

4981/22

I 5000/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 550386

19.5.22  
2-1420853/22

Bimal Kumar

PARAS DEVELOPERS

PARTNER



DEED OF CONVEYANCE

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

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

19 MAY 2022

SL. NO. 5125 Date 29.7.2022

PURCHASER Paras Developers

Full Address Siliguri

Total Value 1000/-

Stamp Purchased from JPG Treasury-1

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



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

19 MAY 2022

Bruel Ku Bhamb

PARAS DEVELOPERS  
Sri Manoj Kumar Gupta  
PARTNER

|                 |   |                        |
|-----------------|---|------------------------|
| Land Area       | : | 4.5 Kathas,            |
| Mouza           | : | Dabgram,               |
| Sheet No.       | : | 12 (RS) & 64 (LR),     |
| J. L. No.       | : | 2 (Two),               |
| Plot No.        | : | 208 (RS) & 15 (LR),    |
| Khatian No.     | : | 716/2 (RS) & 207 (LR), |
| Police Station  | : | Bhaktinagar,           |
| District        | : | Jalpaiguri,            |
| Set Forth Value | : | Rs. 90,00,000/- only.  |

THIS DEED OF CONVEYANCE IS MADE ON THIS 19<sup>th</sup> DAY OF MAY,  
TWO THOUSAND AND TWENTY TWO.

**B E T W E E N**

**PARAS DEVELOPERS** (PAN-ABAFP1768R), a partnership firm having its office at "City Mall Building" at Sevoke Road, Siliguri, represented by one of its partners Sri Manoj Kumar Gupta, Son of Harkaran Das Gupta, Hindu by religion, Nationality Indian, Business by Occupation, resident of Nilkamal Apartment, Pranami Mandir Road, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, 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 **FIRST PART**.

**A N D**

Binod Kumar Choudhry

PARAS DEVELOPERS

H. V. Gupta  
PARTNER

**SRI BINOD KUMAR CHOUDHRY @ AGARWAL** (PAN-ACRPA9149D), Son of Late Dedraj Choudhry, Hindu by Religion, Nationality Indian, Business by Occupation, Resident of Block No. 05, Model Town-2, Iskcon Mandir Road, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, PIN-734001 hereinafter called the **VENDOR/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, legal representatives and assigns) of the **SECOND PART**.

**ANDWHEREAS** Sri Binod Kumar Choudhry @ Agarwal acquired the ownership of a piece of land measuring 20 Kathas from M/S Dedraj Sushil Kumar, a H.U.F, executed by its Karta Dedraj Choudhry by way of gift deed registered on 16.03.2004 at the office of the then Sub-Registrar Rajganj recorded in Book-I, being No. 814 for the year 2004 and the said land situated within Mouza Dabgram, J.L. No. 02, Sheet No. 12, recorded in RS Khatian No. 716/2, in part of RS Plot No. 208, Pargana Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri.

**AND WHEREAS** being the in such possession the present owner Sri Binod Kumar Choudhry @ Agarwal mutated the said land in his name with concerned Land Reforms Office and obtained the LR Khatian being No. 207 against the LR Plot being No. 15 which is in his actual khas and physical possession having permanent heritable transferrable right, title and interest free from all encumbrances and charges whatsoever.

Bimal K. G. G.

PARAS DEVELOPERS

H. P. G. G. PARTNER

**AND WHEREAS** being the absolute owner of the said land, the Vendor to this indenture has decided to sell and offered for sale a portion of land measuring 4.5 Kathas out of the total land measuring 20 Kathas, more fully described in schedule appended below, together with all rights or easements appurtenances in connection with the said land free from all encumbrances whatsoever.

**AND WHEREAS** the Purchaser having got the information for disposing the said land by the Vendor herein, interested to purchase the said land measuring 4.5 Kathas out of the total land measuring 20 Kathas and thereby offered the amount of Rs. 90,00,000/- (Rupees ninety lac) only.

**AND WHEREAS** the Vendor herein considering the price so offered by the purchaser has firmly and finally agreed to sell his below schedule land 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 sum of Rs. 90,00,000/- (Rupees ninety lac) only paid by the Purchaser to the Vendor hereof as per the **"Memo of Consideration"** mentioned below and the Vendor doth hereby grant sale, 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,

Bimal K. Ghosh  
**PARAS DEVELOPERS**  
H. K. Ghosh  
**PARTNER**

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

**AND THE VENDOR** does hereby covenant with the Purchaser that the Vendor has full authority and power to transfer the said land described in the schedule below unto and in favour of the Purchaser in the manner aforesaid and the Vendor or any person/persons claiming under them/him 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 their peaceful enjoyment and possession thereof and therein as shall and may be required.

**IT IS FURTHER** covenanted by the Vendor 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 Vendor shall be liable to deal with according to law and shall also be liable to

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PARAS DEVELOPERS

Handwritten signature/initials over the text "PARAS DEVELOPERS".

