

SL NO.-1387/2021

V/C NO.159/2021

I-1364/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 412482

Q.NO. 0710-2-2552060/2021



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
Mal, Jalpaiguri

14 DEC 2021

DEED OF CONVEYANCE

BELA INFRASTRUCTURE PRIVATE LIMITED

Director

Nirangan Kumar Agard.

Kavir Kumar Agard

Tanmay Das
Addl.

17161 8-12-21

As.....
Issue of Sri/Smt.....
Address.....

DEBASISH DEB CHOWDHURY
cate
8, Old Police Office Street
Kolkata - 700 001

✓ Vinay Kumar Bhandari

R. C. DAS
STAMP VENDOR
Licence No. - 2 of 80-83
Office Jaipur



L.T. 1-266

✓ Vinay Kumar Bhandari



L.T. 1-867

DELA INFRASTRUCTURE PRIVATE LIMITED

Karan Kumar Singh

Director



Identified by me
Arinab Mondal
s/o Utpal Mondal
B/112, Swirey Park
P.O. Santoshpur,
P.S. Purba Tadapkur,
Kolkata - 700075.
Occupation - Service.

Addl. Dist. Sub-Registrar
Mal, Jaipur
13 DEC 2021

THIS DEED OF CONVEYANCE is made on this 13th DAY OF December, 2021

BETWEEN

SRI NIRANJAN AGARWAL, PAN ADPPA4059B, AADHAAR NO. 6352 0253 8623, son of **Om Karmal** Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, residing at Chamurchi Bazar, Chamurchi Tea Garden, P.O. & P.S. Banarhat, District Jalpaiguri, Pin - 735 207 hereinafter referred to as the **"VENDOR"** (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 **FIRST PART;**

AND

M/S BELA INFRASTRUCTURE PRIVATE LIMITED, PANAAECB4401H, 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 - 700095, 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 WHEREAS All that piece and parcel of land admeasuring 200 decimals in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 906, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (17 decimals 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 the possession of one Gopa Dutta;

WHEREAS the Vendor, herein, Sri Niranjan Agarwal has purchased All that piece and parcel of land admeasuring 200 decimals more or less in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 decimals more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less), in Khatian No. 689, Touzi No. 84, J.L. No. 28, lying and situate at Mouza Dakshin Dhupjhora, P.S. Matiali, District - Jalpaiguri, from Smt. Gopa Dutta, by virtue of a Bengali Sale Deed, dated 25.10.2011, which was duly executed and registered before the Office of the Additional District Sub-Registrar at Mal and recorded in Book No. - 1, CD Volume No. 1, Pages from 4304 to 4312, Being No. 00352 of 2011, in lieu of the consideration mentioned therein;



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey, Director

Pankaj Das
Adv

Dated
13/12/2021

Niranjan

Niranjan Kumar Agarwal

AND WHEREAS again a Supplementary Deed dated 24.09.2018 was duly executed by and between Sri Niranjan Agarwal & above mentioned Gopa Dutta which was registered before the Office of the Additional District Sub-Registrar at Mal Bazar, recorded in Book No. I, Volume No. 0710 - 2018, Pages from 13130 to 13152, Being No. 071000705 for the year 2018 in respect of the property mentioned hereinabove;

AND WHEREAS now Sri Niranjan Agarwal, the vendor herein is the absolute owner of All that piece and parcel of land admeasuring 200 decimals more or less in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 decimals more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less), in Khatian No. 689, present Khatian No. 906, Touzi No. 84, J.L. No. 28, lying and situate at Mouza Dakshin Dhupjhora, P.S. Matiali, District - Jalpaiguri;

AND WHEREAS Sri Niranjan Agarwal is absolutely seized and possessed of the property and is enjoying the same without any hindrance and/or encumbrances from any corner;

AND WHEREAS Sri Niranjan Agarwal have mutated his name in the record of rights in accordance with law and is sufficiently entitled to convey his property;

