

6158/18

I - 5945/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 443622

E 443622

8
 05/09/2018
 S. 1294258/2018
 M.V. Rs 46,20,000/-

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

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

Pranabkumar Bhatel

As Constituted Attorney of Binoy Ghosh
 Alias Babu Ghosh And Bijan Ghosh

05 SEP 2018

: 1 :

DEED OF SALE



NON JUDICIAL STAMP

0000

No. 541 06.8.18

Sold: Bhagwati Infrastructure

of...p.o.&ps - Siliguri, Dist - Darjeeling

Value Rs. 5000/-



(Sugandha Saran Roy)
Govt. Stamp Vender
L. No. 173/R.M.
Siliguri Court

E 443855



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaigur

05 SEP 2018

Bharat Kumar Ghosh

As Constituted Attorney of Binoy Ghosh
Alias Babu Ghosh And Bijan Ghosh

: 2 :

CONVEYANCE :-

THIS INDENTURE MADE ON THIS THE
05th DAY OF September 2018

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 2 KATHAS

CONSIDERATION: Rs. 17,84,000/-

J.L NO. 2

R.S SHEET NO. 9

R.S PLOT NO. 235

R.S KHATIAN NO. 490/1

SILIGURI MUNICIPAL CORPORATION AREA

BETWEEN

BHAGWATI INFRASTRUCTURE, a Partnership Firm, having its office at Sevoke Road, P.O & P.S Siliguri, District Darjeeling, represented by its Partner, **SRI NITIN HARISH AGARWAL**, son of Sri Harish Kumar Agarwal, Resident of Sevoke Road, P.O & P.S Siliguri, District Darjeeling - hereinafter - 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 of the **ONE PART**. (PAN: AATFB0746M).

AND


As Constituted Attorney of Binoy Ghosh
Alias Babu Ghosh And Bijan Ghosh

: 3 :

1. SRI BINOY GHOSH ALIAS BABU GHOSH and

2. SRI BIJAN GHOSH, both are son of Late Bishnu Das Ghosh, Hindu by Religion, Indian by Nationality, Business by Occupation, Residents of Haiderpara, P.O Haiderpara, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the “**VENDORS**” (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** and the abovenamed Vendors are represented by their Constituted Attorney, **SRI SHAMBHU KUMAR MITTAL**, son of Sri Gouri Shanker Mittal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Khalpara, P.O & P.S Siliguri, District Darjeeling, by virtue of a Registered General Power of Attorney being Document No. IV- 192 for the year 2018 and the same was registered in the office of the Additional District Sub- Registrar Bhaktinagar, District Jalpaiguri. **(PAN: ADUPG7295A), (PAN: BSWPG2532G)**

WHEREAS the abovenamed Vendors had purchased land measuring 12 Katha from Sri Bhimraj Agarwala & another, by virtue of a Registered Deed of Sale, being Document No. 2417 for the year 1994 and the same was registered in the Office of the A.D.S.R. Jalpaiguri in the District of Jalpaiguri 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 Vendors being in being in need of fund for investing the same in some lucrative business have offered for sale land measuring 2 Kathas, (out of the land measuring 11.75 Kathas which is at present in their actual physical possession) for a total consideration of Rs. 17,84,000/- (Rupees Seventeen Lacs Eighty Four Thousand Only) and the aforesaid land is fully described in the Schedule below.



As Constituted Attorney of Binoy Ghosh
Alias Babu Ghosh And Bijan Ghosh

: 4 :

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the Vendors and offered to purchase the above referred to land measuring 2 Kathas, for a total consideration of Rs. 17,84,000/- (Rupees Seventeen Lacs Eighty Four Thousand 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. 17,84,000/- (Rupees Seventeen Lacs Eighty Four Thousand Only) paid by the Purchaser to the Vendors, the receipt whereof the Vendors does hereby acknowledge 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 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 do hereby transfer subsist 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.

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.

Banabkumar Bhal

As Constituted Attorney of Binoy Ghosh
Alias Babu Ghosh And Bijan Ghosh

: 5 :

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 scheduled 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 12 % 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.

