranjan Ghosh and his wife Smt. Sima Ghosh had **adopted a female child named 'Dibya'** later renamed and known as '**Anwesha Ghosh**' under Section 41 of the Juvenile Justice (Care and Protection of the Children) Act, 2000 vide Order No. 7 dated 27.03.2015 passed in Misc. Judicial Case No. 41/2014 (Adoption), Court of the Ld. Additional District Judge, 2nd Court Jalpaiguri.

AND WHEREAS thereafter the abovenamed Ananda Ghosh alias Chittaranjan Ghosh died intestate leaving behind the following two legal heirs namely:-

1. **Smt. Sima Ghosh** - **Wife and;**
 2. **Minor Anwesha Ghosh alias Dibya** - **Daughter;**
- as his only legal heirs and they both jointly inherited the entire aforesaid landed property measuring 0.60 Acre or 60 Decimal of Late Ananda Ghosh alias

Vidya



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Chittaranjan Ghosh as per the Hindu Succession Act, 1956 having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS, in the manner aforesaid, the abovenamed **SMT. SIMA GHOSH** and **MINOR ANWESHA GHOSH ALIAS DIBYA** (the **VENDORS** herein) became the absolute owners-in-possession of the aforesaid land measuring 0.60 Acre or 60 Decimal, each of them having half undivided share being 0.30 Acre or 30 Decimal each, and ever since the Vendors are 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 charges and encumbrances whatsoever and the said land is more particularly described in the **SCHEDULE** given herein below.

AND WHEREAS being in need of fund the Vendor No. 1 herein has applied for necessary permission for sale and disposal of her Minor Daughter namely Anwesha Ghosh alias Dibya (Vendor No. 2) half undivided share measuring 0.30 Acre or 30 Decimal in the Court of the Ld. District Judge, Jalpaiguri and the Ld. Court has *granted* the permission for Sale of Minor Anwesha Ghosh alias Dibya (Vendor No. 2) half undivided share measuring 0.30 Acre or 30 Decimal by Smt. Sima Ghosh (Vendor No. 1) (Mother and Natural Guardian) vide Order No. 18, dated 19.05.2022 passed in Misc. Judicial Case No. 30 of 2021 (Act VIII), District Judge, Jalpaiguri.

AND WHEREAS the Vendors being in need of fund have offered for sale their entire aforesaid land measuring 0.60 Acre or 60 Decimal for a total consideration of Rs. 3,61,51,000/- (Rupees Three Crore Sixty One Lakh and Fifty One Thousand Only) considering it to be the highest market price free from all charges and encumbrances whatsoever and the said land is more particularly described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

Sima Ghosh
Sima Ghosh

and
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Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

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Vendors and agreed to purchase the above referred to land measuring 0.60 Acre or 60 Decimal for a total consideration of Rs. 3,61,51,000/- (Rupees Three Crore Sixty One Lakh and Fifty One Thousand Only) and the said 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. 3,61,51,000/- (Rupees Three Crore Sixty One Lakh and Fifty One Thousand Only)** paid by the Purchaser to the Vendors by Cheques/RTGS, the RECEIPT whereof the Vendors do hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDORS does 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 Government of West Bengal.

THAT THE VENDORS 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 Vendors do hereby transfer subsists and the Vendors have 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 THE VENDORS further covenant that all rents, taxes and other charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed or performed have been so observed and performed and if it transpires otherwise the Vendors shall be





Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

, 8 JUL 2022

Simra Ghosh

Simra Ghosh

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

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liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

THAT THE VENDORS do hereby declare that the below Schedule land is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955.

THAT IT IS FURTHER DECLARED that there exist no charge, mortgage, lispendens, 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 Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THAT THE VENDORS 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 Vendors 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 Vendors have 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 Vendors shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

and
D/S



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Dist. Sub-Registrar
Bhakti Nagar, Jalpaiguri
J 8 JUL 2022

Sina Ghosh
Sina Ghosh

Mother and Natural Guardian of
Minor Anvesha Ghosh alias Dibya

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THAT THE VENDORS 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 Schedule land by the Purchaser as shall and may be required.

