

SL No. 613/2022

I-59/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 256614

G 256614

I warrant that the documents, admission, registration and the Endorsement Stamp attached to this document are part of this document

District Sub-Registrar
PALPAIGURI

08 FEB 2022

Green Emerald Hotel And Resort Company Limited

Ravrajit Das

Authorised Signatory

Epoch Greenfields Parks Development Limited

Sourav Guha

Authorised Signatory



DEED OF CONVEYANCE

Subrata Sinha
Advocate/Siliguri

NON JUDICIAL STAMP

Sl. No. 765 Dated 08/02/22

Name Epoch Greenfield's parks development Limited

Of North 24 parganas

Value Rs. 5000 (Rupees Five thousand only)



SANDHYA S4-A GOON
GOVT STAMP VENDOR
SILIGURICOURT
LNo-17/RM OF 2018

186022



District Sub-Registrar
Jalpaiguri

08 FEB 2022

Green Emerald Hotel And Resort Company Limited

Bowajit
Authorised Signatory

Authorised Signatory

Epoch Greenfields Parks Development Limited

Sourav Guha
Authorised Signatory

Authorised Signatory

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
08th **DAY OF FEBRUARY, TWO THOUSAND TWENTY TWO.**

Vacant Land measuring	:	38 (Thirty Eight) Decimals
Set forth Value	:	Rs.10,69,220/-
Market Value	:	Rs.10,69,220/-
Classification of land	:	Resort
Proposed land use	:	Bastu
Mouza	:	Jhar Matiali
J.L. No.	:	92
Sheet No.	:	2
Khatian No.	:	L.R. – 372
Plot Nos.	:	L.R. – 675, 730 and 767
Police Station	:	Mal
District	:	Jalpaiguri
State	:	West Bengal

UNDER MOULANI GRAM PANCHAYAT AREA

Suhra Saha
Advocate



District Sub-Registrar,
Jalpaiguri

08 FEB 2022

Green Emerald Hotel And Resort Company Limited

Authorised Signatory

Epoch Greenfields Parks Development Limited

Authorised Signatory

B E T W E E N

"EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED"
[CIN : U45200WB2006PLC111961] [PAN – AABCE6950F],
a company incorporated under the provisions of the Companies
Act, 1956 and on existing company under the Companies Act,
2013, having its registered office at Ecospace Business Park, Block
– 4B, Ground Floor, Premises No.IIF/11, Action Area – IIA, P.O. &
P.S. New Town, Dist. North 24 Parganas, PIN – 700160, in the
State of West Bengal – represented by its Authorised Signatory
**MR. SOURAV GUHA [PAN – CSRPG0060K, Aadhaar
No.7569 5746 5807]**, [Mobile No.7908410293], Son of Mr.
Sukhamay Guha, Indian by Nationality, Hindu by religion,
authorised vide Board of Resolution dated 27-10-2021, resident of
S.C. Colony, Birpara Tea Garden, P.O. & P.S. Birpara, Dist.
Jalpaiguri, PIN – 736204, in the State of West Bengal –
hereinafter called the **"PURCHASER"** (which expression shall
mean and include, unless excluded by or repugnant to the context
its successors, executors, administrators, legal representatives and
assigns) of the **ONE PART**.

A N D

"GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED"
[CIN : U55101WB2007PLC120898] [PAN – AADCG0225B],
a company incorporated under the provisions of the Companies
Act, 1956 and on existing company under the Companies Act,
2013, having its registered office at Vishwakarma, 86C, Topsia
Road (South), P.O. Tangra, P.S. Topsia, Dist. South 24 Parganas,
PIN - 700046, in the State of West Bengal – represented by its
Authorised Signatory **MR. PRASENJIT DAS [PAN –
AGXPD9608E, Aadhaar No.3407 3407 7883]**, [Mobile
No.9007059545], Son of Mr. Pranab Kumar Das, Indian by

