

7347/2018

I-7115/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 954263

D 954263

14/11/2018
S. 1685951/2018
m.v. Rs. 89,10,000/-

Debitop Ghosh

Biswanath Ghosh

বিলকানন্দ ঘোষ



: 1 :

DEED OF SALE

Certified that the Document is admitted for 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

14 NOV 2018

0008 I. NO. 25679 Date 2.11.2018
PURCHASER Bhagwati Infrastructure
Full Address Diligun
Total value 5000
Stamp Purchased from JPG Treasury on 1



781
STAMP VENDOR
JAYA RANI DAS)
Licence no-1 of 99-2000
Addl. DSR Office, Raigani, Jalpaiguri.



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

14 NOV 2018

Beberky Ghosh
Bina-It Singh
Arun Kumar

: 2 :

CONVEYANCE :-

THIS INDENTURE MADE ON THIS THE
14th DAY OF NOVEMBER 2018

MOUZA - DABGRAM
P.S.- BHAKTINAGAR
DISTRICT - JALPAIGURI

AREA : 4.5 KATHAS

CONSIDERATION: Rs. 31,00,401/-

J.L NO. 2

R.S SHEET NO. 9

R.S PLOT NO. 235

R.S KHATIAN NO. 490/1

SILIGURI MUNICIPAL CORPORATION AREA

BETWEEN

BHAGWATI INFRASTRUCTURE, a Partnership Firm, having its office at Sevoke Road, P.O & P.S Siliguri, District Darjeeling, represented by its Partner, **SRI NITIN HARISH AGARWAL**, son of Sri Harish Kumar Agarwal, Resident of Sevoke Road, P.O & P.S Siliguri, District Darjeeling - hereinafter - hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the of the **ONE PART**. (PAN: AATFB0746M)

A N D

Baburay Ghosh

Bisnu Das Ghosh

Prabhash Ch. Singha

: 3 :

1. **SRI BIBHUTI GHOSH, (CTFPG2592F)**
2. **SRI BISHWAJIT GHOSH, (PAN: AKAPG7828A), and**
3. **SRI BIBEKANANDA GHOSH, (PAN: BJSPG2643B)** all are sons of Late Bishnu Das Ghosh, Indian by Nationality, Business by Occupation, Residents of Haiderpara, P.O Haiderpara, P.S. Bhaktinagar, District Jalpaiguri - hereinafter called the "**VENDORS**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Ratan Roy, son of Loha Roy had transferred land measuring 26 Decimals unto and in favour of Sri Golok Ch. Paul & Others, by virtue of a Registered Deed of Sale, being Document No. I-4955 for the year 1977 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, in the District Jalpaiguri.

AND WHEREAS abovenamed Sri Golok Ch. Paul & Others, thereafter had transferred their land measuring 26 Decimals unto and in favour of Smt. Ila Rani Kansha Banik, wife of Sri Anil Kansha Banik, by virtue of a Registered Deed of Sale, being Document No. I-6130 for the year 1978 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, in the District Jalpaiguri.

AND WHEREAS abovenamed Smt. Ila Rani Kansha Banik, thereafter had transferred her land measuring 26 Decimals unto and in favour of Smt. Purnima Rani Singha, wife of Late Prabhash Ch. Singha, by virtue of a Registered Deed of Sale, being Document No. I-4679 for the year 1988 and the same was registered in the Office of the Additional District Sub Registrar Jalpaiguri, in the District Jalpaiguri.

Babulay Ghosh
Biswanath Ghosh

~~Pranab Kumar~~

: 4 :

AND WHEREAS abovenamed Smt. Purnima Rani Singha, thereafter had transferred her land measuring 26 Decimals unto and in favour of Sri Bhim Raj Agarwala & another, by virtue of a Registered Deed of Sale, being Document No. I-2046 for the year 1990 and the same was registered in the Additional District Sub Registrar Jalpaiguri, in the District Jalpaiguri.

