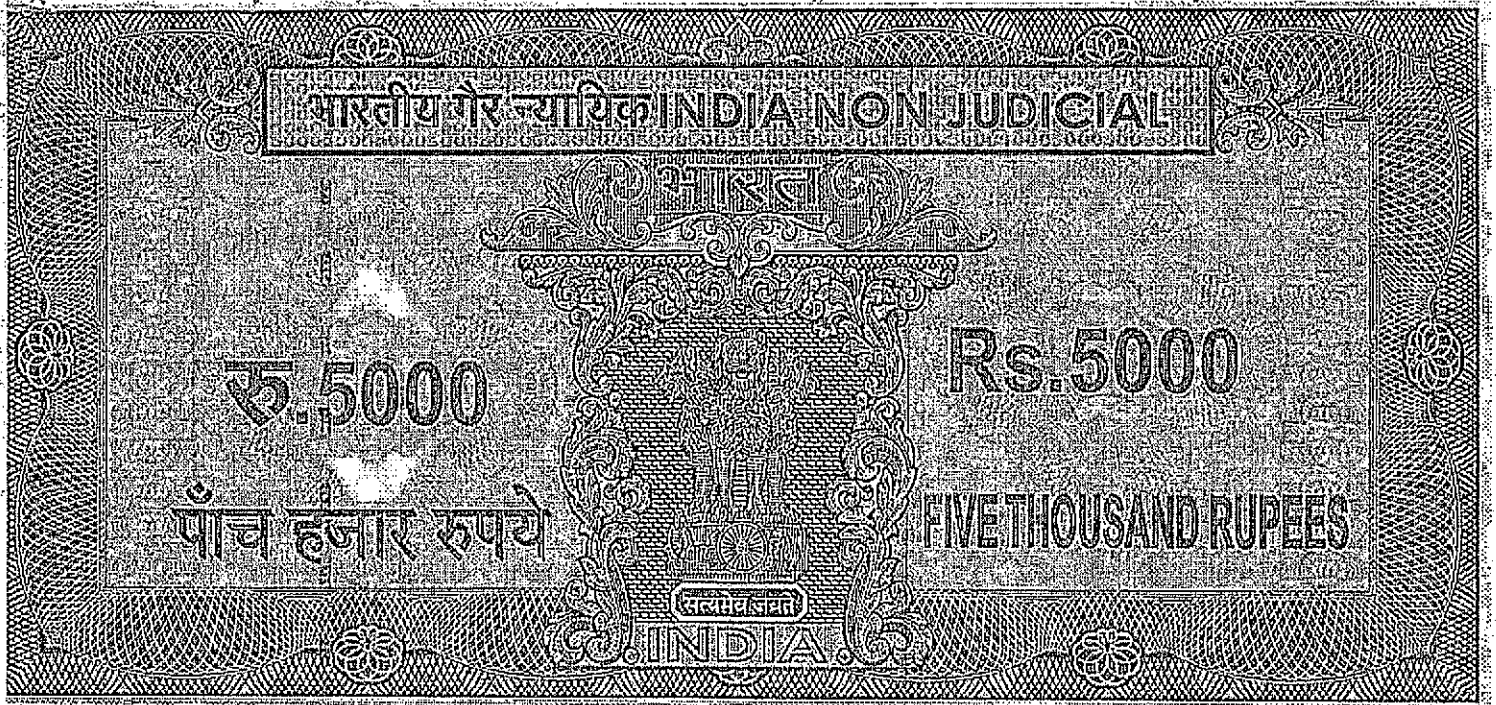


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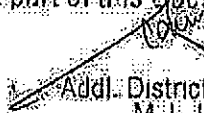
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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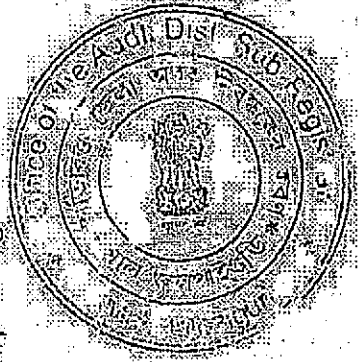
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Certified that the document is Admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to his document are part of this Document.