Subrata Saha
Advocate/Bolpur



Unidad de Planeación
Económica

08 FEB 1982

Green Emerald Hotel And Resort Company Limited

Authorised Signatory

Epoch Greenfields Parks Development Limited

Authorised Signatory

Nationality, Hindu by religion, authorised vide Board of Resolution dated 27-10-2021, resident of Silpasamity Para, P.O., P.S. & Dist. Jalpaiguri, PIN – 735101, in the State of West Bengal – hereinafter called the "**VENDOR**" (which expression shall mean and include, unless excluded by or repugnant to the context its successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the abovenamed Vendor is the recorded owner of total land measuring 38 (Thirty Eight) Decimals and in accordance with the provisions of W.B.L. & L.R. Act, 1955 during the present settlement survey operation the said land has been recorded in his name, recorded in L.R. Khatian Nos.372, in L.R. Plot Nos.675, 730 and 767, situated within Mouza – Jhar Matiali, J.L. No.92, Sheet No.2, recorded in plot of the said Khatian within the jurisdiction of Mal Police Station, Dist. Jalpaiguri having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS a Deed of Conveyance was executed between the parties hereinabove on 13-12-2021 and which was registered in the office of the District Sub-Registrar of Jalpaiguri, Dist. Jalpaiguri, in Book No.I, Volume No.0702-2021, Pages from 84301 to 84323, Being No.070203583 for the year 2021.

A N D

WHEREAS the abovenamed Vendor being in need of money for the purpose of develop its other properties has decided to sell and has also offered for sale the vacant land measuring 38 (Thirty Eight) Decimals, as fully described in the schedule below, free from all encumbrances and charges whatsoever.



C B FEB 2022

Green Emerald Hotel And Resort Company Limited

Authorised Signatory

Epoch Greenfields Parks Development Limited

Authorised Signatory

A N D

WHEREAS the Purchaser hereof being in need of land, has agreed to purchase the said land measuring 38 (Thirty Eight) Decimals as fully described in the schedule appended below and offered a sum of Rs.10,69,220/- (Rupees Ten Lakhs Sixty Nine Thousand Two Hundred Twenty) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell the below scheduled landed property to the Purchaser hereof at or for the price of the sum of Rs.10,69,220/- (Rupees Ten Lakhs Sixty Nine Thousand Two Hundred Twenty) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance to the aforesaid offer and acceptance and also in consideration of the said sum of Rs.10,69,220/- (Rupees Ten Lakhs Sixty Nine Thousand Two Hundred Twenty) only through cheque being No.001068, dated 08-12-2021 of ICICI Bank, Rajarhat Branch, paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof), the Vendor does hereby grant, convey, assign, transfer unto the Purchaser the said land hereby sole described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest liberties, easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by

Subrata Sinha
Advocate/Siliguri



Dist _____
Dt _____

01 FEB 2022

Green Emerald Hotel And Resort Company Ltd

[Handwritten Signature]

Authorised Signatory

Epoch Greenfields Parks Development Limited

[Handwritten Signature]

Authorised Signatory

the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person claiming under the Vendor, subject to the payment of rent etc. payable to the superior landlord the Govt. of West Bengal.

THE VENDOR does hereby declares that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from any defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDOR does hereby covenants with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as his own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other person or persons whomsoever claiming through or under the Vendor.

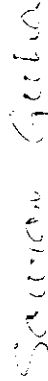


District Registrar
Jaipur

08 FEB 2022

Green Emerald Hotel And Resort Company Limited

Authorized Signatory

Epoch Greenfields Parks Development Limited

Authorized Signatory

THE VENDOR does hereby further declares that the Vendor at the request and costs of the Purchaser does execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

SCHEDULE OF THE VACANT LAND HEREBY SOLD


All that piece and parcel of vacant Bastu land measuring 38 (Thirty Eight) Decimals and recorded in Khatian being No., Plot being No. and area are shown under table: -

L.R. Khatian No.	L.R. Plot No.	Area of land	Classification of the land recorded in the R.O.R.
372	675	08 Decimals	Resort
372	730	11 Decimals	Resort
372	767	19 Decimals	Resort
TOTAL LAND MEASURING 38 (THIRTY EIGHT) DECIMALS			

Proposed land use – Bastu, situated within Mouza – Jhar Matiali, J.L. No.92, Sheet No.2, Police Station – Mal, B.L. & L.R.O. and Additional District Sub-Registry Office – Mal, District – Jalpaiguri, under Moulani Gram Panchayat Area, **PIN – 735219**.

