

SL- 577. I- 698/2022 I 547/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 424324



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

12 APR 2022

13 MAY 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 12th DAY OF APRIL, 2022

Amrit Mishra
Attorney

Sham Lal Banerjee

BELA INFRASTRUCTURE PRIVATE LIMITED

Manoj K. Dey

Director

SI. No. 389 Date 07/04/2022
Name M/S B.I. Pvt Ltd
Addr Kolkata
Value 100
BHARAT CHANDRA SAHA
Stamp Vender
Mal S.R. Office
Licence No. 1 of 2001-2002



+

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

Identified by me
Asinab Mondal
s/o Utpal Mondal
B/112, Survey Park
P.O. Santoshpur
P.S. Dwiba Jadavpur
Kolkata - 700045.

Director

BETWEEN

SRI DHARAM PAL BANSAL, PAN - BNCPB2147M, AADHAAR NO. - 5746 8907 0232, son of Late Satyanarayan Bansal, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Mandir Line, Banarhat, Diana Tea Garden, P.O. & P.S. - Banarhat, District - Jalpaiguri, Pin - 735 202, 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, 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. & 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**;

WHEREAS All that piece and parcel of vacant land admeasuring 2.01 acres in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 909, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (1.85 acres more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (0.16 acres 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;

AND WHEREAS the vendor herein, Sri Dharam Pal Bansal has purchased All that piece and parcel of vacant land admeasuring 2.01 acres in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 909, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (1.85 acres more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (0.16 acres 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, from one Gopa Dutta, by virtue of a Bengali Sale Deed, dated 31.10.2011 which was duly executed and registered on before the Office of the Additional District Sub - Registrar at Mal and recorded in Book No. - I, CD Volume No. 1, Pages from 4383 to 4392, Being No. 00358 of 2011, in lieu of the consideration mentioned therein;

*Amit Misra
- Advocate*

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Mr. Dey.

Director

Dharam Pal Bansal



✓
Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

AND WHEREAS again a Supplementary Deed dated 24.09.2018 was duly executed by and between Sri Dharam Pal Bansal & above mentioned Gopa Dutta which was registered before the Office of the Additional District Sub – Registrar at Mal Bazar and recorded in Book No. I, Volume No. 0710 -2018, Pages from 13107 to 13129, Being No. 071000703 for the year 2018 in respect of the property mentioned hereinabove;

AND WHEREAS now Sri Dharam Pal Bansal, the vendor herein is the absolute owner of All that piece and parcel of vacant land admeasuring 2.01 acres in total lying and situate in Mouza – Dakshin Dhupjhora, Khatian No. 909, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (1.85 acres more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (0.16 acres 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;

AND WHEREAS Sri Dharam Pal Bansal 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 Dharam Pal Bansal 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

Sri Dharam Pal Bansal

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun-kr. Bery.
Director

Adv. Misra
Advocate




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

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 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 vacant lands admeasuring 201 decimals more or less in Mouza - Dakshin Dhupjhora, Khatian No. 909, 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 the breakup of which are enumerated as follow:

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 185 decimals more or less

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

Total area of vacant land = 201 Decimals

AND WHEREAS the Vendor herein being in need of funds wanted to sell All that piece and parcel of vacant lands admeasuring 201 decimals more or less in Mouza - Dakshin Dhupjhora, in R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (185 decimals more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (16 decimals more or less), Khatian No. 909, 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. 45,00,000/- (Rupees Forty Five Lakhs) only subject to fulfillment of certain

Amrit Mishra
- Advocate

Sharmila Banerjee

BELA INFRASTRUCTURE PRIVATE LIMITED

Narayan Kr. Das
Director

terms and conditions as enumerated herein below.

NOW THIS INDENTURE WITNESSETH that in the said agreement and consideration of the sum of Rs. 45,00,000/- (Rupees Forty Five 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. **ALL THAT** this piece and parcel of vacant land the Purchaser herein is purchasing the said vacant lands admeasuring 201 decimals more or less in Mouza - Dakshin Dhupjhora, Khatian No. 909, 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 is as follows:

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 185 decimals more or less

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

Total area of vacant land = 201 Decimals 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 **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

J. Hemant Bansal

BELA INFRASTRUCTURE PRIVATE LIMITED

Narain Kr. Dey
Director

Amit Mishra
- Advocate



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

11 2 APR 2022

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 **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.