 Addl. District Sub-Registrar
 M. I. Jalbaiguri

16 FEB 2023

Handwritten notes:
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DEED OF CONVEYANCE

NON JUDICIAL STAMP

No. 2123 Date 14.02.2023

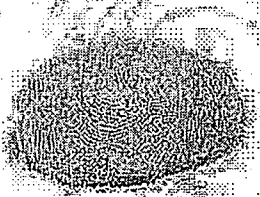
Sold Epoch Green Fields Parks Development Ltd.

at North 24 Parganas.

Value Rs. 5000/-

S. S. Sanyal
Suchrangshu Saran Rhee
Govt. Stamp Vendor
L. No. 173/P. M.
Jalpaiguri

Biswanath Parida
Biswanath Parida



Biswanath Parida
Biswanath Parida



Epoch Green Field's Parks Development Ltd.

Prasanna
Authorised Signatory

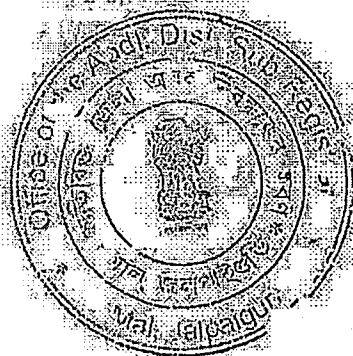


GANESH - CHHETRI
PANKAJ RAY - CHHETRI
RAMKISHNA COLONY

50-MAL

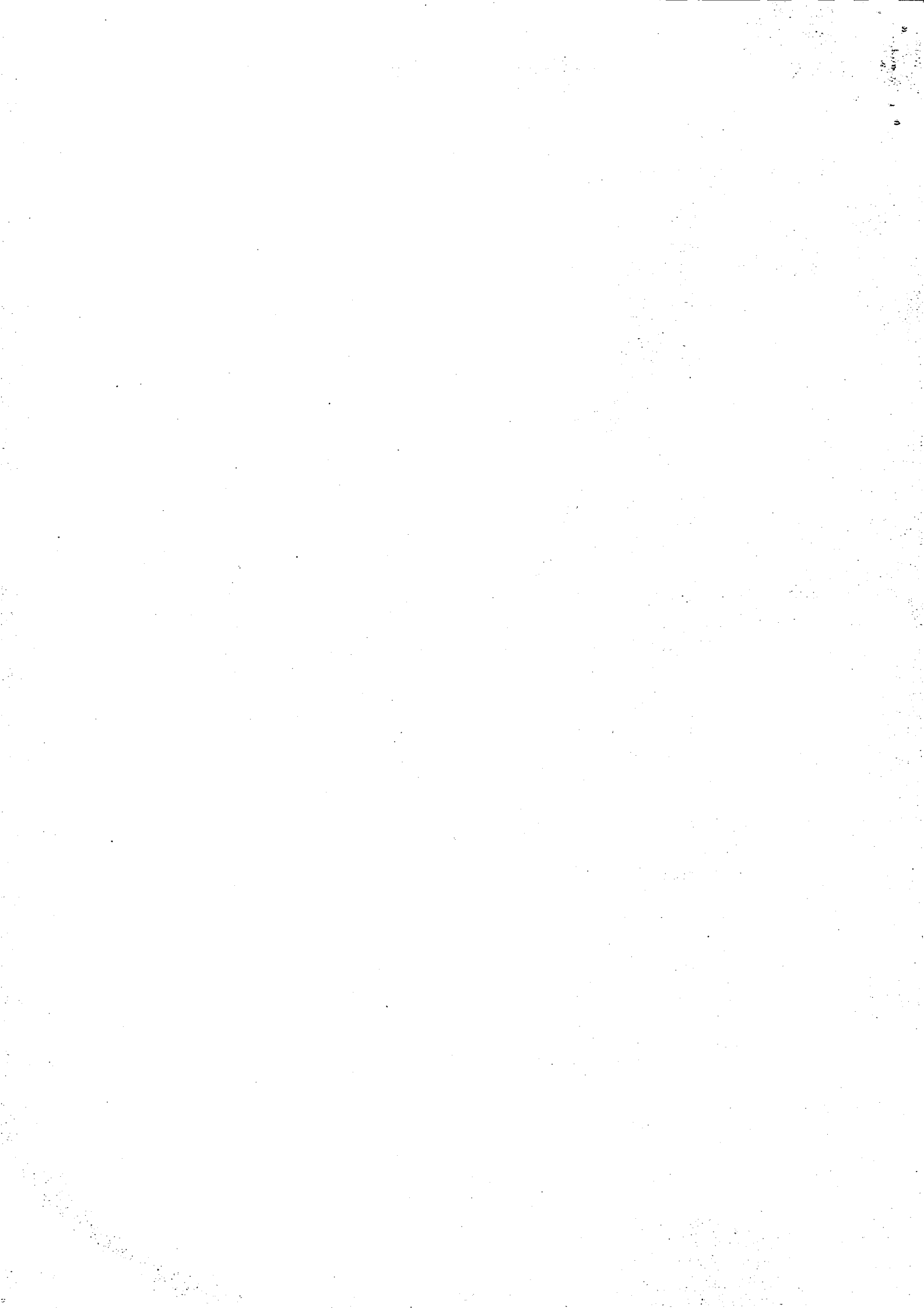
JALPAIGURI

275721



Addl. Dist. Sub-Registrar
Mal, Jalpaiguri

15 FEB 2023



Bishwar Poddar
Bishwar Poddar

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. PRASENJIT DAS [PAN - AGXPD9608E, Aadhaar No.3407 3407 7883]**, [Mobile No.7007059545], Son of Late Pranab Kumar Das, Indian by Nationality, Hindu by religion, authorised vide Board of Resolution dated 18-05-2022, resident of Silpa Samity Para, Jalpaiguri, P.O., P.S. and Dist. Jalpaiguri, PIN - 735101, 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

SRI BISHWESWAR PODDAR @ BISESWAR PODDAR [PAN - AGFPP8423K, Aadhaar No.5746 4759 2493], Son of Late Narendra Chandra Poddar @ Narendra Nath Poddar, Indian by Nationality, Hindu by religion, Retired Person by occupation, resident of Natunpara, Jalpaiguri, 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 his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.



Biswam Poddar
Biswam Poddar