The said vacant land is butted and bounded as follows: -

- By the North : Epoch Greenfields Parks, Plot Nos.700 & 723;
- By the South : Epoch Greenfields Parks, Plot No.761;
- By the East : Epoch Greenfields Parks, Plot No.1066;
- By the West : Epoch Greenfields Parks, Plot No.674.


Subrata
Advocate



Sub-Registrar
Jalandhar

08 FEB 2022

One separate sheet is enclosed herewith containing the fingerprints of the Vendor and Purchaser forming part of these presents.

IN WITNESSES WHEREOF the Vendor hereof with its sound health and in conscious mind does hereunto set and subscribed its hand on the day, month and year mentioned hereinbefore.

WITNESSES: -

1.

Chandan Sharma

SRI CHANDAN SHARMA

Son of Sri Ravinder Sharma,
Indian by Nationality, Hindu by
religion, Private Service by
occupation, resident of
Sainikpuri, Chamta, Post Office -
New Chamta, Police Station -
Matigara, District - Darjeeling,
PIN - 734009, in the State of
West Bengal.

Sourav Guha

Signature of the **Purchaser**

Poojita

Signature of the **Vendor**

2. Manojit Reddy

S/o Bisnu Reddy
Phansidanga,
Darjeeling
734434

Drafted by me as per instruction
of the Executant, readover &
explained by me and printed in
my office.

Subrata Sinha

[Subrata Sinha]

Advocate / Siliguri
Enrol. No.F-709/666/04


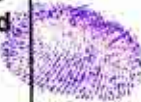











Kantor Sub-Registrar
Kecamatan

12

EXECUTANT SHEET

(VENDOR)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					












Pooja

Pooja Jit...

Signature with date

CLAIMANT SHEET

(PURCHASER)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Sourav Guha

Sourav Guha

Signature with date



District Sub-Registrar
Jhansi

08 FEB 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREEN EMERALD HOTEL AND RESORT
CO LIMITED



10/12/2007

Permanent Account Number

AADCG02258

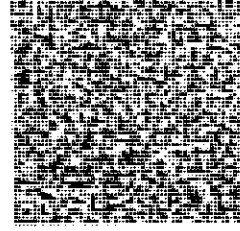
1801/2007



ভারত সরকার
Government of India



প্রসেনজিৎ দাস
PRASENJIT DAS
পিতা : প্রনব কুমার দাস
Father : PRANAB KUMAR DAS
জন্মতারিখ / DOB : 07/03/1971
পুরুষ / Male



3407 3407 7883

আধার - সাধারণ মানুষের অধিকার

Prasenjit Das



ভারতীয় নিমিত্ত পরিচয় প্রাপ্তিকরণ
Unique Identification Authority of India

ঠিকানা:

এস/ও: প্রনব কুমার দাস, শিল্প
সমিতি পাড়া, জলপাইগুড়ি, ওয়াড
নং ৪, জলপাইগুড়ি, জলপাইগুড়ি,
জলপাইগুড়ি, পশ্চিম বঙ্গ, 735101

Address:

S/O: Pranab Kumar Das,
SILPASAMITI PARA,
JALPAIGURI, ward no 4,
Jalpaiguri, Jalpaiguri, Jalpaiguri,
West Bengal, 735101

3407 3407 7883



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASENJIT DAS

PRANAB KUMAR DAS

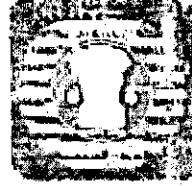
05/03/1970

Permanent Account Number

AGXPD9608E

Prasenjit Das

Signature



Prasenjit Das

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटाए :

आयकर पैन सेवा यूनिट, UTIISL

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,

नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EPOCH GREENFIELDS PARKS
DEVELOPMENT LIMITED



29/11/2006

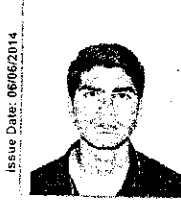
Permanent Account Number

AABCE950F

09092014



भारत सरकार
Government of India



Issue Date: 06/06/2014

सौरभ गुहा
SOURAV GUHA
जन्मतारीख / DOB: 06/03/1992
पुरुष / MALE

7569 5746 5807

मेरा आधार, मेरी पहचान

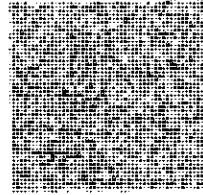


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: S/O सुखमय गुहा, एस सी कोलनी,
बिरपारा टी गार्डन, जलपाइगुड़ी,
पश्चिम बंग, 735204

