

SL NO. - 1392/2021

V/C NO. 161/2021

I-1371/21



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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 412481

Q.NO. 0710-2-2551994/2021

14/12/2021
15/12/2021
Stamp-100/-



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

DEED OF CONVEYANCE

15 DEC 2021

Pankaj Das,
Advocate

Divangsh Kumar Ghosh

BELA INFRASTRUCTURE PRIVATE LIMITED

Karim Kermani, Director

17162

8-12-21

Rs.
Issued of Sri/Smt.
Address.
DEBASISH ROY CHOWDHURY
Advocate
8, Old Post Office Street
Ground Floor
Kolkata-700 001

K. C. DAS
STAMP VENDER
Licence No. 2 of 80-81
Office Jal

✓ Sirajen Kum Daul



L.T.I-269

✓ Sirajen Kum Daul



L.T.I-270

BELA INFRASTRUCTURE PRIVATE LIMITED

✓ Karun Kumar Director



Identified by me
Arbab Mondal
S/o Utpal Mondal
B/112, Survey Park,
P.O. Santoshpur,
P.S. Purba Jadavpur,
Kolkata-700075
Occupation - Service

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

14 DEC 2021

THIS DEED OF CONVEYANCE is made on this 14th 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. - I, CD Volume No. 1, Pages from 4304 to 4312, Being No. 00352 of 2011, in lieu of the consideration mentioned therein;



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BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey, Director

Niranjan Agarwal

Niranjan Agarwal

Pankaj Das

AND WHEREAS again a Supplementary Deed dated 24.09.2018 was duly executed by and between Sri Niranjana 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 Niranjana 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 Niranjana 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 Niranjana 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;

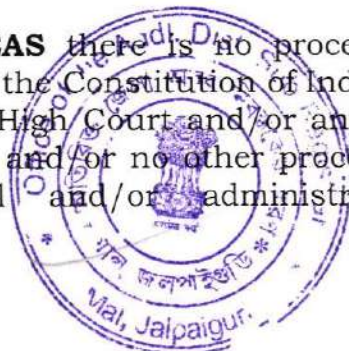
WHEREAS the Vendor herein is enjoying the property without any hindrance from any corner and also regularly paying all applicable revenue, taxes, cess etc.;

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
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BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Das
Director

Niranjana Agarwal

Pankaj Das
Adv.

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);

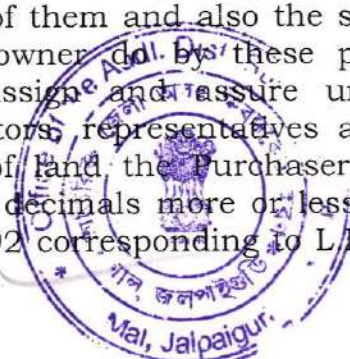
AND WHEREAS the Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below till date;

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 land 177 Decimals out of 200 Decimals more or less of land in R.S. Dag No. 192 corresponding to L.R. Dag No. 545, in Mouza - Dakshin Dhupjhora, Khatian No. 906, 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 is the subject matter of this Deed more fully and more particularly mentioned in Schedule "A" herein below.

AND WHEREAS the Vendor herein being in need of funds wanted to sell All that piece and parcel of land measuring about 177 decimals more or less out of 200 Decimals land more or less of land in R.S. Dag No. 192 corresponding to L.R. Dag No. 545, in Mouza - Dakshin Dhupjhora, Khatian No. 906, 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 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. 49,00,000/- (Rupees Forty Nine Lakhs) only subject to fulfillment of certain terms and conditions as enumerated hereinbelow.

NOW THIS INDENTURE WITNESSETH that in the said agreement and consideration of the sum of Rs. 49,00,000/- (Rupees Forty Nine 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** out of 200 Decimals of land the Purchaser herein is purchasing land admeasuring about 177 decimals more or less in Mouza - Dakshin Dhupjhora, in R.S. Dag No. 192 corresponding to L.R. Dag No. 545, Khatian No. 906, J.L. No.



Adl. Dist. Sub-Registrar
Mal, Jalpaiguri

14 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Das, Director

Director

Director

Pinkay Das
Adl.



