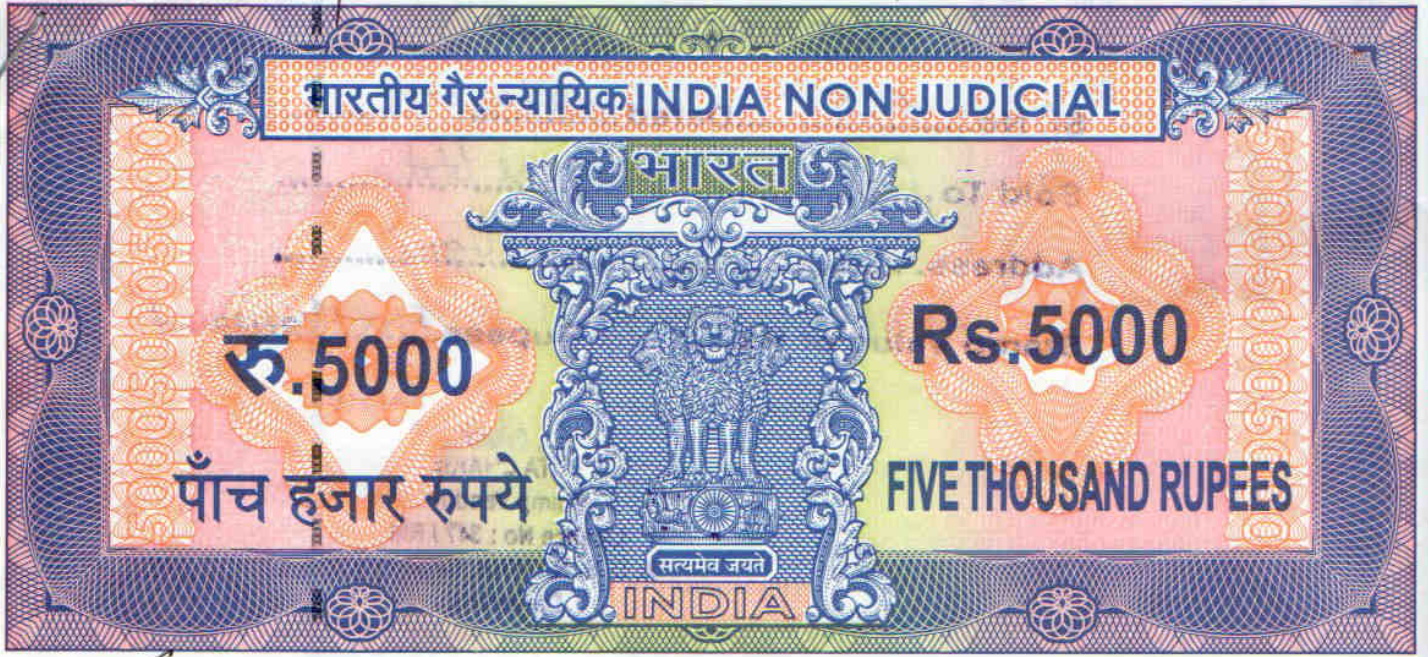


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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

D 177838

D 177838

29/03/2018  
 S. 488760/2018  
 Mr. Rs 65,34,000/-

I certify that the Document is attested  
 registration and the Signature Sheet and  
 the Endorsement Sheet attached to this  
 Document are part of this Document

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

*[Signature]*  
 Swarnarani Agrawal

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

2-9 MAR 2018



# DEED OF CONVEYANCE

Contd. P/2.

*[Signature]*  
 Anika  
 Anika

NON JUDICIAL STAMP

Sl. No. 428 Dated 28/3/2018

Sold To O.M.S.J. Developere Ltd.

Address. So. G. Guri

Stamp Value of Rs. 5000/- Rupees Five thousand

R. Chaki  
(RITA CHAKI)

Stamp Vendor

Licence No : 347 / RM

A. D. S. R. Office, Bagdogra

Darjeeling



177833

WEST BENGAL

Handwritten notes and stamps on the left side, including 'DEPT. OF REVENUE' and 'JALPAIGUR'.



