

12269/17

D 12792/2017

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 016040

A/11/17 10:00 A.M.

R-01493076/17

Arjuna Ghosh

Rainbow Valley Intradev Pvt. Ltd.

i. Satabhishan Ray
Director

Rainbow Valley Intradev Pvt. Ltd.

Arjuna Ghosh
Director

Rainbow Valley Intradev Pvt. Ltd.

Satabhishan Ray

Noted that the documents submitted for registration, the (signature sheets) & the endorsement sheets, attached with the document are the part of the document.

District Registrar
Banga, Uttar Dinajpur

09/11/2017

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS 4th DAY OF NOVEMBER

2017 A.D.

Contd...P/2

(Handwritten signature)

(Handwritten initials)

Satyaki Guha

Rainbow Valley InfraDev Pvt. Ltd.

Satughna Dey
Director

Rainbow Valley InfraDev Pvt. Ltd.

Arijit Ghosh
Director

Rainbow Valley InfraDev Pvt. Ltd.

Pradipta Kishore Bhattacharjee
Director

(2)

BETWEEN

RAINBOW VALLY INFRADEV PRIVATE LIMITED, a Private Limited Company having its registered office at Rainbow Residency, M.G. Road, Ukilpara, P.O. & P.S. – Raiganj, Dist. – Uttar Dinajpur, Pin – 733134, West Bengal, PAN – AADCR9826K, Represented by its DIRECTORS –

1) Sri Satrughna Dey, S/o - Late Anil Dey, by profession Businessman, by faith Hindu, nationality Indian, Residing at Ukilpara, P.O.& P.S. – Raiganj, Dist.– Uttar Dinajpur, Pin – 733134, West Bengal, PAN – AGZPD1058L

2) Sri Arijit Ghosh, S/o – Late Amal Krishna Ghosh, by profession Businessman, by faith Hindu, nationality Indian, Residing at Ukilpara, P.O.& P.S. – Raiganj, Dist.– Uttar Dinajpur, Pin – 733134, West Bengal, PAN – AHKPG8576A

3) Sri Pradipta Kishore Bhattacharjee, S/o – Sri Prasad Kishore Bhattacharjee, by profession Businessman, by faith Hindu, nationality Indian, Residing at Ukilpara, P.O. & P.S. – Raiganj, Dist.– Uttar Dinajpur, Pin – 733134, West Bengal, PAN – AFQPB5513G

hereinafter referred to as the "PURCHASER" (which term or expression shall unless repugnant or contrary to the context include its successors in office, executors, administrators legal representatives and assigns) of the FIRST PART

AND

SRI SATYAKI GUHA, S/o - Late Subash Guha, by faith Hindu, by nationality USA but by birth Indian, by occupation Service holder, resident of 4 Callahan Ct, Bloomington, Illinois, United States, PIN – 61705 (ADDRESS OF U.S.A.) At present Residing at Ukilpara, P.O. & P.S. – Raiganj, Dist. – Uttar Dinajpur, Pin – 733134, West Bengal, PAN – CHWPG1586N, hereinafter referred to as the "VENDOR" (which term of expression shall unless repugnant to or contrary to the context include his respective heirs executors administrators legal representatives and assigns) of the SECOND PART

Contd...P/3

AS

Antyachin Guha

Rainbow Valley Infradev Pvt. Ltd.

Safoungbur Singh
Director

Rainbow Valley Infradev Pvt. Ltd.

Arijit Ghosh

Rainbow Valley Infradev Pvt. Ltd.

Pradeep Kumar
Director

(3)

