

1999/24

I 1991/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 144531

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21-3-24



Q 3000725156 / 24

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

21 MAR 2024

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS 04TH DAY OF MARCH 2024
(TWO THOUSAND AND TWENTY-FOUR).

Annu Rani Singh

SL. NO. 31702 Date 6.2.2021
PURCHASER Suraj Buildcon Pvt. LTD
Full Address Siliguri
Total Value 1.000
Stamp Purchased from JPG Treasury-1

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

Annu Rani Singh

Annu Rani Singh



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

21 MAR 2024

TOTAL CONSIDERATION : RS. 1,33,20,000/-
AREA OF LAND : 3.33 KATHA
R.S. PLOT NO. : 132
R.S. KHATIAN NO. : 83/1
SHEET NO. : 5
J.L. NO. : 2
MOUZA : DABGRAM
PARGANA : BAIKUNTHAPUR
POLICE STATION : BHAKTINAGAR
DISTRICT : JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Amu Rani Singh

BETWEEN

Annu Rani Singh
SMT ANNU RANI SINGH (AADHAR: 5621-5311-4891, PAN: ALYPS1222K) Wife of ^{late} Sri Ram Babu Singh, Hindu by religion, Indian by Nationality, Housewife by occupation, residing at Annapurna Niwas, Don Bosco Road, Jyoti Nagar, Sevoke Road, P.O. Siliguri - 734001, P.S. Bhaktinagar, District- Jalpaiguri, West Bengal --- hereinafter called **FIRST PARTY/VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART**.

AND

SURAJ BUILDCON PRIVATE LIMITED (PAN: AAMCS3317F) A private Limited Company incorporated under the provisions of the Companies Act vide CIN: U45400WB2007PTC115248 for the year 2007 having its office at Shanti Square 2½ Mile, Sevoke Road, P.O. Siliguri-734001, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context of its Directors, office bearers, partners, executors, successors, administrators, representatives and assigns) of the **SECOND PART**. The above named company is represented by one of its Directors duly authorized for this purpose **SRI SURESH KUMAR AGARWAL (AADHAR: 520100605499)** Son of Late Amilal Agarwal, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Church Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling.

WHEREAS one **DAMBAR BAHADUR THAPA** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132 of R.S. Sheet No. 5 of Mouza - Dabgram recorded in R.S. Khatian No. 83/1 in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **KUMARI SANTOSH SETHI** duly registered in the Office of the Additional District Sub - Registrar, Jalpaiguri recorded in the Book No. I, being Document No. 5290 for the year 1997.

AND WHEREAS the vendor hereof **SMT ANNU RANI SINGH** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132 of R.S. Sheet No. 5 of Mouza - Dabgram recorded in R.S. Khatian No. 83/1 in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **DAMBAR BAHADUR THAPA** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, being Document No. 476 for the year 1999.

AND WHEREAS since then the Vendor hereof is in actual, Khas and physical possession of the aforesaid land more fully described in the schedule herein below without any objection, interruption, claim, demand, whatsoever from anybody whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of funds for acquiring more profitable properties have offered to sell to the purchaser hereof her aforesaid below scheduled land.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase the aforesaid below scheduled land for Rs. 1,33,20,000/- (Rupees One Crore Thirty-Three Lakhs Twenty Thousand) only free from all encumbrances whatsoever.

AND WHEREAS the Vendor have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sell her aforesaid below scheduled land for Rs. 1,33,20,000/- (Rupees One Crore Thirty-Three Lakhs Twenty Thousand) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 1,33,20,000/- (Rupees One Crore Thirty-Three Lakhs Twenty Thousand) only, paid by the purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof) does hereby grant, convey, assign and transfer unto and in favor of the purchaser and forming part of these presents and make over Khas and physical possession thereof to the

rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the 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 have 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 her 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 be required.

IT is further covenanted that the land described in the schedule below is held by the Vendor have not been surrendered or forfeited and that there exists 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 these presents and in the event of discovery 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 covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that have accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed and in case 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 were in Khas and actual possession of the Vendor on 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 by 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 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury to be sustained by the purchaser.

IT is hereby further declared by the Vendor that the Vendor have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the below scheduled landed property 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 Vendor 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 purchaser in consequence thereof.

SCHEDULE OF THE LAND

All that piece and parcel of the vacant land measuring **3.33** (Three Point Three Three) **KATHA** appertaining to and forming part of R.S. Plot No. **132** (One Three Two) of **R.S. Sheet No. 5** (Five) recorded in R.S. Khatian No. **83/1** (Eight Three by One) of Mouza - **DABGRAM**, J.L. No. **2** (Two), Pargana - **BAIKUNTHAPUR**, P.S. **BHAKTINAGAR** in the District of **JALPAIGURI**. SMC Ward No. 42, Road Name: Sevoke Road, Road Zone: Orbit Mall to Salugara Bzara.

Classification of Land: ROR: **SAHARI**, Proposed Use: **BASTU**.

The aforesaid Land is butted and bounded as follows:

BY THE NORTH : LAND OF RAJ MANGAL SINGH,

BY THE SOUTH : LAND OF RAM BABU SINGH

BY THE EAST : LAND OF SITAL ICE FACTORY,

BY THE WEST : 60 FEET WIDE PUCKA SEVOKE ROAD.