THAT 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 (DESCRIPTION OF THE LAND HEREBY SOLD)

All that piece or parcel of **VACANT LAND MEASURING 0.60 ACRE OR 60 DECIMAL**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 5**, Recorded in **R.S. KHATIAN No. 291/21**, under **R.S. SHEET No. 4** corresponding to **L.R. PLOT No. 218**, Recorded in **L.R. KHATIAN No. 2320**, under **L.R. SHEET No. 4**, J.L. No. 2, within the jurisdiction of **Ward No. 42** of **Siliguri Municipal Corporation**, Thakur Panchanan Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land and proposed land use is bastu.

The said land is bounded and butted as follows:-

By the North ... Dosti Enclave,
By the South ... Land of M.P. Agarwal and Others,
By the East ... About 40 feet wide Thakur Panchanan Road,
By the West ... Land of Nirmala Convent School.

That the photographs and the fingerprints of the Purchaser and that of the Vendor No. 1 as Self and as Mother and Natural Guardian of Vendor No. 2 herein are duly affixed upon sheets and one **SITE PLAN** is attached herein forming PART of these presents.

Wd
Sd



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Addl. District Sub-Registrar
Bhakti Nagar, Jaipalpaiguri

08 JUL 2022

IN WITNESSES WHEREOF the Vendor No. 1 as Self and as Mother and Natural Guardian of Vendor No. 2 herein in good health and sound conscious mind has set and subscribed her signatures on these presents on the day, month and year first above written.

WITNESSES :-

1. Sri. J. S. Shukla
S/o - Late Nibaran Ch-
Pandit Jyan Chok Sarani
Sujasen Colony
P.O. - N.T.P.
Dist. - Jalpaiguri
P.O. - Siliguri
P.O. - 734004, P.O. - Siliguri

Sima Ghosh




Sima Ghosh

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

VENDORS

2. Rajni Saker
S/o Late Rabinendra Nath
Saker
Vill - Phayun Joid
P.O. - Rangpuram
P.S. - Phansidewa
Dist. - Purjiling

Drafted as per instructions of the Parties, readover and explained by me and printed in my office.


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



addl. District Sub-Registrar
Bhakti Nagar, Jaipur

08 JUL 2022

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser the total consideration amount of **Rs. 3,61,51,000/- (Rupees Three Crore Sixty One Lakh and Fifty One Thousand Only)** against SALE of the within-mentioned Schedule land. The details of the payments are as follows:-

Sl. No	Dated	Payment Details	Amount (Rs.)
1	13.09.2021	Cheque No. 177075, PNB Bank, Siliguri.	5,50,000/-
2	13.09.2021	Cheque No. 131, HDFC Bank, Siliguri.	5,50,000/-
3	27.05.2022	Cheque No. 3, HDFC Bank, Siliguri.	74,25,000/-
4	27.05.2022	Cheque No. 4, HDFC Bank, Siliguri.	74,25,000/-
5	06.06.2022	Cheque No. 5, HDFC Bank, Siliguri.	24,75,000/-
6	06.06.2022	Cheque No. 6, HDFC Bank, Siliguri.	24,75,000/-
7	13.06.2022	Cheque No. 8, HDFC Bank, Siliguri.	49,50,000/-
8	13.06.2022	Cheque No. 9, HDFC Bank, Siliguri.	49,50,000/-
9	27.06.2022	Cheque No. 16, HDFC Bank, Siliguri.	24,94,745/-
10	27.06.2022	Cheque No. 17, HDFC Bank, Siliguri.	24,94,745/-
TDS @ 1%			3,61,510/-
Total Consideration			Rs. 3,61,51,000/-

Sima Ghosh

Sima Ghosh



Mother and ~~Legal~~ Guardian of
Minor Anwesha Ghosh alias Dibya

VENDORS



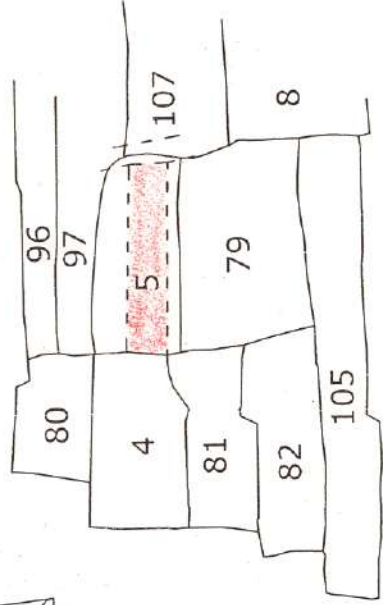
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Bhakti Nagar, Jalpaiguri