AND WHEREAS the abovenamed Vendors, had purchased land measuring 15 Kathas 12 Chhataks from Sri Bhimraj Agarwala & another, by virtue of a Registered Deed of Sale, being Document No. I- 2418 for the year 1994 and the same was registered in the Office of the Additional District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri and ever since then the Vendors are 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 Vendors being in being in need of fund for investing the same in some lucrative business have offered for sale land measuring 4.5 Kathas out of their aforesaid land measuring 15 Kathas 8 Chhataks (which is at present in their actual physical possession) for a total consideration of Rs. 31,00,401/- (Rupees Thirty One Lacs Four Hundred and One Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the Vendors and offered to purchase the above referred to land measuring 4.5 Kathas, for a total consideration of Rs. 31,00,401/- (Rupees Thirty One Lacs Four Hundred and One Only) and the aforesaid land is fully described in the Schedule below.

Bekirley Ghosh
Birendra Ghosh

Bekirley Ghosh

: 5 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 31,00,401/- (Rupees Thirty One Lacs Four Hundred and One Only) paid by the Purchaser to the Vendors, the receipt whereof the Vendors does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors does 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 Vendors do hereby transfer subsist and the Vendors have 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 Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

Debutey Ghosh
Binu Pal Singh

Debutey Ghosh

: 6 :

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 Vendors 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.

THE VENDORS FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendors on the date of these presents.

SCHEDULE

All that piece or parcel of vacant homestead land measuring 4.5 Kathas, situated at Iskcon Mandir Road, Ward No.40, appertaining to and forming part of R.S Plot No. 235, L.R. Plot No. 5, Recorded in R.S. Khatian No. 490/1, L.R. Khatian No.364, 365 and 739 , J.L. No. 2, R.S. Sheet No. 9, L.R. Sheet No. 61, situated in Mouza Dabgram, within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri. The said land is situated within the limits of Siliguri Municipal Corporation.

The Said Land is bounded and butted as follows :-

North ... Land of Vendors

South ... Land of Supati Pal & others

East ... Land of Bhagwati Infrastructure

West ... Sold Land of Bhimraj Agarwal and others

: 7 :

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

WITNESSES:-

1. Anan Agarnal
s/o Mr. H.K. Agarnal
Seroke Road
Siliguri - 734002.

Bebatey Ghosh
Biswanath Ghosh
Biswanath Ghosh

VENDORS

2. Subrata Panigrahy
S/O Late Sri Shankumar Panigrahy
Santosh Bhawan
P.O. P.S. Siliguri
Dist. Darjeeling

Drafted by me and Printed in
my office :-



DEBASISH DAS

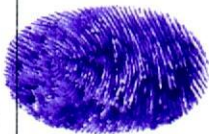
Advocate, Siliguri.

Enrolment No. F/645/836/2010

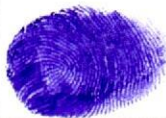


Nitin Harish

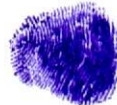
LEFT
HAND



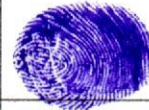
FORE
FINGER



MIDDLE
FINGER



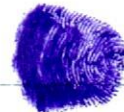
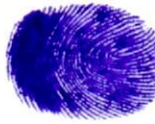
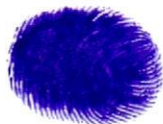
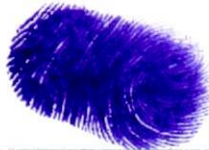
RING
FINGER



LITTLE
FINGER



RIGHT
HAND



Nitin Harish

Signature

PHOTO

THUMB

FORE
FINGER

MIDDLE
FINGER

RING
FINGER

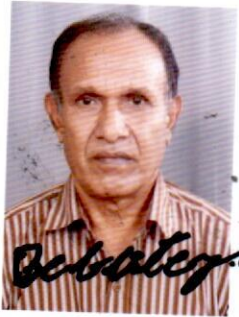
LITTLE
FINGER

LEFT
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RIGHT
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Signature

1



Debatesh Ghosh

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

Debatesh Ghosh

Signature



Bishnujit Shaha

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

Bishnujit Shaha

Signature



Birendranath Ghosh

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

Birendranath Ghosh

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AATFB0746M

नाम / Name

BHAGWATI INFRASTRUCTURE

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/02/2018

24/2018

BHAGWATI INFRASTRUCTURE
Nitin Harish
PARTNER

यदि कार्ड खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर सेवा इकाई, एन एस डी एल
501 मॉडर्न मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost/ someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
501, Modern Minsri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

