

Sl. NO. - 1054/2021

I-1029/21



04/10/2021
Stamp - 1000/-

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 973616

Q. NO. 0710 - 2 - 1971624/2021



Certified that the document is Admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to his document are part of this Document.

Addl. District Sub-Registrar

DEED OF CONVEYANCE

F 7 OCT 2021

Pankaj Das
Advocate

DELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kr. Das

Director

Sayan-Dutta

Ratna Kumar Agarwal

Rohini Bansal

1276
S. No.
Name
Address
Value (1000) Date

[Signature]
Stamp Vendor
Mal A.D.S.R. office
Licence No. V-2 of 21.11.2007

30/9/2021



Identified by me:-
Anirab Mondal
S/o Sri Utpal Mondal
B-112, Survey Park
P.O. - Santoshpur
P.S. - Purba Jadavpur
Kolkata - 700 075.

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

E 7 OCT 2021



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

7 OCT 2021

THIS DEED OF CONVEYANCE is made on this 07th DAY OF October, 2021

BETWEEN

(1) **SRI PITRUSH KUMAR AGARWAL, PAN ACQPA9763J, AADHAAR NO. 5754 6084**

9926, son of Sri Omkarmal Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, presently resides at North Colony, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735 206, permanently residing at Chamurchi Bazar, P.O. Chamurchi, P.S. - Banarhat, District - Jalpaiguri, Pin - 735 206, and (2) **SRI RISHIRAJ BANSAL (Alias AGARWAL), PAN ADAPB9635M, AADHAAR NO. 8560 4749 3133**, son of Late Satya Narayan Bansal, by Nationality Indian, by faith Hindu, by occupation Business, presently resides at North Colony, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735 206, permanently residing at Mandir Line, P.O. and P.S. - Banarhat, District - Jalpaiguri, Pin - 735 206 hereinafter collectively referred to as the "**VENDORS**" (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **FIRST PART**;

AND

M/S BELA INFRASTRUCTURE PRIVATE LIMITED, PAN AAECB4401H, a registered company duly registered in accordance with the provision of Companies Act, 1956, as amended, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf green, P.S. - Jadavpur, Kolkata - 700 095, represented by its Director, **SRI KARUN KUMAR DEY, PAN BWQPD7967Q, AADHAAR NO. 3193 1040 0767**, son of Late Satya Lal Dey, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 82/11, Prince Golam Hussain Shah Road, P.O. and P.S. - Jadavpur, Kolkata - 700 032, hereinafter referred to as the "**PURCHASER**" (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **SECOND PART**;

AND

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kr. Dey.

Director

Pankaj Das
Advocate

Sayan Dutta

Pitruish Kumar Agarwal

Rishiraj Bansal



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SRI SAYAN DUTTA, PAN CLDPD9145B, AADHAAR NO. 2499 7227 9409, son of Sri Prodyot Kumar Dutta, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at Mal Telephone Exchange, Station Road, P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735 221, hereinafter referred to as the **"CONFIRMING PARTY"** (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **THIRD PART**;

WHEREAS All that piece and parcel of land admeasuring 237 decimal in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 691, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (23 Decimal more or less) R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (171 Decimal more or less), R.S. Dag No. 199 corresponding to L.R. Dag No. 543 (01 Decimal more or less), R.S. Dag No. 198 corresponding to L.R. Dag No. 542 (11 Decimal more or less), R.S. Dag No. 197 corresponding to L.R. Dag No. 541 (07 Decimal more or less), R.S. Dag No. 196 corresponding to L.R. Dag No. 540 (03 Decimal more or less), and R.S. Dag No. 194 corresponding to L.R. Dag No. 539 (21 Decimal more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in possession of Minor Sayan Dutta, son of Sri Prodyot Kumar Dutta and also represented by Sri Prodyot Kumar Dutta residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri. The said Minor Sayan Dutta was absolutely seized and possessed of the property and was enjoying the same without any hindrance and/or encumbrances from any corner and had mutated his name in the record of rights in accordance with law and was sufficiently entitled to convey his property. For maintenance and management of his other properties, Minor Sayan Dutta was in need of funds and wanted to sell his aforesaid property.

AND WHEREAS one of the Vendors, herein namely **SRI PITRUSH KUMAR AGARWAL** has purchased said All that piece and parcel of land admeasuring 237 decimal more or less mentioned hereinabove from the above mentioned Minor **SAYAN DUTTA**, son of Sri Prodyot Kumar Dutta and also represented by Sri

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Sr. Dey.

Director

Tanky Das.
Advocate

Sayan Dutta

Pitrush Kumar Agarwal

Rohini Banerjee

Prodyot Kumar Dutta by a registered Deed of Sale duly executed on or about 13th January, 2012 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, CD Volume No. 1, pages from 420 to 429, Being No. 00030, for the year 2012 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the parties herein Being No. 1 - 702 for the year 2018 in respect of the property;

AND WHEREAS All that piece and parcel of land admeasuring 29 decimal more or less in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 691, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (29 Decimal more or less) was in possession of then Minor Sayan Dutta, now a major approving and confirming, son of Sri Prodyot Kumar Dutta, residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri alongwith All that piece and parcel of land admeasuring 208 decimal more or less in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 690, R.S. Dag No. 151 corresponding to L.R. Dag No. 537 (42 Decimal more or less), R.S. Dag No. 194 corresponding to L.R. Dag No. 539 (2 Decimal more or less), R.S. Dag No. 196 corresponding to L.R. Dag No. 540 (4 Decimal more or less), R.S. Dag No. 197 corresponding to L.R. Dag No. 541 (4 Decimal more or less), R.S. Dag No. 198 corresponding to L.R. Dag No. 542 (6 Decimal more or less), R.S. Dag No. 199 corresponding to L.R. Dag No. 543 (2 Decimal more or less), R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (44 Decimal more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (104 Decimal more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in absolute possession of Sri Prodyot Kumar Dutta residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri. The said then Minor Sayan Dutta but now a major approving and confirming, and Sri Prodyot Kumar Dutta were absolutely seized and possessed of the property and were enjoying the same without any hindrance and/or encumbrances from any corner and had mutated their name in the record of rights in accordance with law and was sufficiently entitled to convey their property. For maintenance and management of their other properties, Minor Sayan Dutta and Sri Prodyot Kumar Dutta were in need of funds and wanted to sell their aforesaid property;

AND WHEREAS one of the Vendors, herein namely has **SRI RISHIRAJ BANSAL** had purchased another All that piece and parcel of land admeasuring 237 decimal more or less from the above mentioned **MINOR SAYAN DUTTA** and **SRI PRODYOT KUMAR DUTTA** by a registered Deed of Sale duly executed on or about 13th

BELA INFRASTRUCTURE PRIVATE LIMITED

(Kumar Mr. Bg.)

