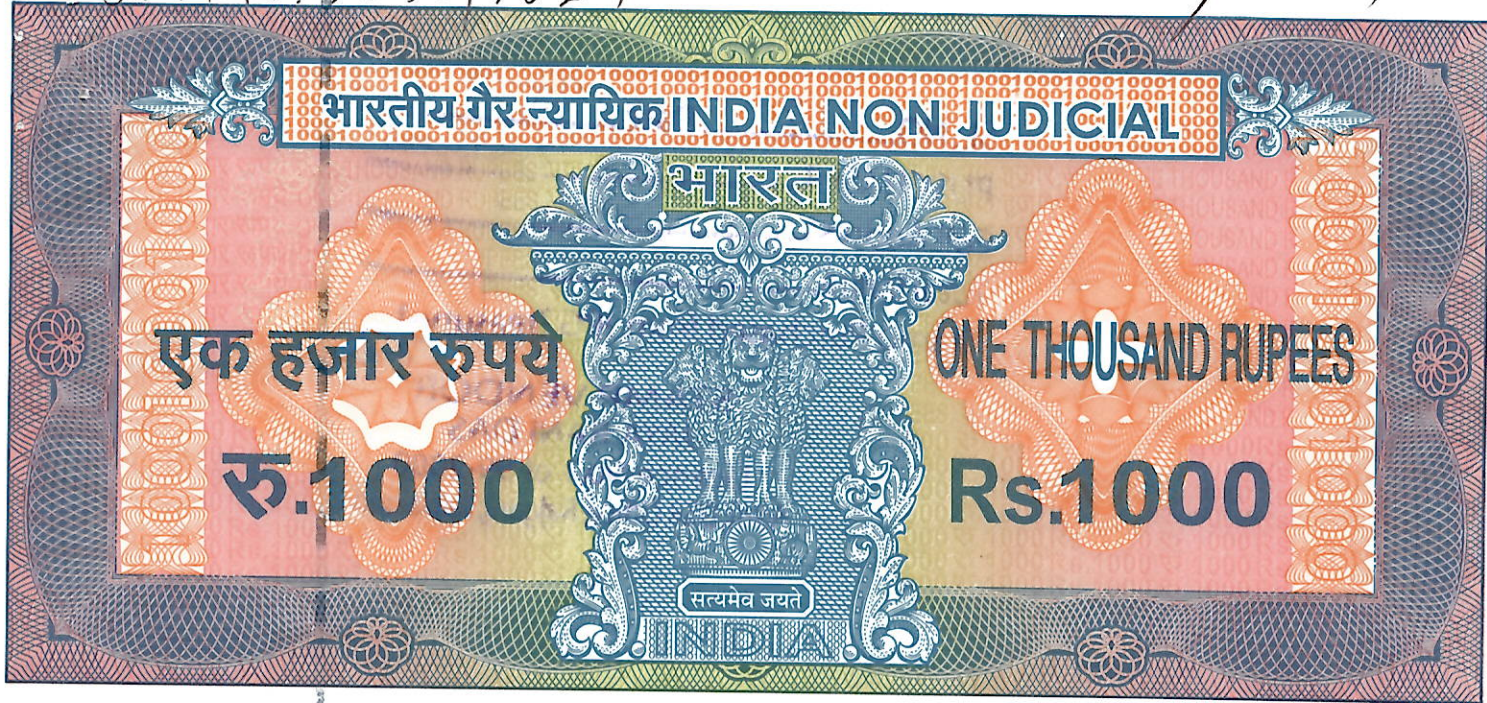


Sl. No. 1638/2024

I - 1531/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 154817

2/151 3354/2024

Signature

11.39
28.06.24

Signature

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 28TH DAY OF JUNE,
TWO THOUSAND TWENTY-FOUR.

BETWEEN

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

Signature
ADL. DIST. REG. REGISTRAR
SILIGUR
Page 1 of 7 28/6/2024

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Area	: 0.0425 Acres,
Plot No.	: 9666 (RS), 495 (LR)
Khatian No.	: 5269 (RS), 306 (LR)
Mouza	: Siliguri (Now Siliguri Purba)
J.L. No.	: 110 (88),
Pargana	: Baikunthapur,
P.S.	: Siliguri,
Ward No.	: 13 of SMC,
District	: Darjeeling,
Consideration	: Rs. 75,00,000.00

 **PREMIER DEVELOPERS**, a partnership firm having its registered office at "City Mall Building" at Sevoke Road, Siliguri, represented by one of its partners **SRI RISHAV GARG**, Son of Sri Rupesh Kumar Agarwal, Hindu by Religion, Nationality Indian, Business by Occupation, resident of Garg Kutir, Deokota Toll, P.O. & P.S. Jaigaon, Pin-736182 in the District of Alipurduar, (WB), hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its Partners, heirs, successors, executors, legal representatives and assigns) of the "**ONE PART**".