DEED OF CONVEYANCE

Adl. Dist Sub-Registra  
Bhakti Nagar, Dist-Jalpaigur.

29 MAR 2018

Sumanee Len Agastwal  
 OMSJ DEVELOPERS LLP  
 DESIGNATED PARTNER

OMSJ DEVELOPERS LLP  
 DESIGNATED PARTNER  
 Sumanee Len Agastwal

Area : 0.0992 Acres or 6 Katha  
 Pargana : Baikunthapur  
 Mouza : Dabgram  
 Police Station : Bhaktinagar  
 District : Jalpaiguri  
 J.L No. : 02  
 Khatian No. : R.S - 176/5 (ka) & L.R - 277  
 Plot No. : R.S - 254, 255 & L.R - 261  
 Sheet No. : R.S - 7 & L.R - 14  
 Ward No. : XXXXIII (Siliguri Municipal Corporation)  
 Consideration : Rs. 65, 34,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 29<sup>th</sup> DAY OF

MARCH, TWO THOUSAND AND EIGHTEEN

BETWEEN

Sumanee Len Agastwal

Am. kv.  
 Adv.

Suman ji Agarwal  
 OMSJ DEVELOPERS LLP  
 DESIGNATED PARTNER

OMSJ DEVELOPERS LLP  
 Meenakshi Agarwal  
 DESIGNATED PARTNER

**SRI SHANKARLAL AGARWAL, (PAN No. ACCPA3311L)**

son of Late Motilal Agarwal, Indian by Nationality, ~~Hindu~~ by religion, Businessman by occupation, resident of Club Town, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin-734004, in the District of Jalpaiguri – hereinafter called the **“FIRST PARTY/VENDOR”** (which name and expression shall, unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include his heirs, executors, administrators, successors, representatives and assigns) of the **ONE PART**.

**A N D**

**OMSJ DEVELOPERS LLP, (PAN No: AAFFO5354E)**, a partnership firm having it's principal office at Asmi Kunj, Block-B, Jatin Das Sarani, Post Office Siliguri, Police Station Siliguri, District-Darjeeling, represented in these presents by its partners, 1) Sri Om Prakash Agarwal, son of Late Puran Chand Agarwal and 2) Smt. Meenakshi Agarwal, wife of Sri Sujit Kumar Agarwal, both Hindu by religion, business by occupation, Indian by nationality, one resident of Shiv Mandir Road, Punjabipara, Post Office and Police Station Siliguri, Pin-734001, Dist. Darjeeling and other resident of Asmi Kunj, Jatin Das Sarani By Lane, Ashrampara, Siliguri, Post Office and Police Station Siliguri, Pin – 734001, District Darjeeling (W.B) - hereinafter

Amir  
 Adv.

Suman Das  
Omsj Developers LLP

Designated  
Partner

Omsj Developers LLP

Meenakshi  
Designated  
Partner

called the "SECOND PARTY/PURCHASER" (which name and expression shall, unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include the executors, administrators, partners, successors in office, representatives and assigns) of the OTHER PART.

**WHEREAS :**

- A. One Sri Tushar Kumar Ray, Son of Sri Promoda Nath Ray was the recorded owner of all that piece of parcel of raiyati vacant land measuring 9.80 (nine point eight zero) acres recorded in Khatian No. 176/5 (ka), comprised in Part of Plot No. 254 measuring 7.15 acres, Plot No. 255 measuring 1.10 acres and Plot No. 258 measuring 1.55 acres; total in three plots measuring 9.80 acres, the land situated at Mouza-Dabgram, Pargana-Baikunthapur, J.L No. 02, Sheet no. 07, S.M.C ward No. 43, P.O & P.S Bhaktinagar, S.R.O Rajganj in the District of Jalpaiguri having sole marketable and transferable right, title and interest thereon free from all encumbrances and charges whatsoever.
- B. The above named owner Sri Tushar Kumar Ray expired at his residence leaving behind him five legal heirs; 1) Smt. Bodhurani Winifred Mary Ray (wife), 2) Smt. Robina Indra Ghosh (daughter), 3) Smt. Nila Spiller (daughter), 4) Smt. Sheila Ann Banerji (daughter), 5) Sri Tridib Kumar Ray (son), who inherited their husband's & father's schedule mentioned

Amir  
Adv.