Agent Misra
- Adhok

Sharan Lal Sen

BELA INFRASTRUCTURE PRIVATE LIMITED

Manoj Ver. Dy.

Director




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

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 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

Shamirab Bana

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kr. Dey

Director

Amrit Mishra
- Advocate




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

11 2 APR 2022

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 vacant lands admeasuring 201 decimals more or less in Mouza - Dakshin Dhupjhora, in Khatian No. - 909, J.L. No. - 28, Touzi No. 84, under P.S. - Matelli, 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:

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 -185 decimals more or less

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

Total area of vacant land = 201 Decimals

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

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

LAND OF BELA
INFRASTRUCTURE PRIVATE
LIMITED

BELA INFRASTRUCTURE PRIVATE LIMITED

Director

Kamran Mr. Roy.

Amrit Mishra
- Advocate

Shantanu Roy




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

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: *Dharam Pal Bansal*

Name: **DHARAM PAL BANSAL**

Address: Mandir Line, Banarhat, Diana Tea Garden,
P.O. & P.S. - Banarhat, District - Jalpaiguri, Pin - 735 202

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Purchaser:

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey

Signature: _____

Director

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

Address: 82/11, Prince Golan Hussain Shah Road,
P.O. & P.S. Jadavpur, Kolkata - 700 032

IDENTIFIER:

Signature: *Arbab Mondal*

Name: **ARNAB MONDAL**

Address: B - 112, Survey Park, Santoshpur, Kolkata - 700 0075

WITNESSES:

Signature: *MD. HALIM*

Name: **MD. HALIM**

Address: Pancahyet Para, Purba Batabari, Matiali, Pin - 735 206

Signature: *Joy SIKDAR*

Name: **JOY SIKDAR**

Address: 7, Bikramgarh, P.O. & P.S. - Jadavpur, Kolkata - 700 032

Drafted by:

Amit Misra
- Advocate

AMIT MISRA

Advocate,
High Court, Calcutta
8, Old Post Office Street,
Ground Floor,
Kolkata - 700 001
Registration No. F/1648/2010




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs) only as full and final consideration money towards **ALL THAT** piece and parcel of vacant lands admeasuring 201 decimals more or less in Mouza – Dakshin Dhupjhora, Khatian No. 909, J.L. No. 28, Touzi No. 84, P.S. – Matelli, 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:

In R.S. Dag No. 192 corresponding to L.R. Dag No. 545 - 185 decimals more or less

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

Total area of vacant land = 201 Decimals in the following manner:

DATE	MODE OF PAYMENT	CHEQUE NO.	BANK	BRANCH	AMOUNT (RS.)
05.04.2022	CHEQUE	004446	IDBI BANK	ANWAR SHAH ROAD, KOLKATA	45,00,000/-
TOTAL AMOUNT					45,00,000/-

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendor:

Signature: *Dharam Pal Bansal*

Name: **DHARAM PAL BANSAL**

Address: Mandir Line, Banarhat, Diana Tea Garden,
P.O. & P.S. - Banarhat, District - Jalpaiguri, Pin – 735 202

BELA INFRASTRUCTURE PRIVATE LIMITED

Director

Narain Kr. Dey

*Amit Misra
Advocate*



✓

Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

12 APR 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



Shankar Shankar

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



Karun Mr. Dny.

	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					




Addl. Dist. Sub-Registrar
Mal, Jalpaiguri
12 APR 2022



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

GRN Details

GRN: 192022230005003851 Payment Mode: Online Payment
GRN Date: 09/04/2022 11:27:20 Bank/Gateway: IDBI Bank
BRN : 709838313 BRN Date: 09/04/2022 11:04:56
Payment Status: Successful Payment Ref. No: 2001067978/10/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Bela Infrastructure Pvt Ltd
Address: 90/1 P G H Shah Road 2nd & 3rd Floor
Mobile: 9874422294
EMail: info_manab@hotmail.com
Contact No: 9830122294
Depositor Status: Buyer/Claimants
Query No: 2001067978
Applicant's Name: Mr Debasish Roy Chowdhury
Identification No: 2001067978/10/2022
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001067978/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	135020
2	2001067978/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	45014
Total				180034

IN WORDS: ONE LAKH EIGHTY THOUSAND THIRTY FOUR ONLY.