Print Date: 10/01/2021

Address: S/O Sukhamay Guha, S C
Colony, Birpara Tea Garden, Jalpaiguri,
West Bengal, 735204



7569 5746 5807



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help@uidai.gov.in



www.uidai.gov.in

Sourav Guha

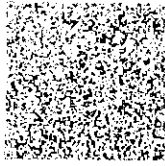
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर सेवा संचयन कार्ड
Permanent Account Number Card

CSRPG0060K



नाम / Name
SOURAV GUHA

पिता का नाम / Father's Name
SUKHAMAY GUHA

पिन कोड / PIN Code
06-0311992

सुरावा / Security
Signature

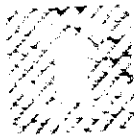
14992213

इस कार्ड के खोने/पाने पर कृपया सूचित करें/तौटाएँ:
आयकर सेवा संचयन कार्ड, 06-0311992
पिन कोड, पता: स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलॉ चोक,
पाने - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDI
5th Floor, Mantu Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8083
E-mail: ininfo@nsdi.co.in



Sourav Guha



भारत सरकार
Government of India



CHANDAN SHARMA

Father: Ravinder Sharma

DOB: 10/04/1995

Male



5916 9230 0126

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address: S/O Ravinder
Sharma, SAINIKPURI,
Chumta, Darjeeling, New
Chumta, West Bengal.
734009

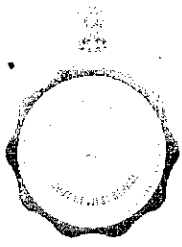
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1800 300 1947

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Chandan Sharma



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

GRN Details

GRN:	192021220179463171	Payment Mode:	Online Payment
GRN Date:	08/02/2022 13:44:03	Bank/Gateway:	State Bank of India
BRN :	IK0BNGJL4	BRN Date:	08/02/2022 13:02:18
Payment Status:	Successful	Payment Ref. No:	2000430427/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	dilip kumar seth
Address:	SILIGURI
Mobile:	9749080480
Depositor Status:	Others
Query No:	2000430427
Applicant's Name:	Mr SUBRATA SINHA
Identification No:	2000430427/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000430427/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	27077
2	2000430427/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10692
			Total	37769

IN WORDS: THIRTY SEVEN THOUSAND SEVEN HUNDRED SIXTY NINE ONLY.

Major Information of the Deed

Deed No :	I-0702-00591/2022	Date of Registration	08/02/2022
Query No / Year	0702-2000430427/2022	Office where deed is registered	
Query Date	08/02/2022 10:56:39 AM	0702-2000430427/2022	
Applicant Name, Address & Other Details	SUBRATA SINHA SILIGURI COURT,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN -734001, Mobile No. : 7001267724, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 10,69,220/-	Rs. 10,69,220/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,077/- (Article:23)	Rs. 10,724/- (Article:A(1))		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Mal, Gram Panchayat: MOULANI, Mouza: Jhar Matiali, JI No: 92, Pin Code : 735219

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-657 (RS :-)	LR-327	Bastu	Resort	8 Dec	2,25,099/-	2,25,099/-	Width of Approach Road: 18 Ft.,
L2	LR-730 (RS :-)	LR-372	Bastu	Resort	11 Dec	3,09,511/-	3,09,511/-	Width of Approach Road: 18 Ft.,
L3	LR-767 (RS :-)	LR-372	Banshbari	Resort	19 Dec	5,34,610/-	5,34,610/-	Width of Approach Road: 18 Ft.,
		TOTAL :			38Dec	10,69,220 /-	10,69,220 /-	
		Grand Total :			38Dec	10,69,220 /-	10,69,220 /-	


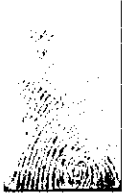
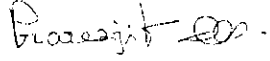


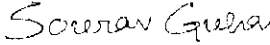
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED Vishwakarma, 86C, Topsia Road South,, City:- Not Specified, P.O:- Tangra, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