WHEREAS one Narendra Chandra Poddar, Son of Gour Chandra Poddar was the recorded owner and seized and possessed of and otherwise well sufficiently entitled to all that piece and parcel of Danga land measuring 14 Decimals, comprised in R.S. & L.R. Dag No.675, all that piece and parcel of Dahala land measuring 21 Decimals, out of 54 Decimals, comprised in R.S. & L.R. Dag No.730 and all that piece and parcel of Dahala land measuring 37 Decimals, out of 75 Decimals, comprised in R.S. and L.R. Dag No.767, all of under L.R. Khatian No.142 of Mouza - Jharmatiali, J.L. No.92, Touzi No.84, Pargana - Dakshin Maynaguri, P.S. Mal, within the limits of Lataguri Gram Panchayat Area, District Sub-Registration Office at Jalpaiguri now Mal Bazar, Additional District Sub-Registration Office at Maynaguri now Mal Bazar, Dist. Jalpaiguri.

A N D

WHEREAS while the said Narendra Chandra Poddar was seized and possessed of the aforesaid property, died intestate leaving behind his wife, five sons and six daughters as his heirs and after the demise of Narendra Chandra Poddar his wife, five sons and six daughters inherited the aforesaid property jointly according to law.

A N D

WHEREAS Sadhana Bala Poddar, Wife of Late Narendra Chandra Poddar died intestate on 29-01-2010 leaving behind her five sons and six daughters, who jointly inherited the undivided share of the aforesaid property from their mother and became the jointly owners and seized and possessed of the aforesaid property.

A N D

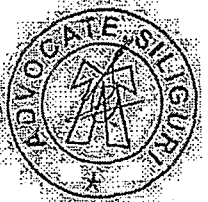


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Purchaser the said land hereby sole described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest liberties, easements, privileges, appendices, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by 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.



Bastu No. 675, 730, 767

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.