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 homestead land measuring 2 Kathas, situated at Iskcon Mandir Road, Ward No.40, appertaining to and forming part of R.S Plot No. 235, L.R. Plot No. 5, Recorded in R.S. Khatian No. 490/1, L.R. Khatian No.740 and 741 , J.L. No. 2, R.S. Sheet No. 9, L.R. Sheet No. 61, situated in Mouza Dabgram, within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri. The said land is situated within the limits of Siliguri Municipal Corporation.

The Said Land is bounded and butted as follows :-

- North ... 30 ft wide Iskcon Mandir Road
- South ... Land of Bhagwati Infrastructure
- East ... Land of Prabhu Pal
- West ... Land of Bhibhuti Ghosh and others

: 6 :

IN WITNESS WHEREOF, the Constituted Attorney of Vendors do hereunto set their respective hands on the day, month and year first above written

WITNESSES:-

i. Aman Agarwal
S/o H. K. Agarwal
27, Senoke Road
P.O. & P.S - Siliguri
Dist - Darjeeling.



As Constituted Attorney of Binoy Ghosh
Alias Babu Ghosh And Bijan Ghosh

AS CONSTITUTED ATTORNEY
OF VENDORS

2. Subrata Kumar
S/O Late S. S. Kumar
Senth Bhadracharya
PO, P.S. Siliguri
Dist Darjeeling












Drafted by me and Printed in
my office :-



MANOJ AGARWAL

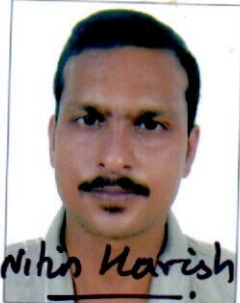
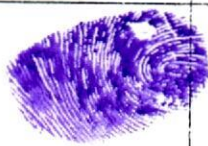
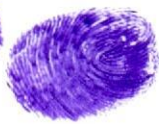
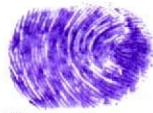
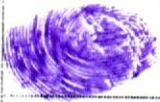
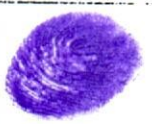



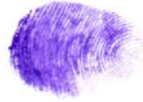

Advocate, Siliguri.

Enrolment No. F-505/434/1997

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

Shanku Kumar Kalla

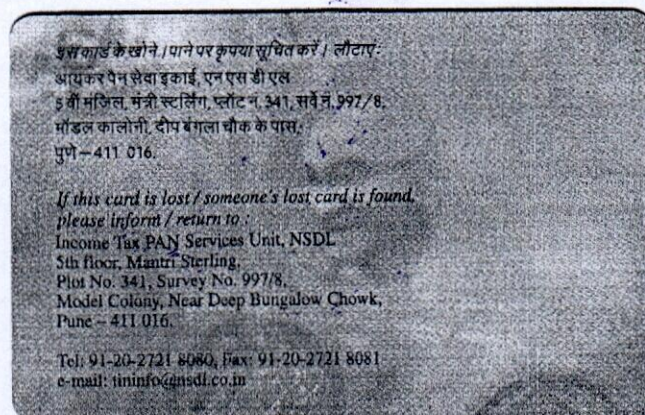
As Constituted Attorney of Binay Ghosh
Alias Babu Ghosh And Bijan Ghosh

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

BHAGWATI INFRASTRUCTURE
Nitin Karish
Signature PARTNER



BHAGWATI INFRASTRUCTURE
Nitin Kavish
PARTNER





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

NITH HARISH AGARWAL
HARISH KUMAR AGARWAL

28071985
Permanent Account Number
AGTPA6509M



Signature

Nith Harish



Income Tax Department, Government of India

02 SEP 2018

17

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAMBHU KUMAR MITTAL
GOURI SHANKER MITTAL

14/08/1985

Permanent/Account Number
AMYPM8394D



Gouri Shanker Mittal
Date: 14/8/85

Shambhu Kumar Mittal

Shambhu Kumar Mittal



SHAMBHU KUMAR MITTAL
GOURI SHANKER MITTAL

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADUPG7295A



नाम /NAME

BINOY GHOSH

पिता का नाम /FATHER'S NAME

BISHNU DASH GHOSH

जन्म तिथि /DATE OF BIRTH

16-06-1965

हस्ताक्षर /SIGNATURE

Binoy Ghosh

B. Das

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Binoy Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