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

UNDER SHOWING THE PROPOSED LAND FOR PURCHASED

AREA: 2.01 ACRES

(SCALE: 16"=1MILE)

REFERENCE

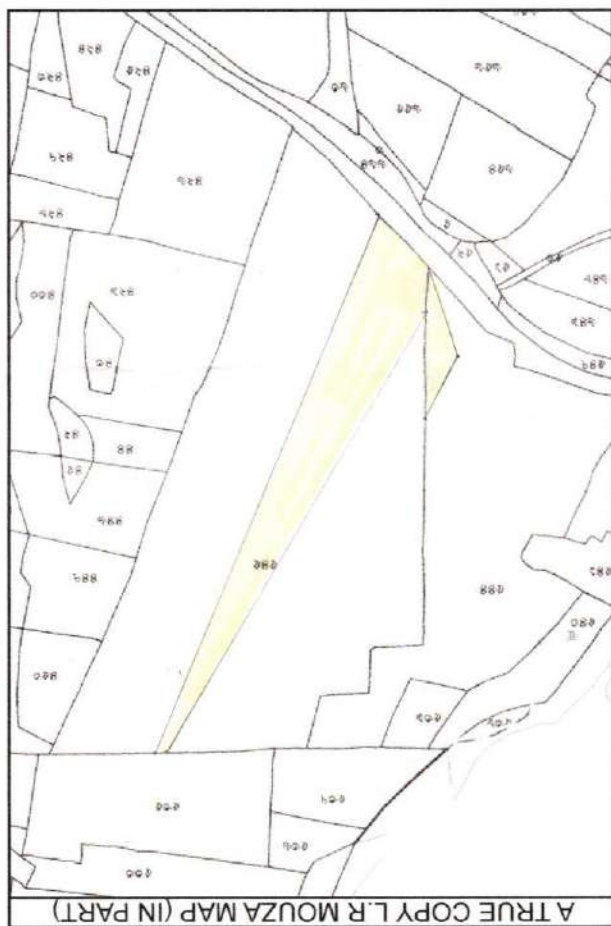
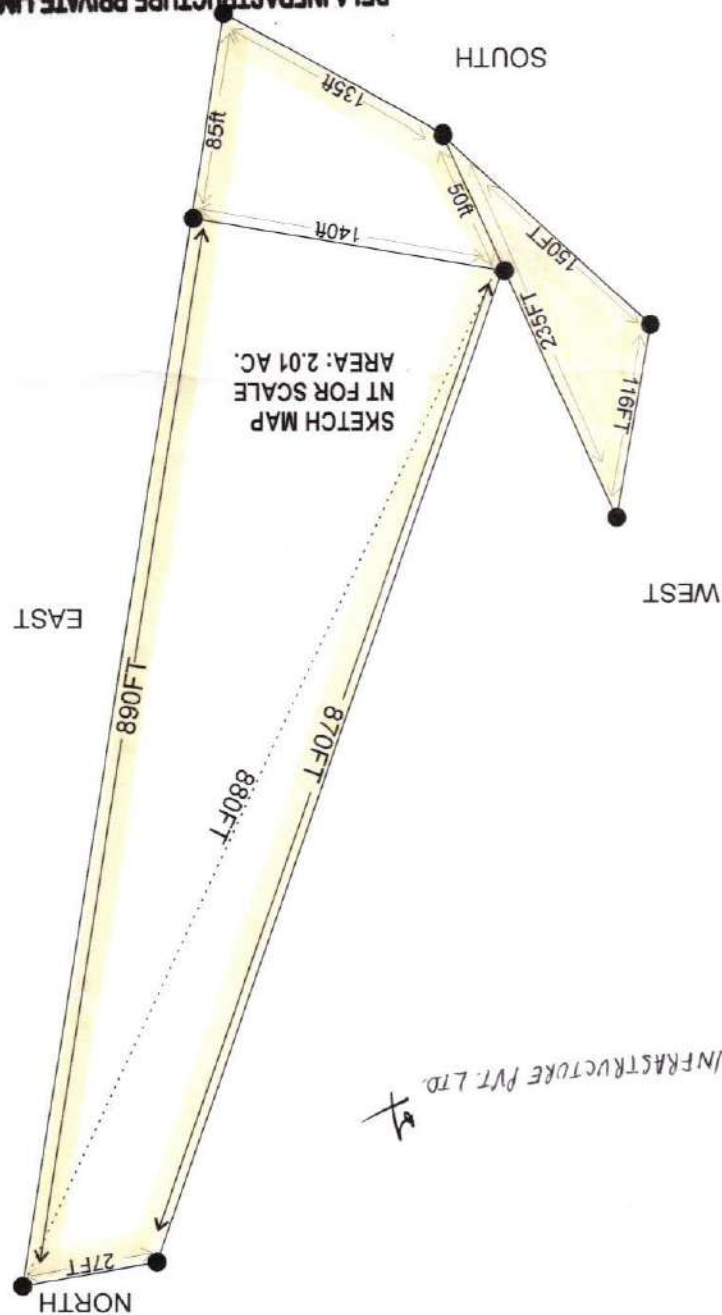
UNDER SHOWING THE PROPOSED LAND FOR PURCHASE