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 6.5 (Six Point Five) 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. |
|---|---------------|--------------|---|
| 142 | 675 | 1.5 Decimals | Danga |
| 142 | 730 | 2.5 Decimals | Dahala |
| 142 | 767 | 2.5 Decimals | Dahala |
| TOTAL LAND MEASURING 6.5 (SIX POINT FIVE) DECIMALS | | | |

Proposed land use – Bastu, situated within Mouza – Jhar Mattiali, J.L. No:92, Touzi No:84, Pargana – Dakshin Maynaguri, Police Station – Mal, B.L. & L.R.O. and Additional District Sub-Registry Office – Mal, District – Jalpaiguri, under Lataguri Gram Panchayat Area, PIN – 735219.



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

| | | |
|--------------|---|--------------------|
| By the North | : | Land of Purchaser; |
| By the South | : | Land of Purchaser; |
| By the East | : | Land of Purchaser; |
| By the West | : | 10'-0" Wide Road. |

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 his sound health and in conscious mind does hereunto set and subscribed his hand on the day, month and year mentioned hereinbefore.

WITNESSES: -

1. GANESH CHHETRI

SRI GANESH CHHETRI

Son of Late Balaram Chhetri, Indian by Nationality, Hindu by religion, Business by occupation, resident of Ramkrishna Colony, Ward No.1, Post Office and Police Station - Mal Bazar, District - Jalpaiguri, PIN - 735221, in the State of West Bengal.

2. Dobhu Saha

C/o Subulmat Saha

Vill - Saha para

PO - Rajganj

Dist - Jalpaiguri

Epoch Green Field's Parks Development Ltd.

[Signature]
Authorised Signatory

Signature of the Purchaser

[Signature]
[Signature]

Signature of the Vendor

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

Subrata Sinha




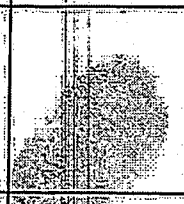

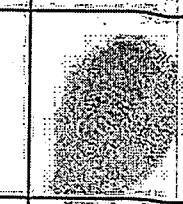



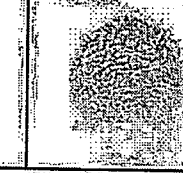
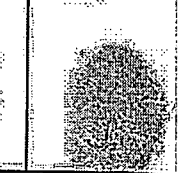
[Subrata Sinha]

Advocate / Siliguri

Enrol. No.F-709/666/04




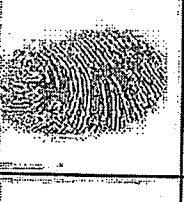


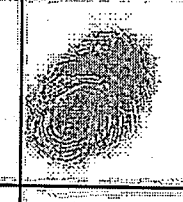
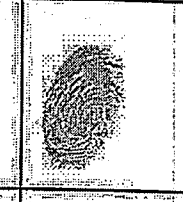