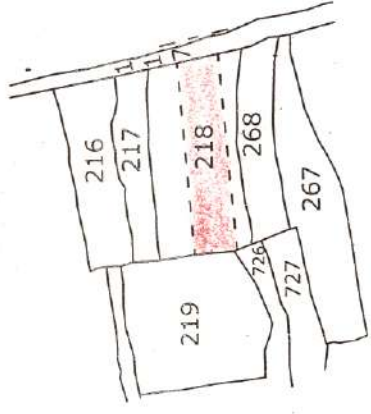
18 JUL 2022

R.S.

L.R.



PART TRACE MOUZA, DABGRAM, J. L. NO. 2, SHEET NO. R.S. & L.R. 4,
P.S. BHAKTINAGAR, DIST. JALPAIGURI, SCALE:- 16" = 1 MILE,
PROPOSED PLOT SHOWN.



PART TRACE MOUZA, DABGRAM, J. L. NO. 2, SHEET NO. R.S. & L.R. 4,
P.S. BHAKTINAGAR, DIST. JALPAIGURI, SCALE:- 16" = 1 MILE,
PROPOSED PLOT SHOWN.

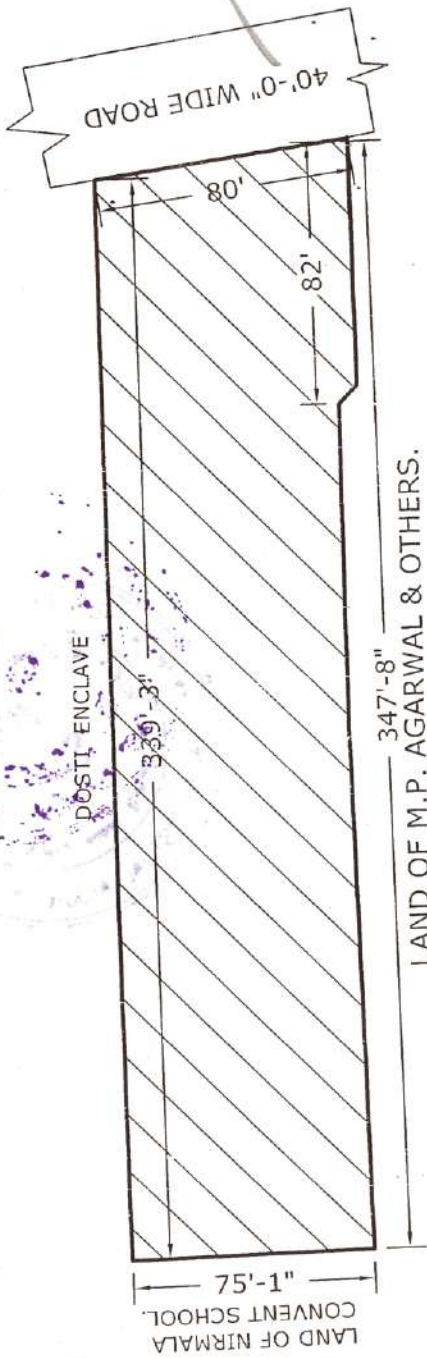
NAME OF PURCHASER. :-

OODLABARI INFRA PROJECT LLP
OF 2ND MILE SEVOKE ROAD, SILIGURI.
P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,
DIST. JALPAIGURI. PIN-734001
REPRESENTED BY :-
1) SRI ASHISH AGARWAL
S/O. LATE KISHAN KUMAR AGARWAL
2) SRI NITESH AGARWAL
S/O. SRI PAWAN AGARWAL