WHEREAS the lands of the schedule plots were originally belonged to Kula Chandra Guha, Gayanada Sundari Guha and while possessing the said property they died leaving their sons namely Sukumar Guha, Sushil Kumar Guha, Sudhir Kumar Guha @ Subir Kumar Guha, Sucharu Kumar Guha and Suraj Kumar Guha as their only legal heirs. Subsequently Sushil Kumar Guha died leaving his wife Juthika Guha and son Subrata Guha as his only legal heirs. Thereafter Sukumar Guha, Sudhir Kumar Guha @ Subir Kumar Guha, Sucharu Kumar Guha, Suraj Kumar Guha along with Juthika Guha and Subrata Guha vide registered Partition deed no. 3593 for 1976 registered in the office of the A.D.S.R., Raiganj partitioned their joint properties and by dint of said partition the Schedule - A property fell exclusively in the share of Sukumar Guha i.e. the grandfather of VENDOR. Similarly the Schedule - B property fell exclusively in the share of Sucharu Guha. Sucharu Guha while possessing the Schedule - B property died bachelor leaving his two living brothers i.e. Sukumar Guha and Suraj Kumar Guha as his only legal heirs. Thus as legal heir of Sucharu Kumar Guha, said Sukumar Guha, inherited 50% share in the Schedule - B property and was possessing the same. After death of Sukumar Guha and his son Suhas Guha on the basis of order of Probate of the Will(s) vide case no. Misc. Probate 16/2004 and Misc. Probate 06/2008 of Addl. District Judge, 2nd Court, Uttar Dinajpur the VENDOR acquired 2/3rd share in the A - Schedule property and also acquired 2/3rd share out of 50% share of Sukumar Guha i.e. 1/3rd share in the Schedule - B property and possessing the same.

AND WHEREAS the VENDOR for his personal necessity of fund intend to sale out the Schedule Properties and the PURCHASER approached to the VENDOR and made an offer to purchase the Schedule Properties which is more specifically described in the schedule hereunder and also shown in the Hand Sketch annexed herewith at the price of Rs. 2,33,21,600.00 (Rupees two core thirty three lakh twenty one thousand six hundred) only and the VENDOR have accepted the said sale price of the schedule Properties and give his consent to sale the schedule property in favour of the PURCHASER and agreed to do all necessary acts/deeds/things as and when required to transfer the Schedule Properties in favour of the PURCHASER.

Contd...P/4

Antyachin Guha

Arjun Singh

Rainbow Valley Infradev Pvt. Ltd.

Safesughna Dutt
Director

Rainbow Valley Infradev Pvt. Ltd.

Arijit Ghosh
Director

Rainbow Valley Infradev Pvt. Ltd.

Pradip Kumar
Director

(4)

NOW THE DEED WITNESS that a sum of Rs. 600.00 (Rupees six hundred) only has already been paid by the Purchaser to the VENDOR as advance out of total consideration through Cheque No. 865508 dt. 25/10/2017 of S.B.I., Raiganj Branch and now the Purchaser paid the balance consideration money i.e. Rs. 1,85,16,750.00 (Rupees one core eighty five lakh sixteen thousand seven hundred fifty) only (after deducting the TDS @ 20.60 % as per Indian Income Tax U/s. 195 of Income Tax Act that is Rs. 48,04,250.00) by way of account transfer from the Bank Account no. 0937008700001993 of Punjab National Bank, Raiganj Branch in the name of Purchaser to the beneficiary Bank Account No. 20012645244 of State Bank of India, Hazra Road Branch in the name of Vendor through RTGS dt. 02/11/2017 bearing UTR no. PUNBR52017110218603083 Rs. 3,50,000.00 and dt. 03/11/2017 bearing UTR no. PUNBR52017110318625139 Rs. 4,00,000.00, Bank Account no. 5443050100114 of Bangiya Gramin Vikash Bank, Raiganj Branch in the name of Purchaser to the beneficiary Bank Account No. 20012645244 of State Bank of India, Hazra Road Branch in the name of Vendor through RTGS dt. 02/11/2017 bearing UTR no. UTBIH17306854708 Rs. 10,00,000.00, Bank Account no. 40110200000027 of Bank of Baroda, Raiganj Branch in the name of Purchaser to the beneficiary Bank Account No. 20012645244 of State Bank of India, Hazra Road Branch in the name of Vendor through RTGS dt. 03/11/2017 bearing UTR no. BARB201711037307651992 Rs. 36,16,750.00, AND two separate cheque viz. no. 865509 dt.02/11/2017 of SBI Raiganj Branch, Rs. 95,00,000.00 & 865510 dt. 03/11/2017 of SBI Raiganj Branch, Rs. 5,00,000.00 the receipt whereof is being acknowledge by the VENDOR.