**EXECUTANT SHEET
(VENDOR)**

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

Signature of Vendor

Signature with date

**CLAIMANT SHEET
(PURCHASER)**

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

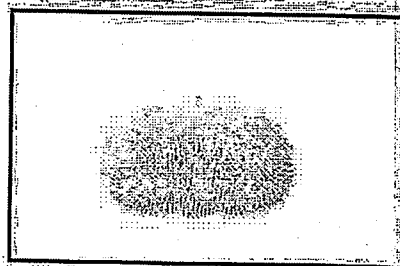
Signature of Purchaser

Signature with date

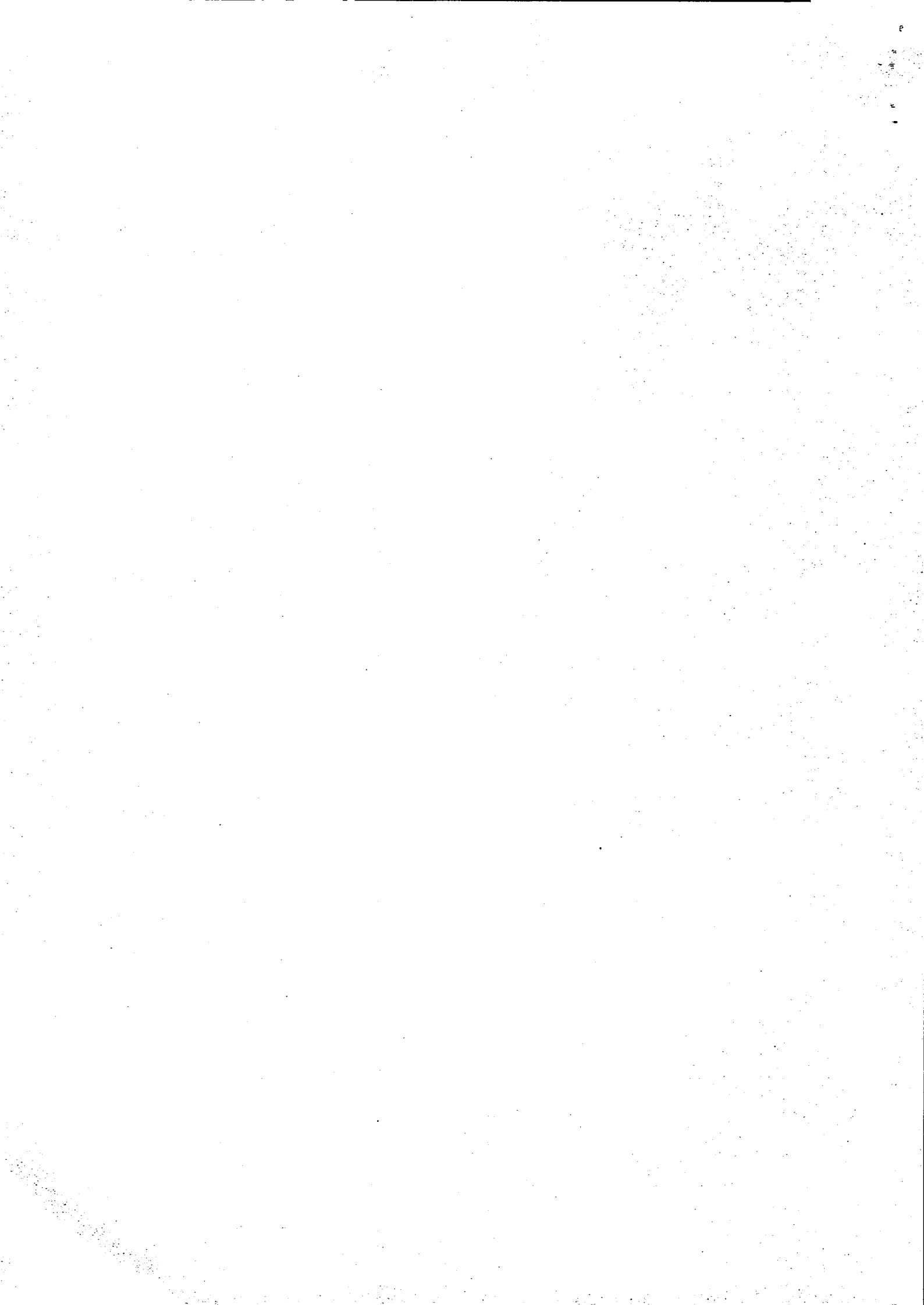
IDENTIFIER PHOTO SHEET



LEFT THUMB IMPRESSION



GANESH-CHHETRI
Signature with date





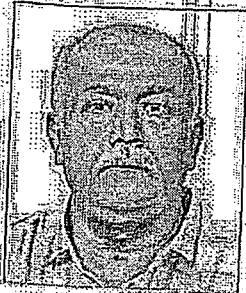

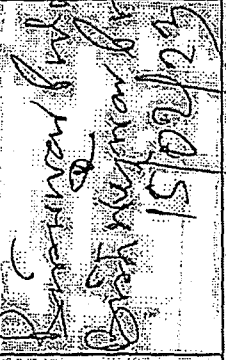



Government of West Bengal



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 07102000364470/2023

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|---|
| 1 | Shri Bishweswar Poddar Alias Shri Biseswar Poddar Natun Para, Jalpaiguri,, City:- Not Specified, P.O:- Jalpaiguri, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 | Seller |  |  |  15/02/23 |
| 2 | Shri Prasenjitt Das Silpa Samity Para, Jalpaiguri,, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 | Representative of Buyer [EPOCH GREENFIELD PARKS DEVELOPMENT LIMITED] |  |  |  15/02/23 |