Director

Pankaj Das
Advocate

Sayan Dutta

Pitambar Kumar Agarwal

Rishiraj Bansal

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January 2012 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, CD Volume No. 1, pages from 430 to 439, Being No. 00031, for the year 2012 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the parties herein Being No. 1 - 704 for the year 2018 in respect of the property;

AND WHEREAS the Vendors after purchasing the abovementioned lands have recorded their names in the Record of Rights and are absolutely seized and possessed of absolute right, title, interest and possession in the said property and are sufficiently entitled to convey the said property free of all encumbrances in favour of the Purchaser of the Second Part;

WHEREAS the Vendors herein are enjoying the property without any hindrance from any corner and also regularly paying all applicable revenue taxes cess etc.;

AND WHEREAS since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Government rent for their aforesaid property;

AND WHEREAS the entire scheduled land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and "BHAGCHASE";

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act;

AND WHEREAS there is no proceeding pending or was initiated under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta or any other High Court and/or any other proceedings pending before any Court of Law and/or no other proceeding is pending in dispute before any quasi-Judicial and/or administrative authority whatsoever and/or howsoever;

AND WHEREAS the land was never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969);

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955);

AND WHEREAS the Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below till date;

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun K. Das.

Director

Pankaj Das.
Advocate

Ritwick Banerjee

Sayan Dutta

Ritwick Banerjee

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on neither the Vendors nor any such notice has been published;

AND WHEREAS out of the earlier mentioned property of Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal, one M/s. Sree Balaji has purchased and Vendors herein has sold All that piece and parcel of land admeasuring 269 decimal more or less from Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal by a registered Deed of Sale duly executed on or about 25th September, 2018 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, Volume No. 0710-2018, pages from 13360 to 13410, Being No. 071000717, for the year 2018 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the same parties herein Being No. I - 702 for the year 2018 in respect of the property;

AND WHEREAS out of the total quantum of remaining land of the Vendors All that piece and parcel of lands admeasuring 38 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735 206, the breakup of which are enumerated as follow:

From **SRI PITRUSH KUMAR AGARWAL** (from Deed No. I - 00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 907, about 22 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 11 decimal more or less;

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 11 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL** (from Deed No. I - 00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 16 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 16 decimal more or less;

Total area of land = 38 decimal

AND WHEREAS the above mentioned property of Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal, one M/s. Sree Balaji has purchased and Vendors herein has sold All that piece and parcel of land admeasuring 38 decimal more or less from Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal by a registered Deed of Sale duly executed on or about 19th February, 2019 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, Volume No. 0710 - 2019, pages from 2921 to 2962, Being No. 071000157, for the year 2019 in lieu of the consideration mentioned therein;

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun K. Sen.

Director

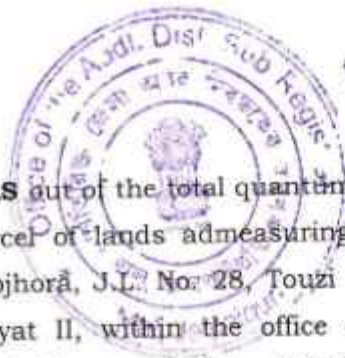
*Pankaj Das,
Advocate*

Rishiraj Bansal

Sayan Dutta

Pitrush Kumar Agarwal

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AND WHEREAS out of the total quantum of remaining land of the Vendors All that piece and parcel of lands admeasuring 167 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206 is the subject matter of this Deed more fully and more particularly mentioned in Schedule "A" hereinbelow the breakup of which are enumerated as follow:

From **SRI PITRUSH KUMAR AGARWAL**: (from Deed No. I - 00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 908, about 06 decimal more or less)

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 6 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL**: (from Deed No. I - 00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 161 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 28 decimal more or less;

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 133 decimal more or less;

Total area of land = 167 Decimals

AND WHEREAS the Vendors herein being in need of funds wanted to sell All that piece and parcel of lands admeasuring 167 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735 206 more fully and more particularly mentioned in Schedule A hereunder and the Purchaser herein desirous of buying the same approached the Vendors who agreed to sell the same to the Purchaser for a mutually agreed consideration of Rs. 40,00,000/- (Rupees Forty Lakhs) only subject to fulfillment of certain terms and conditions as enumerated herein below.

NOW THIS INDENTURE WITNESSETH that in the said agreement and in consideration of the sum of Rs. 40,00,000/- (Rupees Forty Lakhs) only paid to the **VENDORS** herein by the **PURCHASER** herein at or immediately before the execution of these presents the receipt whereof the **VENDORS** herein, do hereby admit and acknowledge and from the same and every part thereof acquit, release and discharge the **PURCHASER**, his heirs, successors, executors, administrators, representatives and assigns and every one of them and also the said PROPERTY

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Karun dr. Sur.

Director

Pankaj Das
Advocate

Pitruesh Kumar Agarwal

Sayan-Dutta

Rishiraj Bansal

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Office of the Asst. Dist. Sub-Registrar
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mentioned in the Schedule A herein below to the **VENDORS** herein as beneficial owner do by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto **PURCHASER**, his heirs, executors, administrators, representatives and assigns. ALL THAT this piece and parcel of land **AND WHEREAS** out of the total quantum of land the Purchaser herein is purchasing lands admeasuring 167 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206 which is as follows:

From **SRI PITRUSH KUMAR AGARWAL**: (from Deed No. I - 00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 907, about 06 decimal more or less)

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 6 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL**: (from Deed No. I - 00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 161 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 28 decimal more or less;

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 133 decimal more or less;

Total area of land = 167 decimal more fully and more particularly mentioned in Schedule "A" herein below and thereafter called or referred to as the 'PROPERTY' free from all encumbrances and attachments whatsoever TOGETHER WITH right of way over the private road to be used in common and all yards, areas, drains, water sources, passages, lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said PROPERTY AND all the estate, right, title, interest, claim and demand whatsoever to the said VENDORS into and upon the said PROPERTY and every part thereof AND all deeds, pattas and evidence of title which in any wise relate to the said PROPERTY may be in the custody, power or possession of the **VENDORS** herein, their heirs, executors, administrators or representatives or any person or persons from whom he can or may procure the same without action or suit at Law or equity TO HAVE AND TO HOLD the said PROPERTY together with all rights and privileges, appurtenant thereto to the said purchase absolutely and forever and the said **VENDORS** herein, do hereby covenant with the said **PURCHASER** THAT notwithstanding any act, deed, matter or thing whatsoever by the said **VENDORS** herein, done or committed or knowingly or willingly suffered to the contrary the said **VENDORS** have good right, indefeasible

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Sen.