BIJAN GHOSH

BISHNUDAS GHOSH

15/01/1967

Permanent Account Number

BSWPG2582G

Signature

Signature

भारत सरकार
GOVT OF INDIA



Handwritten signature



आयकर विभाग के खोले। कानून पर कृपया ध्यान दें।
आयकर विभाग के खोले। कानून पर कृपया ध्यान दें।
आयकर विभाग के खोले। कानून पर कृपया ध्यान दें।
आयकर विभाग के खोले। कानून पर कृपया ध्यान दें।
पुणे - 411 016

8105 133 20

Major Information of the Deed

Deed No :	I-0711-05945/2018	Date of Registration	05/09/2018
Query No / Year	0711-0001294258/2018	Office where deed is registered	
Query Date	10/08/2018 7:22:15 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	NITIN HARISH AGARWAL SEVOKE ROAD,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9735552700, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 17,84,000/-	Rs. 46,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,77,220/- (Article:23)	Rs. 46,214/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Iskon Mandir Road (Word no.40), Road Zone : (Ward No. 40 -- Ward No. 40) , Mouza: Dabgram Sheet No - 9

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-235	RS-490/1	Bastu	Bastu	2 Katha	17,84,000/-	46,20,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	17,84,000 /-	46,20,000 /-	

Seller Details :



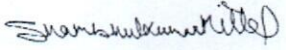
SI No	Name,Address,Photo,Finger print and Signature
1	Mr BINOY GHOSH, (Alias: Mr BABU GHOSH) Son of Late BISHNU DAS GHOSH HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADUPG7295A, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr BIJAN GHOSH Son of Late BISHNU DAS GHOSH HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSWPG2532G, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHAGWATI INFRASTRUCTURE SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AATFB0746M, Status :Organization, Status : Not Executed

Major Information of the Deed :- I-0711-05945/2018-05/09/2018

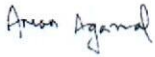
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHAMBHU KUMAR MITTAL (Presentant) Son of Mr GOURI SHANKAR MITTAL Date of Execution - 05/09/2018, , Admitted by: Self, Date of Admission: 05/09/2018, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Sep 5 2018 2:25PM	LTI 05/09/2018	05/09/2018
KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mr BINOY GHOSH, Mr BIJAN GHOSH				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr NITIN HARISH AGARWAL Son of Mr HARISH KUMAR AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BHAGWATI INFRASTRUCTURE (as PARTNER)			

Identifier Details :

Name & address	
Mr AMAN AGARWAL Son of Mr HARISH AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr SHAMBHU KUMAR MITTAL	05/09/2018
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BINOY GHOSH	BHAGWATI INFRASTRUCTURE-1.65 Dec
2	Mr BIJAN GHOSH	BHAGWATI INFRASTRUCTURE-1.65 Dec

Major Information of the Deed :- I-0711-05945/2018-05/09/2018

Endorsement For Deed Number : I - 071105945 / 2018

On 13-08-2018

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 46,20,000/-



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

Jalpaiguri, West Bengal

On 05-09-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:16 hrs on 05-09-2018, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SHAMBHU KUMAR MITTAL ,.

Executed by Attorney

Execution by Mr SHAMBHU KUMAR MITTAL, , Son of Mr GOURI SHANKAR MITTAL, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business as the constituted attorney of 1. Mr BINOY GHOSH , Mr BABU GHOSH HAIDERPARA, P.O: HAIDERPARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, 2. Mr BIJAN GHOSH HAIDERPARA, P.O: HAIDERPARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006 is admitted by him

Indetified by Mr AMAN AGARWAL, , , Son of Mr HARISH AGARWAL, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,214/- (A(1) = Rs 46,200/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2018 12:00AM with Govt. Ref. No: 192018190278646052 on 25-08-2018, Amount Rs: 46,214/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 179935386 on 27-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0711-05945/2018-05/09/2018

Payment of Stamp Duty

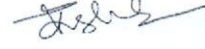
Certified that required Stamp Duty payable for this document is Rs. 2,77,220/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,72,220/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 541, Amount: Rs.5,000/-, Date of Purchase: 06/08/2018, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2018 12:00AM with Govt. Ref. No: 192018190278646052 on 25-08-2018, Amount Rs: 2,72,220/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 179935386 on 27-08-2018, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-05945/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 140154 to 140171
being No 071105945 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.09.06 12:51:51 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 06-09-2018 12:51:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)