

1532/2020

I - 1568/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 079678

F 079678

25/02/2020  
 07:00 P.M.  
 S. 2874 47/2020  
 m.v. Rs 85,00,000/-

PRIME DEVELOPERS

Partner

Smit Choudhary.

Rekha Choudhary.

### DEED OF CONVEYANCE

Visit Commission Case No. 838/2020

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

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

02 MAR 2020



Sr. NO. 47333 Date 12, 02, 2020,

PURCHASER Prime Developers

Full Address Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



*MD*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No. 1 of 99-2000  
Add. DSR Office, Rajganj, Jalpaiguri

*Susik Choudhry*



551

*Susik Choudhry*



552

*Rekha Choudhry*



553



**PRIME DEVELOPERS**

*[Signature]*

Partner

*Sourav Sen*  
*S/o Sri T N Sen*

*[Signature]*  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

25 FEB 2020

PRIME DEVELOPERS

Partner

Sujit Choudhary.

Rekha Choudhary.

Land Measuring	:	4.75 Decimals,
Mouza	:	Dabgram,
J. L. No.	:	2 (Two),
RS Sheet No.	:	8 & 12 (LR 63),
RS Plot No.	:	658 & 217 (LR 4),
RS Khatian No.	:	729, 730 & 724, (LR 362 & 363),
Police Station	:	Bhaktinagar,
District	:	Jalpaiguri,
Set Forth Valuation	:	Rs. 85,00,000/- only

THIS INDENTURE IS MADE ON THIS <sup>25<sup>th</sup></sup> DAY OF FEBRUARY,  
TWO THOUSAND AND TWENTY.

BETWEEN

PRIME DEVELOPERS

Partner

Sujit Choudhury

Rekha Choudhury

**PRIME DEVELOPERS** (PAN-AAXFP5657M), a partnership firm having its office at "City Mall Building" at Sevoke Road, Siliguri represented by one of its partners Sri Prateek Agarwal, Son of Sri Kamal Kumar Agarwal, Hindu by religion, Nationality Indian, Business by Occupation, resident of Gitanjali Apartment, Hakimpara, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN-734001, hereinafter called the **PURCHASER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the **ONE PART**.

AND

(1) **SRI SUJIT CHOUDHURY**, (PAN-AEUPC6121L), Son of Late Suresh Chandra Choudhury and (2) **SMT. REKHA CHOUDHURY**, (PAN-AEWPC0886L), Wife of Sri Sujit Choudhury, Hindu by religion, Indian by Nationality, No. 1 Retired from Service by Occupation and No. 2 Housewife by occupation, resident of 5, B.K. Bhadra Sarani, Hakimpara, P.O. & P.S. Siliguri, Dist. Darjeeling, PIN-734001, both hereinafter called the **VENDORS/SECOND PARTY**, (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the Vendor/Second Party jointly acquired the ownership of a piece of land measuring 0.19 Acres by way of purchase from Smt. Sakuntala Devi Agarwala, Smt. Raj Kumari Agarwal, Smt. Sarda Devi

PRIME DEVELOPERS

Partner

*[Handwritten signature]*

*Susil Choudhary*

*Rakha Choudhary*

Agarwal and Sri Jagadish Prasad vide Sale Deed registered on 27.10.1998 at the office of the Dist. Sub-Registrar Jalpaiguri, recorded in Book-I, Vol. No. 9, pages from 123 to 130, being No. 4676 for the year 1998.

**AND WHEREAS** being the joint owners in such possession the vendors of these presents thereafter mutated the same in their names with the concerned Land Reforms Office and obtained the separate LR Khatian being No. 362 and 363 in connection with the LR Plot No. 4 having an area in total measuring 0.198 Acres and subsequently initiated for building plan and in this process after having obtained the approval of the Site Plan being No. 633, dated 31.08.2019 and thereafter finally an approved building plan has been sanctioned in the names of the Vendors vide Plan No. 598 issued by the Siliguri Municipal Corporation and in the manners aforesaid the Vendors of these presents became in actual, khas and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

**AND WHEREAS** the vendors hereof being in need of money jointly decided to sell a portion of land measuring 4.75 Decimals, out of their total physical possession of land measuring 0.198 Acres more fully described in the schedule below free from all encumbrances and charges whatsoever.

PRIME DEVELOPERS

*Handwritten signature*

Partner

- *Sunit Chandray.*

- *Rajika Chaudhary.*

**AND WHEREAS** the Purchaser being in need of a plot of land in the locality has agreed to purchase the said property, more fully described in the schedule below and thereby offered the consideration to the tune of Rs. 85,00,000/- (Rupees eighty-five lac) only.