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|--|---|--|---|---------------------------|
| 1 | Shri Ganesh Chhetri Son of Late Balaram Chhetri Ramkrishna Colony, Ward No: 01, Malbazar, City:- Not Specified, P.O:- Malbazar, P.S:-Mal, District:- Jalpaiguri, West Bengal, India, PIN:- 735221 | Shri Bishweswar Poddar, Shri Prasenjit Das |  |  | GANESH-CHHETRI 15/2/23 |

~~(Jagan Dey)~~

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

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No. | I-0710-00229/2023 | Date of Registration | 16/02/2023 |
| Query No./Year | 0710-2000364470/2023 | Office where deed is registered | |
| Query Date | 10/02/2023 11:03:30 AM | A.D.S.R. MAL BAZAR, District: Jalpaiguri | |
| 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 | | |
| [010] Sale, Sale Document | [431] Other than Immovable Property, Receipt [Rs : 20/-] | | |
| Set Forth value | Market Value | | |
| Rs. 6,50,000/- | Rs. 6,50,000/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 19,501/- (Article:23) | Rs. 6,550/- (Article:A(1), B) | | |
| 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-675 (RS : -) | LR-142 | Bastu | Danga | 1.5 Dec | 1,50,000/- | 1,50,000/- | Width of Approach Road: 10 Ft., |
| L2 | LR-730 (RS : -) | LR-142 | Bastu | Dahala | 2.5 Dec | 2,50,000/- | 2,50,000/- | Width of Approach Road: 10 Ft., |
| L3 | LR-767 (RS : -) | LR-142 | Bastu | Dahala | 2.5 Dec | 2,50,000/- | 2,50,000/- | Width of Approach Road: 10 Ft., |
| | | TOTAL | | | 6.5Dec | 6,50,000/- | 6,50,000/- | |
| | Grand Total | | | | 6.5Dec | 6,50,000/- | 6,50,000/- | |

Seller Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | <p>Shri Bishweswar Poddar, (Alias: Shri Biseswar Poddar) (Presentant) Son of Late Narendra Chandra Poddar Natun Para, Jalpaiguri, City:- Not Specified, P.O:- Jalpaiguri, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India; PIN:- 735101 Sex: Male, By Caste: Hindu, Occupation: Retirec Person, Citizen of: India, Aadhaar No: 57xxxxxxx2493, Status: Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence</p> |

Buyer Details :

| Sl 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 | Shri Prasenjit Das Son of Late Pranab Kumar Das Silpa Samity Para, Jalpaiguri,, 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: EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED (as Authorized Signatory) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Shri Ganesh Chhetri Son of Late Balaram Chhetri Ramkrishna Colony, Ward No.01, Malbazar, City:- Not Specified, P.O:- Malbazar, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735221 | | | |

Identifier Of Shri Bishweswar Poddar, Shri Prasenjit Das

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|---|
| 1 | Shri Bishweswar Poddar | EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-1.5 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|---|
| 1 | Shri Bishweswar Poddar | EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-2.5 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|---|
| 1 | Shri Bishweswar Poddar | EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-2.5 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:- 675, LR Khatian No:- 142 | Owner: নরেন্দ্র চন্দ্র পোদ্দার, Gurdian: গৌড়চন্দ্র পোদ্দার, Address: নিজ , Classification: ডাঙ্গা, Area: 0.06000000 Acre, | Shri Bishweswar Poddar |

| | | | |
|----|---------------------------------------|--|------------------------|
| | LR Plot No:- 730, LR Khatian No:- 142 | Owner:নরেন্দ্র চন্দ্র পোদার, Gurdian:গৌড়চন্দ্র পোদার, Address:বিজ , Classification:দহলা, Area:0.10000000 Acre, | Shri Bishweswar Poddar |
| L3 | LR Plot No:- 767, LR Khatian No:- 142 | Owner:নরেন্দ্র চন্দ্র পোদার, Gurdian:গৌড়চন্দ্র পোদার, Address:বিজ , Classification:দহলা, Area:0.18000000 Acre, | Shri Bishweswar Poddar |

