

2335/18

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 177837

29/03/2018
 04:15 P.M.
 S. 488774/2018
 M.V. Rs 68,75,000/-



Signature (at Registrar)

OMSJ DEVELOPERS LLP
 Designated Partner

OMSJ DEVELOPERS LLP
 Designated Partner

Visit Commission Case No. 707/18

DEED OF CONVEYANCE

Contd. P/2.

I have verified that the Document, Registration and the Signature Sheet as well as the Enforcement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
 Bhaktinagar, Jalpaiguri

05 APR 2018

Fomika
 Adv.

NON JUDICIAL STAMP

Sl. No. 429 Dated 18/3/2018

Sold To OMSJ Developers Ltd.

Address. Siliguri

Stamp Value of Rs. 5000/- Rupees Five thousand



Shanker Lal Agromony



1139

R. Chaki
(RITA CHAKI)

Stamp Vendor

Licence No : 347 / RM

A. D. S. R. Office, Bagdogra

Darjeeling

Shanker Lal Agromony



1140

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER



1141

OMSJ DEVELOPERS LLP

Meenaboli Agromony
DESIGNATED PARTNER

Adl. Dist Sub-Registrar
Shakti Nagar, Dist-Jalpaiguri

29 MAR 2018

4 Rajish Kumar Das
to Late Ganesh Ch. Das
Subarnagar, Siliguri

Swaroop Len Agriway

OMSJ DEVELOPERS LLP

Atyank

DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP

Neerulki Atyank
DESIGNATED
PARTNER

Area : 0.1043 Acres or 6 Katha 05 Chhatak

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. 68, 75,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE ^{29th}.....DAY OF
.....MARCH....., TWO THOUSAND AND EIGHTEEN

BETWEEN

Amika
Adv.

Susmar G Agarwal

OMSJ DEVELOPERS LLP

*Agarwal*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

*Meenakshi
Ado.*

Sushovan Ray Assignee

OMSJ DEVELOPERS LLP

Assignee

DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP

Neeraj Anand

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

Am. No.
Adv.

Suman (Sri Agarwal)

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land having undivided 1/5th 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,

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Adv.

Shankar Lal Agarwal

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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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Sri Shankarlal Agarwal

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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 **0.1043 Acres** or **6 Katha 05 Chhatak** 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".

Am. h. v.
Adv.

Suman Lak Sharma
 OMSJ DEVELOPERS LLP
 Designated Partner

OMSJ DEVELOPERS LLP
 Meenakshi Sharma
 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. 68, 75,000/- (Rupees Sixty Eight Lakhs Seventy Five 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. 68, 75,000/- (Rupees Sixty Eight Lakhs Seventy Five 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. 68, 75,000/- (Rupees Sixty Eight Lakhs Seventy Five 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

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Shantanu G. Agrawal
 OMSJ DEVELOPERS LLP
 Designated Partner
 OMSJ DEVELOPERS LLP
 Designated Partner

HOWSOEVER 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

*Amir
 H.*

Sherron L. Freeman

OMSJ DEVELOPERS LLP

[Signature]

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

[Signature]
DESIGNATED PARTNER

executed or knowingly suffered to the 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

Amelia Adv.

Suzanne L. Agnew

OMSJ DEVELOPERS LLP

Agnew

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

Neena
DESIGNATED PARTNER

the Vendor shall and at 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.

Amika Adv.

Sushanta 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 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.

Amrita
Adw.

Sushree Lal Aggarwal

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 0.1043 Acre or 6 (Six) Katha 05 (Five) Chhatak, 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 R.S. Plot No. 254 (area measuring 4 Chhatak) and 255 (area measuring 6 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, 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 Vendor sold to OMSJ DEVELOPERS LLP;

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.

Amish
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
Brahmanagar, Siliguri

Shankar Lal Agarwal
.....
(Signature of Sri Shankarlal Agarwal)

VENDOR

OMSJ DEVELOPERS LLP

Om Prakash Agarwal
DESIGNATED
PARTNER

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

2. Sunil Agarwal
S/o J P 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
					
					

Shankarlal Agarwal

Shankarlal Agarwal

SIGNATURE

PURCHASER

FOR OMSJ DEVELOPERS LLP

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					










OMSJ DEVELOPERS LLP

Agarwal
DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

Agarwal
DESIGNATED PARTNER

SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

OMSJ DEVELOPERS LLP

Meenakshi Agarwal
DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

Meenakshi Agarwal
DESIGNATED PARTNER

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. - II

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



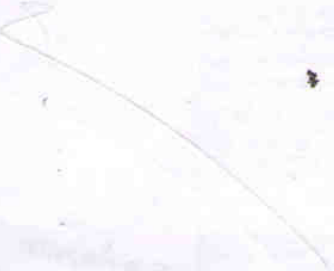
AAFFO5354E

नाम / Name
OMSJ DEVELOPERS LLP

स्थापना/रजिस्ट्रेशन की तारीख
Date of Incorporation / Formation
16/06/2017

00000017

✓
Meenakshi Aggarwal



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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
সিঙ্গ/Sex : পুং / M
জন্ম তারিখ : 07/08/1957
Date of Birth



XEQ2125896
ঠিকানা:
শিব মন্দির রোড, পাঞ্জাবী প্যার, শিলিগুড়ি বিট:
কর্পো নিশিগুড়ি, দার্জিলিং-734001

