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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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1202.  
23/9/22



Parvati Bhoir  
Sudipta Mohanta

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

Adl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

23 SEP 2022

: 1 :

DEED OF SALE

Q 2002850469/22



NON JUDICIAL STAMP

NO. 1938 Date 19.09.2021  
For NB Developers  
Siliguri  
Soo



S. Chy  
Madhanshu Saran Ray  
Govt. Stamp Vendor  
L. No. 173/R.M.  
Siliguri Court

888879 H



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

23 SEP 2022

Particulars  
Sd/-

**CONVEYANCE :-**

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 19.5 Decimals

CONSIDERATION: Rs.1,17,50,000/-

J.L NO. 02

R.S. SHEET NO. 8

R.S. PLOT NO. 191

R.S. KHATIAN NO.120

WITHIN WARD NO. 41 OF SILIGURI MUNICIPAL CORPORATION,

THIS INDENTURE MADE ON THIS THE 20th DAY OF SEPTEMBER 2022.

**BETWEEN**

Paritosh Bhowmik  
Sudipto Mohanta

[ 3 ]

**"N B DEVELOPERS"** Partnership Firm, having its office at Sevoke Road, P.O. & P.S. Siliguri, Dist- Darjeeling, Represented by one of its Partners, **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O and P.S. Siliguri, District Darjeeling - hereinafter called the **"PURCHASER"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its office-bearers, successors-in-office, representatives and assigns) of the **"FIRST PART"**. (PAN- AAOFN6179P)

**A N D**

1. **SRI PARITOSH BHOWMICK**, son of Late Surendra Nath Bhowmick,
2. **SRI SUDIPTO MOHANTA ALIAS SUDIPTA MOHANTO**, son of Sri Kshitish Chandra Mohanta, both are Hindu by Faith, Indians by Nationality, Business by Occupation, No. 1 Resident of Jyotinagar, Ward No.41, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri and No. 2 Resident of Shashtri Nagar, Ward No.41, P.O Sevoke Nagar, P.S Bhaktinagar, District Jalpaiguri - hereinafter called - hereinafter called the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the **"SECOND PART"**. (PAN: AEFPB4273F), (PAN: ANVPM3399L).

WHEREAS the one Sri Swapan Das, son of Sri Makhan Lal Das, had purchased land measuring 37 Decimals from Sri Luku Singh Roy @ Upen Singh Roy, son of Late Nindur Singh Roy, by virtue of a registered Deed of Sale, being Document No. I - 3897 for the year of 1984 and the same was registered in the office of the Sadar Joint Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.



Paritosh Bhowmik.  
Sudipto Mohanta

[ 4 ]

AND WHEREAS the abovenamed Sri Swapan Das, thereafter had transferred by the way of exchange his remaining land measuring 19.5 Decimals, in favour of abovenamed Vendors, by virtue of Registered Deed of Exchange, dated 20.09.2022, being Document No. I-8820 for the year 2022 and the same was registered in the office of the Additional District Sub Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS in the manner aforesaid, the abovenamed Vendor No.1 **SRI PARITOSH BHOWMICK** became the sole, absolute and exclusive owner of undivided land measuring 15.6844 Decimals and Vendor No.2 **SRI SUDIPTO MOHANTA ALIAS SUDIPTA MOHANTO** became the sole, absolute and exclusive owner of undivided land measuring 3.8156 Decimals and ever since then the Vendor is in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the vendor being in need of fund for investing the same in some lucrative business have offered for sale land measuring 19.5 Decimals, for a total consideration of Rs. 1,17,50,000/- (Rupees One Crore Seventeen Lacs Fifty Thousand Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and offered to purchase the above referred to land measuring 19.5 Decimal for a total consideration of Rs. 1,17,50,000/- (Rupees One Crore Seventeen Lacs Fifty Thousand Only) and the aforesaid land is fully described in the Schedule below.

Sanjay Bhowmik  
Sudip Mandal

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

That in pursuance of the said offer and acceptance and also in consideration of 19.5 Decimals, for a total consideration of Rs. 1,17,50,000/- (Rupees One Crore Seventeen Lacs Fifty Thousand Only) paid by the Purchaser to the Vendors and the receipt whereof the Vendors do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendor do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

And the Vendors do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor do hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

For it to be Bounded  
Sublet Made

THE VENDORS FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser .

#### SCHEDULE

All that piece or parcel of vacant Bastu land measuring 19.5 decimals forms part of R.S Plot No. 191, recorded in R.S Khatian No. 120, R.S Sheet No. 08, situated within Mouza Dabgram, J.L No. 2, Police Station – Bhaktinagar, in the District of Jalpaiguri. The said land is situated **Near Debi Chaudhrani Road** within the limits of Ward No 41 of Siliguri Municipal Corporation Area.

