

6102/18

I 5963 / 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 976422

D 976422

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 04/09/2018
 D. 1254242

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 Binoy Ghosh

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

Notarized that the Document is admissible for registration and the Signature Sheet attached to the Document are part of this Document.

Addl. District Sub-Registrar,
 Bhakti Nagar, Jalpaiguri.

05 SEP 2018



: 1 :

DEED OF SALE

JUDICIAL STAMP
No. 00051815 Date 25.7.18

For Bhagwati Infrastructure
At Sevoke Rd., Siliguri

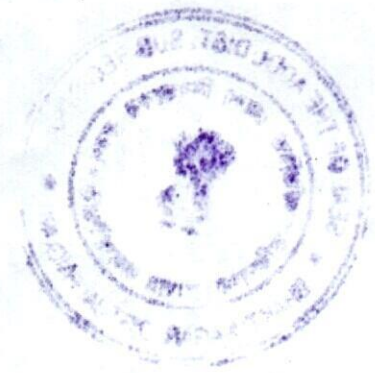
Value Rs. ₹ 100/- Amal Kumar

Tannoy Roy
Stamp Vendor
Rangagra
Lic. No- 546/RM
Ct. Darjeeling



087825

যদি কোন কারণে এই চুক্তি
যে কোন কারণে বাতিল হলে



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

04 SEP 2018

: 2 :

Shankar Kumar Ghosh

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

CONVEYANCE :-

THIS INDENTURE MADE ON THIS THE
31ST DAY OF AUGUST..... 2018

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 4.875 KATHAS

CONSIDERATION: Rs. 33,61,091/-

J.L NO. 2

R.S SHEET NO. 9

R.S PLOT NO. 235

R.S KHATIAN NO. 490/1

BETWEEN

SILIGURI MUNICIPAL CORPORTATION AREA

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)

A N D

Sri Shambhu Kumar Mittal

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 4.875 Kathas, (out of the land measuring 11.75 Kathas which is at present in their actual physical possession) for a total consideration of Rs. 33,61,091/- (Rupees Thirty Three Lacs Sixty One Thousand Ninety One Only) and the aforesaid land is fully described in the Schedule below.

Bhambhadrachand Kulkarni

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 4.875 Kathas, for a total consideration of Rs. 33,61,091/- (Rupees Thirty Three Lacs Sixty One Thousand Ninety One 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. 33,61,091/- (Rupees Thirty Three Lacs Sixty One Thousand Ninety One 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.

Bijayan Ghosh

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

: 5 :

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 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.

Bijay Kumar Ghosh

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

: 6 :

SCHEDULE

=====

All that piece or parcel of vacant homestead land measuring 4.875 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 ... Land of Vendors

South ... Land of Bhagwati Infrastructure

East ... Land of Prabhu Pal

West ... Land of Bhibhuti Ghosh and others

: 7 :

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

WITNESSES:-

1. Aman Agarwal
S/o Haish kr Agarwal
Senoke Road, Siliguri.
P.O & P.S - Siliguri.
Dist - Darjeeling.

[Handwritten Signature]

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

**AS CONSTITUTED ATTORNEY
OF VENDORS**

2. Sebnata Panjwani
S/O Late Shri Shankar Panjwani
Senth Bhawanagar
P.O. P.S Siliguri
Dist + Darjeeling


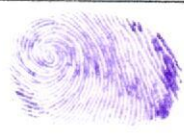


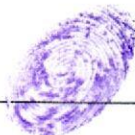
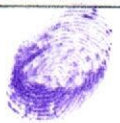





Drafted by me and Printed in
my office :-

[Handwritten Signature]

MANOJ AGARWAL


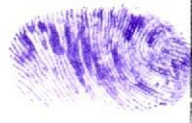



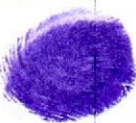





Advocate, Siliguri.

Enrolment No. F-505/434/1997

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	RIGHT HAND					



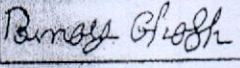
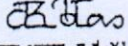
Sankar Kumar Kella

Signature.....

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	LEFT HAND					
	RIGHT HAND					

BHAGWATI INFRASTRUCTURE

Nitin Harish
Signature PARTNER

	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 		
	आयकर आयुक्त, प.ब. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI	



इस कार्ड के खो / मिले जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (पदाति एवं तकनीकी), पी-7, चौबेगी 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

8108 878 10

आयकर विभाग
INCOME TAX DEPARTMENT

BIJAN GHOSH

BISHNUDAS GHOSH

15/01/1967

Permanent Account Number
BSWPG2532G

Signature

Signature

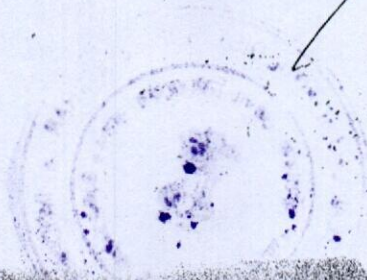


भारत सरकार
GOVT. OF INDIA



28/02/2015

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यदि कार्ड के खोने / पाने पर कृपया सूचित कर / लीडिए
आयकर पेन सेवा इकाई, एन एस डी सी
इकोनॉमिक्स, मेनो स्टडींग फ्लोर्टन, 34, एन 1 997/8
मिडिल कोलाती, दीप बंगला प्रोकेज, पुणे
पुणे - 411 016.