On 15-02-2023**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 19:30 hrs on 15-02-2023, at the Private residence by Shri. Bishweswar Poddar Alias Sri Biseswar Poddar, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,50,000/-

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

Execution is admitted on 15/02/2023 by Shri Bishweswar Poddar, Alias Sri Biseswar Poddar, Son of Late Narendra Chandra Poddar, Natun Para, Jalpaiguri, P.O. Jalpaiguri, Thana Jalpaiguri, Jalpaiguri, WEST BENGAL, India, PIN-735101, by caste Hindu, by Profession Retired Person

Identified by Shri Ganesh Chhetri, Son of Late Balaram Chhetri, Ramkrishna Colony, Ward No.01, Malbazar, P.O. Malbazar, Thana Mal, Jalpaiguri, WEST BENGAL, India, PIN-735221, by caste Hindu, by profession Business

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

Execution is admitted on 15-02-2023 by Shri Prasenjit Das, Authorized Signatory, EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED (Private Limited Company), 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

Identified by Shri Ganesh Chhetri, Son of Late Balaram Chhetri, Ramkrishna Colony, Ward No.01, Malbazar, P.O. Malbazar, Thana Mal, Jalpaiguri, WEST BENGAL, India, PIN-735221, by caste Hindu, by profession Business



Tapan Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. MAL BAZAR

Jalpaiguri, West Bengal

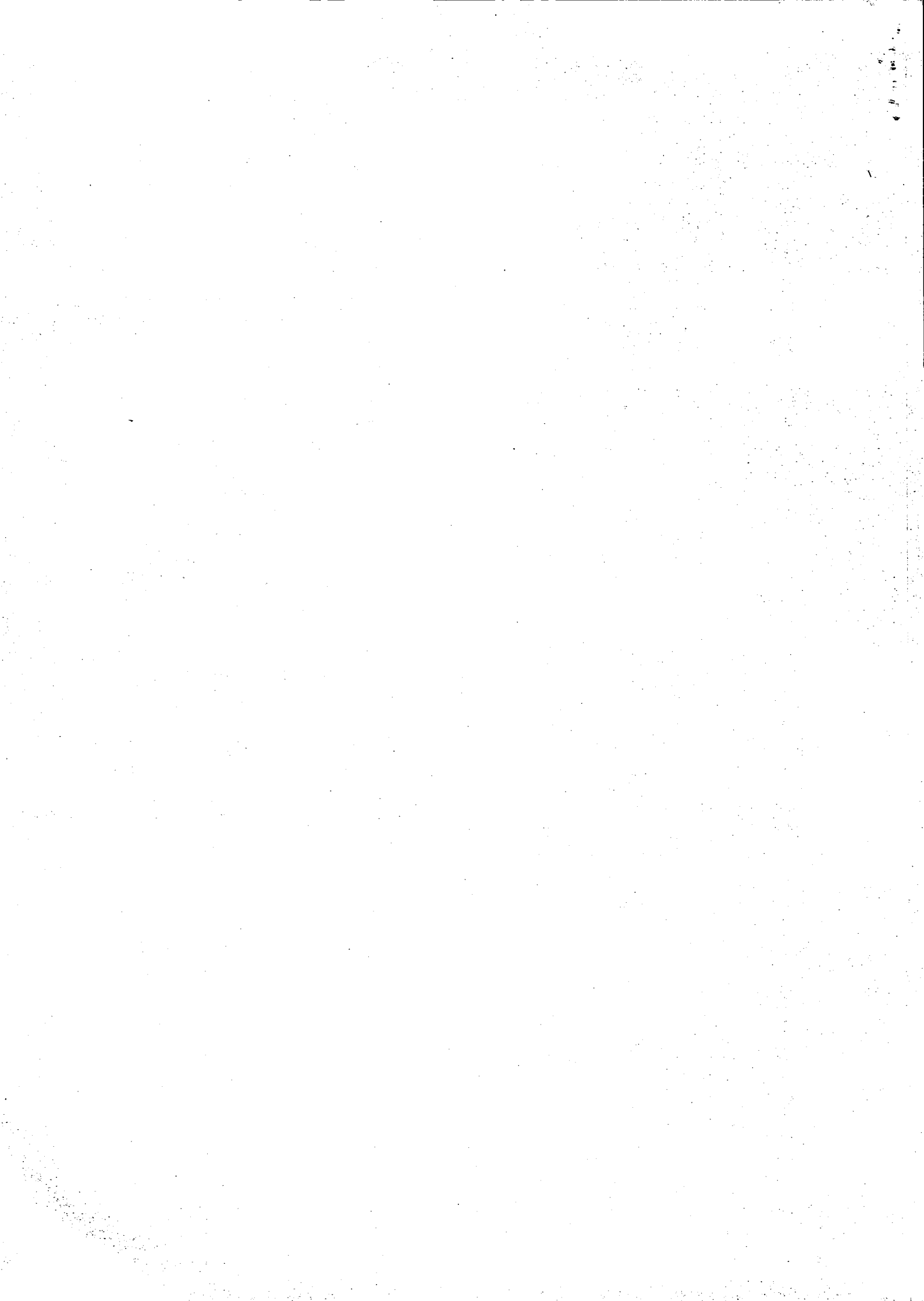
On 16-02-2023**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 7 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs.6,550.00/- (A) = Rs.6,500.00/- , B = Rs.50.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs.6,550/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2023 5:39PM with Govt. Ref. No: 192022230294195971 on 13-02-2023, Amount Rs: 6,550/-, Bank ICICI Bank (ICIC0000006), Ref. No: 95167496 on 13-02-2023, Head of Account: 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,501/- and Stamp Duty paid by Stamp Rs 5,000.00/- by online = Rs. 14,501/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs. 10.00/-