IN WITNESS WHEREOF the Vendor hereto set sealed and subscribed her respective hands and seals the day, month and the year first above written.

WITNESSES:-

2. Ankit Agarwal
S/o Lalit K. Agarwal
Pugabpara, Sig.

Annu Rani Singh

VENDOR

1. Jhantu Biswas
S/o - R. Biswas
Sevoke Road, Siliguri
Darjeeling, West Bengal

Drafted by me and printed at my office,

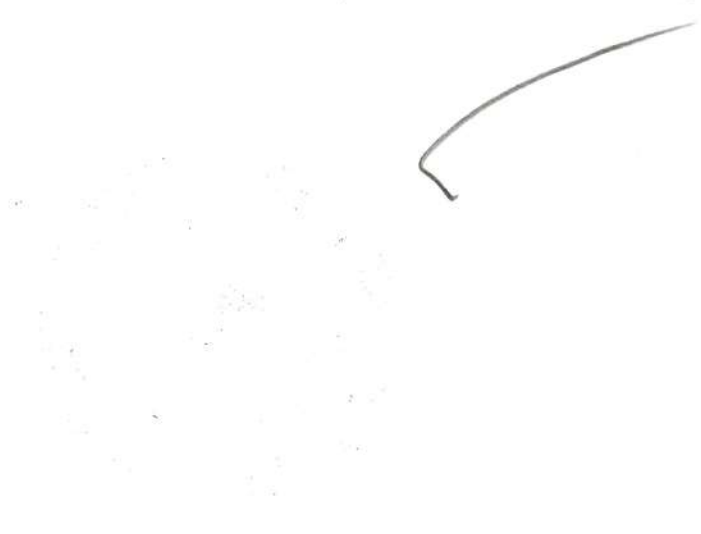
JUGAL SANGHAI
ADVOCATE/SILIGURI
Reg. No. WB/306/2011

MEMO OF CONSIDERATION

Rs. 1,33,20,000/-

RECEIVED of and from the within-named PURCHASER Rs. 1,33,20,000/- (Rupees One Crore Thirty-Three Lakhs Twenty Thousand) only by within-named VENDOR the within-mentioned sum of Rs. 1,33,20,000/- (Rupees One Crore Thirty-Three Lakhs Twenty Thousand) only paid by the PURCHASER to the VENDOR by Cheque/Draft/RTGS in respect of the property conveyed herein.