AND WHEREAS the Vendor after purchasing the abovementioned lands have recorded his name 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;

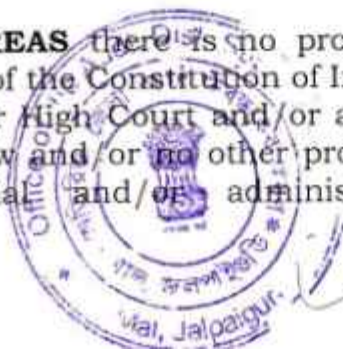
WHEREAS the Vendor herein is enjoying the property without any hindrance from any corner and also regularly paying all applicable revenue, taxes, cess etc.;

AND WHEREAS since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by anybody and free from any encumbrances 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;



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Kaam Kumar Singh
Director

Shri Niranjan Agarwal

Tomkey Das

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 Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below till date;

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 All that piece and parcel of 23 Decimals of land out of 200 Decimals more or less in R.S. Dag No. 192 corresponding to L.R. Dag No. 545 and in R.S. Dag No. 193 corresponding to L.R. Dag No. 544, in Mouza - Dakshin Dhupjhora, Khatian No. 906, 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 is the subject matter of this Deed more fully and more particularly mentioned in Schedule "A" herein below and the breakup of which are enumerated as follows:-

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

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 17 Decimals more or less

Total Area of land = 23 Decimals

AND WHEREAS the Vendor herein being in need of funds wanted to sell All that piece and parcel of 23 Decimals of land out of 200 Decimals more or less in R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (6 Decimals more or less), in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 Decimals more or less), in Mouza - Dakshin Dhupjhora, Khatian No. 906, 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 Vendor who agreed to sell the same to the Purchaser for a mutually agreed consideration of Rs. 10,00,000/- (Rupees Ten Lakhs) only subject to fulfillment of certain terms and conditions as enumerated hereinbelow.



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

13 DEC 2021

Divanji Kumar Singh

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Singh Director

*Donkey Day
Ady*

NOW THIS INDENTURE WITNESSETH that in the said agreement and consideration of the sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only paid to the **VENDOR** herein by the **PURCHASER** herein at or immediately before the execution of these presents the receipt whereof the **VENDOR** 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** to the **VENDOR** 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. **AND WHEREAS** the Purchaser herein is purchasing land admeasuring about 23 decimals out of 200 Decimals more or less in Mouza - Dakshin Dhupjhora, in R.S. Dag No. 192 corresponding to L.R. Dag No. 545 and in R.S. Dag No. 193 corresponding to L.R. Dag No. 544, Khatian No. 906, 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 which are as follows:-

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

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 17 Decimals more or less

Total Area of land = 23 Decimals more fully and more particularly mentioned in Schedule "A" hereinbelow 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 **VENDOR** 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 **VENDOR** herein, do hereby covenant with the said **PURCHASER** THAT notwithstanding any act, deed, matter or thing whatsoever by the said **VENDOR** herein, done or committed or knowingly or willingly suffered to the contrary the said **VENDOR** have good right, indefeasible 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 profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDOR** herein, his heirs, executors, administrators or representatives or any person or persons lawfully or equitably claiming from under or in trust for the said

BELA INFRASTRUCTURE PRIVATE LIMITED

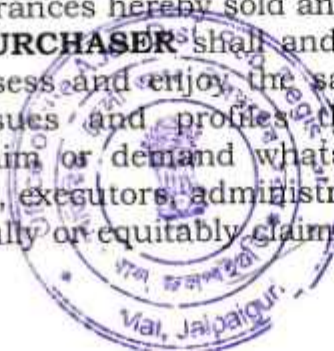
Director

Karun Kumar Das

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

13 DEC 2021

Tan Ket Das
Adv



VENDOR herein AND THE **VENDOR** 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 **VENDOR** 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 **VENDOR** 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 **VENDOR** herein or any of his predecessors in title affecting the said **PROPERTY** hereby sold AND the said **VENDOR** 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 **VENDOR** 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 **VENDOR** herein, is mentioning the documents of title retained by him in respect of the said **PROPERTY**.

