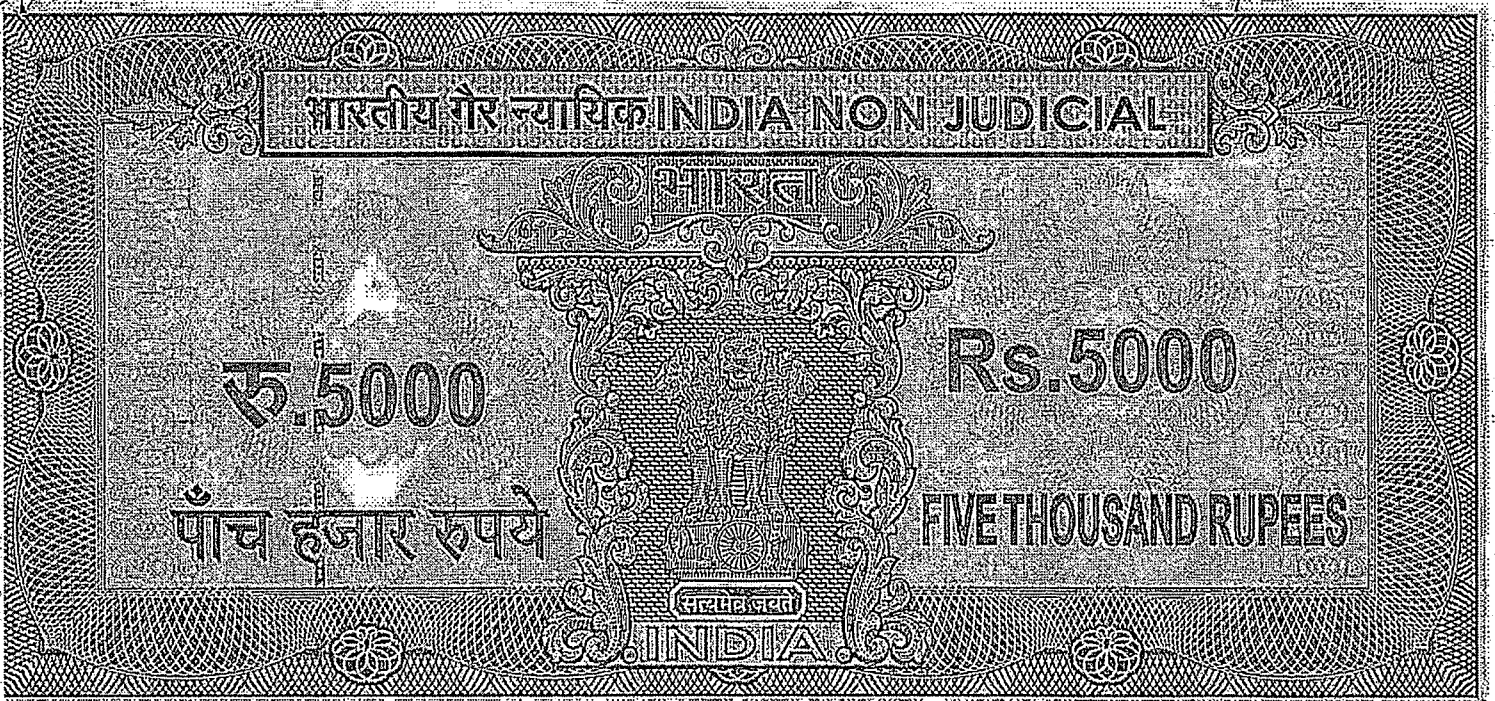


32-245

I-231/2023

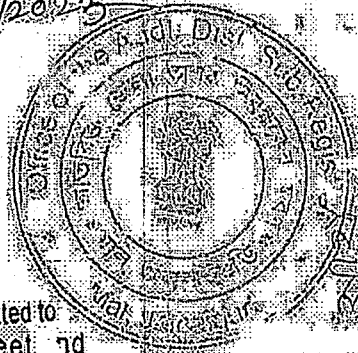


अभिचयवर्ग पश्चिम बंगाल WEST BENGAL

H 979791

J.C. NO - 24/2023

3-2-23
 19-30



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.