AND THE VENDOR as beneficial owner and possessor of the SCHEDULE PROPERTIES do hereby and hereunder grant, convey, sale, transfer, assign and assure all his estate, right, title, interest, claim and whatsoever in the schedule property in favour of the PURCHASER, TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER or its Successors in office, executors, administrators, assigns absolutely and forever together with title writings and other evidences of title and the VENDOR do hereby covenant with the PURCHASER, or its Successors in office, executors, administrators, assigns that notwithstanding any acts deeds or things hereto before done, executed or knowing suffered to the contrary the VENDOR is now lawfully seized and possessing the said properties free

Contd...P/5

B. Adv.

Satyajit Mishra

Rainbow Valley Infradev Pvt. Ltd.

Satyajit Mishra
Director

Rainbow Valley Infradev Pvt. Ltd.

Anujit Ghosh
Director

Rainbow Valley Infradev Pvt. Ltd.

Pradyumn Kumar Chatterjee
Director

(5)

from any encumbrances, attachment or defect in title whatsoever and that the VENDOR has full power and absolute authority to sell the Schedule Properties in the manner aforesaid AND the PURCHASER shall hereafter peaceably and quietly hold possess and enjoy the Schedule Properties in Khas without any claim or demand whatsoever from the VENDOR or any person(s) claiming through or under him.

AND FURTHER THAT the VENDOR or his heirs, executors, administrators or assigns with the PURCHASER or its Successors in office, executors, administrators, assigns to save harmless indemnify and keep indemnified the or its Successors in office, executors, administrators, assigns from or against all encumbrances, charges and equities whatsoever AND the VENDOR or his heirs, executors, administrators or assigns further covenant that he shall at the request and cost of the PURCHASER or its Successors in office, executors, administrators, assigns to do or execute or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule properties and every part thereof in favour of the PURCHASER in the manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE - "A" PROPERTY

Dist. - Uttar Dinajpur, Mouza & P.S. - Raiganj, J.L.No. - 150, Municipality - Raiganj, Locality - Ukilpara, R.S. Khatian No. 141 and 3630, L.R. Khatian No -17442, R.S. Plot No. 829, 830, 831, 832 corresponding to L.R. Plot No. 1972 having an area of 28.73 Decimals (Boundary of which is given hereunder) of which 2/3rd share of VENDOR i.e. 19.153 DECIMALS OF LAND of Bastu Classification ALONG WITH 35 years old Cemented Residential Building measuring 900 Sq. Ft. on the Ground Floor of which 2/3rd share of VENDOR i.e. 600 SQ. FT. of Cemented Residential Building hereby transferred through this deed of conveyance.

Contd...P/6

B. Ashu

Siddhartha Kumar Basu

Rainbow Valley Infradev Pvt. Ltd.

Satish Kumar
Director

Rainbow Valley Infradev Pvt. Ltd.

Arjit Chandra
Director

Rainbow Valley Infradev Pvt. Ltd.

Pradyumn Kumar
Director

(6)

BOUNDARY :-

On the North – Siddhartha Kumar Basu and others.

On the South – Passage for user of the Purchasers and thereafter heirs of Late Bimal Ghosh.

On the East – 15 Ft. wide Thana Road and Shop room of Mordan Watch Co. & Dinajpur Tailor.

On the West – Schedule – 'B' property.

SCHEDULE – "B" PROPERTY

Dist. – Uttar Dinajpur, Mouza & P.S. – Raiganj, J.L.No. – 150, Municipality – Raiganj,
Locality – Ukilpara, R.S. Khatian No. 141, 3630 and 198/1 L.R. Khatian No – 17441,
R.S. Plot No. 829, 830, 831, 832 ⁸³³ corresponding to L.R. Plot No. 1972 having an area of
14.73 Decimals (Boundary of which is given hereunder) of which 1/3rd share of
VENDOR i.e. 4.91 DECIMALS OF LAND of Bastu Classification hereby transferred
through this deed of conveyance.

BOUNDARY :-

On the North – Purchaser

On the South – Mukta Bose and others,

On the East – Schedule – 'A' property and Siddhartha Guha and others

On the West – 40 Ft. wide M.G. Road.