Sushmita Lal Bhasin  
 OMSJ DEVELOPERS LLP  
 DESIGNATED  
 PARTNER

OMSJ DEVELOPERS LLP  
 DESIGNATED  
 PARTNER

land having undivided 1/5<sup>th</sup> share each as per Hindu Succession Act, 1956.

C. The above named owners Smt. Bodhurani Winifred Mary Ray & others sold out the land measuring 22 Kathas 8 Chhataks or 0.3719 acres, comprised in Plot Nos. 254 & 255, R.S Khatian No. 176/5 (ka), R.S Sheet No. 07, Mouza Dabgram, P.S Bhaktinagar, District Jalpaiguri (through their constituted attorney Sri Amar Banerjee, Son of Late Rai Bahadur Bipul Banerjee of Hakimpara, Dist. Jalpaiguri vide two Power of Attorney, dated 20/08/1998 & 13/02/1998, both adjudicated by the Collector, Jalpaiguri) to one Sri Naresh Kumar Agarwal, Son of Late Motilal Agarwal of Pradhan Nagar, Siliguri, vide Sale Deed No. I-1301, dated 28/03/2000, registered at the Office of S.R.O Jalpaiguri, recorded in Book No. I, Being No.1301 for the year of 2000 and he duly mutated his name in the Record of Right vide M/C. No. IX-II/45/BLLRO/Raj/2007-08, dated 12/07/2007 and recorded in survey vide Parcha Khatian No. 201 AND again sold out another piece of land measuring 14 Kathas 9 Chhataks or 0.2407 acres comprised in Plot Nos. 254 & 255, R.S Khatian No. 176/5 (ka), R.S Sheet No. 07, Mouza Dabgram, P.S Bhaktinagar, District Jalpaiguri (through their aforesaid attorney) to one Sri Manoj Kumar Agarwal, Late Motilal Agarwal of Pradhan Nagar, vide Sale Deed no. I-1302, dated 28/03/2000,

Amika  
Adv.

Shankar Lal Agarwal.  
OMSJ DEVELOPERS LLP

DESIGNATED  
PARTNER

OMSJ DEVELOPERS LLP

Neeraj Agarwal  
DESIGNATED  
PARTNER

registered at the Office of S.R.O Jalpaiguri, recorded in Book No. I, Being No.1302 for the year 2000 and he duly mutated his name in the Record of Right vide M/C. No. IX-II/46/BLLRO/Raj/2007-08, dated 12/07/2007 and recorded in survey vide Parcha Khatian No. 202 having sole permanent, heritable and transferable right, title and interest thereon free from all encumbrances and charges whatsoever.

**D. WHEREAS** being owners in such possession said Sri Naresh Kumar Agarwal gifted a portion of land measuring 10 Kathas 2 Chhataks (comprised in part of plot No. 254 measuring 3 Kathas 9 Chhataks & Plot No. 255 measuring 6 Kathas 9 Chhataks out of his aforesaid total land measuring 22 Kathas 8 Chhataks and Sri Manoj Kumar Agarwal gifted a portion of land measuring 2 Kathas 3 Chhataks (comprised in part of plot No. 254 measuring 11 Chhataks & Plot No. 255 measuring 1 Katha 8 Chhatak out of his aforesaid total land measuring 14 Kathas 9 Chhataks) total adjoining land measuring 12 Kathas 05 Chhataks more or less in favour of Sri Shankarlal Agarwal, S/o Late Motilal Agarwal, by a Deed of Gift, registered on 14.08.2013 at the office of Additional District Sub - Registry Office Rajganj, Dist. Jalpaiguri and recorded in Book No. I, Volume No. 22, at pages 5208 to 5220, Being No. 7306 for the year of 2013 and by virtue of aforesaid gift the above named Sri Shankarlal Agarwal acquired all that piece or parcel of land measuring 12 Kathas 05 Chhataks more or less in his actual, Khas and physical

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Adv.