Director

Pam Kay Das,
Advocate

Pitruish Kumar Agarwal

Sayan Datta

Rishiraj Bansal

title, full power and absolute authority to grant, transfer and convey the said PROPERTY free from all encumbrances hereby sold and transferred to the said **PURCHASER** AND the said **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy the said PROPERTY and receive the rents, munificents, issues and profiles thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDORS** herein, his heirs, executors, administrators or representatives or any person or persons lawfully or equitably claiming from under or in trust for the said **VENDORS** herein AND THE **VENDORS** herein, his heirs, executors, administrators or representatives and all person or persons lawfully and equitably claiming any estate or in trust whatsoever in the said PROPERTY from under or in trust for the said **VENDORS** herein, shall and will from time to time and at all times hereafter at the request and costs of the said **PURCHASER** do and execute cause to be done or executed all such acts, things and deeds whatsoever for further and more perfectly assuring the said PROPERTY unto and to the use of the said **PURCHASER**, his heirs, executors, administrators or legal representatives as shall or may be reasonably required and that the said **VENDORS** herein, shall also at all times hereafter indemnify against all losses, expenses which said **PURCHASER** may suffer or incur for any adverse estate, changes, encumbrances, liens, lis pendens, agreements, attachments what so ever made or suffered by the **VENDORS** herein or any of his predecessors in title affecting the said PROPERTY hereby sold AND the said **VENDORS** herein, hereby further covenant with the **PURCHASER** that they will at all times hereafter be bound to produce at the cost of the **PURCHASER** the documents of title whatsoever in any wise relating to or concerning the said PROPERTY which now are or hereafter shall or may be in the custody, possession power or control of the **VENDORS** herein or any other person or persons from whom they may produce the same without any action or suit at law or in equity whenever the same will be required by the **PURCHASER** or his legal representatives and also allow the **PURCHASER** and his agents to take such attested or other copies or extracts thereof as may reasonably required by the said **PURCHASER** and his legal representative and the said **VENDORS** herein, is mentioning the documents of title retained by him in respect of the said PROPERTY.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors are declaring that they are the absolute Owners of the Schedule mentioned property and fully seized and possessed of all rights, title, interest and possession in the Schedule mentioned property.

BELA INFRASTRUCTURE PRIVATE LIMITED

(Karun K. Dey)

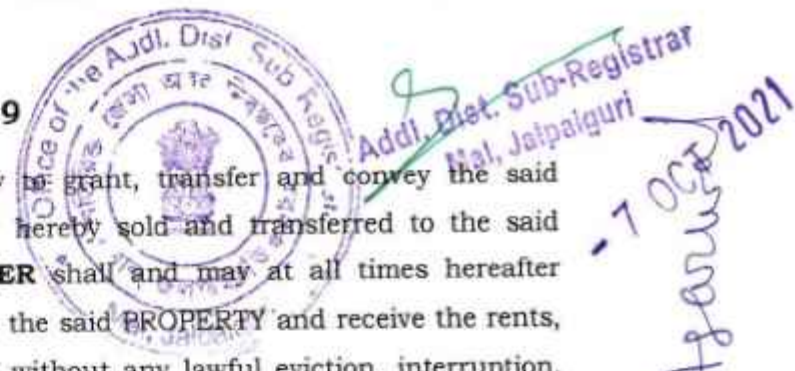
Director

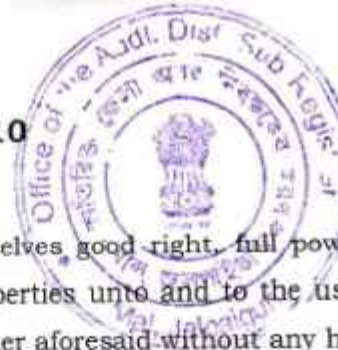
Pankaj Das,
Advocate

Rishabh Beraal . Sayan Dutta

Pitambar Kumar Agarwal

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2. That the Vendors have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid without any hindrance and/or disturbances from any corner.
3. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for his own use and benefits and/or entitled to transfer the property to Third Party.
4. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein and in case of any adversity, shall be indemnified by the Vendors.
5. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and to be executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required in accordance with law.
6. The Vendors doth hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.
7. This is agreed by and between the parties that the Vendors herein have already supplied all necessary Deeds and documents and/or instruments in support of their rights, titles, interests and possessions of the property to the Purchaser in original, which were under their custody and in case of non availability of any such in original form, certified copies of such Deeds and documents and/or instruments will be supplied by the Vendors the cost of which shall be borne and paid by the Purchaser.
8. This is agreed by and between the parties that in case of any future or further proceedings in respect of the Schedule mentioned property, the vendors will actively participate with the Purchaser in accordance with Law.

Pratibha Kumar

Sayam Datta

Rishij Banerjee

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kr. Sr.

Director

*Pankaj Das,
Advocate*

9. This is agreed by and between the parties that the Vendors are declaring that they have not suppressed any material facts whatsoever in respect of the Schedule mention property.
10. However, any disputes which cannot be settled amicably shall be finally decided and resolved by arbitration in accordance to the provisions of the Arbitration and Conciliation Act 1996 and any subsequent amendments thereto. The matters requiring arbitration will be referred to sole arbitrator Mr. Debasish Roy Chowdhury, Advocate, High Court, Calcutta of 8, Old Post Office Street, Ground Floor, Kolkata - 700 001 and venue will be decided by the said arbitrator. The proceedings of the arbitration shall be conducted in English and shall be construed as a domestic arbitration under the applicable laws.

Photograph & fingerprint of **PURCHASER** and **VENDORS** of this deed attached herewith, which is part of this deed.