If this card is lost / someone's lost card is found
please inform / lead us
Income Tax Pen Service Unit, NSDL
Economics, Meno Studying Floortan, 34, N 1 997/8
Middle Colony, Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91 20 2722 1003 (Fax: 91 20 272) 8081
email: info@nsdl.com

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMBHU KUMAR MITTAL
GOURI SHANKER MITTAL

14/08/1985

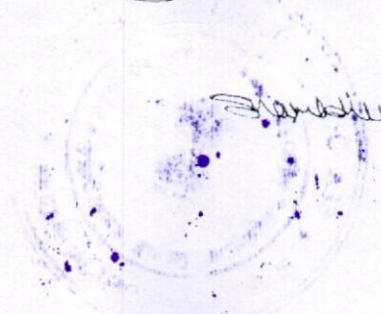
Permanent Account Number
AMYPM8394D



Shambhu Kumar Mittal
Signature

Shambhu Kumar Mittal

Shambhu Kumar Mittal



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



नितिन हरिश् अगारवाल
NITIN HARISH AGARWAL

हरिश् कुमार अगारवाल
HARISH KUMAR AGARWAL

23071985
Permanent Account Number

AGTPA6509M

Signature



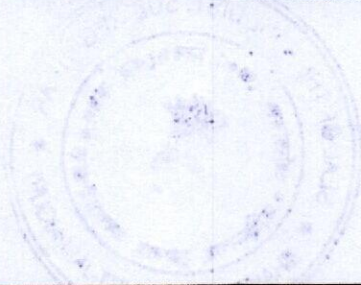
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Nitin Harish

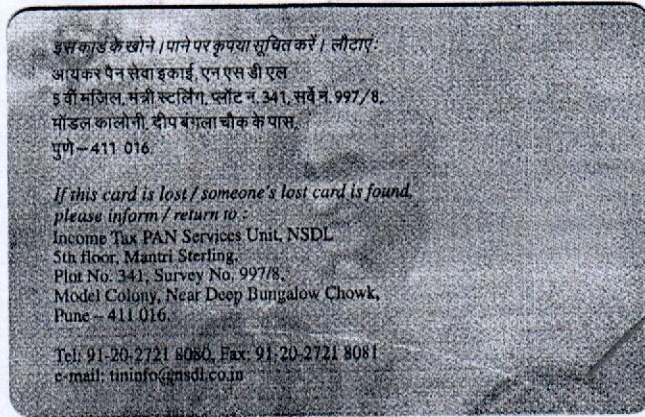


आयकर विभाग
Income Tax Department
Government of India

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BHAGWATI INFRASTRUCTURE
Nitin Harish
PARTNER



मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

Major Information of the Deed

Deed No :	I-0711-05963/2018	Date of Registration	05/09/2018
Query No / Year	0711-0001294242/2018	Office where deed is registered	
Query Date	10/08/2018 7:12:16 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. 33,61,091/-	Rs. 96,52,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,79,170/- (Article:23)	Rs. 96,539/- (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 Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-235	RS-490/1	Bastu	Bastu	4.875 Katha	33,61,091/-	96,52,500/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
Grand Total :					8.0438Dec	33,61,091 /-	96,52,500 /-	

Seller Details :



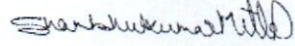
SI No	Name,Address,Photo,Finger print and Signature
1	Mr BINOY GHOSH, (Alias: Mr BABU GHOSH) Son of Late BISHNU DAS GHOSH HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: 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-0711-05963/2018-05/09/2018

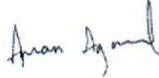
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHAMBHU KUMAR MITTAL (Presentant) Son of Mr GOURI SHANKAR MITTAL Date of Execution - 31/08/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office			
		Sep 4 2018 12:01PM	LTI 04/09/2018	04/09/2018
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 :

Sl 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	
	04/09/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BINOY GHOSH	BHAGWATI INFRASTRUCTURE-4.02187 Dec
2	Mr BIJAN GHOSH	BHAGWATI INFRASTRUCTURE-4.02187 Dec

Major Information of the Deed :- I-0711-05963/2018-05/09/2018

Endorsement For Deed Number : I - 071105963 / 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 96,52,500/-



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

On 04-09-2018

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

Presented for registration at 11:51 hrs on 04-09-2018, 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 96,539/- (A(1) = Rs 96,525/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 96,539/-

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: 192018190278705312 on 25-08-2018, Amount Rs: 96,539/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 179937741 on 27-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,79,170/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,74,170/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1815, Amount: Rs.5,000/-, Date of Purchase: 25/07/2018, Vendor name: Tanmoy 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: 192018190278705312 on 25-08-2018, Amount Rs: 5,74,170/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 179937741 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-0711-05963/2018-05/09/2018

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.



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

Major Information of the Deed :- I-0711-05963/2018-05/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 140074 to 140092
being No 071105963 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.09.06 12:41:18 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 06-09-2018 12:40:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)