AND

SMT. PURNIMA GHAI, Wife of Late Surinder Kumar Ghai, Hindu by Religion, Nationality Indian, House-wife by Occupation, permanent resident of Poonam Niwas, Bhagat Singh Sarani, Punjabipara, ward No.13 of S.M.C, Siliguri, P.O and P.S Siliguri, Dist. Darjeeling, PIN-734001, hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, legal representatives and assigns) of the "**OTHER PART**".

Purnima Ghai

WHEREAS **SRI SRIKISHUN SHARMA**, Son of Late Hazarimal Sharma, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring **0.0850 Acres or 5 Kathas 2 Chattaks**, forming part of R.S.Plot No.9666, recorded in R.S.Khatian No.5269, situated within Mouza- Siliguri, J.L.No.110(88), Pargana-Baikunthapur, P.S.-Siliguri, District Darjeeling, unto and in favour of **SMT. PURNIMA GHAI**, Wife of Sri Surinder Kumar Ghai, by virtue of Deed of Sale, Dtd.20.03.1989, being Document No. 2205 for the year 1989, entered in Book-I, Volume No. 41, pages 01 to 08, registered in the office of the then Sub-Registrar Siliguri, Dist.Darjeeling.

AND WHEREAS by virtue of aforesaid Deed of Sale, abovenamed **SMT. PURNIMA GHAI**, (the Vendor of these present) became absolute and exclusive owner of all that piece or parcel of land measuring **0.0850 Acres or 5 Kathas 2 Chattaks**, having permanent, heritable and transferable right, title and interest therein.

 AND WHEREAS abovenamed **Smt. Purnima Ghai** thereafter had recorded the said land in her name in the record of rights, before the office of the B.L.& L.R.O Siliguri, forming part of R.S.Plot No.9666 corresponding to L.R.Plot No.495, recorded in R.S.Khatian No.5269, corresponding to L.R.Khatian No.306, within Mouza- Siliguri Now Siliguri Purba, J.L. No. 110(88), Pargana-Baikunthapur, P.S.-Siliguri, Dist.Darjeeling.

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring **0.0425 Acres** out of aforesaid land measuring 0.0850 Acres, more particularly described in the Schedule given hereinunder, for a consideration of Rs.75,00,000.00 (Rupees Seventy Five Lakhs) only.

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AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring **0.0425 Acres**, more particularly described in the Schedule given hereinunder, for a consideration of Rs. 75,00,000.00 (Rupees Seventy Five Lakhs) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.75,00,000.00 (Rupees Seventy Five Lakhs) only, paid by the purchaser to the Vendor through RTGS and Demand Draft, the receipt of which is acknowledged by the Vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the Vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor herewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under her subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The Vendor declares that the interest which she profess to transfer hereby subsists as on the date of these present and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below

Siliguri
Municipal Corporation

schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the Vendor shall be liable to make good the loss or injury which the purchasers may suffer or sustain resulting therefrom.

That after the registration of the Schedule property the purchaser shall has the right to get its name mutated with respect to the said schedule property at the Office of the B.L. & L.R.O. Siliguri and get it numbered as a separate Mutation from Siliguri Municipal Corporation and shall pay land tax/Khazna taxes as may be levied upon them from time to time though the same has not yet been assessed.

That after the mutation of the Schedule land the purchaser shall has the right to get the conversion of the Schedule land at the Office of the B.L. & L.R.O. Siliguri and S.D.L. & L.R.O. Siliguri, and shall also have the right to change the Character of the land and get it numbered as a separate Conversion certificate and shall pay land tax/Khazna taxes as may be levied upon.

That after the registration of the Schedule property the purchaser shall have the right to sale, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to whomsoever.

The Vendor further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the Vendor, the purchaser is

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deprived of ownership or of possession of the Schedule property or any part thereof in future, the Vendor shall forthwith return to the purchaser the part or full consideration money as the case may be from the date of such deprivation of ownership or of possession.

The Vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchasers to the below schedule land conveyed at the cost of the purchaser.

SCHEDULE

(Description of land hereby sold)

All that piece or parcel of Vacant Bastu land measuring **0.0425 Acres**, forming part of R.S. Plot No. 9666, corresponding to L.R. Plot No. 495, recorded in R.S. Khatian No. 5269, corresponding to L.R. Khatian No.306, situated within Mouza Siliguri (old) Now Siliguri Purba (New), J.L. No. 110(88), Pargana Baikunthapur, P.S. Siliguri, within Siliguri Municipal Corporation Area, Ward No 13 of S.M.C, Situated at Punjabi Para (Bhagat Singh Sarani), A.D.S.R.O. Siliguri, in the District of Darjeeling.