Contd...P/7

B. K.

Satyaki Guha

Rainbow Valley Infradev Pvt. Ltd.
Safougha Dey
Director

Rainbow Valley Infradev Pvt. Ltd.
Arijit Ghosh
Director

Rainbow Valley Infradev Pvt. Ltd.
Pradyumn Kumar Ghosh
Director

(7)

In witness whereof I the said SRI SATYAKI GUHA after fully going through the contents of this Sale Deed have set and subscribe my hand in my simple mind, full knowledge without any provocation in the presence of witnesses on this day, month and year written first above.

This Deed is written on One Non - Judicial Stamp valued Rs. 5,000.00 and 6 nos. of white bond papers along with one sheet containing photos and finger prints of PURCHASER and VENDOR.

Note: 'B' schedule corrected. Plot No. - 833 written by hand.

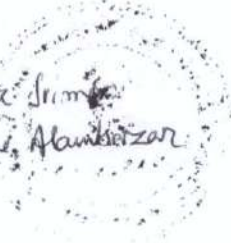
In the presence of :-

1. *Anup Kumar Kundu*

(ANUP KUMAR KUNDU)
S/o. Sri Achinta Kundu
Vill. Netajeeppally, P.O. & P.S. Raiganj
Dist. Uttar Dinajpur, PIN - 733134

2. *Apurba Srimani*

(APURBA SRIMANI)
S/o Kati Purna Chandra Srimani
33/c, Borabagan Lane, Alambazar
Kolkata - 700035



Satyaki Guha

SIGNATURE OF THE VENDOR

Rainbow Valley Infradev Pvt. Ltd.

Safougha Dey
Director

Rainbow Valley Infradev Pvt. Ltd.

Arijit Ghosh
Director

Rainbow Valley Infradev Pvt. Ltd.

Pradyumn Kumar Ghosh
Director

SIGNATURE OF THE PURCHASERS

Drafted by -

Subrata Basak
Adv.

Subrata Basak
Advocate

Birnagar, Raiganj, U/Dinajpur
En. No. - WB - 909/2001

SPECIMEN FOR TEN FINGER PRINTS



Safouhah Day

	L	R	M	F	T
(LEFT HAND)					
	T	F	M	R	L
(RIGHT HAND)					

SPECIMEN FOR TEN FINGER PRINTS



Arajit Ghosh

	L	R	M	F	T
(LEFT HAND)					
	T	F	M	R	L
(RIGHT HAND)					

SPECIMEN FOR TEN FINGER PRINTS



Radip Kumar Bhattacharya

	L	R	M	F	T
(LEFT HAND)					
	T	F	M	R	L
(RIGHT HAND)					

SPECIMEN FOR TEN FINGER PRINTS

Signature



Satyajit Ghosh

	L	R	M	F	T
(LEFT HAND)					
	T	F	M	R	L
(RIGHT HAND)					








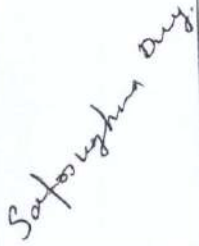


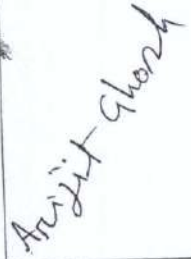
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



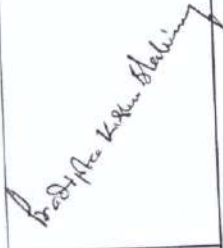
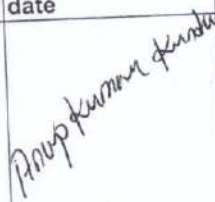
OFFICE OF THE D.S.R. UTTAR DINAJPUR, District Name :Uttar Dinajpur

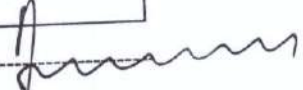
Signature / LTI Sheet of Query No/Year 18010001493076/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SATYAKI GUHA UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Seller			
2	Mr SATRUGHNA DEY UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Represent ative of Buyer [RAINBO W VALLEY INFRADE V PVT. LTD.]			
3	Mr ARIJIT GHOSH UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Represent ative of Buyer [RAINBO W VALLEY INFRADE V PVT. LTD.]			

