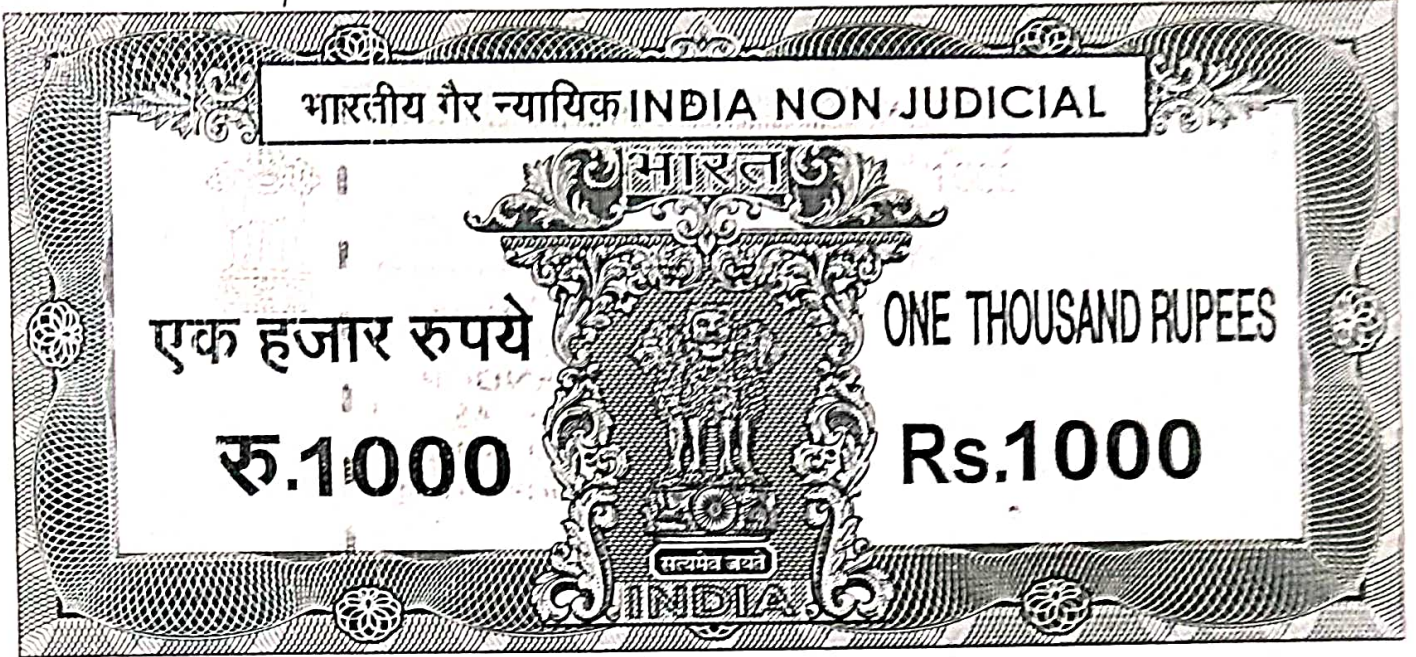


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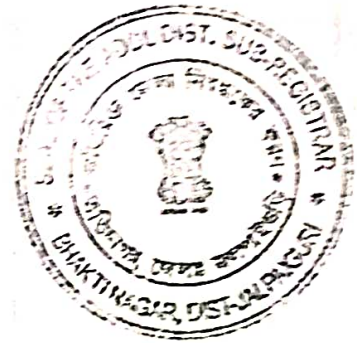


अष्टिपञ्चम बंगाल WEST BENGAL

245354

As the Constituted
Attorney of Vendor No.

As the Constituted Attorney
of Vendor No. 2



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 13th DAY OF
APRIL, 2023 (TWO THOUSAND AND TWENTY THREE).