(Signature)
 Addl. District Sub-Registrar
 M. L. Jalpaiguri

16 FEB 2023

DEED OF CONVEYANCE

NON JUDICIAL STAMP

No. 2186 Date 14.02.2023

For Epoch Green Fields Parks Development Ltd.

North 24 Parganas

Value Rs. 500/-

Sumananda Saha
Govt. Stamp Vendor
L No. 17310 M

অক্ষয় সায়



68

অক্ষয় সায়

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Epoch Green Fields Parks Development Ltd.

Authorized Signatory



৩০

CHANDRESH-CHHETRI

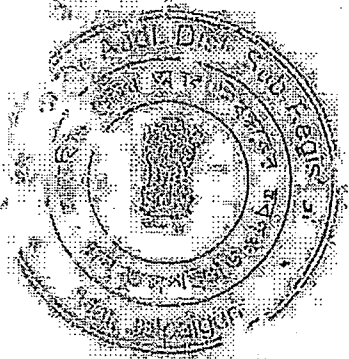
BALARAM-CHHETRI

RAM-KISHNA LOHARY

MAL

JALPAIGURI

735221



Adul. Dist. Sub-Registra
Mal, Jalpaiguri

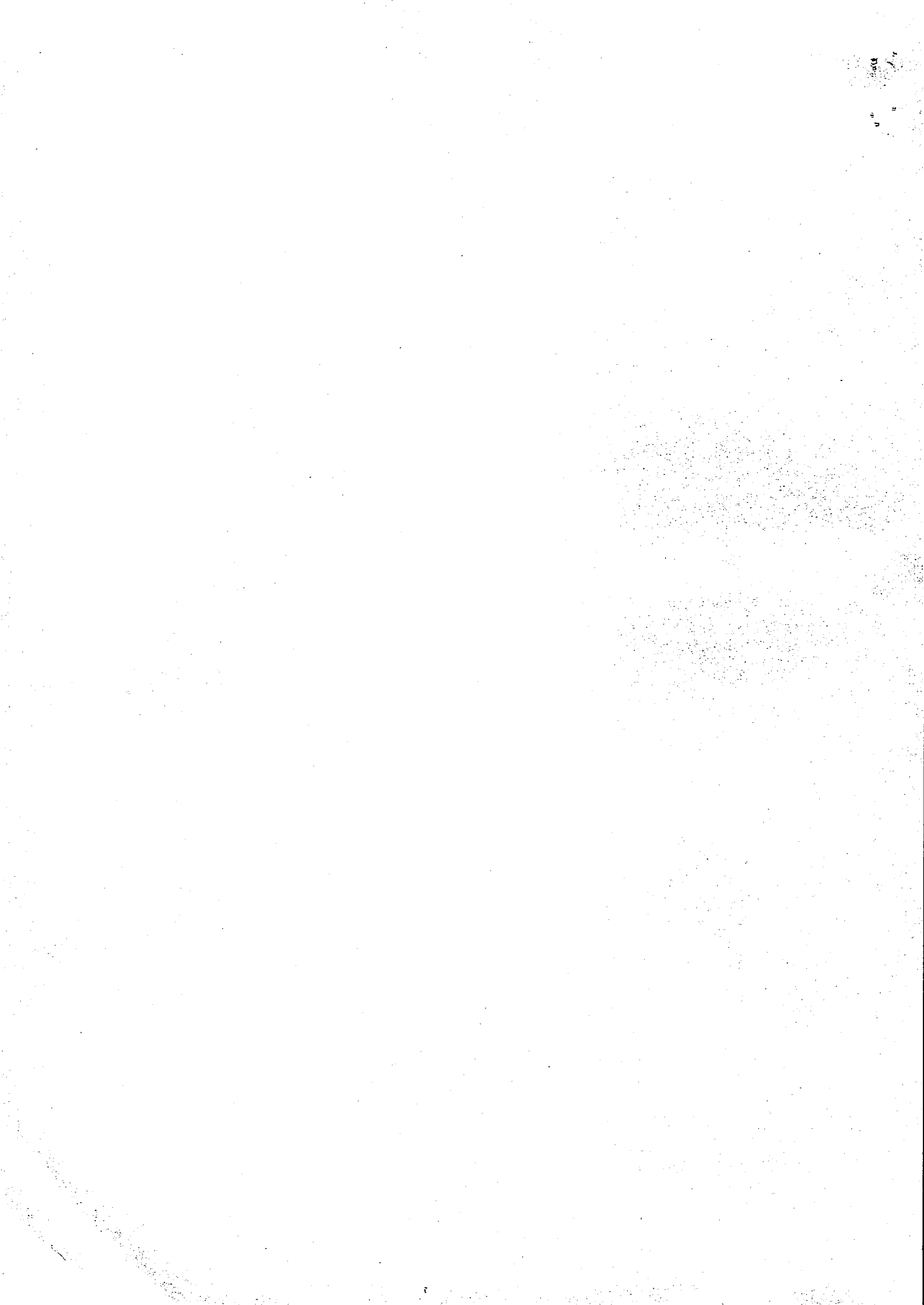
15 FEB 2023

REU-
10/1/23

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE 15th
DAY OF FEBRUARY, TWO THOUSAND TWENTY THREE.**

Vacant Land measuring	6.5 (Six Point Five) Decimals
Set forth Value	Rs. 6,50,000/-
Market Value	Rs. 6,50,000/-
Classification of land	Danga and Dahala
Proposed land use	Bastu
Mouza	Jhar Matiali
J.L. No.	92
Pargana	Dakshin Maynaguri
Touzi No.	84
Khatian No.	L.R. - 142
Plot Nos.	L.R. - 675, 730 and 767
Police Station	Mal
District	Jalpaiguri
State	West Bengal
UNDER LATAGURI GRAM PANCHAYAT AREA	