Addl. Dist. Sub-Registrar
Mal Jalpaiguri
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Pankaj Das,
Advocate

BELA INFRASTRUCTURE PRIVATE LIMITED

(Kumar K. Sanyal)
Director

Ritwik Kumar Agarwal

Sayan Dutta

Rishabh Banerjee

SCHEDULE "A" ABOVE REFERRED TO

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Jalpaiguri
7 OCT 2021

ALL THAT piece and parcel of lands admeasuring 167 decimal more or less, Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matiali - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District - Jalpaiguri, Pargana - North Maynaguri, Pin - 735 206 the breakup of which are enumerated as follow:

From **SRI PITRUSH KUMAR AGARWAL**: (from Deed No. 1 - 00030 for the year 2012 and Deed No. 1 - 702 for the year 2018 and from Khatian No. 907, about 06 decimal more or less)

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 6 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL** (alias AGARWAL): (from Deed No. 1 - 00031 for the year 2012, Deed No. 1 - 704 for the year 2018 and from Khatian No. 908, about 161 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 28 decimal more or less;

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 133 decimal more or less;

Total area of land = 167 decimal

The Property is delineated in the **PLAN** butted and bounded in the following manner:

- On the North : Part of Plot No. 535 & 537;
- On the South : By Part Dag No. 544;
- On the East : By Part Land of Niranjana Agarwal and Dharampal Bansal;
- On the West : By Land of M/S Sree Balaji;

Pankaj Das
Advocate

BELA INFRASTRUCTURE PRIVATE LIMITED

Manish Kumar
Director

Sayan Dutta

Pitru K. Agarwal

Rishiraj Bansal

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and this the day, month and year first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendors:

- (1) Signature: Pitrukh Kumar Agarwal
 Name: **PITRUSH KUMAR AGARWAL**
 Address: Chamurchi Bazar, P.O. Chamurchi, P.S. - Banarhat,
 District - Jalpaiguri, Pin - 735206
- (2) Signature: Rishiraj Bansal
 Name: **RISHIRAJ BANSAL (alias AGARWAL)**
 Address: Mandir Line, P.O. and P.S. - Banarhat,
 District - Jalpaiguri, Pin - 735 206



SIGNED AND DELIVERED BY THE WITHIN NAMED:

Purchaser:

BELA INFRASTRUCTURE PRIVATE LIMITED

- (1) Signature: Karun K. Dey
 Name: **BELA INFRASTRUCTURE PRIVATE LIMITED**
 Address: 10, New Bikramgarh P.O. & P.S. Jadavpur,
 Kolkata - 700 032

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Confirming Party:

- (1) Signature: Sayan Dutta
 Name: **SAYAN DUTTA**
 Address: Mal Telephone Exchange, Station Road,
 P.O. and P.S. - Mal, District - Jalpaiguri, Pin - 735 221

Addl. Dist. Sub-Registrar
 Mal, Jalpaiguri

- 7 OCT 2021

At Mal Bazar on 07th, October, 2021 in the presence of:

WITNESSES:

- (1) Signature: Arun Kr. Ghosh
 Name: **ARUN KUMAR GHOSH**
 Address: Durmut, Kalitala, Bankapasi, P.O. Bazar Bankapasi,
 P.S. Mangalkort, District - Bardhaman, Pin - 713 143
- (2) Signature: MD. HALIM
 Name: **MD. HALIM**
 Address: Village & Post - Purba Batabari, P.S. Matiali,
 District - Jalpaiguri, Pin - 735 206

Drafted by:

Pankaj Das
 Pankaj Das
 Advocate, High Court, Calcutta
 8, Old Post Office Street,
 Kolkata - 700 001
 Registration No. WB/2342/2009

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 40,00,000/- (Rupees Forty Lakhs) only as part Payment and earnest money against **ALL THAT** piece and parcel of lands admeasuring 167 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735 206 the breakup of which are enumerated as follow:

From **SRI PITRUSH KUMAR AGARWAL** : (from Deed No. 1 - 00030 for the year 2012 and Deed No. 1 - 702 for the year 2018 and from Khatian No. 907, about 06 decimal more or less)

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 6 decimal more or less;

AND

From **SRI RISHIRAJ BANSAL (alias AGARWAL)**: (from Deed No. 1 - 00031 for the year 2012, Deed No. 1 - 704 for the year 2018 and from Khatian No. 908, about 161 decimal more or less)

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 28 decimal more or less;

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 133 decimal more or less;

Total area of land = 167 decimal in the following manner:

PAID TO	DATE	BANK	BRANCH	CHEQUE NO.	AMOUNT (RS.)
PITRUSH KUMAR AGARWAL	30.09.2021	IDBI BANK	PRINCE ANWAR SHAH ROAD	145926	2,00,000/-
RISHIRAJ BANSAL (ALIAS AGARWAL)	30.09.2021	IDBI BANK	PRINCE ANWAR SHAH ROAD	145924	10,00,000/-
RISHIRAJ BANSAL (ALIAS AGARWAL)	05.10.2021	IDBI BANK	PRINCE ANWAR SHAH ROAD	145929	28,00,000/-
TOTAL AMOUNT					40,00,000/-

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendors:

Signature:

Name:

PITRUSH KUMAR AGARWAL

Address:

Chamurchi Bazar, P.O. Chamurchi, P.S. - Banarhat,
District - Jalpaiguri, Pin - 735206

Signature:

Name:

RISHIRAJ BANSAL (alias AGARWAL)

Address:

Mandir Line, P.O. and P.S. - Banarhat,
District - Jalpaiguri, Pin - 735 206



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri
- 7 OCT 2021

Pankaj Das,
Advocate

PART SITE MAP OF MOUZA DAKSHIN DHUPJHORA J.L NO. 28 SH. NO.2

UNDER SHOWING THE PROPOSED LAND FOR PURCHASED

AREA: 1.67 ACRES

(SCALE: 16"=1MILE)



LAND SCHEDULE:

MOUZA: DAKSHIN DHUPJHORA

J.L NO. 28 SHEET NO. 2

L.R KHATIAN NO. 908- PLOT NO.544(0.28AC), 545(1.33AC)

L.R- KHATIAN NO. 907- PLOT NO. 545(0.06AC),

PS. MATELLI

DIST. JALPAIGURI

AREA: 1.67 ACRE

NAME OF VENDOR:

1. PRITUSH KUMAR AGARWAL

S/O. SRI OMKARMAL AGARWAL

2. RISHI RAJ BANSAL(AGARWAL)

S/O. LATE SATYANARAYAN BANSAL

NAME & ADD. OF THE PURCHASER:

BELA INFRASTRUCTURE PVT. LTD

90/1, P.G.H SHIH ROAD,

KOLKATA- 700095

BOUNDARIES:

NORTH: PART OF PLOT NO. 537, 535

SOUTH: PART OF PLOT NO. 544

EAST: LAND OF DHARAMPAL BANSAL & NIRANJAN AGARWAL

WEST: LAND OF SREE BALAJI



REFERENCE

UNDER SHOWING THE PROPOSED LAND FOR PURCHASE

AREA STATEMENT AS PER KHATIAN				
S.L NO.	L.R PLOT NO.	R.S PLOT NO.	CLASSIFICATION	AREA IN ACRE
1.	544	193	DAHALA	0.28
2.	545	192	DAHALA	1.39

TOTAL AREA: 1.67 AC.