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

1. That the Vendor is declaring that he is the absolute Owner of the Schedule mentioned property and fully seized and possessed of all rights, title, interest and possession in the Schedule mentioned property.
2. That the Vendor has in himself 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 Vendor herein and in case of any adversity, shall be indemnified by the Vendor.

Addl. Dist. Sub-Registrar
Mal, Jalpalgur

13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Das
Director

Dinayon Kumar Das

Pankaj Das
Asst

5. That Vendor 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 Vendor 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 Vendor herein has 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 Vendor 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 Vendor will actively participate with the Purchaser in accordance with Law.
9. This is agreed by and between the parties that the Vendor is declaring that he has 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 - 700001 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 **VENDOR** of this deed attached herewith, which is part of this deed.



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Karan Kumar Das, Director

Divyanshu Kumar Singh

Pankaj Das Adv.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel land 23 Decimals out of 200 Decimals more or less in Mouza - Dakshin Dhupjhora, in R.S. Dag No. 192 corresponding to L.R. Dag No. 545 and in R.S. Dag No. 193 corresponding to L.R. Dag No. 544, Khatian No. 906, 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 and the breakup of which are enumerated as follows:-

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

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 17 Decimals more or less

Total Area of land = 23 Decimals

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

On the North	:	By Part of Plot No. 544, 545;
On the South	:	By Black Top Road;
On the East	:	By Land of Sri Dharampal Bansal;
On the West	:	By Land of M/S Sree Balaji;

Tankar Das Adv



Addl. Dist. Sub-Registrar
Mat, Jalpaiguri

13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Roy
Director

Dinakaran Kumar Roy

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:

Vendor:

Signature: Niranjan Kumar Agarwal.
 Name: **NIRANJAN AGARWAL**
 Address: Chamurchi Bazar, Chamurchi Tea Garden,
 P.O. & P.S. Banarhat, District - Jalpaiguri, Pin - 735 202

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Purchaser:

BELA INFRASTRUCTURE PRIVATE LIMITED
 Signature: Karun Kumar Deo.
 Name: **BELA INFRASTRUCTURE PRIVATE LIMITED**
REPRESENTED BY IT'S DIRECTOR
SRI KARUN KUMAR DEY
 Address: 10, New Bikramgarh P.O. & P.S. Jadavpur, Kolkata - 700032
Chamurchi

At Mal Bazar on 13th December, 2021 in the presence of:

WITNESSES:

- (1) Signature: Arjun Kr. Ghosh.
 Name: **MR. 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



Addl. Dist. Sub-Registrar
 Mal, Jalpaiguri
 13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Director

Karun Kumar Deo.

Niranjan Kumar Agarwal.

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only as full and final payment against **ALL THAT** piece and parcel land 23 Decimals out of 200 Decimals more or less in Mouza - Dakshin Dhupjhora, in R.S. Dag No. 192 corresponding to L.R. Dag No. 545 and in R.S. Dag No. 193 corresponding to L.R. Dag No. 544, Khatian No. 906, 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 and the breakup of which are enumerated as follows:-

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

In R.S. Dag No. 193 corresponding to L.R. Dag No. 544 - 17 Decimals more or less

Total Area of land = 23 Decimals in the following manner:-

DATE	RTGS NO.	BANK	BRANCH	AMOUNT (RS.)
02.12.2021	IBKL211202606848	IDBI	PRINCE GOLAM HUSSAIN SHAH ROAD	10,00,000/-
TOTAL AMOUNT OF RUPEES TEN LAKHS ONLY				10,00,000/-

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendor:

Signature: _____

Name: **NIRANJAN AGARWAL**

Address: Chamurchi Bazar, Chamurchi Tea Garden,
P.O. & P.S. Banarhat, District - Jalpaiguri, Pin - 735 202