DATE 19/12/20

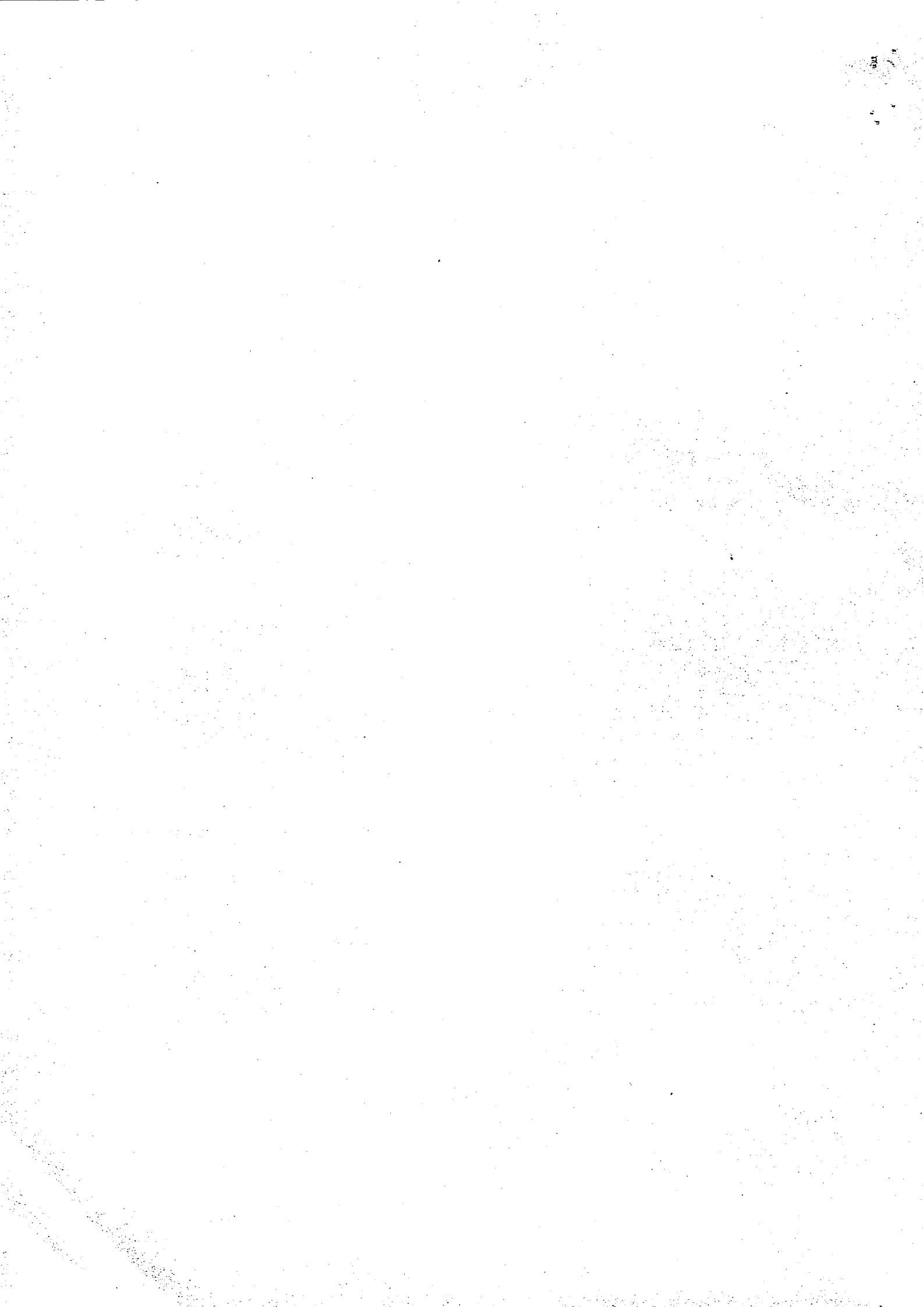
B E T W E E N

"EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED"
[CIN ²⁴ 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

SMT. ANNAPURNA SAHA [PAN – DIMPS7960E, Aadhaar No.9783 5942 8029], Wife of Sri Rakhal Saha, Daughter of Late Narendra Chandra Poddar, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Sitaguri, Ambari Falakata, Mohanbhita, P.O. & P.S. Rajganj, Dist. Jalpaiguri, PIN – 735135, in the State of West Bengal – hereinafter called the **"VENDOR"** (which expression shall mean and include, unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**





১৫৬২
জালালা

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.