PARTNER

compensate the Purchaser for any loss, Purchaser for any loss, injury that the Purchaser may sustain in consequence thereof.

**IF FOR ANY DEFECT** in the title or for any act done suffered or to be done by the Vendor 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 Vendor shall be liable to return to the Purchaser the full 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 Vendor that the Vendor has 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 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 Vendor will be liable to compensate the Purchaser adequately for the loss or injury to the Purchaser in consequence thereof.

Brid K. D. L.

PARAS DEVELOPERS

Partner

**SCHEDULE OF LAND**

(Description of land hereby sold)

**ALL THAT** piece or parcel of Vacant homestead land measuring **4.5 Kathas** out of the total land measuring 20 Kathas, situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, in RS Sheet No. 12 (LR Sheet No. 64), recorded in RS Khatian No. 716/2 corresponding to LR Khatian No. 207, in part of RS Plot No. 208, corresponding to LR Plot No. 15, Pargana Baikunthapur, Police Station Bhaktinagar, Road : Pranami Mandir Road, within the ambit of Ward No. 40 of Siliguri Municipal Corporation, District Jalpaiguri. The ROR of land is Bastu and the purpose is Bastu.

The land measuring 4.5 Kathas hereby sold is butted and bounded as follows:

North : 35 feet wide Pranami Mandir Road,  
South : Land of Manbir Mistri, Bandhu Sahu & Others,  
East : Land of D. N. Ghosh & Othres,  
West : Land of Vendor.

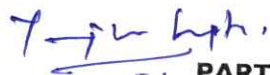
Separate sheet containing the fingerprints and photographs of the parties is enclosed herewith forming part of these presents.

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

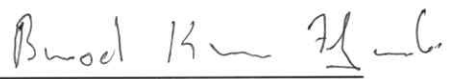
**WITNESSES:**

1.   
Prateek Agarwal,  
Slokamal kumar Agarwal,  
Hakimpura, Siliguri-734001.

**PARAS DEVELOPERS**

  
**PARTNER**

**(SIGNATURE OF PURCASER)**

  
**(SIGNATURE OF SELLER)**

2.   
Nivetha Paul,  
Dagunam  
Siliguri.

Drafted by me as per the instructions of the parties upon the basis of available documents/papers supplied by the party. Read over and explained to the parties by me and printed in my office.

  
**(BABUL MAZUMDER)**

Advocate, Siliguri.

Enrolment No. WB-439 of 1998.

### **MEMO OF CONSIDERATION**

Received from within named purchaser or the first party, a sum of Rs. 90,00,000/- (Rupees ninety lac) only as full and final consideration against sale of land measuring 4.5 Kathas, as described within the "Schedule of Land" given above as per receipt signed herein.

| <b>INSTRUMENT NO.</b>  | <b>DATED</b> | <b>AMOUNT</b>   | <b>BANK</b>     |
|------------------------|--------------|-----------------|-----------------|
| 027003813871           | 05.04.2022   | Rs. 15,10,000/- | ICICI Bank Ltd. |
| 027025137981           | 05.04.2022   | Rs. 19,55,000/- | ICICI Bank Ltd. |
| ICICR42022030700508605 | 07.03.2022   | Rs. 49,00,000/- | ICICI Bank Ltd. |
| 027340877081           | 29.04.2022   | Rs. 5,45,000/-  | ICICI Bank Ltd. |
| TDS Deducted           | NA           | Rs. 90,000/-    | NA              |
| TOTAL                  |              | Rs. 90,00,000/- |                 |

  
**(SIGNATURE OF VENDOR)**

### EXECUTANT SHEET

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



*Handwritten signature of the Executant*  
Signature with Date

### CLAIMATANT SHEET

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



**PARAS DEVELOPERS**  
*Handwritten signature of the Claimant*  
**PARTNER**

Signature with Date

## Major Information of the Deed

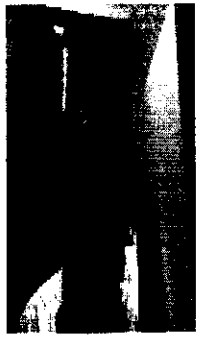
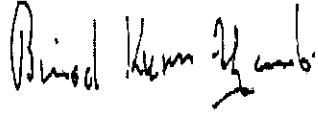
|                                         |                                                                                                                                                          |                                            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Deed No :                               | I-0711-05000/2022                                                                                                                                        | Date of Registration : 20/05/2022          |
| Query No / Year                         | 0711-2001420853/2022                                                                                                                                     | 20/05/2022                                 |
| Query Date                              | 14/05/2022 2:49:54 PM                                                                                                                                    | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri |
| Applicant Name, Address & Other Details | Babul Mazumder<br>Hakimpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001,<br>Mobile No. : 8388973933, 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. 90,00,000/-                         | Rs. 97,80,747/-                                                                                                                                          |                                            |
| Stamp duty Paid(SD)                     | Registration Fee Paid                                                                                                                                    |                                            |
| Rs. 3,91,250/- (Article:23)             | Rs. 97,821/- (Article:A(1), 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, 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-208      | RS-716/2       | Bastu         | Bastu   | 4.5 Katha    | 90,00,000/-             | 97,80,747/-           | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |               |         | 7.425Dec     | 90,00,000 /-            | 97,80,747 /-          |                                                         |

