

P

2554

P-1747/5000Rs.



Handwritten notes:
 150000
 200000
 23

admissible under Rule 21 of the
 s/c 1741 of W.B.L.R. Act, 1988
 Stamp Duty under the Indian
 Stamp Act, 1899 (W.B. Stamp
 Act, 1993) up to date)
 Schedule 1A No.
 Fees Paid
 Process Fee in R.P.S.



I certify that the document is admissible
 for registration and the signature thereon
 is genuine and the Stamp attached to the
 document is part of the document.

• Rs. 1639.00
 • Rs. 28.00
 • Rs. 4.00
 Total Rs. 1671.00

Document Admissible s/c. 1741
 of Act, 1988 up to date, 2006

Handwritten: Subdashed

Signature: [Signature]
 Sub-Registrar

07 JUL 2021

Handwritten: 207/41
 CB-12/00

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
19th DAY OF JUNE 2006 (TWO
 THOUSAND SIX).

Cont.p/2
 832 for 06
 Fees Paid: (1) Rs. 250.00
 (2) Rs. 180.00
 P.T.A. Rs. 54.00
 Total Rs. 484.00

7000/-
 Seven thousand only
 No. CAB-00 584254-01
 Code 0015

Signature: [Signature]
 D.S.R.
 19.06.06

Signature: [Signature]

19 JUN 2006

Handwritten: 4001104566/2001

D. No. 5458 Date 19.6.2006

Sold to J. J. Akashan Private Limited

of Kolkata

for Rs. 5000 (Rupees) Five thousand only

A.R.P.A.

B. R. Ghosh
STAMP VENDOR
Bijayal Goud



Presented for Registration
to the
District Sub-Registrar, Office, Jaipur
East, North West

Subhash Roy

1298



Signature of Subhash Roy

19 JUN 2006

NAME
RESIDENCE
D. Jaipur, Ja
ty caste Hindu/Muslim
ty profession

Subhash Roy

STAMP VENDOR

NAME
RESIDENCE
D. Jaipur, Ja
ty caste Hindu/Muslim
ty profession

Susmit K.R. Gang.
s/o J. I. Gang.

STAMP VENDOR
Bijayal Goud

Signature of Susmit K.R. Gang.
of No. 101 of 1000, Jaipur

19 JUN 2006

Subhasd Roy

Page - 2

TOTAL CONSIDERATION	:	RS. 1,50,000/-
AREA OF LAND	:	7 KATHA 6 CHHATAKS
MOUZA	:	DABGRAM
PARAGANA	:	BAIKUNTHAPUR
POLICE STATION	:	BHAKTINAGAR
KHATION NO.	:	90/1
PLOT NO.	:	81 (PART)
SHEET NO.	:	8
J.L.NO.	:	2
WARD NO.	:	XXXXI OF S.M.C.

Cont.p/3

G

Subhash Roy

B E T W E E N

SRI SUBHASH ROY S/o Late Radha Kant Roy, Hindu by religion, Indian by Nationality, Business by occupation, resident of Champasari, P.O. Pradhan Nagar, P.S. Matigara in the District of Darjeeling -- - hereinafter called **FIRST PARTY/ VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART**.

A N D

J.J. ABASHAN PRIVATE LIMITED A private Limited company registered under the Company Act 1956 having its registered Office at 159, Rabindra Sarani, 2nd Floor, Kolkata - 7 --- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director **SRI SUSHIL KUMAR MITRUKA** S/o Sri Neem Chand Mitruka, Hindu by religion, Indian by Nationality, Director of the above named Company by profession, resident of Nehru Road, Khalpara, Siliguri in the District of Darjeeling.

Cont.P/4

Ca

Subhash Roy

Page - 4

WHEREAS father of the Vendor hereof **RADHA KANT ROY** is/was the recorded owner of all that piece and parcel of land more fully described in the schedule below.

A N D

WHEREAS said **RADHA KANT ROY** died intestate leaving behind him Vendor hereof as his only legal heirs to inherit all his movable and immovable properties.

A N D

WHEREAS since then vendor hereof is / was in actual, Khas and physical possession of the land as fully described in the schedule below free from all encumbrances whatsoever and without any interference, objection or interruption from any body having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS Vendor being in need of fund for acquiring more profitable properties and for other purpose have offered to sale land measuring 7 Katha 6 Chhatak as fully described in the schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 1,50,000/- (Rupees one lakh fifty thousands) only.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sale the land as fully described in the schedule below for Rs. 1,50,000/- (Rupees one lakh fifty thousands) only, free from all encumbrances whatsoever.