Shankar Lal Agarwal,

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

possession of the said land, having permanent, heritable right, title and interest therein, free from all encumbrances and charges whatsoever. The said land has been recorded in L.R. Khatian No. 277, L.R. Plot No. 261 of Mouza Dabgram in the name of Sri Shankarlal Agarwal, the Vendor herein.

- E. The Vendor herein, **SRI SHANKARLAL AGARWAL** thus, became the owner the total land measuring **0.2035 Acres** or **12 Kathas 05 Chhataks**, more or less, appertaining to and recorded in R.S Khatian No. 176/5 (ka) corresponding to L.R. Khatian No. 277, comprised in part of R.S. Plot No. 254 and 255 corresponding to L.R. Plot No. 261, R.S. Sheet No. 07 corresponding to L.R. Sheet No. 14, situate within Mouza Dabgram, Pargana Baikunthapur, P.S. Bhaktinagar, Ward No. XXXXIII of Siliguri Municipal Corporation, District Jalpaiguri and he is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said land measuring 0.2035 Acres or 12 Kathas 05 Chhataks, more or less, in total, more fully described in below Schedule "A", having permanent, heritable and transferable right, title and interest therein.
- F. The Vendor, being in urgent need of money to invest elsewhere, decided to sell a portion of land measuring **0.0992 Acres** or **6 Katha** more or less, out of his aforesaid total Schedule "A" land more fully described in the Schedule - "B" hereunder written and is herein after referred to as "the below schedule land".

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Sherman & Sterling  
 OMSJ DEVELOPERS LLP  
 Designated  
 PARTNER

OMSJ DEVELOPERS LLP  
 Designated  
 PARTNER

G. The Purchaser herein, having come to learn about such desire of the Vendor, approached the Vendor and offered to purchase the below schedule "B" land at or for a total consideration/price of **Rs. 65,34,000/- (Rupees Sixty Five Lakhs Thirty Four Thousand)** only, free from all encumbrances, charges and demands whatsoever.

H. The Vendor, on being thus approached and considering the price offered by the Purchaser to be fair and reasonable and in consonance with the present market price, agreed to sell the below schedule 'B' land, free from all encumbrances, at or for a price of **Rs. 65,34,000/- (Rupees Sixty Five Lakhs Thirty Four Thousand)** only.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** that in pursuance of the said offer and acceptance and in consideration of the said sum of **Rs. 65,34,000/- (Rupees Sixty Five Lakhs Thirty Four Thousand)** only paid by the Purchaser to the Vendor (receipt whereof the Vendor, does hereby admit and acknowledge and of and from the payment of the said sum and every part thereof does hereby acquit, release and forever discharge the Purchaser and the below Schedule land conveyed hereby and every part thereof), the Vendor, does hereby grant, transfer, sell, convey, assign and assure unto and to the use of the said Purchaser, free from all encumbrances, **ALL THAT** land, more fully described in the Schedule hereunder written **OR HOWSOEVER**