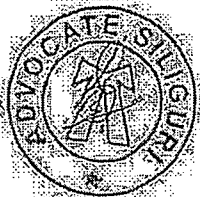
A N D

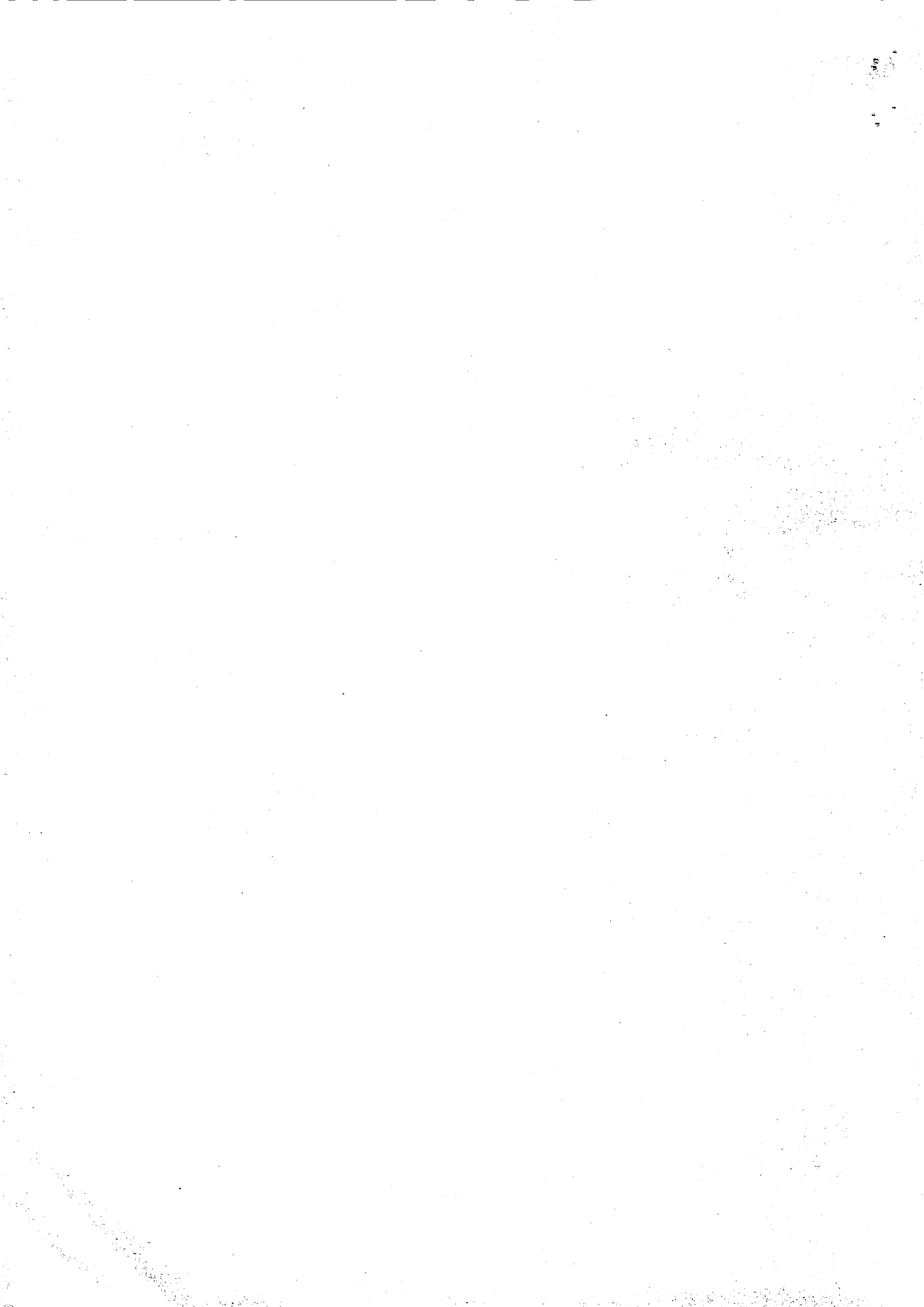
WHEREAS while the said Narendra Chandra Poddar was seized and possessed of the aforesaid property, died intestate leaving behind his wife, five sons and six daughters as his heirs and after the demise of Narendra Chandra Poddar his wife, five sons and six daughters inherited the aforesaid property jointly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





202
10/02/23

WHEREAS the abovenamed Vendor being in need of money for the purpose of develop her other properties has decided to sell and has also offered for sale her undivided and unpartitioned share of vacant land measuring 6.5 (Six Point Five) Decimals, as fully described in the schedule below, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof being in need of land, has agreed to purchase the said land measuring 6.5 (Six Point Five) Decimals as fully described in the schedule appended below and offered a sum of Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand) 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.6,50,000/- (Rupees Six Lakhs Fifty Thousand) 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.6,50,000/- (Rupees Six Lakhs Fifty Thousand) only through Demand Draft being No.503480, dated 10-02-2023 of ICICI Bank, Jalpaiguri 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