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

7 OCT 2021



WEST



SOUTH

BELA INFRASTRUCTURE PRIVATE LIMITED

Ritvik Kumar Agarwal Managing Dir.

Director

Rishi Bansal

(SIGNATURE OF THE VENDOR)

(SIGNATURE OF THE PURCHASER)

SURVEY & DRAWING BY:

Dharambir Bhagat

06/10/21

Reg. No. PU10000076

Salt Lake, Naorakata

SPECIMEN FORM FOR TEN FINGER PRINTS



Ratnesh Kumar Agarwal

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



Rishabh Banel

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



Manoj Kumar Das

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

Addl. Dist. Sub-Registrar
Jalpaiguri - 7 OCT 2021

SPECIMEN FORM FOR TEN FINGER PRINTS



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



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

Addl. Dist. Sub-Registrar
 Mal, Jalpaiguri
 7 OCT 2021



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



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220093300961 Payment Mode: Online Payment
GRN Date: 05/10/2021 18:59:08 Bank/Gateway: HDFC Bank
BRN : 1582206884 BRN Date: 05/10/2021 19:10:44
Payment Status: Successful Payment Ref. No: 2001971624/14/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DEBASISH ROY CHOWDHURY
Address: 463 ASHOK ROAD GARIA KOLKATA 24 PGS 70084
Mobile: 9903748658
Email: deb170972@yahoo.com
Depositor Status: Advocate
Query No: 2001971624
Applicant's Name: Mr Debasish Roy Chowdhury
Identification No: 2001971624/14/2021
Remarks: Sale, Sale Document Payment No 14

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001971624/14/2021	Property Registration- Stamp duty	0030-02-103-003-02	121048
2	2001971624/14/2021	Property Registration- Registration Fees	0030-03-104-001-16	40349
Total				161397

IN WORDS: ONE LAKH SIXTY ONE THOUSAND THREE HUNDRED NINETY SEVEN ONLY.



V

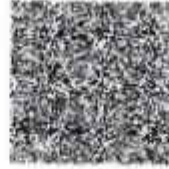
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACQPA9763J



12/04/2018

नाम / Name
PITRUSH AGARWAL

पिता का नाम / Father's Name
OMKARMAL AGARWAL

जन्म की तारीख /
Date of Birth
12/04/1970

PAN Application Digitally Signed Card has
Validated Successfully

Pitruish Kumar Agarwal





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন / Enrolment No. : 1215/13797/05594

10/06/2014

To
Pitruish Agarwal
বিশিষ্ট আধারকার
CHAMURCHI BAZAR
CHAMURCHI
Chamurchi Tea Garden (D)
Chamurchi, Jalpaigun
West Bengal - 735207
9733134577



KL980918862FT

98091886



আপনার আধার সংখ্যা / Your Aadhaar No. :

5754 6084 9926

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিশিষ্ট আধারকার
Pitruish Agarwal
পিতা : ওমকার্মাল আগরওয়াল
Father : Omkarmal Agarwal

জন্মতারিখ / DOB : 12/04/1970
পুরুষ / Male

5754 6084 9926



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



উৎসাহ, চ্যুটি বাজার, চ্যুটি
চ্যুটি টি গার্ডেন (ডি), চ্যুটি
জলপাইগুড়ি, পশ্চিম বঙ্গ

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: CHAMURCHI
BAZAR, CHAMURCHI,
Chamurchi Tea Garden (D),
Jalpaigun, Chamurchi, West
Bengal, 735207

5754 6084 9926

1947
1800 300 1947

help @ uidai.gov.in

www.uidai.gov.in

Pitruish Kumar Agarwal





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/02/016/033005



নির্বাচকের নাম : পিত্রস্ক
Elector's Name : Pitrusk Agarwal

পিতার নাম : ওমকারমাল
Father's Name : Omkarmal Agarwal

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 12/04/1970

WB/02/016/033005

ঠিকানা

১৫৫/১ ব.ক.৩ উত্তরংশ, ড.মহা/১-জ.প.৩, বাসারহাট,
জলপাইগুড়ি, 735207

Address:

CHAMURCHI BAJAR UTTARANGSHA,
CHAMURCHI TEA GARDEN (D),
BANARHAT, JALPAIGURI, 735207

Date: 26/11/2010

১। জলপাইগুড়ি (সদর) জাতীয় নির্বাচন কেন্দ্রের নির্বাচন

নিয়ম অনুযায়ী নিম্নলিখিত তথ্যসমূহ

Facsimile Signature of the Electoral
Registration Officer for

21-Nagrakata (ST) Constituency

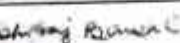
(নিম্নলিখিত কোন ক্ষেত্রে এই কার্ডটি বৈধ হবে : ১। কার্ডটি
যেহেতু লিখিত নথি পরিবর্তন সাধন করা যাবে এবং যিনি কার্ডটি
পরিবর্তনের সময় উপস্থিত থাকবে)

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

WB/02/016/033005

Pitrusk Kumar Agarwal



स्वास्थ्य सेवा संस्था	/PERMANENT ACCOUNT NUMBER ADAPB9635M	
	नाम /NAME RISHIRAJ BANSAL	
	पिता का नाम /FATHER'S NAME SATYANARAYAN BANSAL	
	जन्म तिथि /DATE OF BIRTH 09-06-1967	
हस्ताक्षर /SIGNATURE		आयकर आयुक्त, प.सं.-11
	COMMISSIONER OF INCOME-TAX, W.B.-11	

Rileey Baral

ভারত সরকার
Government of India

রিশরাজ আগরওয়াল (বান্সাল)
Rishraj Agarwal(Bansal)
পিতা : সত্যনারায়ণ বান্সাল
Father: SATYANARAYAN BANSAL
জন্মতারিখ / DOB : 21/01/1970
ব্রহ্ম / Male

8560 4749 3133

আধার - সাধারণ মানুষের অধিকার

Rishraj B. ansal.