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

13 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Karan Kumar Das
Director

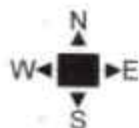
Jonker Das
Adv

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

UNDER SHOWING THE PROPOSED LAND FOR PURCHASED

AREA: 0.23 ACRES

(SCALE: 16"=1MILE)



REFERENCE

UNDER SHOWING THE PROPOSED LAND FOR PURCHASE

LAND SCHEDULE:

MOUZA: DAKSHIN DHUPJHORA

J.L NO. 28 SHEET NO. 2

L.R KHATIAN NO. 906, PLOT NO.544(0.17AC), 545(0.06AC)

PS. MATELLI

DIST. JALPAIGURI

AREA: 0.23 ACRE

NAME OF VENDOR:

1. SRI NIRANJAN AGARWAL

S/O. SRI OMKARMAL AGARWAL

NAME & ADD. OF THE PURCHASER:

BELA INFRASTRUCTURE PVT. LTD

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

KOLKATA- 700095

BOUNDARIES:

NORTH: PART OF PLOT NO. 544, 545

SOUTH: BLACK TOP ROAD

EAST: LAND OF DHARAMPAL BANSAL

WEST: LAND OF SREE BALAJI

AREA STATEMENT AS PER KHATIAN

S.L NO.	L.R PLOT NO.	R.S PLOT NO.	CLASSIFICATION	AREA IN ACRE
1.	544	193	DAHALA	0.17
2.	545	192	DAHALA	0.06

TOTAL AREA: 0.23 AC.

A TRUE COPY L R MOUZA MAP (IN PART)



NORTH

WEST

SKETCH MAP
AREA: 0.23 AC.

SOUTH

EAST

BLACK TOP ROAD



Addl. Dist. Sub-Registrar
Jalpaiguri

13 DEC 2021

SURVEY & DRAWING BY:
Dharampal Bhagat
13/12/21

Niranjan Agarwal
(SIGNATURE OF THE VENDOR)

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Roy
(SIGNATURE OF THE PURCHASER)
Director

SPECIMEN FORM FOR TEN FINGER PRINTS



Narain Kumar Das

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



Dhyanesh Kumar

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

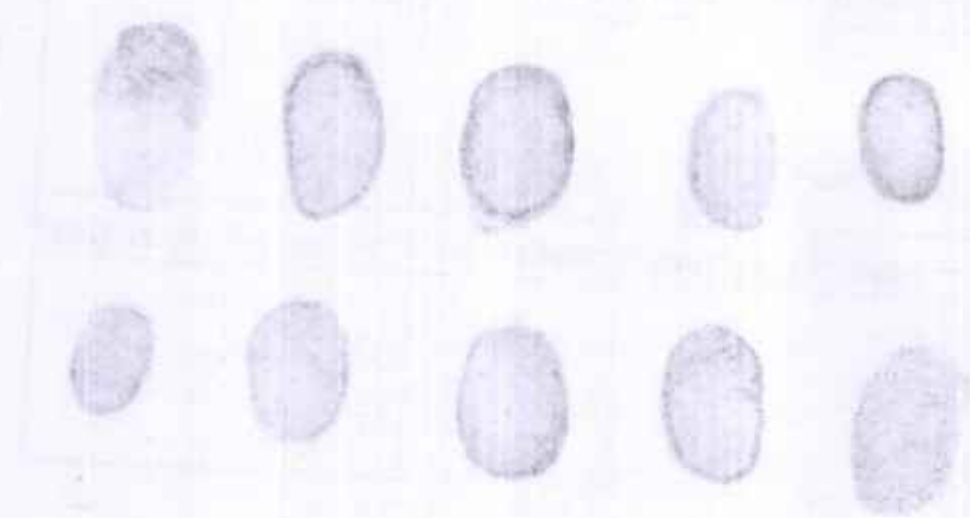


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Office of the Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri 13 DEC 2021

Handwritten notes at the top of the page, including a date and some illegible text.