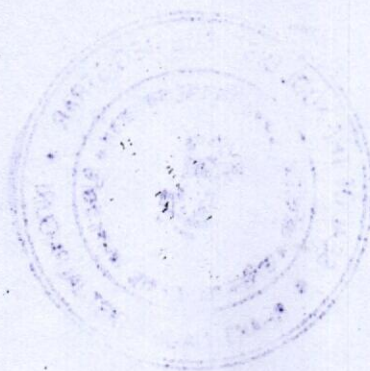
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: helpline@nsdl.co.in

BIOS VCM



Nitin Harish

Nitin Harish



23/02/05

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

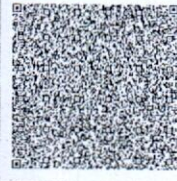
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CTFPG2592F

नाम / Name
BIBHUTI GHOSH

पिता का नाम / Father's Name
BISHNU DAS GHOSH

जन्म की तारीख /
Date of Birth
01/01/1955

Bibhuty Ghosh
हस्ताक्षर / Signature



Bibhuty Ghosh



NOV 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISHWAJIT GHOSH
BISHNUDAS GHOSH

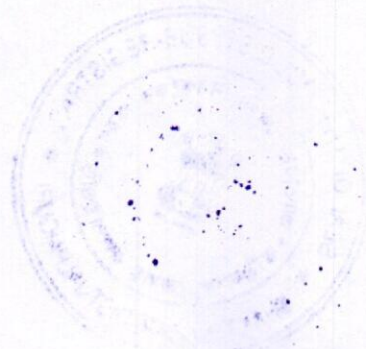
19/01/1964
Permanent Account Number

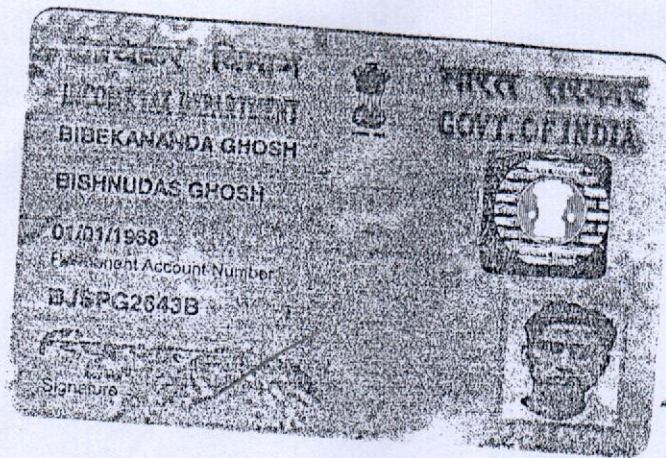
AKAPG7828A

Bishwa Ghosh
Signature

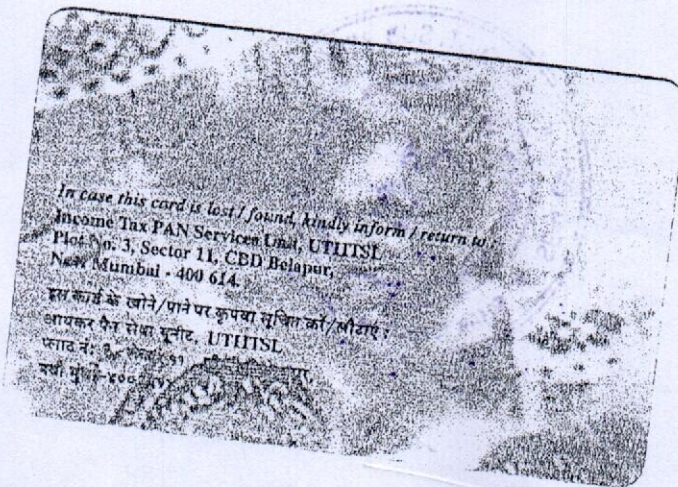


Bishwa Ghosh
Bishwa Ghosh





बिदेकामन्दा घोष



बिदेकामन्दा घोष
23/2/2008

Major Information of the Deed

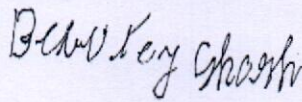
Deed No :	I-0711-07115/2018	Date of Registration	14/11/2018
Query No / Year	0711-0001685951/2018	Office where deed is registered	
Query Date	03/11/2018 7:57:41 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	NITIN HARISH AGARWAL SEVOKE ROAD,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9735552700, Status :Buyer/Claimant		
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. 31,00,401/-		Rs. 89,10,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,34,620/- (Article:23)		Rs. 89,114/- (Article:A(1), E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