ভারতীয় চিহ্নিত পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা:
মন্দির লাইন, বানার হাট, ডায়না
টি গার্ডেন, বানারহাট টি গার্ডেন
(সী টি), জলপাইগুড়ি,
বানারহাট, পশ্চিম বঙ্গ, 735202

Address:
MANDIR LINE, BANAR HAT,
DIANA TEA GARDEN, Banarhat
Tea Garden (CT), Jalpaiguri,
Banarhat, West Bengal, 735202

8560 4749 3133

1947
1950 300 1947

help@uidai.gov.in

www.uidai.gov.in





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/02/16/066262



Elector's Name : Agraoyal Rushiraj
নির্বাচক নাম : অগ্রায়াল রুশিরাজ

Father/Mother/
Husband's Name : Satyanarayan

পিতা/মাতা/স্বামীর নাম : সত্যনারায়ণ

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1-1-95 : 27

১-১-৯৫ -এ বয়স : ২৭

Address :
Mandir Line
Dayana Tea Estate
Banarhat

ঠিকানা :
মন্দির লাইন
ডায়ানা চা বাগান
বানারহাট

[Handwritten signature]

Facsimile Signature of
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For Nagrakata Assembly Constituency
নাগরাকটা বিধানসভা নির্বাচন ক্ষেত্র

Place : Sadar, Jalpaiguri

স্থান : সদর, জলপাইগুড়ি

Date : 10-03-95

তারিখ : ১০-০৩-৯৫

23-158

Rising Barun



BEAL INFRASTRUCTURE PRIVATE LIMITED

(CIN - U70200WB2011PTC158619)

Registered office:

90/1, P G H S Road,

3rd Floor,

Kolkata - 700 095

Tel No. - 033- 6603 5252

E-mail: belainfra1234@gmail.com

EXTRACT OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF BELA INFRASTRUCTURE PRIVATE LIMITED HELD ON FRIDAY, 1ST DAY OF OCTOBER, 2021 AT 11.30 A.M. AT 90/1, P G H S ROAD, 3RD FLOOR, KOLKATA- 700 095

RESOLVED THAT Mr. Karun Kumar Dey (DIN-08386348) be and is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to buy or sell of immovable property etc.

Certified to be true copy
For, Bela Infrastructure Private Limited

Place: Kolkata
Dated: 01.10.2021
(Director)

(DIN-08386348)

BELA INFRASTRUCTURE PRIVATE LIMITED
Bela Paul
Director

BELA INFRASTRUCTURE PRIVATE LIMITED
Harvey Choudhury Paul
Director

BELA INFRASTRUCTURE PRIVATE LIMITED
Sarmistha Paul
Director

BELA INFRASTRUCTURE PRIVATE LIMITED
Karun kr. Dey
Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARUN KUMAR DEY

SATYA LAL DEY

10/12/1965

Permanent Account Number

BWQPD7967Q

Karun
Kumar
Dey
Signature



28112013

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun K. Dey.
Director



BELA INFRASTRUCTURE PRIVATE LIMITED

Director



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

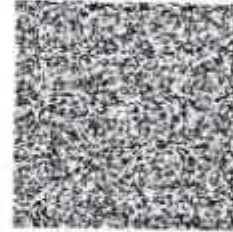
Enrolment No.: 2730/00475/50500

Download Date: 26/08/2021

To
Karun Kumar Dey
82/11
P.G.H. SHAH ROAD
Jadavpur University S.O
Kolkata West Bengal - 700032
9831125494

Issue Date: 15/03/2019

Signature Not Verified
Digitally signed by
C. Aadhaar (UIDAI)
Date: 2021.08.26
11:08:45 +05'30'



आपका आधार क्रमांक / Your Aadhaar No. :

3193 1040 0767

VID : 9190 6760 8825 0361

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 26/08/2021



Karun Kumar Dey
Date of Birth/DOB: 10/12/1965
Male/ MALE

Issue Date: 15/03/2019

3193 1040 0767

VID : 9190 6760 8825 0361

मेरा आधार, मेरी पहचान



BELA INFRASTRUCTURE PRIVATE LIMITED
BELA INFRASTRUCTURE PRIVATE LIMITED

Karun K. Dey
Director

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

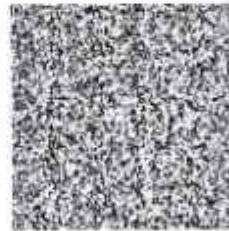
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
82/11, P.G.H. SHAH ROAD, Jadavpur
University S.O, Kolkata,
West Bengal - 700032



3193 1040 0767

VID : 9190 6760 8825 0361



1947



help@uidai.gov.in



www.uidai.gov.in

BELA INFRASTRUCTURE PRIVATE LIMITED

Mansu Mr. Dr.

Director

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/23/151/ 336219
পরিচয় পত্র



Elector's Name : KARUNKUMAR DEY
নির্বাচকের নাম : করুণকুমার দে
Father/Mother/Husband's name : SATYALAL
পিতা/মাতা/স্বামীর নাম : সত্যলাল
Sex : MALE
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 24
১.১.১৯৯৫ বয়স : ২৪

Address : 82/11 PRINCE GOLAM HOSSAIN SHAH ROAD

ঠিকানা : ৮২/১১ প্রিন্স গোলাম হোসেন শাহ রোড

Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For DHAKURIA
ঢাকুরিয়া

Assembly Constituency
বিধানসভা নির্বাচন কেন্দ্র



Place : CALCUTTA
স্থান : কলিকাতা
Date : 10.5.1995
তারিখ : ১০.৫.১৯৯৫

BELA INFRASTRUCTURE PRIVATE LIMITED

Karen M. Roy.

Director

DELA INFRASTRUCTURE PRIVATE LIMITED

Director
Name: Mr. A. R. S.