Annu Rani singh

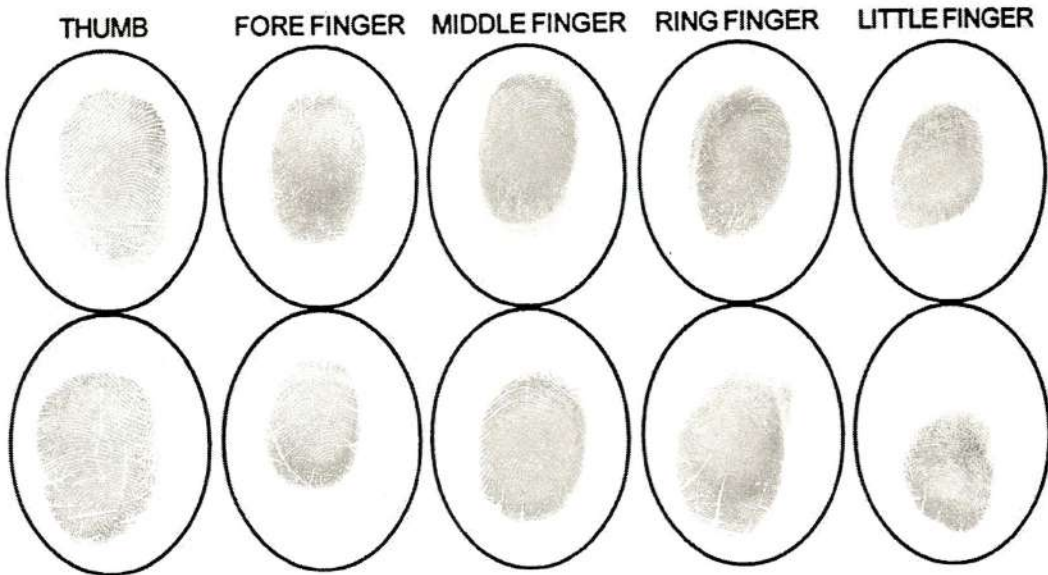


FINGER IMPRESSION



LEFT

RIGHT



Annu Rani Singh

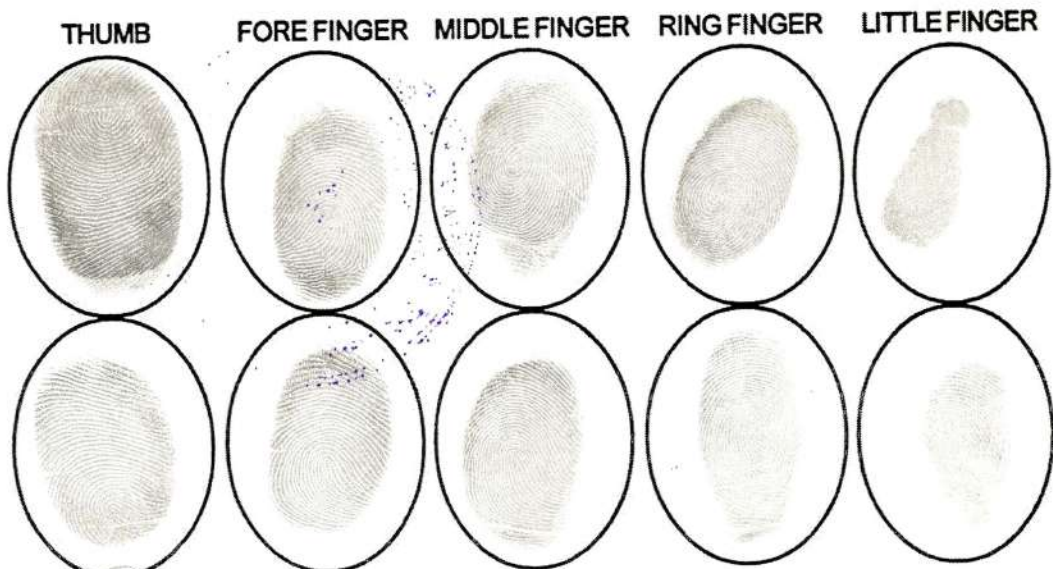
SIGN.

Annu Rani Singh



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SURAJ BUILDCON PVT LTD.

Suraj - Agarwal

Director

SIGN.

Suraj K. Agarwal

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION

A handwritten signature in blue ink, appearing to read 'J. D. Jones', positioned above a horizontal line.

Signature of the Identifier

Major Information of the Deed

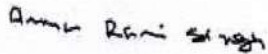
Deed No :	I-0711-01991/2024	Date of Registration	21/03/2024
Query No / Year	0711-3000725156/2024	Office where deed is registered	
Query Date	15/03/2024 1:51:21 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	JUGAL SANGHAI SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, 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. 1,33,20,000/-	Rs. 1,33,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 6,66,020/- (Article:23)	Rs. 1,33,214/- (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: Sevoke Road, Road Zone : (Orbit Mall – Salugara Bazar) , Mouza: Dabgram Sheet No - 5, , Ward No: 42 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-132	RS-83/1	Bastu	Sahari	3.33 Katha	1,33,20,000/-	1,33,20,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					5.4945Dec	133,20,000 /-	133,20,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name ANNU RANI SINGH (Presentant) Daughter of Shri RAM BABU SINGH Executed by: Self, Date of Execution: 04/03/2024 , Admitted by: Self, Date of Admission: 21/03/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
		21/03/2024	LTI 21/03/2024	21/03/2024

ANNAPURNA NIWAS, DON BOSCO ROAD, JYOTI NAGAR, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2K, Aadhaar No: 56xxxxxxxx4891, Status :Individual, Executed by: Self, Date of Execution: 04/03/2024 , Admitted by: Self, Date of Admission: 21/03/2024 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SURAJ BUILDCON PRIVATE LIMITED 2 1/2 MILE SEVOKE ROAD,, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SURESH KUMAR AGARWAL Son of Late AMILAL AGARWAL CHURCH 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.:: ACxxxxxx1P, Aadhaar No: 52xxxxxxxx5499 Status : Representative, Representative of : SURAJ BUILDCON PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Jhantu Biswas Son of Ranjit Biswas Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	
	21/03/2024	21/03/2024	21/03/2024
Identifier Of ANNU RANI SINGH, SURESH KUMAR AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANNU RANI SINGH	SURAJ BUILDCON PRIVATE LIMITED-5.4945 Dec

Endorsement For Deed Number : I - 071101991 / 2024

On 21-03-2024

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 11:56 hrs on 21-03-2024, at the Office of the A.D.S.R. BHAKTINAGAR by ANNU RANI SINGH ,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 1,33,20,000/-

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

Execution is admitted on 21/03/2024 by ANNU RANI SINGH, Daughter of Shri RAM BABU SINGH, ANNAPURNA NIWAS, DON BOSCO ROAD, JYOTI NAGAR, SEVOKE ROAD, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Jhantu Biswas, , , Son of Ranjit Biswas, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,33,214.00/- (A(1) = Rs 1,33,200.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,33,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 10:47AM with Govt. Ref. No: 192023240433177061 on 21-03-2024, Amount Rs: 1,33,214/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2017939254 on 21-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

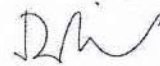
Certified that required Stamp Duty payable for this document is Rs. 6,66,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,65,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 31402, Amount: Rs.1,000.00/-, Date of Purchase: 06/02/2024, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 10:47AM with Govt. Ref. No: 192023240433177061 on 21-03-2024, Amount Rs: 6,65,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2017939254 on 21-03-2024, 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 0711-2024, Page from 41947 to 41961
being No 071101991 for the year 2024.**



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2024.03.28 14:47:37 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 28/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**