#### The said land is bounded and butted as follows-

North :- Land of RS Plot No. 191

South :- Land of N.B Developers

East :- Land of RS Plot No. 89

West :- 18 ft wide SMC Road



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

WITNESSES:-

1. Akash Gupta  
S/O: Manu Lal Bhusal.  
Baleshwar Nagar, Siliguri  
P.O.: Salugata  
P.S.: Baleshwar Nagar.  
Dist.: Jalpaiguri

2. Subrata Gan Gungui  
S/O Late Sishinkumar Gan Gungui  
South Baleshwar Nagar  
P.O. P.S. Sishikumar  
Dist - Darjeeling

Paritosh Bhunia  
Sudipto Mallick

**VENDOR**

Drafted by me and Printed in  
my office :-

Manoj Agarwal





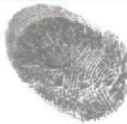




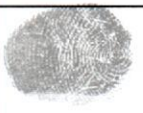

**MANOJ AGARWAL**

Advocate, Siliguri.

Enrolment No. F-505/434/1997














# VENDOR

 <i>Paritosh Bhowik</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Paritosh Bhowik*

Signature














 <i>Sudipta Mahanta</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Sudipta Mahanta*

Signature



# PURCHASER

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

N B DEVELOPERS



Signature



**IDENTIFIER PHOTO SHEET**

**PHOTO**



**LEFT THUMB IMPRESSION**



*Handwritten signature in blue ink.*

**Signature of Identifier**

*Handwritten signature in black ink.*



## Major Information of the Deed

Deed No :	I-0711-08929/2022	Date of Registration	23/09/2022
Query No / Year	0711-2002850469/2022	Office where deed is registered	
Query Date	22/09/2022 11:39:14 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, 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. 1,17,50,000/-	Rs. 1,27,63,642/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,38,202/- (Article:23)	Rs. 1,27,650/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



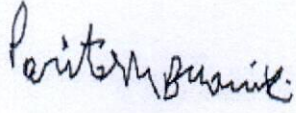


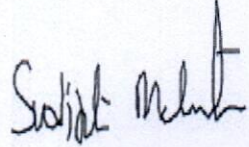
### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Debi Chaudhurani Road, Mouza: Dabgram  
Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-191	RS-120	Bastu	Bastu	19.5 Dec	1,17,50,000/-	1,27,63,642/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					19.5Dec	117,50,000 /-	127,63,642 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr PARITOSH BHOWMICK</b> <b>(Presentant )</b> Son of Late SURENDRA NATH BHOWMICK Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office	<b>Photo</b>  23/09/2022	<b>Finger Print</b>  LTI 23/09/2022	<b>Signature</b>  23/09/2022
	JYOTINAGAR, 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.: AExxxxxx3F, Aadhaar No: 52xxxxxxxx0467, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office			
2	<b>Name</b> <b>Mr SUDIPTO MOHANTA,</b> <b>(Alias: Mr SUDIPTA MOHANTO)</b> Son of Mr KSHITISH CHANDRA MOHANTA Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office	<b>Photo</b>  23/09/2022	<b>Finger Print</b>  LTI 23/09/2022	<b>Signature</b>  23/09/2022
	SHASHTRI NAGAR, 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.: ANxxxxxx9L, Aadhaar No: 59xxxxxxxx5184, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office			

**Buyer Details :**



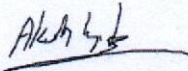
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>N B DEVELOPERS</b> SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AMAN AGARWAL</b> Son of Mr HARISH KUMAR AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx5L, Aadhaar No: 42xxxxxxxx9160 Status : Representative, Representative of : N B DEVELOPERS (as PARTNER)



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AKASH GUPTA</b> Son of Mr MANULAL PRASAD DADA BHAI COLONY, PRAKASH NAGAR, WARD NO.42, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008			
	23/09/2022	23/09/2022	23/09/2022
Identifier Of Mr PARITOSH BHOWMICK, Mr SUDIPTO MOHANTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr PARITOSH BHOWMICK	N B DEVELOPERS-15.6844 Dec
2	Mr SUDIPTO MOHANTA	N B DEVELOPERS-3.8156 Dec



On 23-09-2022

**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.

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

Presented for registration at 12:02 hrs on 23-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr PARITOSH BHOWMICK , one of the Executants.

**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 1,27,63,642/-

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

Execution is admitted on 23/09/2022 by 1. Mr PARITOSH BHOWMICK, Son of Late SURENDRA NATH BHOWMICK, JYOTINAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr SUDIPTO MOHANTA, Alias Mr SUDIPTA MOHANTO, Son of Mr KSHITISH CHANDRA MOHANTA, SHASHTRI NAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr AKASH GUPTA, , , Son of Mr MANULAL PRASAD, DADA BHAI COLONY,PRAKASH NAGAR, WARD NO.42, P.O: SALUGARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,27,650/- ( A(1) = Rs 1,27,636/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,27,650/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 10:39AM with Govt. Ref. No: 192022230127241031 on 23-09-2022, Amount Rs: 1,27,650/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 397844657 on 23-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

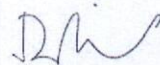
Certified that required Stamp Duty payable for this document is Rs. 6,38,202/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,33,202/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1535, Amount: Rs.5,000/-, Date of Purchase: 19/09/2022, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 10:39AM with Govt. Ref. No: 192022230127241031 on 23-09-2022, Amount Rs: 6,33,202/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 397844657 on 23-09-2022, Head of Account 0030-02-103-003-02



Biswarup Goswami  
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 207373 to 207388  
being No 071108929 for the year 2022.



*DM*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2022.09.27 13:29:07 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/09/27 01:29:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)