AREA STATEMENT AS PER KHATIAN

S.L	L.R	R.S	CLASSIFI-	AREA IN
NO.	PLOT NO.	PLOT NO.	CATION	ACRE
1.	545	192	DAHALA	1.85
2.	544	193	DAHALA	0.16

TOTAL AREA: 2.01 AC.

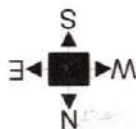


BOUNDARIES:
NORTH: PART OF PLOT NO. 535
SOUTH: PART OF PLOT NO. 544, 545 / LAND OF BELA INFRASTRUCTURE PVT. LTD.
EAST: PART OF PLOT NO. 545
WEST: LAND BELA INFRASTRUCTURE PVT LTD

NAME & ADD. OF THE PURCHASER:
BELA INFRASTRUCTURE PVT. LTD
90/1, P.G.H. SHIH ROAD,
KOLKATA- 700095

NAME OF VENDOR:
DHARAM PAL BANSAL
S/O. LATE SATYANARAYAN AGARWAL(BANSAL)

LAND SCHEDULE:
MOUZA: DAKSHIN DHUPJHORA
J.L NO. 28 SHEET NO. 2
L.R- KHATIAN NO. 909
PLOT NO. 544(0.16AC), 545(1.85 AC.)
PS. MATELLI
DIST. JALPAIGURI
AREA: 2.01 ACRE



SURVEY & DRAWING BY

9/04/22

(SIGNATURE OF THE VENDOR)

Bansal

(SIGNATURE OF THE PURCHASER)

Kumar K. Singh

BELA INFRASTRUCTURE PRIVATE LIMITED

ADDL. DIST. SUB-REGISTRAR
MAL, JALPAIGURI



Handwritten signature or mark.

\$

DATED THIS ^{12th}..... DAY OF APRIL, 2022

\$

BETWEEN

**SRI DHARAM PAL BANSAL
PAN - BNCPB2147M**

..... VENDOR

AND

**BELA INFRASTRUCTURE PRIVATE
LIMITED
PAN AAECB4401H
REPRESENTED BY IT'S DIRECTOR
SRI KARUN KUMAR DEY
PAN - BWQPD7967Q**

..... PURCHASER

DEED OF CONVEYANCE

201 DECIMALS OF VACANT LAND

**DEBASISH ROY CHOWDHURY
Advocate
8, Old Post Office Street,
Ground Floor,
Calcutta - 700 001
Phone - 033 2242 8649**

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,35,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,35,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 389, Amount: Rs.100/-, Date of Purchase: 07/04/2022, Vendor name: Bharat Chandra Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/04/2022 11:28AM with Govt. Ref. No: 192022230005003851 on 09-04-2022, Amount Rs: 1,35,020/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 709838313 on 09-04-2022, Head of Account 0030-02-103-003-02



Tapan Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR**

Jalpaiguri, West Bengal

On 13-05-2022

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.



Tapan Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR**

Jalpaiguri, West Bengal

On 07-04-2022

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 45,00,000/-



Tapan Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
Jalpaiguri, West Bengal

On 12-04-2022

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

Presented for registration at 14:19 hrs on 12-04-2022, at the Office of the A.D.S.R. MAL BAZAR by Mr DHARAM PAL BANSAL ,Executant.