**Seller Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                 | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                     | <div> <div> <b>Mr Binod Kumar Choudhry, (Alias: Mr Binod Kumar Agarwal) (Presentant )</b><br/> Son of Late Dedraj Agarwal<br/> Executed by: Self, Date of Execution: 19/05/2022<br/> , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Office </div> <div>    </div> </div> <div> <div>19/05/2022</div> <div>LTI<br/>19/05/2022</div> <div>19/05/2022</div> </div> |
| Iskcon Mandir Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxxx9d, Aadhaar No: 59xxxxxxxxx2614, Status :Individual, Executed by: Self, Date of Execution: 19/05/2022<br>, Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

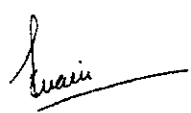
**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>PARAS DEVELOPERS</b><br>Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 ,<br>PAN No.: abxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No                                                                                                                                                                                                                                                                                                               | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                   | <div> <div> <b>Mr Manoj Kumar Gupta</b><br/> Son of Mr Harkaran Das Gupta<br/> Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office </div> <div>    </div> </div> <div> <div>May 19 2022 11:42AM</div> <div>LTI<br/>19/05/2022</div> <div>19/05/2022</div> </div> |
| Pranami Mandir Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 66xxxxxxxxx5340 Status : Representative, Representative of : PARAS DEVELOPERS (as Partner) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**Identifier Details :**

| Name                                                                                                                                                                                     | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Prateek Agarwal</b><br>Son of Mr Kamal Kumar Agarwal<br>Hakimpara, City:- Siliguri Mc, P.O:-<br>Siliguri, P.S:-Siliguri, District:-Darjeeling,<br>West Bengal, India, PIN:- 734001 |  |  |  |
|                                                                                                                                                                                          | 19/05/2022                                                                        | 19/05/2022                                                                        | 19/05/2022                                                                          |
| Identifier Of Mr Binod Kumar Choudhry, Mr Manoj Kumar Gupta                                                                                                                              |                                                                                   |                                                                                   |                                                                                     |

| Transfer of property for L1 |                         |                            |
|-----------------------------|-------------------------|----------------------------|
| Sl.No                       | From                    | To. with area (Name-Area)  |
| 1                           | Mr Binod Kumar Choudhry | PARAS DEVELOPERS-7.425 Dec |

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1982)**

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

**Presentation (Under Section 52 & Rule 22A(3) & (1), W.B. Registration Rules, 1982)**

Presented for registration at 11:32 hrs on 19-05-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Binod Kumar Choudhry Alias Mr Binod Kumar Agarwal, Executant.

**Certificate of Market Value (WB PLVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 97,80,747/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1982 )**

Execution is admitted on 19/05/2022 by Mr Binod Kumar Choudhry, Alias Mr Binod Kumar Agarwal, Son of Late Dedraj Agarwal, Iskcon Mandir Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr Prateek Agarwal, , Son of Mr Kamal Kumar Agarwal, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1982 ) [Representative]**

Execution is admitted on 19-05-2022 by Mr Manoj Kumar Gupta, Partner, PARAS DEVELOPERS (Partnership Firm), Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Mr Prateek Agarwal, , Son of Mr Kamal Kumar Agarwal, Hakimpara, 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 97,821/- ( A(1) = Rs 97,807/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 97,821/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/05/2022 8:25PM with Govt. Ref. No: 192022230029445768 on 18-05-2022, Amount Rs: 97,821/-, Bank: SBI EPay ( SBlePay), Ref. No. 8594669317618 on 18-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,91,250/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,90,250/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5125, Amount: Rs.1,000/-, Date of Purchase: 29/04/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/05/2022 8:25PM with Govt. Ref. No: 192022230029445768 on 18-05-2022, Amount Rs: 3,90,250/-, Bank: SBI EPay ( SBlePay), Ref. No. 8594669317618 on 18-05-2022, Head of Account 0030-02-103-003-02

*Tulsi Lama*

Tulsi Lama

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 0711-2022, Page from 128896 to 128911  
being No 071105000 for the year 2022.**



Digitally signed by TULSI LAMA  
Date: 2022.05.20 17:56:42 +05:30  
Reason: Digital Signing of Deed.

*- Tulsi*

**(Tulsi Lama) 2022/05/20 05:56:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.**

**(This document is digitally signed.)**