2. Stamp Type: Impressed, Serial no. 2183, Amount: Rs. 5,000.00/-, Date of Purchase: 14/02/2023, Vendor name: Sudhangshu Saran Roy

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

Online on 13/02/2023 5:39PM with Govt. Ref. No: 192022230294195971 on 13-02-2023, Amount Rs: 14,501/-, Banl

ICICI Bank (ICIC0000006), Ref. No. 95167496 on 13-02-2023, 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

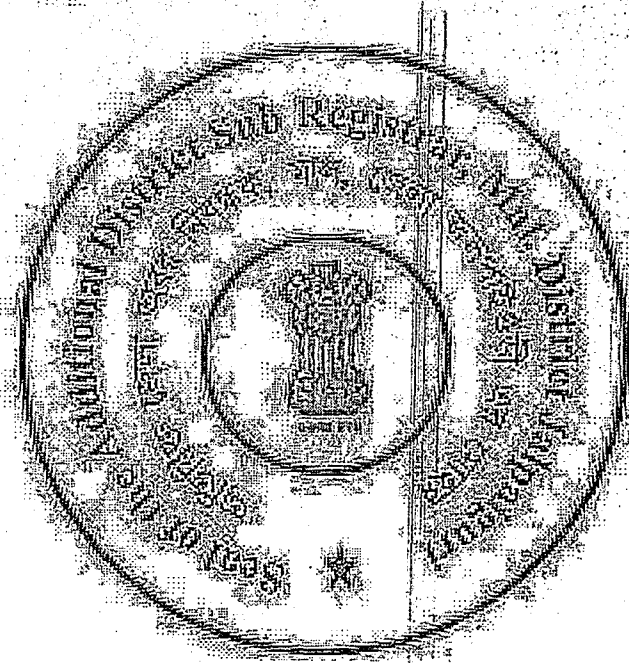


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0710-2023, Page from 3791 to 3808

being No 071000229 for the year 2023.



Digitally signed by TAPAN DEY
Date: 2023.02.16 16:53:03 +05:30
Reason: Digital Signing of Deed.

(Tapan Dey) 2023/02/16 04:53:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

(This document is digitally signed.)