*Amish*  
*Adv.*

*Sumanee Bai Kadamani*

OMSJ DEVELOPERS LLP

*Amrita*

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

*Meenakshi Kadamani*

DESIGNATED PARTNER

OTHERWISE the below Schedule land now is or at any time heretofore was situated, butted and bounded, known, numbered, called, described or distinguished TOGETHER WITH all lights, ways, paths, passages, rights, benefits and advantages of ancient and other rights, liberties, easements, privileges, profits, advantages, appendages and appurtenances, whatsoever, thereto belonging or in any way appertaining to or with the same or any part thereof now is or at any time heretofore was held, used, occupied or enjoyed therewith or reputed to belong or deemed taken or known as part, parcel or member thereof or appurtenant thereto AND the reversion and reversions, remainder and remainders and the rents, issues and profits of and from the below Schedule land hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and every part thereof AND ALL the estates, rights, title, interest, inheritances, use, trust, possession, claim and demand whatsoever both in law and in equity of the Vendor into or upon the below Schedule land hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever together with title deeds, writings, muniments and other evidences of title AND THE Vendor does hereby covenant with the Purchaser that notwithstanding any acts, deeds, things whatsoever by the Vendor or by any of his predecessors in title, done or executed or knowingly suffered to the

*Amrita Adv.*

*Shantanu U. Aggarwal*  
OMSJ DEVELOPERS LLP  
*Shantanu U. Aggarwal*  
DESIGNATED PARTNER

OMSJ DEVELOPERS LLP  
*Neeraj Aggarwal*  
DESIGNATED PARTNER

contrary, the Vendor, had at all materials times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the below Schedule land hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser in the manner as aforesaid AND THAT the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the below Schedule land and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him or under any of his predecessors in title AND THAT free and clear and freely and clearly, absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of and from and against all and all manner of claims, charges, liens, attachments, and encumbrances, whatsoever made or suffered by the Vendor or any of his predecessors in title or any person lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all acts, deeds and things whatsoever for further and better assuring the below Schedule land and every part thereof unto and to the use of the Purchaser according to the true meaning and intent of this deed as shall or may be reasonably required AND FURTHER MORE THAT the Vendor shall and at

*Amir H. H. H.*

*Shamir (on Account)*

OMSJ DEVELOPERS LLP

*(Signature)*

DESIGNATED  
PARTNER

OMSJ DEVELOPERS LLP

*(Signature)*  
DESIGNATED  
PARTNER

all material times hereafter indemnify and keep indemnified the Purchaser against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the Vendor or any breach of the covenant herein contained AND the Vendor hereby declares that he has not entered into any binding contract with any other person or persons for sale or transfer or otherwise encumbering the below Schedule land or any part thereof and there is no such contract existing on the date of execution of these presents and in the event of discovery of any such contract or other encumbrances whatsoever the Vendor shall be liable to compensate the Purchaser adequately for the loss or injury sustained or to be sustained by the Purchaser in consequence thereof AND FURTHER THAT the Vendor hereby declares that if for any reason whatsoever the Purchaser are derived from the ownership or possession of the land hereby sold or the same is found to be less than the area hereby sold, the Vendor shall be liable to compensate the Purchaser adequately for the loss or injury sustained or to be sustained by the Purchaser in consequence thereof. The physical possession of the below Schedule land hereby sold has been delivered by the Vendor unto and in favour of the Purchaser herein, free from all encumbrances.

*(Signature)*  
Adv.

Shantanu Lal Agarwal

OMSJ DEVELOPERS LLP

DESIGNATED  
PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED  
PARTNER**SCHEDULE - 'A'****(Description of the Land)**

ALL THAT PIECE OR PARCEL of vacant land measuring 0.2035 Acre or 12 (twelve) Kathas 05 (Five) Chhataks, more or less, recorded in R.S. Khatian No. 176/5 (ka) corresponding to L.R. Khatian No. 277, comprised in and part of R.S. Plot No. 254 (area measuring 4 Katha 4 Chhatak) and 255 (area measuring 8 Katha 1 Chhatak) corresponding to L.R. Plot No. 261, R.S. Sheet No. 07 corresponding to L.R. Sheet No. 14, J.L. No. 02, Pargana Baikunthapur, Mouza Dabgram, Police Station Bhaktinagar, A.D.S.R. Office Rajganj (presently Bhaktinagar), District Jalpaiguri, in the State of West Bengal, within Ward No. XXXXIII of Siliguri Municipal Corporation. (Present classification and use of land : Bastu; Proposed use of land : Bastu)

**The said land is butted and bounded as follows:-**

In the North : By Land of Manoj Kumar Agarwal;

In the South : By Land of Naresh Kumar Agarwal;

In the East : By land of Plot No. 373 in R.S Sheet No. 07;

In the West : By 24 feet wide Road.

