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Addi. District Sub-Registre

Bhakti Nagar, Jalpais DEED OF SALE

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1 6 NOV 2018

OCCURCY 25651 Date 2, 11. 2018
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STAMP VENDOR

JAYA RANI DAS)

Licence no-1 of 99-2000

Addl. DSR Office, Raigani, Ialnain.

D 954265 D 954245



Addl. Dist Sub-Registrar Bhakti Napar, Dist-Jaloaigur

1 6 NOV 2018

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CONVEYANCE:-

THIS INDENTURE MADE ON THIS THE 16th 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

BETWEEN

SILIGURI MUNICIPAL CORPORTATION AREA

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, Indian by Nationality, 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)



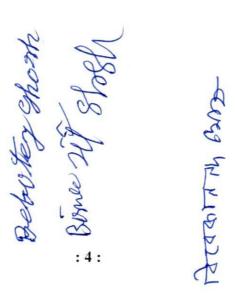


- 1. SRI BIBHUTI GHOSH, (PAN: CTFPG2592F)
- 2. SRI BISHWAJIT GHOSH, (PAN: AKAPG7828A), and
- 3. SRI BIBEKANANDA GHOSH, (PAN: BJSPG2643B) all are sons of Late Bishnu Das Ghosh, Indian by Nationality, Business by Occupation, Residents of Haiderpara, P.O Haiderpara, P.S. Bhaktinagar, District Jalpaiguri 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.

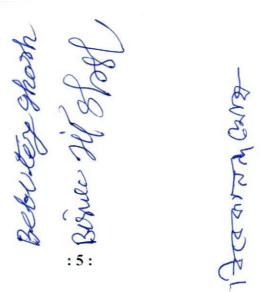


AND WHEREAS abovenamed Smt. Purnima Rani Singha, thereafter had transferred her land measuring 26 Decimals unto and in favour of Sri Bhim Raj Agarwala & another, by virtue of a Registered Deed of Sale, being Document No. I-2046 for the year 1990 and the same was registered in the Additional District 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 sold part of their aforesaid land and at present 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 6.5 Kathas (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.

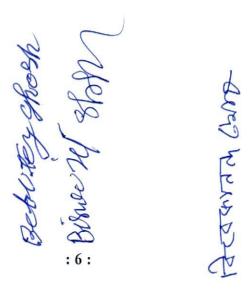


NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

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.



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 Bhagwati Infrastructure

East ... Land of Bhagwati Infrastructure

West ... Sold Land of Bhimraj Agarwal and others

A.

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

WITNESSES:-

1. Anen Agamual S/O Mr. H. K. Agamual, Seroke Road Siligni - 734001. Believeter shork
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VENDORS

2. Subjects from found Elolate Si Shin Rumo Gargan Sente Bherat melfan PO.PS. Sinique. Di St Davige lin

Drafted by me and Printed in my office:-

DEBASISH DAS

Advocate, Siliguri.

Enrolment No. F/645/836/2010



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Signature



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1.6 1. 2018

आयकर विभाग INCOMETAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

BISHWAJIT GHOSH BISHNUDAS GHOSH

19/01/1964 Permanent Account Number

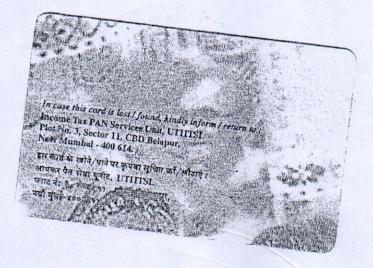
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12/2/2/2018

SILVARY CHIANT



मारत सरकार GOVT OF INDIA

स्थायो लेखा संख्या कार्ड Permanent Account Number Card AATFB0746M

HAGWATI INFRASTRUCTURE

तिगयन / संजय की जातान Date of incorporation / Formation 01/02/2018

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Income Tax PAN Services Unit, NSDL
3th Them Mapth Sterling
Plot No. 343, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pube = 411.016.