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

Adm. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 APR 2023

Q 2000938944/23

P

As the Constituted
Attorney of Vendor No.1



As the Constituted
Attorney of Vendor No.2



TOTAL CONSIDERATION	Rs. 2,00,000/-
AREA OF LAND	0.75 KATHA
R.S. PLOT NO	150/440
R.S. KHATIAN NO.	143
SHEET NO.	09
J.L. NO.	02
MOUZA	DABGRAM
PARAGANA	BAIKUNTHAPUR
POLICE STATION	BHAKTINAGAR
DISTRICT	JALPAIGURI
AREA	GRAM PANCHAYAT

As the Constituted Attorney
of Vendor No. 1

[Signature]

As the Constituted
Attorney of Vendor No. 2

[Signature]

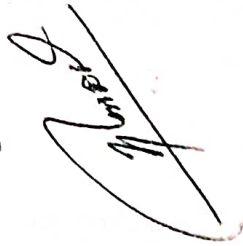
B E T W E E N

1. SMT SERABENASHBARI ROY (AADHAR NO.212890428095), Wife of Chitramohan Roy, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Ektiasal Bhaktinagar, Rajganj, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri - 734001.

2. SRI KIRAN ROY(PAN:EZPPR1754E)(AADHAR NO. 729248453361), Son of Late Soja Roy, Hindu by religion, Indian by Nationality, Business by occupation, resident of Khudirampally, Dabgram – II, Post Office Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri -734001, in the state of West Bengal.

-----hereinafter jointly and collectively called the **VENDORS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns) of the **FIRST PART. Vendor No. 1** hereof is represented by virtue of constituted attorney **SRI NITESH PERIWAL(PAN:AGHPP1487B)(AADHAAR NO.827003506250)**, Son of Late Prayag Kumar Periwai, Hindu by religion, Indian by Nationality, Business by occupation, resident of 453 Bidhan Road, Siliguri, P.O. & P.S. Siliguri, District – Darjeeling - 734001 duly executed and registered at the office of the Additional District Sub Registrar, Bhaktinagar and recorded in Book I, Bearing document No. 7532 for the year 2021. **Vendor No. 2** hereof are represented by virtue of constituted attorney **SRI NITESH PERIWAL(PAN:AGHPP1487B)(AADHAAR NO.827003506250)**, Son of Late Prayag Kumar Periwai, Hindu by religion, Indian by Nationality, Business by occupation, resident of 453 Bidhan Road, Siliguri, P.O. & P.S. Siliguri, District – Darjeeling - 734001 duly executed and registered at the office of the Additional District Sub Registrar, Bhaktinagar and recorded in Book I, Bearing document No. 3729 for the year 2022.

As the Constituted
Attorney of vendor NO.1



AND

As the Constituted
Attorney of vendor NO.2



PRIME PROPERTY DEVELOPERS (PAN:AAWF0763H), a Partnership Firm, having its Registered Office at Millenium Centre, Opp. LIC Building, Sevoke Road, Siliguri, P.O. & P.S. Siliguri, District Darjeeling - 734001 ----- hereinafter called **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its partner, office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by two of its partner duly authorised for this purpose (1) **SRI NARESH PERIWAL, (PAN:AFHPP8235J) (AADHAAR NO. 821535509022)** Son of Late Mahabir Prasad Periwai, Hindu by religion, Indian by Nationality, Business by occupation, resident of resident of 453 Bidhan Road, Siliguri, P.O. & P.S. Siliguri, District – Darjeeling and (2) **SRI SANDEEP AGARWAL(PAN:ACIPA7913J) (AADHAAR NO. 590692224001)**, Son of Chhabil Dass Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, resident of resident of Premaangan, Panchwati Housing Complex, Sevoke Road, Jyotinagar, Ward No. 41, Post Office Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri – 734001

----- hereinafter jointly and collectively called the **PURCHASERS/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns) of the **SECOND PART**.