NAME OF VENDORS. :-

1) SMT. SIMA GHOSH.
W/O. LATE ANANDA GHOSH.
@ CHITTARANJAN GHOSH
2) MINOR ANWESHA GHOSH @ DIBYA
D/O. LATE ANANDA GHOSH. @ CHITTARANJAN GHOSH
VENDOR NO. 2 REPRESENTED BY HER MOTHER
& NATURAL GUARDIAN SMT. SIMA GHOSH.
BOTH RESIDENT OF DEBNAGAR, KHARIA(P), P.S. KOTWALI,
DIST. JALPAIGURI.
& PRESENTLY RESIDENT AT DESHBANDHUPARA,
N.T.S. MORE, SILIGURI, P.O. SILIGURI TOWN,
P.S. SILIGURI, DIST: DARJEELING. PIN-734004

LAND AREA :- 0.60 ACRE



LAND SCHEDULE. :-

- MOUZA. :- DABGRAM.
- J. L. NO. :- 2.
- SHEET NO. :- R.S. & L.R. 4.
- KHATTIAN NO. :- R.S.291/21. L.R.2320.
- PLOT NO. :- R.S. 5 & L.R. 218.
- WARD NO. :- 42(SMC)
- P.S. :- BHAKTINAGAR.
- DIST. :- JALPAIGURI.

Sima Ghosh

Sima Ghosh

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

SIGNATURE OF VENDORS.
DRAWN BY :-

M. Acharya
Surveyor

(Regd. No. 15414/II)
Subhashpally, Siliguri

SITE PLAN.
SCALE:- 1" = 60'-00"
PROPOSED PLOT SHOWN.




NOTE :- SITE PLAN PREPARED AS PER EXISTING SITE PLAN



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Addl. District Sub-Registrar
Bhakti Nagar, Jaipur

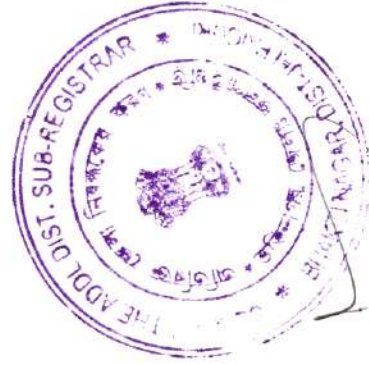
U 8 JUL 2022

		 <i>Simu Ghosh</i>										
							LEFT HAND	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER

Simu Ghosh












SIGNATURE





Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

08 JUL 2022

 <i>Sim Ghosh</i>											
							THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND											
RIGHT HAND											

Sim Ghosh

Mother and Natural Guardian of
Minor Anvesha Ghosh alias Dibya

SIGNATURE












Anvesha Ghosh



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Addl. District Sub-Registrar
Bhuvanagar, Jalpaiguri

08 JUL 2022












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

Oodlabari Infra Projects LLP


Designated Partner

SIGNATURE



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

Oodlabari Infra Projects LLP


Designated Partner

SIGNATURE

महाराष्ट्र न्यायपालिका



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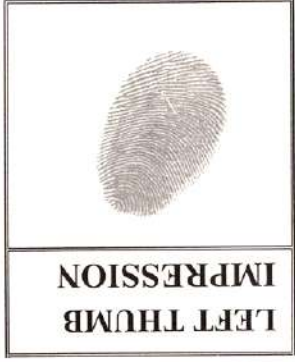
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

08 JUL 2022

IDENTIFIERS



Bi Tan Bhukar Singh

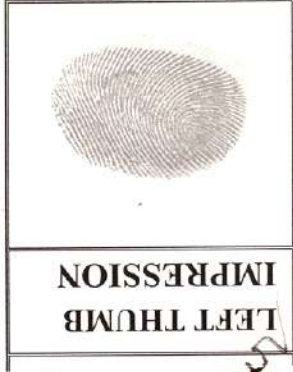


Bi Tan Bhukar Singh

SIGNATURE



Ranjit Singh



Ranjit Singh

SIGNATURE



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Dist. Sub-Registrar
Bhakti Nagar, Jaipalgaon