Addl. Dist. Sub-Registrar
Mal, Jaipalguri

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28, Touzi No. 84, P.S. - Matelli, Matelli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jaipalguri, Pargana - North Maynaguri, Pin - 735 206 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 profiles 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 **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**

Divyanshu Kumar

BELA INFRASTRUCTURE PRIVATE LIMITED

Karim Kumar Das
Director

Jonkay Das
ADP



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.
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

Signature of Vendor

BELA INFRASTRUCTURE PRIVATE LIMITED

Signature of Director

Director

Jon Kay Das, Adv.

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.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 177 Decimals of land more or less, out of 200 Decimal of land more or less within R.S. Dag No. 192 corresponding to L.R. Dag No. 545, 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 and the Property is delineated in the **PLAN** butted and bounded in the following manner:-

On the North : By Part of Plot No. 537, 535;
 On the South : By Part of Plot No. 544, 545;
 On the East : By Land of Sri Dharampal Bansal;
 On the West : By Land of Bela Infrastructure Private Limited;



Addl. Dist. Sub-Registrar
 Mal, Jalpaiguri

14 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Director
 Haroon Kemas Roy

Pankaj Das
 Adv.

Signature of Vendor

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: Nirangan 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

Narain Kumar Dey.

Director

Signature: _____

Name: **BELA INFRASTRUCTURE PRIVATE LIMITED
REPRESENTED BY IT'S DIRECTOR
SRI KARUN KUMAR DEY**

Address: 10, New Bikramgarh, P.O. & P.S. Jadavpur, Kolkata - 700 032
Chamurchi

At Mal Bazar on 14th, December, 2021 in the presence of:

WITNESSES:

(1) Signature of Identifier: (1)
S/o. Arinab Mondal
S/o. Sri Utpal Mondal
13/112, Suvvey Park, Santoshpur, Kol. - 700075

(2) Signature: Arun K. Ghosh.

Name: **MR. ARUN KUMAR GHOSH**

Address: Durmut, Kalitala, Bankapasi,
P.O. Bazar Bankapasi, P.S. Mangalkort,
District - Bardhaman, Pin - 713 143

(3) 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

14 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

Narain Kumar Dey.

Director

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 49,00,000/- (Rupees Forty Nine Lakhs) only as full and final payment against **ALL THAT** piece and parcel land 177 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, 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 in the following manner:-

DATE	RTGS NO.	BANK	BRANCH	AMOUNT (RS.)
10.12.2021	IBKLR92021121000062615	IDBI	PRINCE GOLAM HUSSAIN SHAH ROAD	20,00,000/-
10.12.2021	IBKLR92021121000062381	IDBI	PRINCE GOLAM HUSSAIN SHAH ROAD	19,00,000/-
02.12.2021	IBKL211202608605	IDBI	PRINCE GOLAM HUSSAIN SHAH ROAD	10,00,000/-
TOTAL AMOUNT OF RUPEES FORTY NINE LAKHS ONLY				49,00,000/-

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendor:

Signature: Niranjana Kumar AgarwalName: **NIRANJAN AGARWAL**Address: Chamurchi Bazar, Chamurchi Tea Garden,
P.O. & P.S. Banarhat, District - Jalpaiguri, Pin – 735 202Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

14 DEC 2021

BELA INFRASTRUCTURE PRIVATE LIMITED

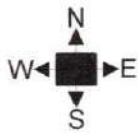
Niranjana Kumar Agarwal
Director

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

UNDER SHOWING THE PROPOSED LAND FOR PURCHASED

AREA: 1.77 ACRES

(SCALE: 16"=1MILE)



LAND SCHEDULE:

MOUZA: DAKSHIN DHUPJHORA

J.L NO. 28 SHEET NO. 2

L.R- KHATIAN NO. 906 - PLOT NO. 545(1.77AC),

PS. MATELLI

DIST. JALPAIGURI

AREA: 1.77 ACRE

NAME OF VENDOR:

1. 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. 537, 535

SOUTH: PART OF PLOT NO. 544, 545

EAST: LAND OF DHARAMPAL BANSAL

WEST: LAND BELA INFRASTRUCTURE PVT LTD



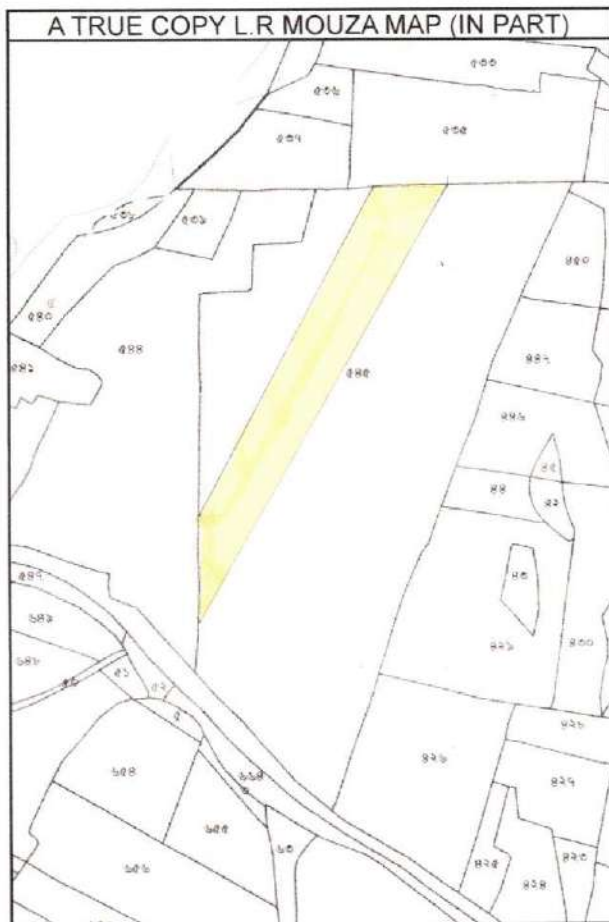
REFERENCE:

UNDER SHOWING THE PROPOSED LAND FOR PURCHASE...

AREA STATEMENT AS PER KHATIAN

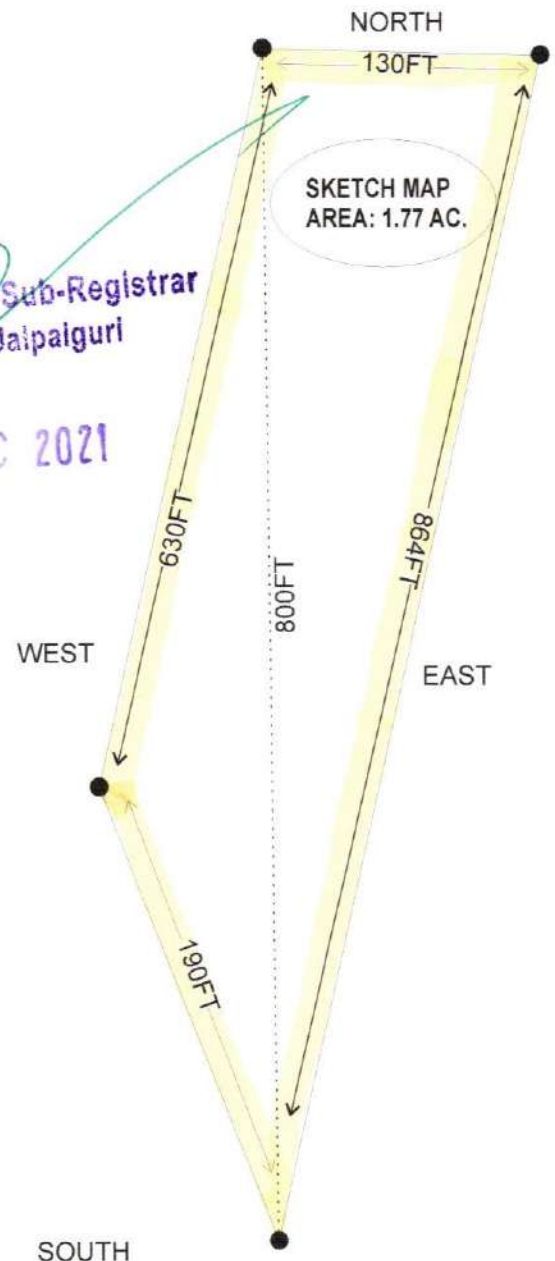
S.L NO.	L.R PLOT NO.	R.S PLOT NO.	CLASSIFI- CATION	AREA IN ACRE
1.	545	192	DAHALA	1.77

TOTAL AREA: 1.77 AC.