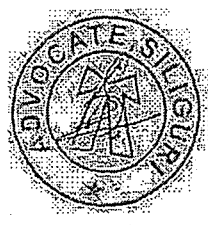


12/12/66

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.



12/12
15/12/19

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 Matiali, 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 her sound health and in conscious mind does hereunto set and subscribed her 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. Dobru Saha

G/O Subarnat Saha

W/O Sahapala

P.O. - Rajganj

Dist. - Jalpaiguri

Epoch Green Field's Parks Development Ltd.

Prasenjit Das
Authorized Signatory

Signature of the Purchaser

Subrata Sinha

Signature of the Vendor

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




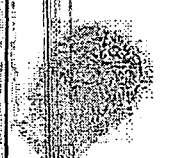







Subrata Sinha

[Subrata Sinha]

Advocate / Siliguri

Enrol. No.F-709/666/04






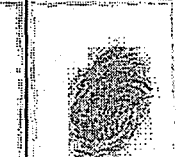
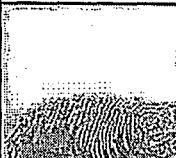



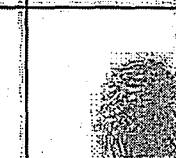
**EXECUTANT SHEET
(VENDOR)**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <p>04/03/2024</p>	Left Hand					
	Right Hand					

04/03/2024

Signature with date

**CLAIMANT SHEET
(PURCHASER)**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <p>04/03/2024</p>	Left Hand					
	Right Hand					

Epoch Green Field's Parks Development Ltd.