1905
JAN 10 1905
FBI
U.S. DEPT. OF JUSTICE



Extensive handwritten notes and signatures at the bottom right of the page, including a large signature and several lines of text.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BELA INFRASTRUCTURE PRIVATE
LIMITED

07/02/2011

Permanent Account Number

AAECB4401H



BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar, Dy

Director

13032011

Director

ALBANY, N.Y. 12242-1000

आयकर विभाग

INCOME TAX DEPARTMENT

KARUN KUMAR DEY

SATYA LAL DEY

10/12/1965

Permanent Account Number

BWQPD7967Q

Karun
Satya
Devi



भारत सरकार

GOVT. OF INDIA



BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey.

Director

28112013

Director

SETIA MICROSTRUCTURE PRIVATE LIMITED



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No : 2730/00475/50500

To
Karun Kumar Dey

10/11/2012

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

8034 9058



KA803490588FH



आपका आधार क्रमांक / Your Aadhaar No. :

3193 1040 0767

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Karun Kumar Dey

DOB: 10/12/1980

Male



3193 1040 0767

मेरा आधार, मेरी पहचान

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey

Director

GETTING IT DONE RIGHT. STRUCTURE. PRIVATE LIMITED

Discussion.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADPPA4059B

नाम /NAME

NIRANJAN AGARWAL

पिता का नाम /FATHER'S NAME
ONKARMAL AGARWAL

जन्म तिथि /DATE OF BIRTH

03-01-1975

हस्ताक्षर /SIGNATURE

Niranjan Agarwal

Niranjan

आयकर आयुक्त, प.ब.-111

COMMISSIONER OF INCOME-TAX, W.B.- III

Niranjan Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

আনিকাঙ্কনের আইডি / Enrollment No. : 1215/13317/13592

09/08/2014

To
Niranjan Agarwal
বিরাজন আগরওয়াল
CHAMURCHI BAZAR
Chamurchi Tea Garden (D)
Chamurchi, Jalpaiguri
West Bengal - 735207



KL975292148FT

87003214



আপনার আধার সংখ্যা / Your Aadhaar No. :

6352 0253 8623

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিরাজন আগরওয়াল

Niranjan Agarwal

পিতা : ওমকরমাল আগরওয়াল

Father : OMKARMAL AGARWAL

জন্মতারিখ / DOB: 01/01/1975

পুরুষ / Male



6352 0253 8623



আধার - সাধারণ মানুষের অধিকার

Niranjan Agarwal



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)

2 & 3, Kiran Sankar Ray Road, City Civil Court Building, 7th Fl., Kal-700 001

Phone : 2248-8956, 2248-7233, 2230-5771, Tele Fax : 2248-7233

E-mail : westbengalbarcouncil@gmail.com

Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : **PANKAJ DAS, Advocate**

Father's/Husband's Name **Pradip Kumar Das**



Kishore Datta
(KISHORE DATTA)

Chairman Special Committee

Card No. **E-684**

Address Recorded on the Roll **13/7/2, Rabindrapally, Post Naihati,**

Dist. 24 Parganas (North), Pin 743165, West Bengal

Present Address **DO**

Enrolment No. WB / **2342/2009**

Dated **04.12.2009**

Date of Birth **05.11.1988**

Date **23.08.2017**

[Signature]

Secretary / Assistant Secretary

Pankaj Das
Advocate


 ভারতের নির্বাচন কমিশন
 Election Commission of India
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 SCG2486819




নির্বাচকের নাম : অর্নব মন্ডল
 Elector's Name : Arnab Mondal
 পিতার নাম : উৎপল মন্ডল
 Father's Name : Utpal Mondal
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ : 10/02/1994
 Date of Birth : 10/02/1994