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

14 DEC 2021



SURVEY & DRAWING BY:

Dharambir Bhagat
13/12/21

DHARAMBIR BHAGAT

Reg. No. PU19000076

Sulkanaga, Nagrakata

Niranjan Kumar Agarwal

(SIGNATURE OF THE VENDOR)

BELA INFRASTRUCTURE PRIVATE LIMITED

Karan Kumar Sengupta

(SIGNATURE OF THE PURCHASER)

Director

SPECIMEN FORM FOR TEN FINGER PRINTS



Mareem Khatun Dey

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



Siranger Kumar Agard

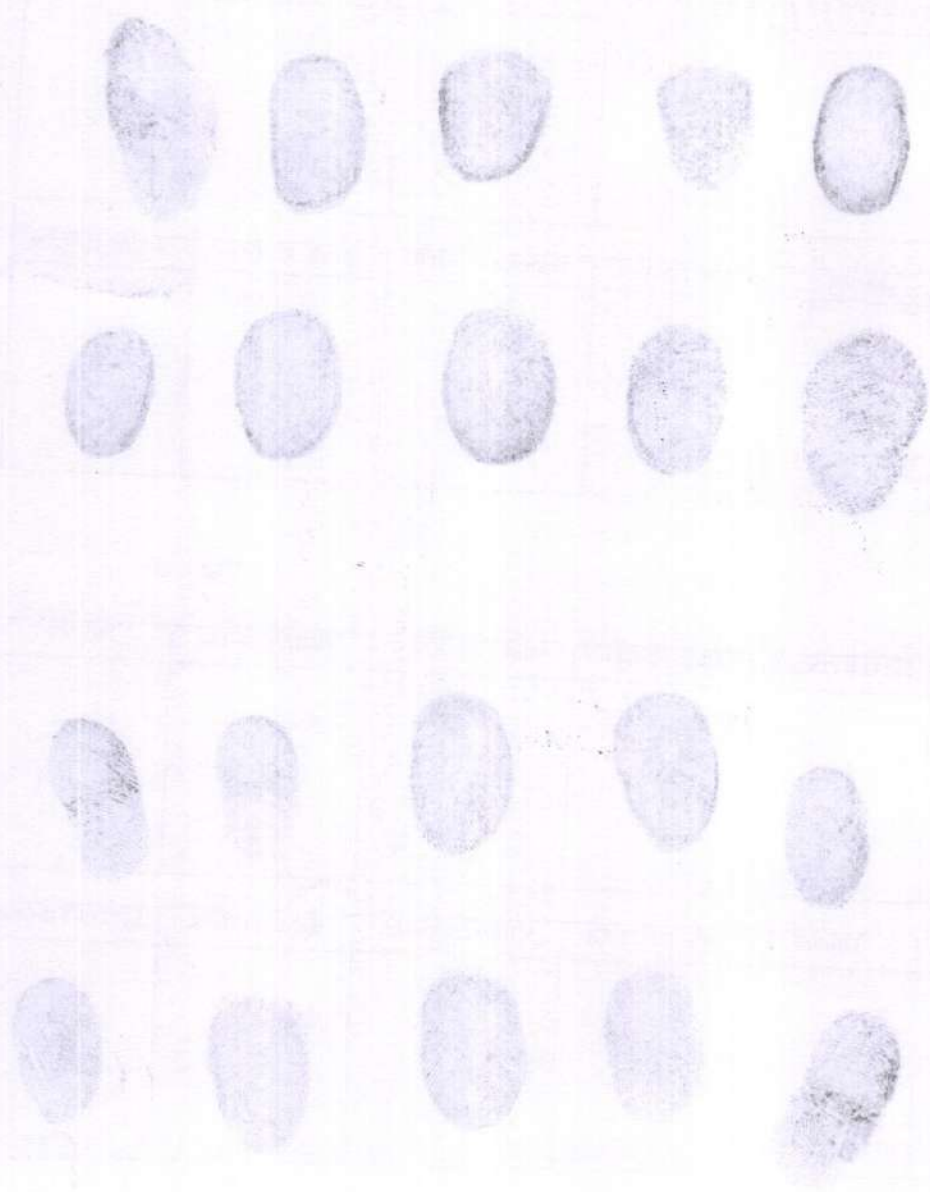
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