Cont.p/5

C

Subhash Roy

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 1,50,000/- (Rupees one lakh fifty thousands) only, paid by Cash by the purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and delineated in the plan by red border annexed herewith and forming part of these presents and make over khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority

AND the Vendor hereby covenanted with the purchaser that the interest which the Vendor professes to transfer subsists and the Vendor has full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the Vendor or any person claiming under him shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

Cont.p/6

ca

Subbas Roy

IT is further covenanted that the land described in the schedule below is hold by the Vendor has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THE Vendor further covenant that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendor further declares that the entire land forming subject matter of the present conveyance was in khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the Vendor shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

Cont.p/7

6

Subhash Roy

IT is hereby further declared by the Vendor that the Vendor have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof sustained by the purchaser.

SCHEDULE

All that piece and parcel of land measuring 7 (seven) Katha 6 (six) Chhataks appertaining to and forming part of Plot No. 81 (eight one), recorded in Khatian No. 90/1 (nine zero by one), Sheet No. 8 (eight), J.L. No. 2 (two), Mouza - Dabgram, Pargana - Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri.

Land as mentioned above hereby sold by the Vendor is delineated in the plan by red border annexed herewith and the said land is butted and bounded as follows:

BY THE NORTH : APPARTMENT OF PRAMOD & HARISH AGARWAL,

BY THE SOUTH : LAND OF PURCHASER,

BY THE EAST : HOUSE OF SUSHIL AGARWAL,

BY THE WEST : HOUSE OF HARI SHARMA & OTHERS,

Cont.p/8

INWITNESS WHEREOF the Vendor does hereunto set his hand on the Day, Month and Year first above written.

WITNESSES: -

1. *Lustuit K. Gang*
c/o J. K. Gang.
D. N. S. Road, Siliguri

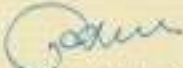
The contents of this documents have been gone through and understood personally by the Purchaser & Vendor.

2. *Binay Bansal*
60 D. R. Bansal
M. R. Road, Halonsi
Siliguri

Siddhant Roy

V E N D O R

Drafted by me and printed at My office.