Ami, War  
Ado.

Sushmita Banerjee

OMSJ DEVELOPERS LLP

DESIGNATED  
PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED  
PARTNER**SCHEDULE - 'B'**

(Description of the Land hereby sold)

ALL THAT PIECE OR PARCEL of vacant land measuring 0.0992 Acre or 6 (Six) Katha, more or less, out of aforesaid total Schedule "A" land, recorded in R.S. Khatian No. 176/5 (ka) corresponding to L.R. Khatian No. 277, comprised in and part of R.S. Plot No. 254 (area measuring 4 Katha) and 255 (area measuring 2 Katha) corresponding to L.R. Plot No. 261, R.S. Sheet No. 07 corresponding to L.R. Sheet No. 14, J.L No. 02, Pargana Baikunthapur, **Mouza Dabgram**, Police Station Bhaktinagar, A.D.S.R. Office Rajganj (presently Bhaktinagar), District Jalpaiguri, in the State of West Bengal, at Rajpath Road, within Ward No. XXXXIII of Siliguri Municipal Corporation. (Present classification and use of land : Bastu; Proposed use of land : Bastu)

**The said land is butted and bounded as follows:-**

In the North : By Land of Manoj Kumar Agarwal;

In the South : By Land of Vendor;

In the East : By land of Plot No. 373 in R.S Sheet No. 07;

In the West : By 24 feet wide Road.

Am. wa.  
Adv.

IN WITNESS WHEREOF the Vendor and Purchaser have put their respective hands, signatures and seal on this Deed of Conveyance on the day, month and year first hereinabove mentioned in presence of the following witnesses.

**WITNESSES:**

1. Rajesh Kumar Singh  
S/o Late Ganesh Ch. Singh  
Sreebannagar, Siliguri

*Sri Shankarlal Agarwal*  
.....  
(Signature of Sri Shankarlal Agarwal)

**VENDOR**

OMSJ DEVELOPERS LLP

*Agarwal*  
DESIGNATED  
PARTNER

1.....  
(Signature of Sri Om Prakash Agarwal)

2. Sunil Agarwal  
S/o DP Agarwal  
Siliguri

OMSJ DEVELOPERS LLP

*Meenakshi Agarwal*  
DESIGNATED  
PARTNER

2.....  
(Signature of Smt. Meenakshi Agarwal)

Partner: For OMSJ DEVELOPERS LLP

**PURCHASER**

Drafted by me and prepared in my office and contents read over and explained by me:

*Arindam Mitra*  
.....







**ARINDAM MITRA**

Advocate, Siliguri.

Enrolment No. WB/345/1989

VENDOR






Fingerprints of SHANKARLAL AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Shankarlal Agarwal</i>					
					

*Shankarlal Agarwal*  
SIGNATURE

PURCHASER












FOR OMSJ DEVELOPERS LLP

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

OMSJ DEVELOPERS LLP  
*[Signature]*  
DESIGNATED PARTNER

OMSJ DEVELOPERS LLP  
*[Signature]*  
DESIGNATED PARTNER

SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

OMSJ DEVELOPERS LLP  
*[Signature]*  
DESIGNATED PARTNER

OMSJ DEVELOPERS LLP  
*[Signature]*  
DESIGNATED PARTNER



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



**AAFFO5354E**

नाम / Name  
OMSJ DEVELOPERS LLP

निर्माण/गठन की तारीख  
Date of Incorporation / Formation  
16/08/2017

000002017

*Meenabshi Agwal*



BIOS RAM 8.5



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XEQ2125896



নির্বাচকের নাম : ওম প্রকাশ আগরওয়াল  
Elector's Name : Om Prakash Agarwal  
পিতার নাম : পুরন চন্দ্র আগরওয়াল  
Father's Name : Puran Chandra Agarwal  
লিঙ্গ/Sex : পু / M  
জন্ম তারিখ : 07/08/1957  
Date of Birth