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

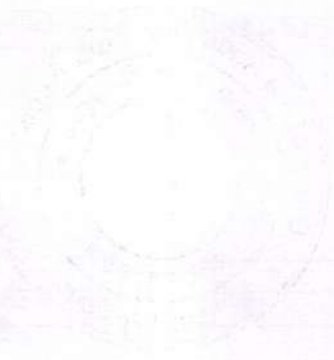
Office of the Addl. Dist. Sub-Registrar, Mat, Jalpalguri

14 DEC 2021



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12/20/2013 10:27:00 AM
FBI - NEW YORK





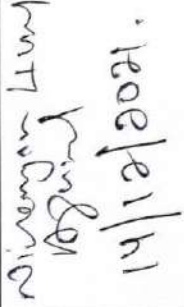
Government of West Bengal

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 07102002551994/2021

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			 14/12/2021.
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	Represent ative of Buyer [BELA INFRASTR UCTUR E PRIVATE LIMITED]			 14.12.2021.

Query No:-07102002551994/2021, 14/12/2021 01:30:46 PM MAL BAZAR (A.D.S.R.)

Page 2 of 3




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri
14/12/2021
14 DEC 2021

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> 14/12/2021



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

14/12/2021
 Addl. Dist. Sub-Registrar
 Mal, Jalpaiguri
 14 DEC 2021

Query No:-07102002551994/2021, 14/12/2021 01:30:46 PM MAL BAZAR (A.D.S.R.)



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

GRN Details

GRN: 192021220134715741 Payment Mode: Online Payment
GRN Date: 13/12/2021 15:31:31 Bank/Gateway: HDFC Bank
BRN : 1649663237 BRN Date: 13/12/2021 15:12:53
Payment Status: Successful Payment Ref. No: 2002551994/1/2021
[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: 2002551994
Applicant's Name: Mr Debasish Roy Chowdhury
Identification No: 2002551994/1/2021
Remarks: Sale, Sale Document

Payment Details

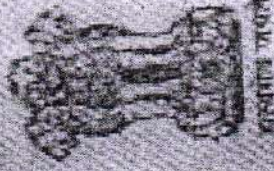
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002551994/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	147020
2	2002551994/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	49014
Total				196034

IN WORDS: ONE LAKH NINETY SIX THOUSAND THIRTY FOUR ONLY.

✓

आयकर विभाग

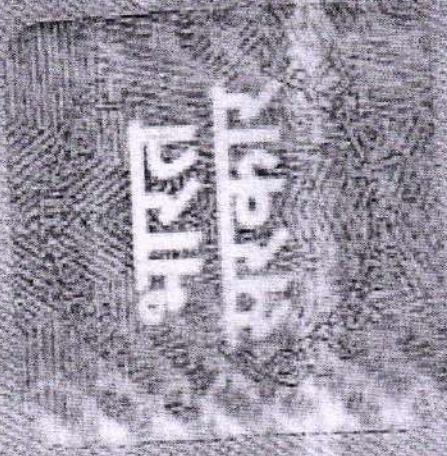
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BELA INFRASTRUCTURE PRIVATE
LIMITED



07/02/2011

Permanent Account Number

AAECB4401H

BELA INFRASTRUCTURE PRIVATE LIMITED

Narain Kumar Singh

Director

13032011

Director

BETA INFRASTRUCTURE PRIVATE LIMITED

आयकर विभाग

INCOME TAX DEPARTMENT

KARUN KUMAR DEY

SATYA LAL DEY

10/12/1965

Permanent Account Number

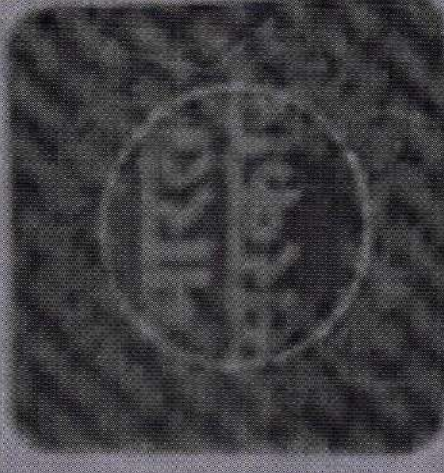
BWQPD7967Q

Karun
Satya Lal
Deys



भारत सरकार

GOVT. OF INDIA



BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey

Director

28112013

Director

[Handwritten signature]

SETA WILKASZCZAK PRYATE LIMITED

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey.