RAJESH KUMAR AGARWAL
ADVOCATE/ SILIGURI
REG. NO. WB/73 /97

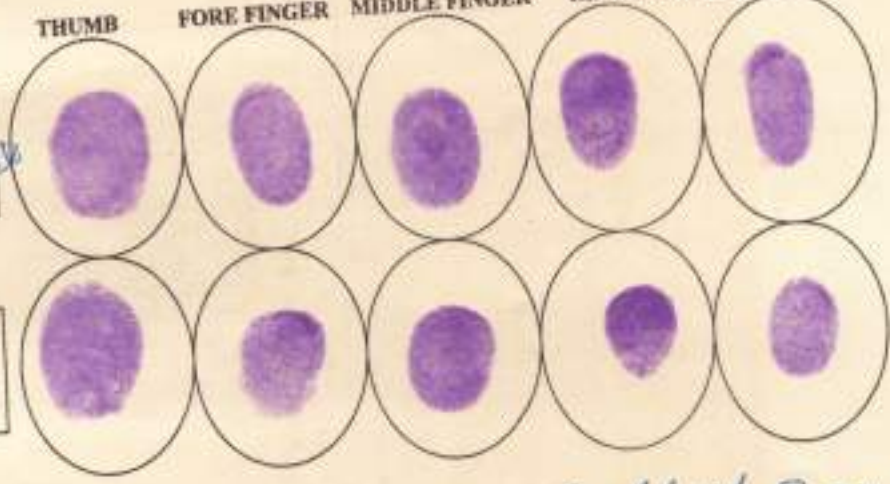
EXECUTANT SHEET

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



Subhash Roy

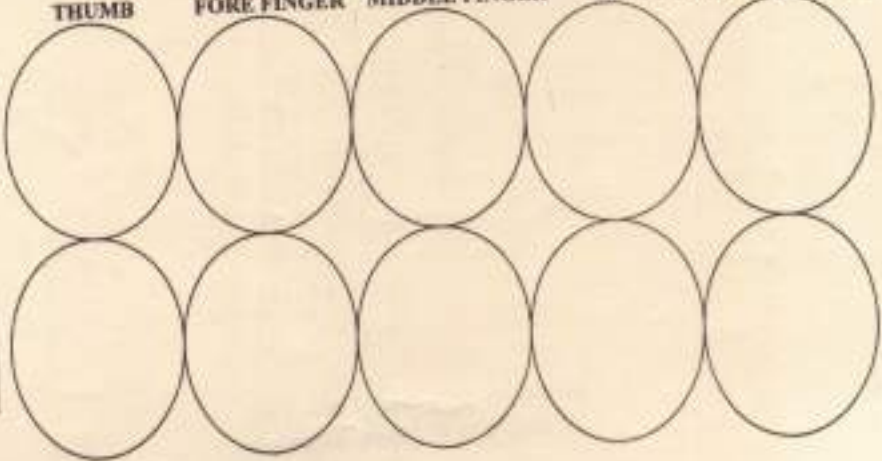
SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT

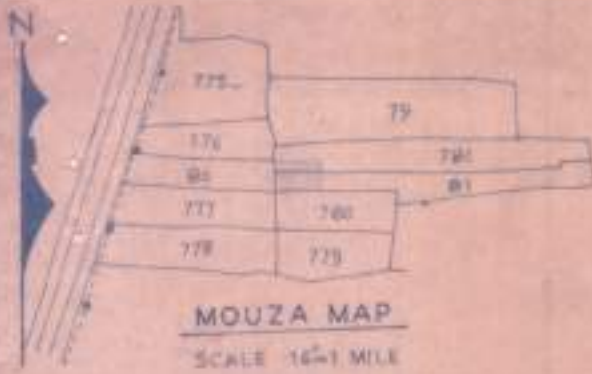


Seaflower Enterprises P. Ltd.
Anil Kumar Sharma
Director

Seaflower Enterprises P. Ltd.
Anil Kumar Sharma

SIGNATURE OF R.O.

SIGNATURE WITH DATE



SELLER

SRI SUBAS RAY
S/O LATE RADHA KANTA RAY
CHAMPASARI, SILIGURI,
DIST- DARJEELING

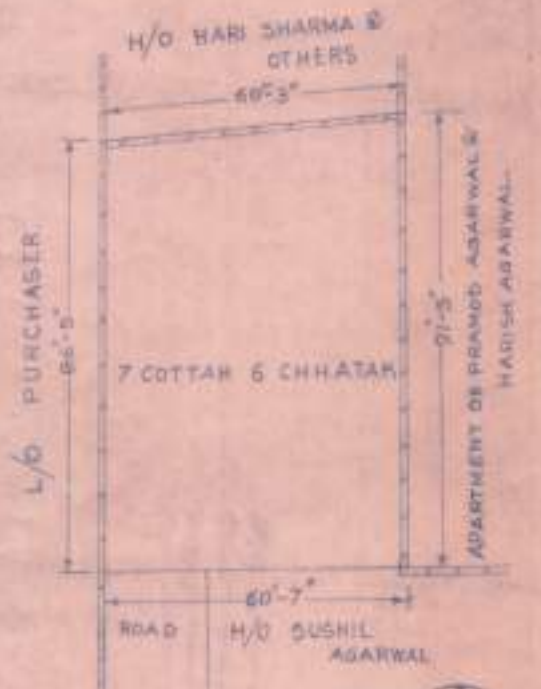
LAND SCHEDULE - PARGANA - BAIKUNTHAPUR; MOUZA - DABGRAM; J L NO-2; SHEET NO-6;
Khatian NO-90/1; PLOT NO-81(P) PS- BHAKTI NAGAR; DIST- JALPAIGURI;
AREA OF LAND- 7 COTTAH 6 CHHATAK.

PURCHASER

J.J. ABASAN PRIVATE LIMITED
RABINDRA SARANI KOLKATA-7

REPRESENTED BY-

SRI SUSHIL KR. MITRUKA
S/O SRI NEEM CHAND MITRUKA
NEHERU ROAD, KHALFARA, SILIGURI,
DIST- DARJEELING.