**AND WHEREAS** the Vendors considering the price so offered by the Purchaser as fair, reasonable and highest in view of the prevailing market rate of the property in question, have agreed to sell the said land, more fully described in the schedule below free from all encumbrances and charges whatsoever and the said property is hereby transferred in the manner as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said total sum of Rs. 85,00,000/- (Rupees eighty-five lac) only hereof paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof as per the "Money Receipt" mentioned herein below) and the Vendors do hereby grant, sell, convey, transfer and assign unto the Purchaser the said land hereby sold as described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever

PRIME DEVELOPERS

Partner

Savit Choudhary

Rekha Choudhary

peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under him/them, subject to the payment of rent etc. payable to the Superior Landlord the Govt. of WB.

**AND THE VENDORS** do hereby covenant with the Purchaser that the Vendors have full authority and power to transfer the said land described in schedule below unto and in favour of the Purchaser in the manner aforesaid and the Vendors or any person/persons claiming under him/them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser will execute all such acts, deeds and things whatsoever for further and more effectually assuring the Purchaser for his/her/their peaceful enjoyment and possession therein as shall and may be required.

**IT IS FURTHER** covenanted by the Vendors that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the landed property hereby transferred, expressed or intended so to be or in any part thereof and therein on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendors shall be liable to deal with according to law and shall also be liable to compensate the Purchaser for any loss, injury that the Purchaser may sustain in consequence thereof.

PRIME DEVELOPERS

Partner

Srijit Choudhury.

Rakha Choudhury.

**IF FOR ANY DEFECT** in the title or for any act done suffered or to be done by the Vendors and with respect to the right of the land hereby transferred expressed or intended so to be by these presents, the Purchaser is deprived of possession or of enjoyment of the right and in land hereby conveyed or expressed or intended so to be or in any part thereof, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be from the date of such deprivation or dispossession and also shall be liable for adequate compensation for any loss or injury attended thereto to be sustained by the Purchaser in consequence thereof.

**IT IS FURTHER DECLARED** by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or transfer otherwise any interest or right in the land described in the schedule below and there subsists no such contract at the date of these presents with respect to the land hereby transferred or any recitals made in these presents will prove to be false, the Vendors will be liable to compensate the Purchaser adequately for the loss or injury to the Purchaser in consequence thereof.



PRIME DEVELOPERS

*[Signature]*  
Partner

✓ *Susik Choudhary.*

✓ *Rakha Choudhary.*

**SCHEDULE**

(Description of land hereby sold)

**ALL THAT** piece or parcel of vacant homestead land measuring 4.75 Decimals, out of the land measuring 0.198 Acres, situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Sheet No. 8 & 12, (LR Sheet No. 63) recorded in RS Khatian No. 729, 730 & 724, (LR Khatian No. 362 & 363), in part of RS Plot No. 658 (LR Plot No. 4) Area (3.00+.25) 3.25 Decimals and in part of RS Plot No. 217 (LR Plot No. 4) Area 1.5 Decimals, Pargana Baikunthapur, Police Station Bhaktinagar, situated at Pranami Mandir Road By Lane, within Ward No. 40 of Siliguri Municipal Corporation, Dist. Jalpaiguri.



The aforesaid land hereby sold is butted and bounded as follows:-

- By the North : Land of Vendors,
- By the South : Sold land of Vendors,
- By the East : Land and House of Jamuna Prasad,
- By the West : 22 Feet wide SMC Road.



Separate sheet containing the fingerprints and photographs of the parties is enclosed herewith forming part of these presents.

IN WITNESS WHEREOF the Vendors hereof being in sound health and full conscious mind have signed and executed this Deed of Conveyance (Sale), in presence of the following witnesses who have signed below on the day, month and year first above written.

**WITNESSES:**

1) Sourav Sen  
S/o Sri TN Sen  
Banshim nagar, Sarkar Para  
P.O. Senake Road,  
P.S. Bhaktinagar,  
Dist. Jalpaiguri, (PIN - 734001)

2) Prasjit Paul  
S/o - Palter Paul  
East vivekananda Pally.  
P.O. Rabindran Sarani  
P.S. - Bhaktinagar.  
Dist. Jalpaiguri  
PIN - 734006.

**PRIME DEVELOPERS**

*Pravin*

Partner

(SIGNATURE OF PURCHASER)

*Sajid Choudhry*

*Rekha Choudhry*

(SIGNATURE OF VENDORS)

Drafted by me as per the instructions of the parties and as per the available documents supplied by the party. Read over and explained to the parties by me in vernacular language and printed in my office.

*Babul Mazumder*

(BABUL MAZUMDER)

Advocate, Siliguri

Enrolment No. W.B. 439 of 1998.

**"MONEY RECEIPT"**

We, Sri Sujit Choudhury and Smt. Rekha Choudhury the Vendors herein do hereby received the total agreed amount to the tune of Rs. 85,00,000/- (Rupees eighty-five lac) only by way of Bank Transfer.