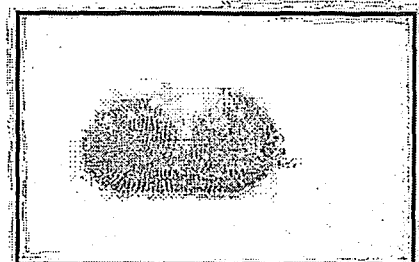
04/03/2024
Signature with date

IDENTIFIER PHOTO SHEET

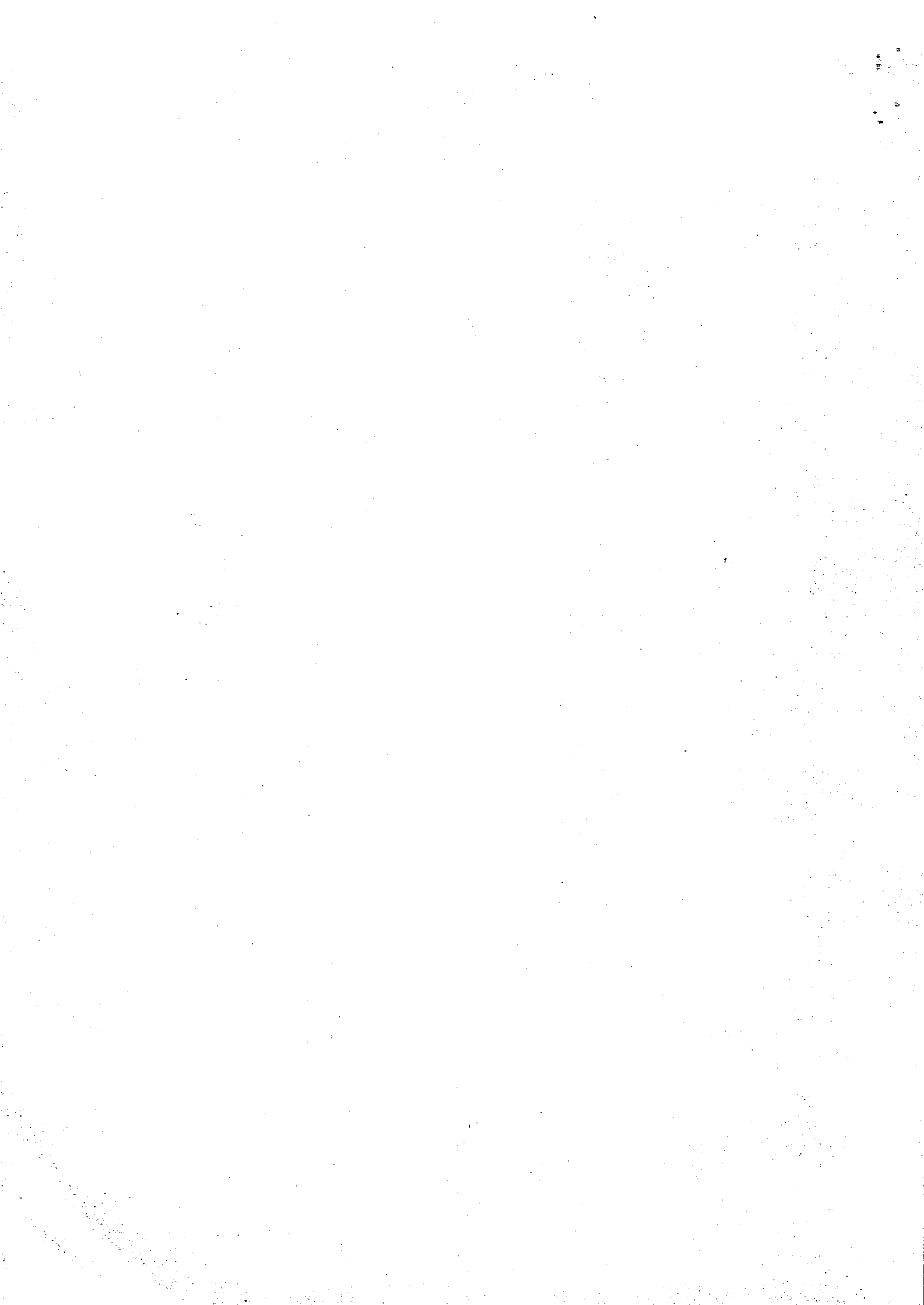
PHOTO



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 07102000372289/2023

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	Smt Annapurna Saha Sitaguri, Ambari Falakata, Moharvita,, City:- Not Specified, P.O:- Rajganj, P.S:- Rajganj, District:- Jalpaiguri, West Bengal, India, PIN:- 735135	Seller			 15/02/23
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Prasenjit Das Silpa Samity Para, Jalpaiguri,, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101	Represent ative of Buyer [EPOCH GREENFI ELDS PARKS DEVELOP MENT LIMITED]			 Epoch Green Field's Parks Development Ltd. Authorised Signatory 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:- Topsia, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735221	Smt. Annapurna Saha, Shri Prasenjit Das			GANESH - CHHETRI 15/02/23

(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-0710-00231/2023	Date of Registration	16/02/2023
Query No / Year	0710-2000372289/2023	Office where deed is registered	
Query Date	11/02/2023 9:11:46 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		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No. of Declaration : 20]		
Set Forth value	Market Value		
Rs. 6,50,000/-	Rs. 6,50,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 19,700/- (Article:23)	Rs. 6,640/- (Article:A(1), E)		
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 Proposed	Use ROR	Area of Land	Set Forth 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 :			6.5 Dec	6,50,000 /-	6,50,000 /-	
	Grand Total :				6.5 Dec	6,50,000 /-	6,50,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Smt Annapurna Saha (Presentant) Wife of Shri Rakhai Saha Sitaguri, Ambari Falakata, Mohanyita,, City:- Not Specified, P.O:- Rajganj, P.S:-Rajga District: Jalpaiguri, West Bengal, India, PIN:- 735135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Dlxxxxx0E, Aadhaar No: 97xxxxxxx8029, 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
	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: AGxxxxx8E, 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:- Topsia, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735221			