SITE PLAN

SCALE- 1"=32'-0"

Subhas Roy

SIGN OF SELLER

Major Information of the Deed

Deed No :	I-0702-01747/2021	Date of Registration	07/07/2021
Query No / Year	0702-4001104566/2021	Office where deed is registered	
Query Date	05/07/2021 12:38:35 PM	0702-4001104566/2021	
Applicant Name, Address & Other Details	DEBASISH ROY JALPAIGURI,Thana : Jalpaiguri, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9832078985, Status :Solicitor firm.		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 17,51,563/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,40,125/- (Article:23)	Rs. 19,293/- (Article:A(1), M(b), H)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-81	RS-90/1	Bastu	Bastu	7 Katha 6 Chatak	1,50,000/-	17,51,563/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					12.1688Dec	1,50,000 /-	17,51,563 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SUBHASH ROY (Presentant) Son of Late RADHA KANT ROY CHAMPASARI, City:- , P.O:- PRADHAN NAGAR, P.S:-Matigara, District:- Darjeeling, West Bengal, India, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2006 , Admitted by: Self, Date of Admission: 19/06/2006 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/06/2006 , Admitted by: Self, Date of Admission: 19/06/2006 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J.J. AVASHAN PRIVATE LIMITED RABINDRA SARANI, 2ND FLOOR KOLKATA, City:- , P.S:-Bowbazar, District:-Kolkata, West Bengal, India, , PAN No:# AAxxxxxx9G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SUSHIL KUMAR MITRUKA Son of Shri NEEM CHAND MITRUKA NEHRU ROAD, KHALPARA, City:- , P.S:-Siliguri, District:- Darjeeling, West Bengal, India, , Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: ACxxxxxx0F, Aadhaar No: 42xxxxxxxx4997 Status : Representative, Representative of : J.J. AVASHAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSHIL KUMAR GARG Son of Mr. J.R GARG D.B.S ROAD SILIGURI, City:- , P.S:- Siliguri, District:-Darjeeling, West Bengal, India,			
Identifier Of Shri SUBHASH ROY, Shri SUSHIL KUMAR MITRUKA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBHASH ROY	J.J. AVASHAN PRIVATE LIMITED-12.1687 Dec

On 19-06-2006

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

Presented for registration at 17:32 hrs on 19-06-2006, at the Private residence by Shri SUBHASH ROY ,Executant.

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

Execution is admitted on 19/06/2006 by Shri SUBHASH ROY, Son of Late RADHA KANT ROY, CHAMPASARI, P.O: PRADHAN NAGAR, Thana: Matigara, , Darjeeling, WEST BENGAL, India, , by caste Hindu, by Profession Business
Indetified by Mr SUSHIL KUMAR GARG, , Son of Mr J.R GARG, D.B.S ROAD SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, , by caste Hindu, by profession Business

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

Execution is admitted on 19-06-2006 by Shri SUSHIL KUMAR MITRUKA, DIRECTOR, J.J. AVASHAN PRIVATE LIMITED (Private Limited Company), RABINDRA SARANI, 2ND FLOOR KOLKATA, City:- , P.S:-Bowbazar, District:- Kolkata, West Bengal, India,
Indetified by Mr SUSHIL KUMAR GARG, , Son of Mr J.R GARG, D.B.S ROAD SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, , by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,293/- (A(1) = Rs 19,261/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,671/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,40,125/- and Stamp Duty paid by Draft Rs 7,000/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5458, Amount: Rs.5,000/-, Date of Purchase: 19/06/2006, Vendor name: B R Ghosh

Description of Draft

1. Bankers cheque No: 584254001710, Date: 19/06/2006, Amount: Rs.7,000/-, Bank: STATE BANK OF INDIA (SBI), JALPAIGURI

No entry in Succession Register
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

On 07-07-2021

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.

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 17,51,563/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,293/- (A(1) = Rs 19,261/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,622/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2021 3:00PM with Govt. Ref. No: 192021220026795411 on 07-07-2021, Amount Rs: 17,622/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 64226279 on 07-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,40,125/- and Stamp Duty paid by by online = Rs 1,28,125/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2021 3:00PM with Govt. Ref. No: 192021220026795411 on 07-07-2021, Amount Rs: 1,28,125/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 64226279 on 07-07-2021, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0702-2021, Page from 40455 to 40474
being No 070201747 for the year 2021.



Prasanta

Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2021.07.07 18:34:12 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 2021/07/07 06:34:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)