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

Execution is admitted on 12/04/2022 by Mr DHARAM PAL BANSAL, Son of Late Satyanarayan Bansal, MANDIR LINE, P.O: BANARHAT, Thana: Banarhat, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735202, 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 12-04-2022 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

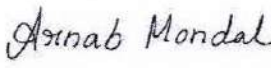
Indetified by Mr ARNAB MONDAL, , , Son of Mr Utpal Mondal, B-112, Survey Park,, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,014/- (A(1) = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/04/2022 11:28AM with Govt. Ref. No: 192022230005003851 on 09-04-2022, Amount Rs: 45,014/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 709838313 on 09-04-2022, Head of Account 0030-03-104-001-16

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARNAB MONDAL Son of Mr Utpal Mondal B-112, Survey Park., City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	12/04/2022	12/04/2022	12/04/2022
Identifier Of Mr DHARAM PAL BANSAL, Mr KARUN KUMAR DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DHARAM PAL BANSAL	BELA INFRASTRUCTURE PRIVATE LIMITED-185 Dec

Transfer of property for L2

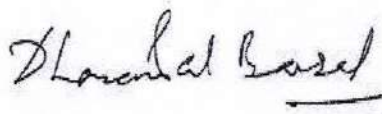
Sl.No	From	To. with area (Name-Area)
1	Mr DHARAM PAL BANSAL	BELA INFRASTRUCTURE PRIVATE LIMITED-16 Dec

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:- 909	Owner:শ্রী ধরম পাল বনসাল, Gurdian:মৃত সত্যনারায়ন আগরওয়াল(বনসাল), Address:স্টেশনরোড, বানারহাট পোঃ ও থানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:1.85000000 Acre,	Mr DHARAM PAL BANSAL
L2	LR Plot No:- 544, LR Khatian No:- 909	Owner:শ্রী ধরম পাল বনসাল, Gurdian:মৃত সত্যনারায়ন আগরওয়াল(বনসাল), Address:স্টেশনরোড, বানারহাট পোঃ ও থানা- বানারহাট জেলা- জলপাইগুড়ি, Classification:দহলা, Area:0.16000000 Acre,	Mr DHARAM PAL BANSAL

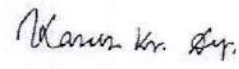
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DHARAM PAL BANSAL (Presentant) Son of Late Satyanarayan Bansal Executed by: Self, Date of Execution: 12/04/2022 , Admitted by: Self, Date of Admission: 12/04/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	12/04/2022	LTI 12/04/2022	12/04/2022	
MANDIR LINE, City:- Jalpaiguri, P.O:- BANARHAT, P.S:-Banarhat, District:-Jalpaiguri, West Bengal, India, PIN:- 735202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BNxxxxxx7M, Aadhaar No: 57xxxxxxxx0232, Status :Individual, Executed by: Self, Date of Execution: 12/04/2022 , Admitted by: Self, Date of Admission: 12/04/2022 ,Place : Office				

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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KARUN KUMAR DEY Son of Late Satya Lal Dey Date of Execution - 12/04/2022, , Admitted by: Self, Date of Admission: 12/04/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 12 2022 2:27PM	LTI 12/04/2022	12/04/2022	
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)				

Major Information of the Deed

Deed No :	I-0710-00698/2022	Date of Registration	13/05/2022
Query No / Year	0710-2001067978/2022	Office where deed is registered	
Query Date	05/04/2022 7:03:17 PM	A.D.S.R. MAL BAZAR, District: Jalpaiguri	
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. 45,00,000/-		Rs. 45,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,35,120/- (Article:23)		Rs. 45,014/- (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-909	Bastu	Dahala	185 Dec	40,00,000/-	40,00,000/-	
L2	LR-544 (RS :-)	LR-909	Bastu	Dahala	16 Dec	5,00,000/-	5,00,000/-	
		TOTAL :			201Dec	45,00,000 /-	45,00,000 /-	
	Grand Total :				201Dec	45,00,000 /-	45,00,000 /-	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0710-2022, Page from 14106 to 14125
being No 071000698 for the year 2022.



Digitally signed by TAPAN DEY
Date: 2022.05.13 14:04:15 +05:30
Reason: Digital Signing of Deed.

(Tapan Dey) 2022/05/13 02:04:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

(This document is digitally signed.)