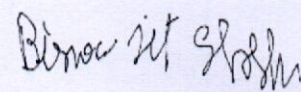
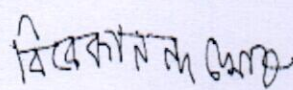
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Iskon Mandir Road (Word no.40), Road Zone : (Ward No. 40 -- Ward No. 40) , Mouza: Dabgram Sheet No - 9

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-235	RS-490/1	Bastu	Bastu	4.5 Katha	31,00,401/-	89,10,000/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
Grand Total :					7.425Dec	31,00,401 /-	89,10,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIBHUTI GHOSH (Presentant) Son of Late BISHNUDAS GHOSH Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office	Photo 	Fringingerprint 	Signature 
		14/11/2018	LTI 14/11/2018	14/11/2018
HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CTFGP2592F, Status :Individual, Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office				

Major Information of the Deed :- I-0711-07115/2018-14/11/2018

2	Name Mr BISHWAJIT GHOSH Son of Late BISHNUDAS GHOSH Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office	Photo  14/11/2018	Fingerprint  LTI 14/11/2018	Signature  14/11/2018
HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKAPG7828A, Status :Individual, Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office				
3	Name Mr BIBEKANANDA GHOSH Son of Late BISHNUDAS GHOSH Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office	Photo  14/11/2018	Fingerprint  LTI 14/11/2018	Signature  14/11/2018
HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJSPG2643B, Status :Individual, Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office				

Buyer Details :

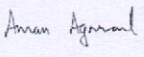
SI No	Name,Address,Photo,Finger print and Signature
1	BHAGWATI INFRASTRUCTURE SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AATFB0746M, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr NITIN HARISH AGARWAL Son of Mr HARISH KUMAR AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BHAGWATI INFRASTRUCTURE

Major Information of the Deed :- I-0711-07115/2018-14/11/2018

Identifier Details :

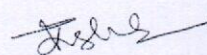
Name & address	
Mr AMAN AGARWAL Son of Mr HARISH AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr BIBHUTI GHOSH, Mr BISHWAJIT GHOSH, Mr BIBEKANANDA GHOSH	
	14/11/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIBHUTI GHOSH	BHAGWATI INFRASTRUCTURE-2.475 Dec
2	Mr BISHWAJIT GHOSH	BHAGWATI INFRASTRUCTURE-2.475 Dec
3	Mr BIBEKANANDA GHOSH	BHAGWATI INFRASTRUCTURE-2.475 Dec

Endorsement For Deed Number : I - 071107115 / 2018**On 05-11-2018****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 89,10,000/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 14-11-2018**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 12:14 hrs on 14-11-2018, at the Office of the A.D.S.R. BHAKTINAGAR by Mr BIBHUTI GHOSH , one of the Executants.

Major Information of the Deed :- I-0711-07115/2018-14/11/2018

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

Execution is admitted on 14/11/2018 by 1. Mr BIBHUTI GHOSH, Son of Late BISHNUDAS GHOSH, HAIDERPARA, P.O: HAIDERPARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr BISHWAJIT GHOSH, Son of Late BISHNUDAS GHOSH, HAIDERPARA, P.O: HAIDERPARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mr BIBEKANANDA GHOSH, Son of Late BISHNUDAS GHOSH, HAIDERPARA, P.O: HAIDERPARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr AMAN AGARWAL, , Son of Mr HARISH AGARWAL, SEVOKE ROAD, 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 89,114/- (A(1) = Rs 89,100/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 89,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2018 12:00AM with Govt. Ref. No: 192018190304474102 on 12-11-2018, Amount Rs: 89,114/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 190113359 on 12-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

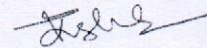
Certified that required Stamp Duty payable for this document is Rs. 5,34,620/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,29,620/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 25649, Amount: Rs.5,000/-, Date of Purchase: 02/11/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2018 12:00AM with Govt. Ref. No: 192018190304474102 on 12-11-2018, Amount Rs: 5,29,620/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 190113359 on 12-11-2018, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-07115/2018-14/11/2018

▪ Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 168116 to 168135

being No 071107115 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2018.11.16 12:31:59 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 16-11-2018 12:29:58
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)