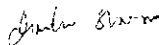
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED Ecospace Business Park, Block-4B, Ground Floor, Premises No. IIF/11, Action Area-IIA,, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160 PAN No.:: AAxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRASENJIT DAS (Presentant) Son of Late Pranab Kumar Das Date of Execution - 08/02/2022, , Admitted by: Self, Date of Admission: 08/02/2022, Place of Admission of Execution: Office			
	Feb 8 2022 4:57PM	LTI 08/02/2022	08/02/2022	
Silpasamiti Para., City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: AGxxxxxx8E, Aadhaar No: 34xxxxxxxx7883 Status : Representative, Representative of : GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED (as as Authorised Signatory)				
2	Name	Photo	Finger Print	Signature
	Mr SOURAV GUHA Son of Mr Sukhamay Guha Date of Execution - 08/02/2022, , Admitted by: Self, Date of Admission: 08/02/2022, Place of Admission of Execution: Office			
	Feb 8 2022 4:58PM	LTI 08/02/2022	08/02/2022	
S.C. Colony, Birpara Tea Garden,, City:- Not Specified, P.O:- Birpara, P.S:-Birpara, District:-Jalpaiguri, West Bengal, India, PIN:- 736204, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: CSxxxxxx0K, Aadhaar No: 75xxxxxxxx5807 Status : Representative, Representative of : EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED (as as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANDAN SHARMA Son of Mr Ravinder Sharma Sainikpuri, Chamta., City:- Not Specified, P.O:- New CChamta, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734009			
	08/02/2022	08/02/2022	08/02/2022
Identifier Of Mr PRASENJIT DAS, Mr SOURAV GUHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED	EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED	EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-11 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED	EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-19 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Mal, Gram Panchayat: MOULANI, Mouza: Jhar Matiali, JI No: 92, Pin Code : 735219

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 657, LR Khatian No:- 327		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 730, LR Khatian No:- 372	Owner:গ্রীন এমারেল্ড হোটেল এন্ড রিসোর্ট কোম্পানী, Gurdian:লিমিটেড , Address:বিশ্বকর্মা, 86 সি তপসিয়া রোড, (দক্ষিণ) কলকাতা-700046, Classification:দহলা, Area:0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 767, LR Khatian No:- 372	Owner:গ্রীন এমারেল্ড হোটেল এন্ড রিসোর্ট কোম্পানী, Gurdian:লিমিটেড , Address:বিশ্বকর্মা, 86 সি তপসিয়া রোড, (দক্ষিণ) কলকাতা-700046, Classification:দহলা, Area:0.19000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 070200591 / 2022

On 08-02-2022

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.

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

Presented for registration at 16:53 hrs on 08-02-2022, at the Office of the D.S.R. JALPAIGURI by Mr PRASENJIT DAS .

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 10,69,220/-

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

Execution is admitted on 08-02-2022 by Mr PRASENJIT DAS, as Authorised Signatory, GREEN EMERALD HOTEL AND RESORT COMPANY LIMITED, Vishwakarma, 86C, Topsia Road South,, City:- Not Specified, P.O:- Tangra, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr CHANDAN SHARMA, , Son of Mr Ravinder Sharma, Sainikpuri, Chamta,, P.O: New CChamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Private Service

Execution is admitted on 08-02-2022 by Mr SOURAV GUHA, as Authorised Signatory, EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED, Ecospace Business Park, Block-4B, Ground Floor, Premises No. IIF/11, Action Area-IIA,, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160

Indetified by Mr CHANDAN SHARMA, , Son of Mr Ravinder Sharma, Sainikpuri, Chamta,, P.O: New CChamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,724/- (A(1) = Rs 10,692/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,692/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 1:45PM with Govt. Ref. No: 192021220179463171 on 08-02-2022, Amount Rs: 10,692/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNGJL4 on 08-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

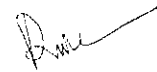
Certified that required Stamp Duty payable for this document is Rs. 32,077/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 27,077/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 765, Amount: Rs.5,000/-, Date of Purchase: 08/02/2022, Vendor name: Sudhansu Saha Goon

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 1:45PM with Govt. Ref. No: 192021220179463171 on 08-02-2022, Amount Rs: 27,077/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNGJL4 on 08-02-2022, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0702-2022, Page from 14464 to 14486
being No 070200591 for the year 2022.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2022.02.08 17:56:13 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 2022/02/08 05:56:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)