As the Confirmed
Attorney of vendor
no. 2

As the Confirmed
Attorney of vendor
no. 2

WHEREAS one Sakalu Roy alias Sakalu Das was one of the recorded owner of all that piece and parcel of land, recorded in R.S. Khatian No. 143 and 144 of mouza Dabgram, Pargana Baikunthapur, P.S. Bhaktinagar, District Jalpaiguri.

AND WHEREAS above named Sakalu Roy alias Sakalu Das died intestate leaving behind his two sons and daughter namely Sri Soja Roy, Sri Bishu Roy and Serabenashbari Roy to inherit all his movable and immovable properties as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS above named Sri Soja Roy also died intestate leaving behind him, his wife Mangali Roy, two Sons namely Sri Kiran Roy and Sri Dolo Roy to inherit his $\frac{1}{3}^{\text{rd}}$ share.

AND WHEREAS it is pertinent to mention here that all the recorded owners of R.S Khatian No. 143 & 144 and their legal heirs jointly and severally sold and transferred their undivided share to the different persons vide registered deeds of conveyance on several occasions since the day of R.S. Settlement, vide deed No. 5020 & 1984 of 1955 etc but the present vendors hereof in order to create confusion claim upon below schedule land and the purchaser herein in order to avoid any future dispute and misunderstanding agrees to take again the registry of the below schedule land and vendors herein declare that after execution and registration of the deed of conveyance, vendors have no claim upon R.S. Khatain No, 143 & 144, sheet No. 09 of mouza Dabgram, District Jalpaiguri. It is pertinent to mention here that purchaser of the instant deed of conveyance already purchased the land in R.S. Plot No. 148/433 and 150/440 vide three separate registered deed of conveyance bearing document No.7340, 7297 & 7298 for the all for the year 2018 duly executed and registered at the office of the Additional District Sub Registrar, Bhaktinagar, district Jalpaiguri.

As the Constituted
Attorney of Vendor
No. 1



As the Constituted
Attorney of Vendor No. 2



AND WHEREAS the Purchaser hereof in order to avoid any litigation in future agreed to take the registry of the below schedule land and the purchaser herein as a compensation offered an amount of Rs. 2,00,000/- (Rupees two lacs) only to the vendor and the vendor herein agreed to receive the compensation of Rs. 2,00,000/- (Rupees two lacs) only from the purchaser.

NOW THIS INDENTURE WITNESSETH THAT:-

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.2,00,000/- (Rupees two lacs) only, paid by cash/cheque/RTGS by the purchasers to the Vendors (the receipt whereof the Vendors does hereby acknowledge and grant full discharge to the purchaser from payment thereof the Vendors does hereby release, relinquish all his right, title and interest from the below schedule land and declared that they have no right, title and interest in the below schedule land and even upon R.S. Plot Nos. 440 mention in R.S. Khatian No. 143 and 144 of mouza Dabgram.

AND the Vendors hereby covenanted with the purchaser that, Vendors or any person claiming under them shall and will from time to time and at all times hereafter at the request and cost of the purchasers does and/or 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 be required.

As the Constituted
Attorney of Vendor
No. 1



As the Constituted
Attorney of Vendor
No. 2



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THAT the Vendors further declares that the entire land forming subject matter of the present conveyance is in khas and actual possession of the purchaser at the date of these presents. If for any any act done or suffered to be done by the vendors of these presents the purchaser is/are deprived of possession or enjoyment of the property, the Vendors shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 18% 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 which may be sustained by the purchasers.

IT is hereby further declared by the Vendors that the Vendors have not entered into 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 at the date of these presents or if any of the recitals made herein are proved to be false the Vendors shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchasers in consequence thereof.

As the Constituted
Attorney of Vendor
NO.2

[Signature]

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As the Constituted
Attorney of Vendor
NO.2

[Signature]

SCHEDULE

All that piece and parcel of vacant Land measuring 0.75 (Zero Point Seven Five) Katha appertaining to forming part of R.S. Plot No. 150/440 of sheet No. 09, recorded in R.S. Khatian No. 143 of Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, P.S. Bhaktinagar within the area of Gram Panchayat in the district of Jalpaiguri. The R.O.R of the land is Sahari and the proposed use of land is Bastu.