XEQ2125896

ঠিকানা:

শিব মন্দির রোড, পাঞ্জাবী পারা, শিলিগুড়ি নিউ;  
কর্পো, শিলিগুড়ি, দার্জিলিং-734001

Address:

SHIB MANDIR ROAD, PANJABI PARA,  
SILIGURI (M CORP.), SILIGURI,  
DARJEELING-734001

Date: 12/01/2017

26 - শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
অধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral  
Registration Officer for

26 - Siliguri Constituency

বিধানু পরিবর্তন হলে নতুন ঠিকানার ডেটের সিত্রে মনে  
হবে। এতেই নতুন ঠিকানা সঠিক পরিচয়পত্র পাওয়ার  
জন্য নির্বাচক কর্তৃক এই পরিচয়পত্রের নথিভুক্তি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number 58 / 850

  
 ভারতের নির্বাচন কমিশন  
 चुनाव आयोग  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

**XEQ1809268**




নির্বাচকের নাম : মিনাক্ষী আগরওয়াল  
 Elector's Name : Meenakshi Agarwal  
 স্বামীর নাম : সুজিত কুমার আগরওয়াল  
 Husband's Name : Sujit Kumar Agarwal  
 লিঙ্গ/Sex : ঔ/F  
 জন্ম তারিখ : 20/09/1979  
 Date of Birth : 20/09/1979

*Meenakshi Agarwal*

**XEQ1809268**

ঠিকানা:  
 শিব মন্দির রোড, সিলিগুরি সিটি কর্পোরেশন, সিলিগুরি,  
 মর্জেলিং- 734001

**Address:**  
**SHIB MANDIR ROAD, SILIGURI (M CORP.),**  
**SILIGURI, DARJEELING- 734001**

*Me*

Date: 25/11/2015

26-সিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের  
 স্বাক্ষর অনুমতি  
**Facsimile Signature of the Electoral**  
**Registration Officer for**  
**26-Siliguri Constituency**

কোন পরিবর্তন হলে নতুন ঠিকানা বোঝাতে নির্দেশ করা হলো যে কোন ৪ কোর্ট  
 লেটার নতুন ঠিকানা বোঝাতে ব্যবহার করা হলে নির্বাচন কার্ড এই  
 পরিবর্তনসহ পুনরায় জমা দিতে হবে।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ACCPA3311L

नाम / NAME  
SHANKAR LAL AGARWAL

पिता का नाम / FATHER'S NAME  
MOTILAL AGARWAL

जन्म तिथि / DATE OF BIRTH  
29-10-1956

हस्ताक्षर / SIGNATURE  
Shankar Lal Agarwal

आयकर आयुक्त, पं.बं. 11  
COMMISSIONER OF INCOME-TAX, W.B.-11

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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

Shankar Lal Agarwal.

### Major Information of the Deed



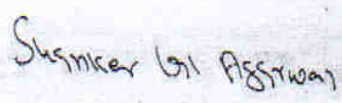
Deed No :	I-0711-02261/2018	Date of Registration	29/03/2018
Query No / Year	0711-0000488760/2018	Office where deed is registered	
Query Date	24/03/2018 3:03:07 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	DEBASISH CHAKRABORTY SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7478682411, 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. 65,34,000/-	Rs. 65,34,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,92,060/- (Article:23)	Rs. 65,354/- (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: Rajpath Road, Mouza: Dabgram Sheet No - 7

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-254	RS-176/5	Bastu	Bastu	4 Katha	43,56,000/-	43,56,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-255	RS-176/5	Bastu	Bastu	2 Katha	21,78,000/-	21,78,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>9.9Dec</b>	<b>65,34,000 /-</b>	<b>65,34,000 /-</b>	
<b>Grand Total :</b>					<b>9.9Dec</b>	<b>65,34,000 /-</b>	<b>65,34,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri SHANKARLAL AGARWAL (Presentant)</b> Son of Late MOTI LAL AGARWAL Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Office			
		29/03/2018	LTI 29/03/2018	29/03/2018