Arnab Mondal

SCG2486819
 District :
 B-112, Survey Park, Survey Park, Kolkata-700078

Address:
 B-112, SURVEY PARK, SURVEY PARK,
 KOLKATA-700078

Date: 26/11/2012

110/নংকরা সার্ভে পার্ক জাদবপুর জেলা
 ১১০/নংকরা সার্ভে পার্ক জাদবপুর জেলা
 ১১০/নংকরা সার্ভে পার্ক জাদবপুর জেলা
 Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency

These voters are not eligible to vote in this constituency
 unless they are registered in this constituency
 and their names are in the list of voters
 in the relevant Form for including their names in the
 list of the changed address and to obtain the card
 with voter number


भारत सरकार
GOVERNMENT OF INDIA


Arun Kumar Ghosh
DOB: 01/02/1978
MALE

2034 6371 3121

আমার আধার, আমার পরিচয়


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
DURMUT, KALITALA, BANKAPASI,
Durmurt, Bardhaman,
West Bengal - 713143



1847
1800 300 1847

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1847
Bangalore-560 003

Arun Kr. Ghosh.



ভারত সরকার

Unique Identification Authority of India
Government of India

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

To

মহঃ হালিম

Md Halim

S/O: Momtaj Rahaman

PANCHAYET PARA

Purbba Bataban

Chalsa

Matiali Jalpaiguri

West Bengal 735206

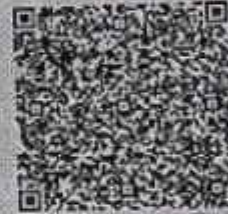
7602727768

16/12/2015

315687424



MA156874245FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6639 4127 9785

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মহঃ 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



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

GRN Details

GRN:	192021220133844721	Payment Mode:	Online Payment
GRN Date:	11/12/2021 17:26:04	Bank/Gateway:	HDFC Bank
BRN :	1647811236	BRN Date:	11/12/2021 17:12:05
Payment Status:	Successful	Payment Ref. No:	2002552060/2/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	DEBASISH ROY CHOWDHURY
Address:	8 OLD POST OFFICE STREET GROUND FLOOR KOLKATA 700001
Mobile:	9007270442
Email:	deb170972@yahoo.com
Depositor Status:	Advocate
Query No:	2002552060
Applicant's Name:	Mr Debasish Roy Chowdhury
Identification No:	2002552060/2/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002552060/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	30020
2	2002552060/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	10014
Total				40034

IN WORDS: FORTY THOUSAND THIRTY FOUR ONLY.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. MAL BAZAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07102002552060/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NIRANJAN AGARWAL CHAMURCHI BAZAR, CHAMURCHI TEA GARDEN,, City:- , P.O:- BANARHAT, P.S:- Banarhat, District:- Jalpaiguri, West Bengal, India, PIN:- 735207	Seller			<i>Niranjana Agarwal</i> 13/12/2021
2	Mr KARUN KUMAR DEY 82/11, PRINCE GOLAM HUSSAIN SHAH ROAD,, City:- , P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Buyer [BELA INFRASTRUCTURE PRIVATE LIMITED]			<i>Karun Kumar Dey</i> 13-12-2021

Query No:-07102002552060/2021, 13/12/2021 12:35:41 PM MAL BAZAR (A.D.S.R.)



2
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri
13/12/2021
13 DEC 2021

1805



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Mr NIRANJAN AGARWAL, Mr KARUN KUMAR DEY			<i>Arnab Mondal</i> 13/12/2021




 (Tsering Doma Bhutia)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 MAL BAZAR
 Jalpaiguri, West Bengal
 13/12/2021
 Addl. Dist. Sub-Registrar
 Mal, Jalpaiguri
 13 DEC 2021

Query No:-07102002552060/2021, 13/12/2021 12:35:41 PM MAL BAZAR (A.D.S.R.)