✓ *Sujit Choudhury*

✓ *Rekha Choudhury*

\_\_\_\_\_  
(SIGNATURE)

EXECUTANT SHEET

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



*Sush Choudhary*

*Sush Choudhary*

Signature with Date

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



*Rekha Choudhary*

*Rekha Choudhary*

Signature with Date

CLAIMANT SHEET

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



*Praveen*

**PRIME DEVELOPERS**

*Praveen*  
Partner

Signature with Date

### Major Information of the Deed

Deed No :	I-0711-01568/2020	Date of Registration	02/03/2020
Query No / Year	0711-0000287447/2020	Office where deed is registered	
Query Date	16/02/2020 8:29:07 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Babul Mazumder Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9476388555, 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. 85,00,000/-	Rs. 85,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,10,020/- (Article 23)	Rs. 85,014/- (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: Pranami Mandir Road Bye Lane Ward No.40, Mouza: Dabgram Sheet No - 12, 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-217	RS-724	Bastu	Patit	1.5 Dec	30,00,000/-	30,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,

District: Jalpaiguri, P.S - Bhaktinagar, Municipality: SILIGURI MC, Road: Pranami Mandir Road Bye Lane Ward No.40, 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
L2	RS-658	RS-729	Bastu	Patit	3 Dec	50,00,000/-	50,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	RS-658	RS-730	Bastu	Patit	0.25 Dec	5,00,000/-	5,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>3.25Dec</b>	<b>55,00,000 /-</b>	<b>55,00,000 /-</b>	
		<b>Grand Total :</b>			<b>4.75Dec</b>	<b>85,00,000 /-</b>	<b>85,00,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sujit Choudhury (Presentant )</b> Son of Late Suresh Chandra Choudhury 5, Nb. K. Bhadra Nsarani, Hakimpara, P.O - Siliguri, P.S - Siliguri, Siliguri Mc, District -Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEUPC6121L, Aadhaar No: 75xxxxxxx6979, Status :Individual, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence
2	<b>Mrs Rekha Choudhury</b> Wife of Mr Sujit Choudhury 5, B. K. Bhadra Sarani, Hakimpara, P.O:- Siliguri, P.S - Siliguri, Siliguri Mc, District - Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AEWPC0886L, Aadhaar No: 79xxxxxxx4493, Status :Individual, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2020 , Admitted by: Self, Date of Admission: 25/02/2020 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Prime Developers</b> City Mall Building, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.: AAXFP5657M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Prateek Agarwal</b> Son of Mr Kamal Kumar Agarwal Gitanjali Apartment, Hakimpara, 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, , Aadhaar No: 90xxxxxxx2985 Status : Representative, Representative of : Prime Developers (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sourav Sen</b> Son of Mr T. N. Sen Sarkar Para, Bankim Nagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District -Jalpaiguri, West Bengal, India, PIN - 734001			
Identifier Of Mr Sujit Choudhury, Mrs Rekha Choudhury, Mr Prateek Agarwal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-0.75 Dec
2	Mrs Rekha Choudhury	Prime Developers-0.75 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-1.5 Dec
2	Mrs Rekha Choudhury	Prime Developers-1.5 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Choudhury	Prime Developers-0.125 Dec
2	Mrs Rekha Choudhury	Prime Developers-0.125 Dec

**On 18-02-2020**

**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. 85,00,000/-



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

**On 25-02-2020**

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

Presented for registration at 19:00 hrs on 25-02-2020, at the Private residence by Mr Sujit Choudhury , one of the Executants.

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

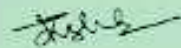
Execution is admitted on 25/02/2020 by 1. Mr Sujit Choudhury, Son of Late Suresh Chandra Choudhury, 5, Nb. K. Bhadra Nsarani, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Retired Person, 2. Mrs Rekha Choudhury, Wife of Mr Sujit Choudhury, 5, B. K. Bhadra Sarani, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr Sourav Sen, . . Son of Mr T. N. Sen, Sarkar Para, Bankim Nagar, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jaipalguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 25-02-2020 by Mr Prateek Agarwal, Partner, Prime Developers (Partnership Firm), City Mall Building, Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Sourav Sen, . . Son of Mr T. N. Sen, Sarkar Para, Bankim Nagar, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jaipalguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others



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

**On 27-02-2020**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 85,014/- ( A(1) = Rs 85,000/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 85,014/-

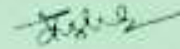
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 2:47PM with Govt. Ref. No: 192019200194865861 on 25-02-2020, Amount Rs: 85,014/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 14468309 on 25-02-2020, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,10,020/- and Stamp Duty paid by by online = Rs. 5,05,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/02/2020 2:47PM with Govt. Ref. No: 192019200194865661 on 25-02-2020, Amount Rs. 5,05,020/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 14468309 on 25-02-2020, 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**

**On 02-03-2020****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

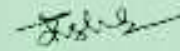
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,10,020/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 47333, Amount: Rs.5,000/-, Date of Purchase: 12/02/2020, Vendor name: Jaya Rani Das



**Tapash Kanti Ghosh**  
**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 0711-2020, Page from 44075 to 44101

being No 071101568 for the year 2020.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH

Date: 2020.03.05 18:00:31 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/03/05 06:00:31 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

West Bengal.

(This document is digitally signed.)