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

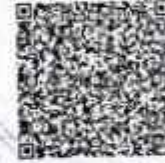
ভাটিকাভুক্তির আই ডি / Enrollment No 1215/13233/00127

To,
সায়ন দত্ত
Sayan Dutta
ECCHANGE OFFICE
STATION ROAD
MAL
Mal
Mal Mal Jalpaiguri
West Bengal 735221

Ref: 3867 / 05Y / 775102 / 775242 / P



SE335085000FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2499 7227 9409

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সায়ন দত্ত
Sayan Dutta
পিতা : প্রদ্যোত কুমার দত্ত
Father : Prodyot Kr Dutta
জন্মতারিখ / DOB : 18/04/1997
পুরুষ / Male



2499 7227 9409

Sayan Dutta





- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

05Y/775102

- অধার সারা দেশে মান্য।
- অধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় প্রমাণ প্রাধিকারন
Unique Identification Authority of India

ঠিকানা: একচেঞ্জ অফিস, স্টেশন
রোড, মাল, মাল, জলপাইগুড়ি, মাল,
পশ্চিম বঙ্গ, 735221

Address: ECCHANGE OFFICE,
STATION ROAD, MAL, Mal,
Jalpaiguri, Mal, West Bengal,
735221

2499 7227 9409

Soujan Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAYAN DUTTA

PRODYOT KUMAR DUTTA

18/04/1997

Permanent Account Number

CLDPD9145B

Sayan Dutta

Signature



18033016

Sayan Dutta

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें।

आपका पैम सेम इनार्, एन एन सी एल

5 थी फ्लोर, मन्त्री स्टर्लिंग,

प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कॉलोनी, नैर डीप 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

5th Floor, Mantri 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: tininfo@nsdl.co.in





भारत सरकार
Government of India

Issue Date: 07/11/2012



अर्नब मण्डल
ARNAB MONDAL
संयुक्तलिपि / DOB: 10/02/1994
पुरुष / MALE



8709 9158 0007

मेरा आधार, मेरी पहचान

Arnab Mondal

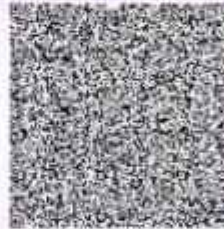


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: B-112, सरवेय पार्क,
संतोषपुर, सन्तोषपुर S.O., Kolkata,
पश्चिमबंगाल, 700075

Print Date: 19/01/2021

Address: B-112, SURVEY PARK,
SANTOSH PUR, Santoshpur S.O., Kolkata,
West Bengal, 700075



8709 9158 0007



1947



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www.uidai.gov.in



Serial No

67438

Number on the roll

WB/2372609

Bar Council of West Bengal



CERTIFICATE OF ENROLMENT AS ADVOCATE



This is to Certify that

Pankaj Das
of 13/7/2, Rabindrapally, P. Kaitab, Dist. 24 Parganas (N), PO 74316
has, on the 4th day of December Two thousand and
Nine been admitted as an Advocate and his / her name
has been entered in the Roll of Advocates prepared and maintained
by the Bar Council of West Bengal under Section 17 of the
Advocates Act, 1961 (25 of 1961).

Given under my hand and the seal of the Bar Council

This Sixth day of December Two thousand
and Nine

*Pankaj Das,
Advocate*

[Signature]
Chairman / Vice-Chairman



ভারতীয় বিনয়ি পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/13225/54636

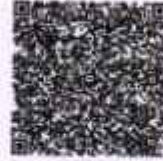
To
মহা হালিম
Md Halim
S/O: Momtaj Rahaman
PANCHAYET PARA
Purbba Batabari
Chalsa
Metiali Jalpaiguri
West Bengal 735208
7602727788

16/12/2015

315687424



MA156874245FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6639 4127 9785

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মহা হালিম
Md Halim
পিতা : মোমতাজ রহমান
Father : Momataj Rahaman
জন্মতারিখ / DOB : 03/02/1982
পুরুষ / Male



6639 4127 9785

আধার - সাধারণ মানুষের অধিকার



MD HALIM.



भारत सरकार
GOVERNMENT OF INDIA



Arun Kumar Ghosh

DOB: 01/02/1976
MALE



2034 6371 3121

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

DURMUT, KALITALA, BANKAPASI,
Durmut, Bardhaman,
West Bengal - 713143



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Arun Kr. Ghosh.



DATED THIS 07th DAY OF October, 2021

**8, Old Post Office Street,
Ground Floor, Calcutta - 700 001
Phone: 033 2242 8649**

3
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri
7 OCT 2021



Major Information of the Deed

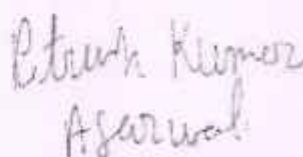
Deed No :	I-0710-01029/2021	Date of Registration	07/10/2021
Query No / Year	0710-2001971624/2021	Office where deed is registered	
Query Date	29/09/2021 6:09:25 PM	0710-2001971624/2021	
Applicant Name, Address & Other Details	Debasish Roy Chowdhury 8, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903748658, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 40,34,946/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,22,048/- (Article:23)		Rs. 40,349/- (Article:A(1))	
Remarks			

Land Details :

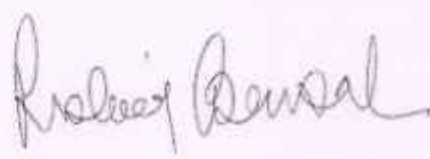
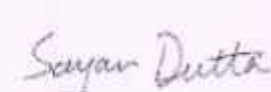
District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora, JI No: 28, Pin Code : 735206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-544 (RS :-)	LR-908	Bastu	Dahala	28 Dec	7,00,000/-	7,00,000/-	
L2	LR-545 (RS :-)	LR-908	Bastu	Dahala	133 Dec	32,00,000/-	32,00,000/-	
L3	LR-545 (RS :-)	LR-907	Bastu	Dahala	6 Dec	1,00,000/-	1,34,946/-	
		TOTAL :			167Dec	40,00,000 /-	40,34,946 /-	
	Grand Total :				167Dec	40,00,000 /-	40,34,946 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PITRUSH KUMAR AGARWAL (Presentant) Son of Mr OMKARMAL AGARWAL Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	 07/10/2021	 LTI 07/10/2021	 07/10/2021