The said land as per ROR is Danga and Proposed used is Bastu and the same is butted and bounded as follows:

BY NORTH : Sold land of Vendor,

BY SOUTH : Sold land of Late Nitya Gopal Dey,

BY EAST : 27'- 0" wide S.M.C. Road (Bhagat Singh Sarani),

BY WEST : Land of RS Plot No. 9667.

IN WITNESSES WHEREOF the parties herein in good health and conscious mind have put their signatures on this deed of sale on the day, month and year first above written.

The content of this document has been gone through and understood personal by the Vendor and the Purchaser.

WITNESSES

1. Daman Kumar Ghai
S/o Late Surinder Kumar Ghai
Lunjass Para
P.O. Siliguri
Dist: Darjeeling
P.S. Siliguri
2. Brajenjit Paul
S/o - Palte Paul
East Vivekananda Pally
P.O. Rabintra Sarmati
P.S. - Bhaktinagar
Dist. Jalpaiguri
PIN - 734006.

Purnima Ghai

SIGNATURE OF VENDOR

PREMIER DEVELOPERS

Rishan

Partner

SIGNATURE OF PURCHASER

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

(BABUL MAZUMDER)

Advocate, Siliguri.

Enrolment No. WB-439 of 1998.

EXECUTANT SHEET

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



✓ Purnima Ghaei:

✓ Purnima Ghaei
Signature with Date

CLAIMATANT SHEET

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



Rishav

Rishav
Signature with Date

IDENTIFIER PHOTO SHEET

LEFT THUMP IMPRESSION





Signature of Identifier

Major Information of the Deed

Deed No :	I-0402-01531/2024	Date of Registration	28/06/2024
Query No / Year	0402-2001513354/2024	Office where deed is registered	
Query Date	19/06/2024 7:11:19 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Babul Mazumder Hakimpara, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, 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. 75,00,000/-		Rs. 75,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,00,020/- (Article:23)		Rs. 75,014/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: PANJABI PARA WARD NO.13, Mouza: Siliguri, JI No: 88, 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-9666	RS-5269	Bastu	Bastu	4.25 Dec	75,00,000/-	75,00,000/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					4.25Dec	75,00,000 /-	75,00,000 /-	

Seller Details :

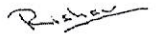
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Purnima Ghai (Presentant) Wife of Late Surinder Kumar Ghai Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	 28/06/2024	 Captured LTI 28/06/2024	 28/06/2024

Punjabi Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: adxxxxxx3f, Aadhaar No: 62xxxxxxxx8053, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PREMIER DEVELOPERS Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rishav Garg Son of Mr Rupesh Kumar Agarwal Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
		Jun 28 2024 12:01PM	LTI 28/06/2024	28/06/2024
	Deokota Toll, City:- Not Specified, P.O:- Jaigaon, P.S:-Jaigaon, District:-Jalpaiguri, West Bengal, India, PIN:- 736182, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 85xxxxxxxx2558 Status : Representative, Representative of : PREMIER DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Daman Kumar Ghai Son of Mr Surinder Kumar Ghai Punjabi Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	
	28/06/2024	28/06/2024	28/06/2024
Identifier Of Mrs Purnima Ghai, Mr Rishav Garg			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Purnima Ghai	PREMIER DEVELOPERS-4.25 Dec

Endorsement For Deed Number : I - 040201531 / 2024

On 28-06-2024

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 11:39 hrs on 28-06-2024, at the Office of the A.D.S.R. SILIGURI by Mrs Purnima Ghai ,Executant.

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 75,00,000/-

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

Execution is admitted on 28/06/2024 by Mrs Purnima Ghai, Wife of Late Surinder Kumar Ghai, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr Daman Kumar Ghai, , , Son of Mr Surinder Kumar Ghai, Punjabi Para, 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, 1962) [Representative]

Execution is admitted on 28-06-2024 by Mr Rishav Garg, Partner, PREMIER DEVELOPERS (Partnership Firm), Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Daman Kumar Ghai, , , Son of Mr Surinder Kumar Ghai, Punjabi Para, 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 75,014.00/- (A(1) = Rs 75,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/06/2024 10:44AM with Govt. Ref. No: 192024250096820918 on 28-06-2024, Amount Rs: 75,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 4048185336740 on 28-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,99,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 11251, Amount: Rs.1,000.00/-, Date of Purchase: 25/06/2024, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/06/2024 10:44AM with Govt. Ref. No: 192024250096820918 on 28-06-2024, Amount Rs: 2,99,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 4048185336740 on 28-06-2024, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2024, Page from 36301 to 36314

being No 040201531 for the year 2024.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2024.07.04 18:10:19 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 04/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

SL. NO. 11251 Date 25.6.2024

PURCHASER Premier 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. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

28 JUN 2024