Identifier Of Smt Annapurna Saha, Shri Prasenjit Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Annapurna Saha	EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-1.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Annapurna Saha	EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED-2.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Annapurna Saha	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, Jf 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 পোদার, Gurdian: গৌড়চন্দ্র পোদার, Address: নিজ , Classification: ডাঙ্গা, Area: 0.06000000 Acre,	Smt Annapurna Saha

L2	LR Plot No:- 730, LR Khatian No:- 142	Owner: नरेंद्र चन्द्र पोदार, Gurdian: गोडचन्द्र पोदार, Address: निज , Classification: दहला, Area: 0.10000000 Acre.	Smt Annapurna Saha
L3	LR Plot No:- 767, LR Khatian No:- 142	Owner: नरेंद्र चन्द्र पोदार, Gurdian: गोडचन्द्र पोदार, Address: निज , Classification: दहला, Area: 0.18000000 Acre.	Smt Annapurna Saha

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 Smt Annapurna Saha, 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 Smt Annapurna Saha, Wife of Shri Rakhai Saha, Sitaguri, Ambari Falakata, Mohanvita, P.O: Rajganj, Thana: Rajganj, Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by Profession House wife

Identified by Shri Ganesh Chhetri, Son of Late Balaram Chhetri, Ramkrishna Colony, Ward No.01, Malbazar, P.O: Topsia, 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-11E/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: Topsia, 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 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,640.00/- (A(1) = Rs 6,500.00/-, E = Rs 140.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,640/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2023 6:25PM with Govt. Ref. No: 19202230294355831 on 13-02-2023, Amount Rs: 6,640/-, Bank ICICI Bank (ICIC0000006), Ref. No. 95174881 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. 19,700/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 14,700/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2186, 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 6:25PM with Govt. Ref. No: 192022230294355831 on 13-02-2023, Amount: Rs. 14,700/-, Bank
ICI CI Bank (ICIC0000006), Ref. No. 95174881 on 13-02-2023, Head of Account 0030-02-103-003-02