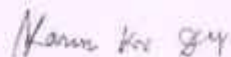
NORTH COLONY, City:- , P.O:- MAL, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735206
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3J,
 Aadhaar No: 57xxxxxxxx9926, Status :Individual, Executed by: Self, Date of Execution:
 07/10/2021
 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr RISHIRAJ BANSAL Son of Late SATYA NARAYAN BANSAL Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			
		07/10/2021	LTI 07/10/2021	07/10/2021
	NORTH COLONY, City:- , P.O:- MAL, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5M, Aadhaar No: 85xxxxxxxx3133, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr Sayan Dutta Son of Mr Prodyot Kumar Dutta Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			
		07/10/2021	LTI 07/10/2021	07/10/2021
	Mal Telephone Exchange, Station Road, City:- Mal, P.O:- Mal, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735221 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CLxxxxxx5B, Aadhaar No: 24xxxxxxxx9409, Status :Confirming Party, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			

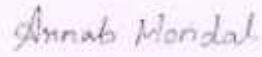
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS BELA INFRASTRUCTURE PRIVATE LIMITED 90/1, PRINCE GOLAM HUSSAIN SHAH ROAD, City:- Kolkata, P.O:- GOLF GREEN, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700095 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KARUN KUMAR DEY Son of Late SATYA LAL DEY Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office	Photo  Oct 7 2021 2:57PM	Finger Print  LTY 07/10/2021	Signature  07/10/2021
82/11, PRINCE GOLAM HUSSAIN SHAH ROAD,, City:- Kolkata, P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx7Q, Aadhaar No: 31xxxxxxxx0767 Status : Representative, Representative of : MS BELA INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARNAB MONDAL Son of Mr UTPAL MONDAL B-112, SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 07/10/2021	 07/10/2021	 07/10/2021
Identifier Of Mr PITRUSH KUMAR AGARWAL, Mr RISHIRAJ BANSAL, Mr KARUN KUMAR DEY, Mr Sayan Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PITRUSH KUMAR AGARWAL	MS BELA INFRASTRUCTURE PRIVATE LIMITED-14 Dec
2	Mr RISHIRAJ BANSAL	MS BELA INFRASTRUCTURE PRIVATE LIMITED-14 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PITRUSH KUMAR AGARWAL	MS BELA INFRASTRUCTURE PRIVATE LIMITED-66.5 Dec
2	Mr RISHIRAJ BANSAL	MS BELA INFRASTRUCTURE PRIVATE LIMITED-66.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PITRUSH KUMAR AGARWAL	MS BELA INFRASTRUCTURE PRIVATE LIMITED-3 Dec
2	Mr RISHIRAJ BANSAL	MS BELA INFRASTRUCTURE PRIVATE LIMITED-3 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora, JI No: 28, Pin Code : 735206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 544, LR Khatian No:- 908	Owner:শ্রী ঋষিরাজ বনসাল, Gurdian:মৃত-সত্যনারায়ন বনসাল, Address:মন্দির লাইন,ডায়না চা বাগান,পো:ও খানা-বানারহাট, জেলা-জলপাইগুড়ি , Classification:দহলা, Area:0.28000000 Acre,	Mr RISHIRAJ BANSAL
L2	LR Plot No:- 545, LR Khatian No:- 908	Owner:শ্রী ঋষিরাজ বনসাল, Gurdian:মৃত-সত্যনারায়ন বনসাল, Address:মন্দির লাইন,ডায়না চা বাগান,পো:ও খানা-বানারহাট, জেলা-জলপাইগুড়ি , Classification:দহলা, Area:1.33000000 Acre,	Mr RISHIRAJ BANSAL
L3	LR Plot No:- 545, LR Khatian No:- 907	Owner:শ্রী পিতরুশ কুমার আগরওয়াল, Gurdian:শ্রী ওমকারমল আগরওয়াল, Address:চামুটি বাজার, পো- চামুটি খানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:0.06000000 Acre,	Mr PITRUSH KUMAR AGARWAL

On 04-10-2021

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 40,34,946/-



Tsering Doma Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
Jalpaiguri, West Bengal

On 07-10-2021

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 14:00 hrs on 07-10-2021, at the Office of the A.D.S.R. MAL BAZAR by Mr PITRUSH KUMAR AGARWAL, one of the Executants.

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

Execution is admitted on 07/10/2021 by 1. Mr PITRUSH KUMAR AGARWAL, Son of Mr OMKARMAL AGARWAL, NORTH COLONY, P.O: MAL, Thana: Mal, , Jalpaiguri, WEST BENGAL, India, PIN - 735206, by caste Hindu, by Profession Business, 2. Mr RISHIRAJ BANSAL, Son of Late SATYA NARAYAN BANSAL, NORTH COLONY, P.O: MAL, Thana: Mal, , Jalpaiguri, WEST BENGAL, India, PIN - 735206, by caste Hindu, by Profession Business, 3. Mr Sayan Dutta, Son of Mr Prodyot Kumar Dutta, Mal Telephone Exchange, Station Road, P.O: Mal, Thana: Mal, , City/Town: MAL, Jalpaiguri, WEST BENGAL, India, PIN - 735221, by caste Hindu, by Profession Service

Indetified by Mr ARNAB MONDAL, , , Son of Mr UTPAL MONDAL, B-112, SURVEY PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

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

Execution is admitted on 07-10-2021 by Mr KARUN KUMAR DEY, DIRECTOR, MS BELA INFRASTRUCTURE PRIVATE LIMITED, 90/1, PRINCE GOLAM HUSSAIN SHAH ROAD, City:- Kolkata, P.O:- GOLF GREEN, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by Mr ARNAB MONDAL, , , Son of Mr UTPAL MONDAL, B-112, SURVEY PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,349/- (A(1) = Rs 40,349/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,349/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2021 7:01PM with Govt. Ref. No: 192021220093300961 on 05-10-2021, Amount Rs: 40,349/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1582206884 on 05-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,048/- and Stamp Duty paid by Stamp Rs. 1,000/-, by online = Rs 1,21,048/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 9276, Amount: Rs.1,000/-, Date of Purchase: 30/09/2021, Vendor name: Debajit Guha Chowdhury

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

Online on 05/10/2021 7:01PM with Govt. Ref. No: 192021220093300961 on 05-10-2021, Amount Rs: 1,21,048/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 1582206884 on 05-10-2021, Head of Account 0030-02-103-003-02



Tsering Doma Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0710-2021, Page from 23483 to 23525

being No 071001029 for the year 2021.



Digitally signed by Tsering Doma Bhutia
Date: 2021.10.08 16:55:07 +05:30
Reason: Digital Signing of Deed.

(Tsering Doma Bhutia) 2021/10/08 04:55:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

(This document is digitally signed.)