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

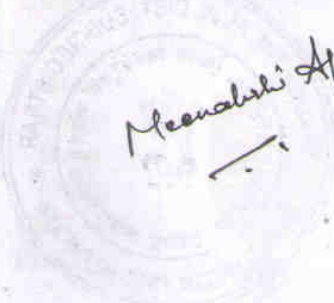
Date: 12/01/2017
26 - শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন
অফিসারের স্বাক্ষরে অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency
যিকোনো পরিবর্তন হলে মূল কার্ডের নম্বরের সিরি নম্বর
ভেদে ও একই নম্বরের মূল সিরি পরিবর্তন পাওয়ার
ক্ষমতা নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি 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 88 / 860



 ভারতের নির্বাচন কমিশন
 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 : ষ্ট্রী/ F
 জন্ম তারিখ/ Date of Birth : 20/09/1979


Meenakshi Agarwal

XEQ1809268
 ঠিকানা:
 শিৱ মন্দির রোড, সিলিগুরি (ম কর্প.), সিলিগুরি, দার্জিলিং- 734001
 Address:
 SHIB MANDIR ROAD, SILIGURI (M CORP.), SILIGURI, DARJEELING- 734001


 Date: 25/11/2015

26-নির্বাচন কমিশন কর্তৃক নির্বাচন নিয়ন্ত্রণ কার্যালয়ের
 স্বাক্ষর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

કોઈ સંદર્ભમાં જ્યાં જ્યાં સંસ્કાર કરવાનો હોય તેવા કારણે જ કોઈ
 વ્યક્તિને સુધારા કરવાની જરૂર પડે ત્યારે તેણે આ કાર્ડ - સર્કલમાં
 સંસ્કાર કરવાની જરૂર જણાવવું.
 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.



Government of West Bengal

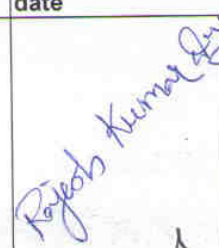
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000488774/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SHANKARLAL AGARWAL CLUB TOWN, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734004	Seller			
2	Shri OM PRAKASH AGARWAL SHIV MANDIR ROAD, PUNJABIPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [OMSJ DEVELOPERS LLP]			 OMSJ DEVELOPERS LLP DESIGNATED PARTNER,
3	Smt MEENAKSHI AGARWAL ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [OMSJ DEVELOPERS LLP]			 OMSJ DEVELOPERS LLP DESIGNATED PARTNER

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	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	Shri SHANKARLAL AGARWAL, Shri OM PRAKASH AGARWAL, Smt MEENAKSHI AGARWAL	

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-02411/2018	Date of Registration	05/04/2018
Query No / Year	0711-0000488774/2018	Office where deed is registered	
Query Date	24/03/2018 3:21:35 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. 68,75,000/-	Rs. 68,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,12,520/- (Article:23)	Rs. 68,764/- (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 Chatak	2,72,593/-	2,72,593/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-255	RS-176/5	Bastu	Bastu	6 Katha 1 Chatak	66,02,407/-	66,02,407/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			10.4156Dec	68,75,000 /-	68,75,000 /-	
		Grand Total :			10.4156Dec	68,75,000 /-	68,75,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SHANKARLAL AGARWAL (Presentant) Son of Late MOTI LAL AGARWAL CLUB TOWN, SEVOKE ROAD, 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: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2018 , Admitted by: Self, Date of Admission: 29/03/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-02411/2018-05/04/2018

Details :

Name,Address,Photo,Finger print and Signature

OMSJ DEVELOPERS 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 , PAN No.:: AAFFO5354E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri OM PRAKASH AGARWAL Son of Late PURAN CHAND AGARWAL 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	Smt MEENAKSHI AGARWAL Wife of Shri SUJIT KUMAR AGARWAL 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)

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SHANKARLAL AGARWAL	OMSJ DEVELOPERS LLP-0.4125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SHANKARLAL AGARWAL	OMSJ DEVELOPERS LLP-10.0031 Dec

Major Information of the Deed :- I-0711-02411/2018-05/04/2018

Endorsement For Deed Number : I - 071102411 / 2018

On 25-03-2018

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 68,75,000/-



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

On 29-03-2018

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

Presented for registration at 16:15 hrs on 29-03-2018, at the Private residence 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, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified 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

Indetified 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

Indetified 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



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

Major Information of the Deed :- I-0711-02411/2018-05/04/2018


04-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 68,764/- (A(1) = Rs 68,750/- ,E = Rs 14/-)
and Registration Fees paid by by online = Rs 68,764/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2018 11:02AM with Govt. Ref. No: 192017180208457111 on 29-03-2018, Amount Rs: 68,764/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKF4373169 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. 4,12,520/- and Stamp Duty paid by by online = Rs 4,07,520/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2018 11:02AM with Govt. Ref. No: 192017180208457111 on 29-03-2018, Amount Rs: 4,07,520/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKF4373169 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

On 05-04-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,12,520/- 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 429, Amount: Rs.5,000/-, Date of Purchase: 28/03/2018, Vendor name: Rita Chaki



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

Major Information of the Deed :- I-0711-02411/2018-05/04/2018

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 59185 to 59211

Serial No 071102411 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.04.05 17:25:28 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 05-04-2018 17:25:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)