08 JUL 2022

Income-tax Rules, 1962
FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Anwesha	
	Middle Name		
	Surname	Ghosh	
2	Date of Birth/Incorporation of Declarant	22-10-2011	
3	Father's Name (in case individual)		
	First Name	Late Ananda Ghosh Alias	
	Middle Name		
	Surname	Chittaranjan Ghosh	
4	Flat/Room No.	5 Floor No.	
5	Name of premises	7 Block Name/No.	
6	Road/Street/Lane	9 Area/Locality	
		10 City	
10	Town/City	11 District	12 State
	Siliguri Mc	District:-Darjeeling.	WEST BENGAL
13	Pin code	14 Telephone Number (With STD)	15 Mobile Number
	734004		9434016678
16	Amount of transaction (Rs.)	3,61,51,000/-	
17	Date of transaction	20-06-2022	
18	In case of transaction in joint names, number of persons involved in the transaction	3	
19	Mode of transaction :		
20	Aadhaar Number issued by UIDAI (if available)		
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number		
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.		
	a	Agricultural income (Rs.)	0/-
	b	Other than agricultural income (Rs.)	0/-
23	Details of document being produced in support of identify in column 1 (Refer Instruction overleaf)	AADHAR card	275980056136
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card	275980056136
		Unique Identification Authority of India	Unique Identification Authority of India

MINOR ANWESHA GHOSH & DIBYA DEBISYA REPRESENTED BY SMT. SIMA GHOSH
do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax, 1961) computed in accordance with the provisions of income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Simu Ghosh

(Signature of declarant)

Mother and Natural Guardian of
Minor Anwesha Ghosh alias Dibya

Place: SILIGURI

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Note :

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.

ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaigut

U 8 JUL 2022



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 07112001849111/2022

1. 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	Smt Sima Ghosh Deshbandhupara, NTS More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004	Seller			
2	Smt Sima Ghosh Deshbandhupara NTS More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004	Guardian of Seller (Anwasha Ghosh)			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Bidhu Bhushan Dey Son of Late Nibarhan Chandra Dey Pandit Gyan Prakash Ghosh Sarani, Suryasen Colony, City:- , P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004	Smt Sima Ghosh,, Smt Sima Ghosh, Shri Ashish Agarwal, Shri Nitesh Agarwal			
2	Shri Ranjit Sarkar	Smt Sima Ghosh, Smt Sima			



✓

Adtl. District Sub-Registrar
Shakti Nagar, Jalpaiguri

U 8 JUL 2022

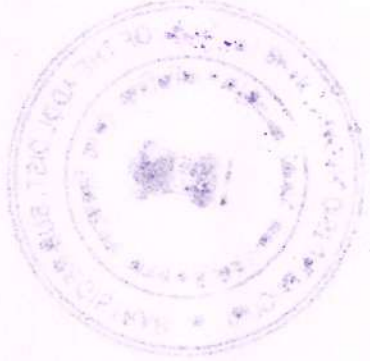
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DM
8/22

(Biswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jaipauguri, West Bengal



সদর মহকুমা, তঞ্চঙ্গ্যা জেলা
পশ্চিমবঙ্গ

১১/৭/২০২২

Query No:-07112001849011/2022, 08/07/2022, 01:13:24 PM BHAKTINAGAR (A.D.S.R)



✓

Addl. District Sub-Registrar
Bhakli Nagar, Jalpaiguri

08 JUL 2022

Major Information of the Deed

Deed No.:	I-0711-06778/2022	Date of Registration	13/07/2022
Query No / Year	0711-200184911/2022	Office where deed is registered	
Query Date	20/06/2022 11:38:23 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N S Associate Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, 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. 3,61,51,000/-	Rs. 3,61,51,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,07,570/- (Article:23)	Rs. 3,61,524/- (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: Thakur Panchanan Lane (Ward No. 42),
Mouza: Dabgram Sheet No - 4, JI No: 2, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5	RS-291/21	Bastu	0.6 Acre	3,61,51,000/-	3,61,51,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					361,51,000 /-	361,51,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Sima Ghosh (Presentant) Wife of Late Ananda Ghosh Alias Chittaranjan Ghosh Deshbandhupara, NTS More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxx7C, Aadhaar No: 92xxxxxxx3504, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Pvt. Residence</p>

2	Anwesha Ghosh, (Alias: Dibya) Daughter of Late Ananda Ghosh Alias Chittaranjan Ghosh Deshbandhupara, NTS More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Applied for Form 60, Aadhaar No: 27xxxxxxx6136, Status :Minor, Executed by: Guardian, Executed by: Guardian
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Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Oodlabari Infra Projects LLP 2nd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: aaxxxxx5a,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed.