Land which is hereby sold by the Vendors is butted and bounded as follows:

BY THE NORTH	:	Balaji Construction;
BY THE SOUTH	:	Sold land by recorded owners to Mr. Goyal in Plot No. 433 & 440
BY THE EAST	:	Land of Prime Property Developers and R.S. Plot No.148/433;
BY THE WEST	:	<u>100 feet wide Eastern Bypass;</u>

IN WITNESS WHEREOF the Vendors does hereunto set their hands on the Day,
Month and Year first above written.

WITNESSES:

1. Sourav Sen
S/O Sri T N Sen
Shastri Nagar,
Ward NO.-41
P.O. Sevoke Rd.
P.S. Bhaktinagar,
Dist. Jalpaiguri-734002

2. Sonu Sarkar Biswas
w/o Palash Biswas
Central Colony, Gate Bazar
P.O. - Bhaktinagar, Dist - Jalpaiguri
Pin - 734007

As the Constituted
Attorney of
Vendor No. 1

As the Constituted
Attorney of
Vendor No. 2

VENDORS

Drafted by me & Printed at my office

Nisha
Nisha Gahl—
Advocate/Soleaun
Reg No. F/1664/1752 of 2013

[Signature]
As the Constituted
Attorney of
Vendor NO.1

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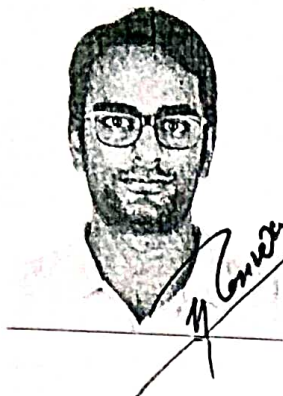
[Signature]
As the Constituted
Attorney of
Vendor NO.2

MEMO OF RECEIPT

Rs.2,00,000/-

RECEIVED of and from the within named
PURCHASER Rs. 2,00,000/- (Rupees two lacs)
only by within named VENDORS the within sum
of Rs. 2,00,000/- (Rupees two lacs) only paid by
the PURCHASER to the VENDORS by
cheque/RTGS in respect of the property conveyed
herein.

FINGER PRINTS OF _____



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

SIGNATURE _____

FINGER PRINTS OF _____



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

PRIME PROPERTY DEVELOPERS

SIGNATURE

Harish Patel
PARTNER

FINGER PRINTS OF _____



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

PRIME PROPERTY DEVELOPERS

SIGNATURE

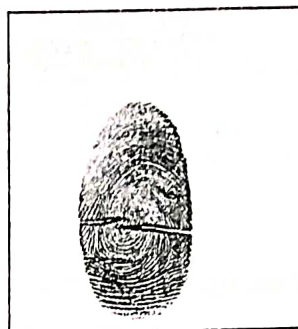
Hardeep Patel
PARTNER

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Sayson Son

Signature of Identifier

Major Information of the Deed

Deed No :	I-0711-02707/2023	Date of Registration	18/04/2023
Query No / Year	0711-2000938944/2023	Office where deed is registered	
Query Date	11/04/2023 2:22:30 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Nisha Gupta S.F. Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8927063386, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 5,84,719/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 17,542/- (Article:23)	Rs. 5,847/- (Article:A(1))		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734007

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-150/440	RS-143	Bastu	Sahari	0.75 Katha	2,00,000/-	5,84,719/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					1.2375Dec	2,00,000 /-	5,84,719 /-	

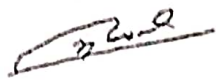
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SERABENASHBARI ROY Wife of Mr CHITRAMOHAN ROY EKTIASAL BHAKTINAGAR, RAJGANJ, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GExxxxxx0E, Aadhaar No: 21xxxxxxxx8095, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri KIRAN ROY Son of Late SOJA ROY KHUDIRAMPALLY, DABGRAM-II, City:- Not Specified, 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.:: EZxxxxxx4E, Aadhaar No: 72xxxxxxxx3361, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRIME PROPERTY DEVELOPERS MILLENIUM CENTRE, OPPOSITE LIC BUILDING, SEVOKE ROAD, SILIGURI, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