Tel. 91 20, 2721 8090, Patt 91, 20, 2721 8081 e mail, timinfordinadico.in

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Mikin Harish

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Addt. Dist Sub-Registrer Oredd Nagurt, Old Lote Helenia

1 6 NOV 2018

Major Information of the Deed

Deed No :	I-0711-07190/2018	Date of Registration	16/11/2018			
Query No / Year	0711-0001685930/2018	Office where deed is registered				
Query Date	03/11/2018 7:46:06 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri				
Applicant Name, Address & Other Details	NITIN HARISH AGARWAL SEVOKE ROAD, Thana: Siliguri, Dist Mobile No.: 9735552700, Status: Buy		NGAL, PIN - 734001,			
Transaction		Additional Transaction				
[0101] Sale, Sale Documen		[4305] Other than Immov Declaration [No of Declar than Immovable Propert Agreement: 1]	ration: 1], [4308] Other			
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 area)	m the applicant for issuing	the assement slip.(Urban			

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 Proposed		Area of Land	THE RESERVE AND ADDRESS OF THE PARTY OF THE	Market Value (In Rs.)	Other Details
L1	RS-235	RS-490/1	Bastu	Bastu	4.5 Katha	31,00,401/-		Width of Approach Road: 1 Ft., Adjacent to Metal Road,
	Grand	Total:			7.425Dec	31,00,401 /-	89,10,000 /-	

Seller Details :

No	Name, Address, Photo, Finger print and Signature							
1	Name	Photo	Fringerprint	Signature				
	Mr BIBHUTI GHOSH (Presentant) Son of Late BISHNUDAS GHOSH Executed by: Self, Date of Execution: 16/11/2018 , Admitted by: Self, Date of Admission: 16/11/2018 ,Place : Office			Bebutez Shorh				
		16/11/2018	LTI 16/11/2018	16/11/2018				
	HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CTFPG2592F, Status: Individual, Executed by: Self, Date of Execution: 16/11/2018							

Major Information of the Deed :- I-0711-07190/2018-16/11/2018

, Admitted by: Self, Date of Admission: 16/11/2018 ,Place: Office

Name
Photo
Fringerprint
Signature

Mr BISHWAJIT GHOSH
Son of Late BISHNUDAS
GHOSH
Executed by: Self, Date of
Execution: 16/11/2018
, Admitted by: Self, Date of
Admission: 16/11/2018 ,Place
: Office

I6/11/2018

LTI

16/11/2018

HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKAPG7828A, Status: Individual, Executed by: Self, Date of Execution: 16/11/2018, Admitted by: Self, Date of Admission: 16/11/2018, Place: Office

Photo Fringerprint Signature Name 3 Mr BIBEKANANDA GHOSH Son of Late BISHNUDAS मिलकारम दिवार **GHOSH** Executed by: Self, Date of Execution: 16/11/2018 , Admitted by: Self, Date of Admission: 16/11/2018, Place : Office 16/11/2018 16/11/2018 LTI 16/11/2018

HAIDERPARA, P.O:- HAIDERPARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJSPG2643B, Status: Individual, Executed by: Self, Date of Execution: 16/11/2018, Admitted by: Self, Date of Admission: 16/11/2018, 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 AGARWLA 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, Status: Representative, Representative of: BHAGWATI INFRASTRUCTURE (as PARTNER)

Major Information of the Deed :- I-0711-07190/2018-16/11/2018

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

Anon Agand

16/11/2018

Transfer of property for L1					
SI.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 - 071107190 / 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/-

Tells

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

Jalpaiguri, West Bengal

On 16-11-2018

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 13:53 hrs on 16-11-2018, at the Office of the A.D.S.R. BHAKTINAGAR by Mr BIBHUTI GHOSH, one of the Executants.

Major Information of the Deed :- I-0711-07190/2018-16/11/2018

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

Execution is admitted on 16/11/2018 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 - 734001, 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 - 734001, 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 - 734001, 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: 192018190304651042 on 12-11-2018, Amount Rs: 89,114/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 190113211 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 25651, 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: 192018190304651042 on 12-11-2018, Amount Rs: 5,29,620/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 190113211 on 12-11-2018, Head of Account 0030-02-103-003-02

Tells

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

Major Information of the Deed :- I-0711-07190/2018-16/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 0711-2018, Page from 169268 to 169287 being No 071107190 for the year 2018.



Digitally signed by TAPASH KANTI GHOSH

Date: 2018.11.22 12:36:53 +05:30 Reason: Digital Signing of Deed.

Leghs

(Tapash Kanti Ghosh) 22-11-2018 12:36:04 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BHAKTINAGAR West Bengal.

(This document is digitally signed.)