Guardian Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Sima Ghosh Wife of Late Ananda Ghosh Alias Chittaranjan Ghosh Deshbandhupara, NTS More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AWxxxxxx7C, Aadhaar No: 92xxxxxxx3504 Status : Guardian, Guardian of : Anwesha Ghosh

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Ashish Agarwal Son of Late Kishan Kumar Agarwal Oodlabari, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 39xxxxxxx5080 Status : Representative, Representative of : Oodlabari Infra Projects LLP (as Designated Partner)
2	Shri Nitesh Agarwal Son of Shri Pawan Agarwal Oodlabari, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222,-Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 64xxxxxxx4948 Status : Representative, Representative of : Oodlabari Infra Projects LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Bidhu Bhushan Dey Son of Late Nibaran Chandra Dey Pandit Gyan Prakash Ghosh Sarani, Suryasen Colony, City:- , P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004			
Identifier Of Smt Sima Ghosh, Smt Sima Ghosh, Shri Ashish Agarwal, Shri Nitesh Agarwal			
Shri Ranjit Sarkar Son of Shri Rabintra Nath Sarkar Dhaju Jote, Rangapani, City:- , P.O:- Bagdogra, P.S:-Phansidewa, District:- Darjeeling, West Bengal, India, PIN:- 734434			

Identifier Of Smt Sima Ghosh, Smt Sima Ghosh, Shri Sima Ghosh, Shri Ashish Agarwal, Shri Nitesh Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sima Ghosh	Oodlabari Infra Projects LLP-30 Dec
2	Anwasha Ghosh	Oodlabari Infra Projects LLP-30 Dec

On 06-07-2022

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 3,61,51,000/-



Biswarup Goswami

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

Jaalpaiguri, West Bengal

On 08-07-2022

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

Presented for registration at 21:00 hrs on 08-07-2022, at the Private residence by Smt Sima Ghosh , one of the Executants.

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

Execution is admitted on 08/07/2022 by Smt Sima Ghosh, Wife of Late Ananda Ghosh Alias Chittaranjan Ghosh, Deshbandhupara, NTS More, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife
Identified by Shri Bidhu Bhushan Dey, ., Son of Late Nibaran Chandra Dey, Pandit Gyan Prakash Ghosh Sarani, Suryasen Colony, P.O: Siliguri, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Executed by Guardian

Execution is admitted by Smt Sima Ghosh, , Wife of Late Ananda Ghosh Alias Chittaranjan Ghosh, Deshbandhupara, NTS More, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession House wife as the guardian of minor Anwesha Ghosh , Dibya Deshbandhupara, NTS More, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004

Identified by Shri Bidhu Bhushan Dey, ., Son of Late Nibaran Chandra Dey, Pandit Gyan Prakash Ghosh Sarani, Suryasen Colony, P.O: Siliguri, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business



Biswarup Goswami

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

Jaalpaiguri, West Bengal

On 13-07-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,61,524/- (A(1) = Rs 3,61,510/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,61,524/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2022 4:39PM with Govt. Ref. No: 192022230068198461 on 07-07-2022, Amount Rs: 3,61,524/-,
Bank: HDFC Bank (HDFC00000014), Ref. No. 1839953772 on 07-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,07,570/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 18,02,570/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 196, Amount: Rs.5,000/-, Date of Purchase: 05/07/2022, Vendor name: Tannoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2022 4:39PM with Govt. Ref. No: 192022230068198461 on 07-07-2022, Amount Rs: 18,02,570/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1839953772 on 07-07-2022, 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 163051 to 163075
being No 071106778 for the year 2022.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2022.07.15 12:38:09 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/07/15 12:38:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)