Major Information of the Deed

Deed No :	I-0710-01364/2021	Date of Registration	15/12/2021
Query No / Year	0710-2002552060/2021	Office where deed is registered	
Query Date	07/12/2021 5:21:45 PM	0710-2002552060/2021	
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		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 10,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 30,120/- (Article:23)		Rs. 10,014/- (Article:A(1), E)	
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-545 (RS :-)	LR-906	Bastu	Dahala	6 Dec	3,00,000/-	3,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-544 (RS :-)	LR-906	Bastu	Dahala	17 Dec	7,00,000/-	7,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			23Dec	10,00,000 /-	10,00,000 /-	
		Grand Total :			23Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr NIRANJAN AGARWAL (Presentant) Son of Mr ONKARMAL AGARWAL CHAMURCHI BAZAR, CHAMURCHI TEA GARDEN,, City:- , P.O:- BANARHAT, P.S:-Banarhat, District:-Jalpaiguri, West Bengal, India, PIN:- 735207 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx9B, Aadhaar No: 63xxxxxxxx8623, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BELA INFRASTRUCTURE PRIVATE LIMITED 90/1, PRINCE GOLAM HUSSAIN SHAH ROAD,, City:- , 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	Mr KARUN KUMAR DEY Son of Late SATYA LAL DEY 82/11, PRINCE GOLAM HUSSAIN SHAH ROAD,, City:- , 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 : 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			

Identifier Of Mr NIRANJAN AGARWAL, Mr KARUN KUMAR DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN AGARWAL	BELA INFRASTRUCTURE PRIVATE LIMITED-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN AGARWAL	BELA INFRASTRUCTURE PRIVATE LIMITED-17 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupihora, 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:- 545, LR Khatian No:- 906	Owner:শ্রী নিরঞ্জন আগরওয়াল, Gurdian:শ্রী ওমকারমল আগরওয়াল, Address:গ্রাম-চামুটি বাজার পোঃ চামুটি খানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:1.83000000 Acre,	Mr NIRANJAN AGARWAL
L2	LR Plot No:- 544, LR Khatian No:- 906	Owner:শ্রী নিরঞ্জন আগরওয়াল, Gurdian:শ্রী ওমকারমল আগরওয়াল, Address:গ্রাম-চামুটি বাজার পোঃ চামুটি খানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:0.17000000 Acre,	Mr NIRANJAN AGARWAL

On 13-12-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:45 hrs on 13-12-2021, at the Private residence by Mr NIRANJAN AGARWAL, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,00,000/-

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

Execution is admitted on 13/12/2021 by Mr NIRANJAN AGARWAL, Son of Mr ONKARMAL AGARWAL, CHAMURCHI BAZAR, CHAMURCHI TEA GARDEN,, P.O: BANARHAT, Thana: Banarhat, , Jalpaiguri, WEST BENGAL, India, PIN - 735207, by caste Hindu, by Profession Business

Indetified by Mr ARNAB MONDAL, , Son of Mr UTPAL MONDAL, B-112, SURVEY PARK,, P.O: SANTOSHPUR, 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 13-12-2021 by Mr KARUN KUMAR DEY, DIRECTOR, BELA INFRASTRUCTURE PRIVATE LIMITED, 90/1, PRINCE GOLAM HUSSAIN SHAH ROAD,, City:- , 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: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service



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

On 15-12-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (A(1) = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2021 5:28PM with Govt. Ref. No: 192021220133844721 on 11-12-2021, Amount Rs: 10,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1647811236 on 11-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 30,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 17161, Amount: Rs.100/-, Date of Purchase: 08/12/2021, Vendor name: K C Das

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

Online on 11/12/2021 5:28PM with Govt. Ref. No: 192021220133844721 on 11-12-2021, Amount Rs: 30,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1647811236 on 11-12-2021, 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 31725 to 31755

being No 071001364 for the year 2021.



Digitally signed by Tsering Doma Bhutia
Date: 2021.12.15 16:57:54 +05:30
Reason: Digital Signing of Deed.

(Tsering Doma Bhutia) 2021/12/15 04:57:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

(This document is digitally signed.)