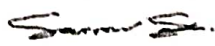
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NITESH PERIWAL (Presentant) Son of Late PRAYAG KUMAR PERIWAL Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office			
		Apr 18 2023 2:38PM	LTI 18/04/2023	18/04/2023
BIDHAN ROAD, SILIGURI, City:- Not Specified, 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.:: AGxxxxxx7B, Aadhaar No: 82xxxxxxxx6250 Status : Attorney, Attorney of : Smt SERABENASHBARI ROY, Shri KIRAN ROY				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NARESH PERIWAL Son of Late MAHABIR PRASAD PERIWAL 453, BIDHAN ROAD, WARD NO-11, SILIGURI, 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.:: AFxxxxxx5J, Aadhaar No: 82xxxxxxxx9022 Status : Representative, Representative of : PRIME PROPERTY DEVELOPERS (as PARTNER)
2	SANDEEP AGARWAL Son of CHABILADAS AGARWAL PREMAANGAN, PANCHWATI HOUSING COMPLEX, JYOTI NAGAR, WARD NO 41, SILIGURI, 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.:: ACxxxxxx3J, Aadhaar No: 59xxxxxxxx4001 Status : Representative, Representative of : PRIME PROPERTY DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV SEN Son of Mr TARENDRA NATH SEN SHASTRI NAGAR, SEVOKE ROAD, WARD NO-41, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	18/04/2023	18/04/2023	18/04/2023

Identifier Of Shri NITESH PERIWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SERABENASHBARI ROY	PRIME PROPERTY DEVELOPERS-0.61875 Dec
2	Shri KIRAN ROY	PRIME PROPERTY DEVELOPERS-0.61875 Dec

On 18-04-2023

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 13:59 hrs on 18-04-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri NITESH PERIWAL.

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 5,84,719/-.

Executed by Attorney

Execution by Shri NITESH PERIWAL, Son of Late PRAYAG KUMAR PERIWAL, BIDHAN ROAD, SILIGURI, P.O: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business as constituted attorney for 1. Smt SERABENASHBARI ROY EKTIASAL BHAKTINAGAR, RAJGANJ, P.O: SEVOKE ROAD, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734001, 2. Shri KIRAN ROY KHUDIRAMPALLY, DABGRAM-II, P.O: SEVOKE ROAD, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734001 is admitted by him

Indetified by Mr SOURAV SEN, Son of Mr TARENDRA NATH SEN, SHASTRI NAGAR, SEVOKE ROAD, WARD NO- 41, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India PIN - 734001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,847.00/- (A(1) = Rs 5,847.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,847/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/04/2023 11:53AM with Govt. Ref. No: 192023240015847191 on 13-04-2023, Amount Rs: 3,898/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 1000552659 on 13-04-2023, Head of Account 0030-03-104-001-16

Online on 18/04/2023 2:39PM with Govt. Ref. No: 192023240018665851 on 18-04-2023, Amount Rs: 1,949/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 1000842709 on 18-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,542/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 16,542/-

Description of Stamp

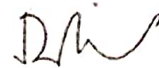
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 54330, Amount: Rs.1,000.00/-, Date of Purchase: 20/03/2023, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/04/2023 11:53AM with Govt. Ref. No: 192023240015847191 on 13-04-2023, Amount Rs: 10,694/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 1000552659 on 13-04-2023, Head of Account 0030-02-103-003-02

Online on 18/04/2023 2:39PM with Govt. Ref. No: 192023240018665851 on 18-04-2023, Amount Rs: 5,848/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 1000842709 on 18-04-2023, 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 0711-2023, Page from 58950 to 58967
being No 071102707 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.04.24 14:37:15 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/04/24 02:37:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)