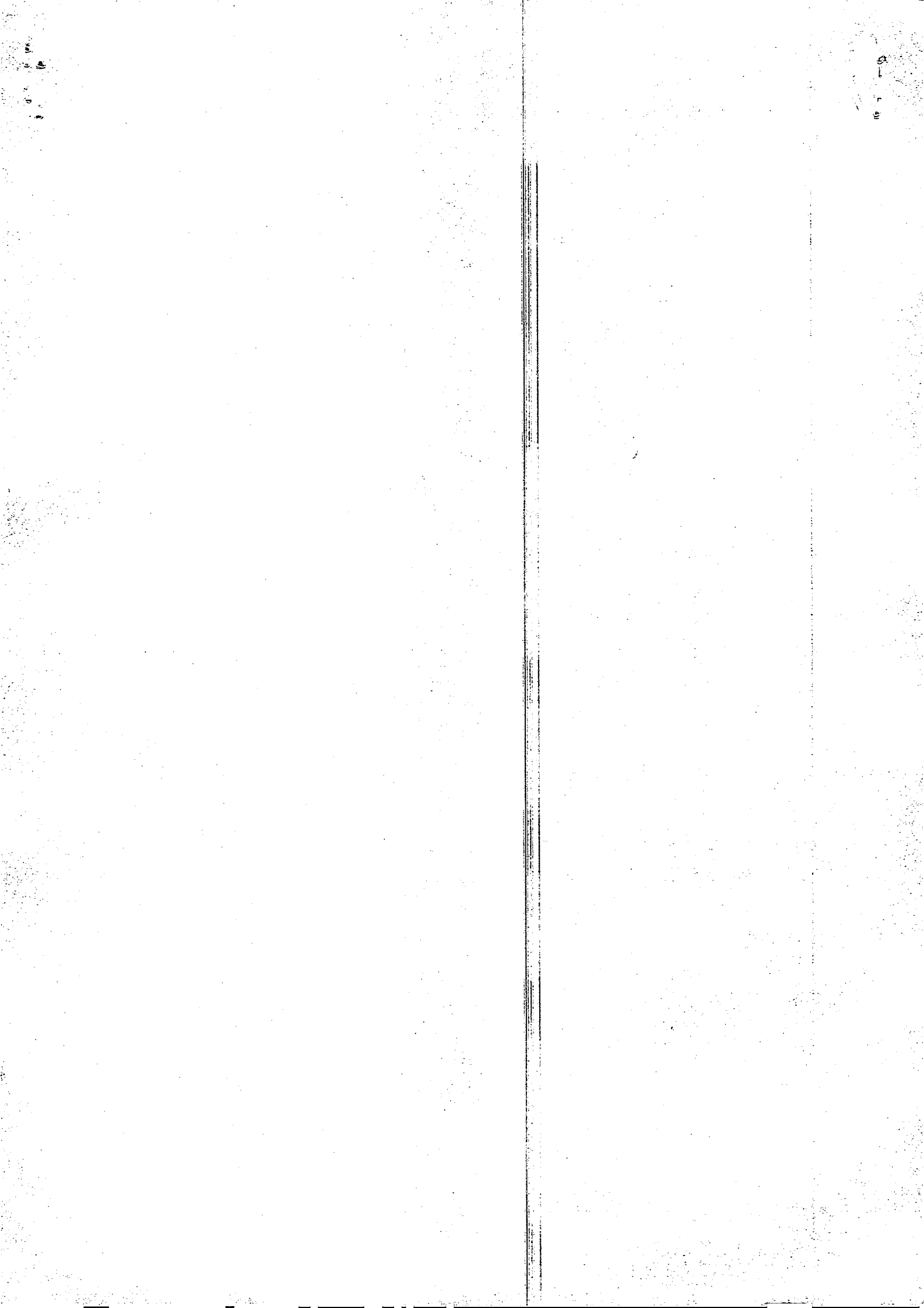


Tapan Dey

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 3809 to 3826

being No. 071000231 for the year 2023.



Digitally signed by TAPAN DEY
Date: 2023.02.16 16:54:06 +05:30
Reason: Digital Signing of Deed.

(Tapan Dey) 2023/02/16 04:54:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MAL BAZAR
West Bengal.

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