Director



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 2730/00475/50500

To
Karun Kumar Dey

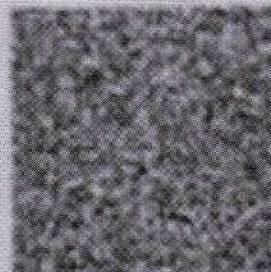
10/11/2012

R2/11
P.O.H. SHAH ROAD
Jadavpur University S.O.
Jadavpur University Kolkata
West Bengal - 700032
9831125494

60349058



KA803490588FH



आपका आधार क्रमांक / Your Aadhaar No. :

3193 1040 0767

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Karun Kumar Dey

DOB: 10/12/1985

Male



3193 1040 0767

मेरा आधार, मेरी पहचान

Director

W. J. Smith, Jr.

BETA INFRASTRUCTURE PRIVATE LIMITED

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADPPA4059B



नाम /NAME

NIRANJANA AGARWAL

पिता का नाम /FATHER'S NAME
ONKARMAL AGARWAL

जन्म तिथि /DATE OF BIRTH

03-01-1975

हस्ताक्षर /SIGNATURE

Niranjana Agarwal

अक्षय

आयकर आयुक्त, प.ब.-III

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

Niranjana Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

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

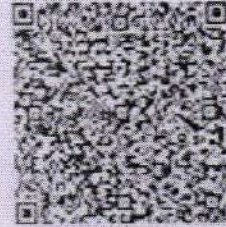
09/08/2014

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



KL976292148FT

63520214



আপনার আধার সংখ্যা / Your Aadhaar No. :

6352 0253 8623

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

নিরঞ্জন আগরওয়াল

Niranjan Agarwal

পিতা : ওমকারমাল 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, Kram 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 743185, West Bengal

Present Address **DO**

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

Dated **04.12.2009**

Date of Birth **05.11.1988**

Date **23.06.2017**

[Signature]

Secretary / Assistant Secretary

Pankaj Das,
Advocate

 **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,
Durmurt, Barddhaman,
West Bengal - 713143



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1847,
Bengaluru-560 001

Arun K. Ghosh.

Major Information of the Deed

Deed No :	I-0710-01371/2021	Date of Registration	15/12/2021
Query No / Year	0710-2002551994/2021	Office where deed is registered	
Query Date	07/12/2021 5:16:17 PM	0710-2002551994/2021	
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. 49,00,000/-		Rs. 49,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,47,120/- (Article:23)		Rs. 49,014/- (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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-545 (RS :-)	LR-906	Bastu	Dahala	177 Dec	49,00,000/-	49,00,000/-	Property is on Road
Grand Total :					177Dec	49,00,000 /-	49,00,000 /-	

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: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Pvt. Residence

Buyer Details :

SI 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-177 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:- 545, LR Khatian No:- 906	Owner:শ্রী নিরঞ্জন আগরওয়াল, Gurdian:শ্রী ওমকারমল আগরওয়াল, Address:গ্রাম-চামুটি বাজার পোঃ চামুটি থানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:1.83000000 Acre,	Mr NIRANJAN AGARWAL

On 14-12-2021

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

Presented for registration at 17:40 hrs on 14-12-2021, at the Private residence by Mr NIRANJAN AGARWAL ,Executant.

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

Execution is admitted on 14/12/2021 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: 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 14-12-2021 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: SANTOSH PUR, 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.

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 49,00,000/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,014/- (A(1) = Rs 49,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2021 3:33PM with Govt. Ref. No: 192021220134715741 on 13-12-2021, Amount Rs: 49,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1649663237 on 13-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,47,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,47,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 17162, 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 13/12/2021 3:33PM with Govt. Ref. No: 192021220134715741 on 13-12-2021, Amount Rs: 1,47,020/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 1649663237 on 13-12-2021, 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 31697 to 31724

being No 071001371 for the year 2021.



Digitally signed by Tsering Doma Bhutia
Date: 2021.12.15 16:55:41 +05:30
Reason: Digital Signing of Deed.

(Tsering Doma Bhutia) 2021/12/15 04:55:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

(This document is digitally signed.)