Major Information of the Deed :- I-0711-02261/2018-29/03/2018

CLUB TOWN, SEVOKE ROAD, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACCPA3311L, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018, Admitted by: Self, Date of Admission: 29/03/2018, Place : Office

**Buyer Details :**

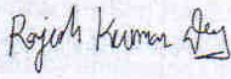
SI No	Name,Address,Photo,Finger print and Signature
1	<b>OMSJ DEVELOPERS LLP</b> ASMI KUNJ, BLOCK-B, JATIN DAS SARANI BY LANE, ASHR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: AAFFO5354E, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri OM PRAKASH AGARWAL</b> Son of Late PURAN CHAND AGARWAL Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office	 <small>Mar 29 2018 2:02PM</small>	 <small>LTI 29/03/2018</small>	 <small>29/03/2018</small>
	SHIV MANDIR ROAD, PUNJABIPARA, 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 : OMSJ DEVELOPERS LLP (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt MEENAKSHI AGARWAL</b> Wife of Shri SUJIT KUMAR AGARWAL Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 29/03/2018, Place of Admission of Execution: Office	 <small>Mar 29 2018 2:03PM</small>	 <small>LTI 29/03/2018</small>	 <small>29/03/2018</small>
	ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : OMSJ DEVELOPERS LLP (as PARTNER)			

001018 0061/18

**Identifier Details :**

Name & address	
Shri RAJESH KUMAR DEY Son of Late GANESH CHANDRA DEY SRABAN NAGAR, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri SHANKARLAL AGARWAL Shri OM PRAKASH AGARWAL, Smt MEENAKSHI AGARWAL	
	29/03/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SHANKARLAL AGARWAL	OMSJ DEVELOPERS LLP-6.6 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri SHANKARLAL AGARWAL	OMSJ DEVELOPERS LLP-3.3 Dec

**Endorsement For Deed Number : I - 071102261 / 2018**

On 26-03-2018

**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 65,34,000/-



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

On 29-03-2018

**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.

Major Information of the Deed :- I-0711-02261/2018-29/03/2018

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

Presented for registration at 13:32 hrs on 29-03-2018, at the Office of the A.D.S.R. BHAKTINAGAR by Shri SHANKARLAL AGARWAL, Executant.

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

Execution is admitted on 29/03/2018 by Shri SHANKARLAL AGARWAL, Son of Late MOTI LAL AGARWAL, CLUB TOWN, SEVOKE ROAD, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Identified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, 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 29-03-2018 by Shri OM PRAKASH AGARWAL, PARTNER, OMSJ DEVELOPERS LLP (LLP), ASMI KUNJ, BLOCK-B, JATIN DAS SARANI BY LANE, ASHR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Execution is admitted on 29-03-2018 by Smt MEENAKSHI AGARWAL, PARTNER, OMSJ DEVELOPERS LLP (LLP), ASMI KUNJ, BLOCK-B, JATIN DAS SARANI BY LANE, ASHR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 65,354/- ( A(1) = Rs 65,340/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 65,354/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2018 11:08AM with Govt. Ref. No: 192017180208467631 on 29-03-2018, Amount Rs: 65,354/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKF4374283 on 29-03-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,92,060/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,87,060/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 428, Amount: Rs.5,000/-, Date of Purchase: 28/03/2018, Vendor name: Rita Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2018 11:08AM with Govt. Ref. No: 192017180208467631 on 29-03-2018, Amount Rs: 3,87,060/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKF4374283 on 29-03-2018, 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-0711-02261/2018-29/03/2018



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0711-2018, Page from 56154 to 56178  
being No 071102261 for the year 2018.



Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2018.03.29 16:22:13 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 29-03-2018 16:20:12  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)