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
4	Mr PRADIPTA KISHORE BHATTACHARJEE UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Representative of Buyer [RAINBOW VALLEY INFRARED PVT. LTD]			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr ANUR KUMAR KUNDU Son of Mr ACHINTA KUNDU NETAJEEPALLY, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	Mr SATYAKI GUHA, Mr SATRUGHNA DEY, Mr ARIJIT GHOSH, Mr PRADIPTA KISHORE BHATTACHARJEE			


(Asoke Kanti Manna)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
UTTAR DINAJPUR
Uttar Dinajpur, West
Bengal

1103 VON A 0

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


CHWPG1586N



नाम / Name
SATYAKI GUHA

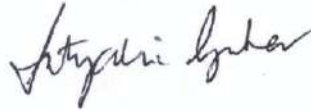
पिता का नाम / Father's Name
SUBAS GUHA

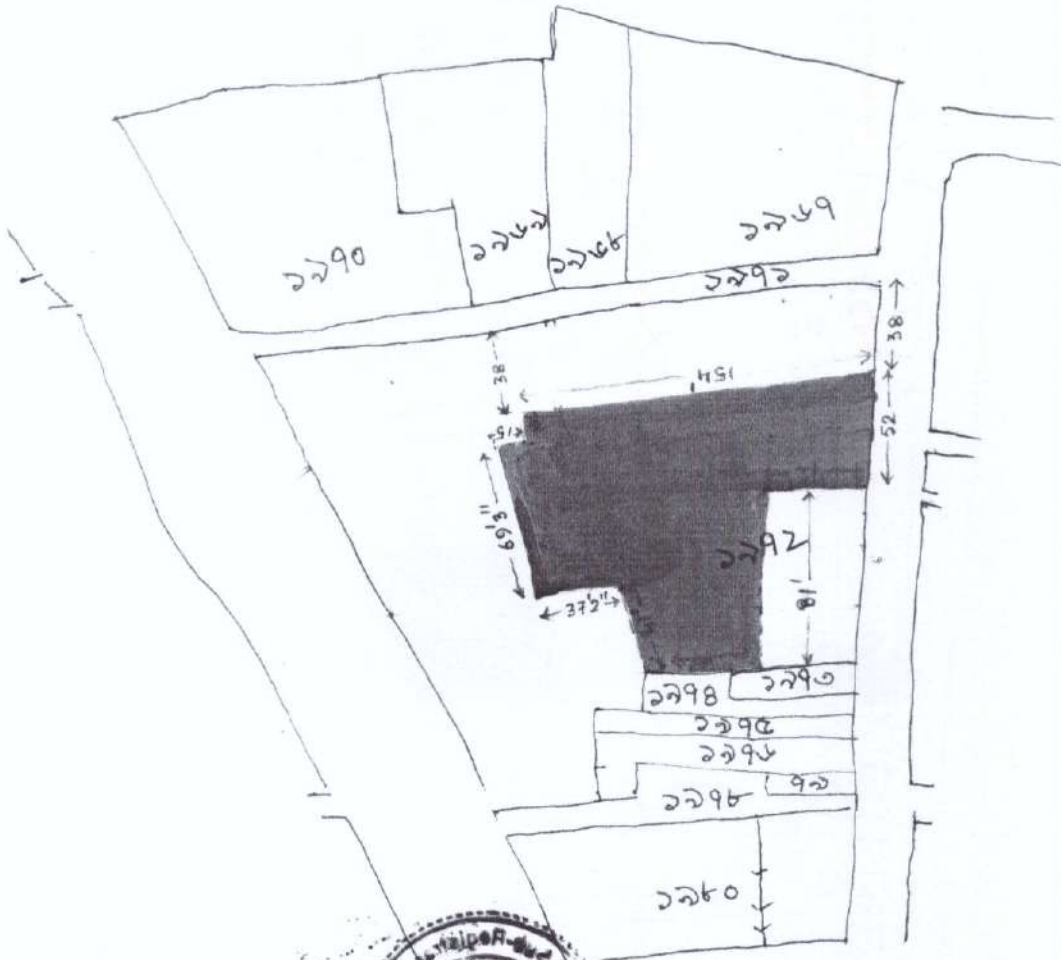
जन्म की तारीख / Date of Birth
29/03/1972


हस्ताक्षर / Signature



04092017





Thana = Raigarj
 Mouza = Raigarj
 JL no = 150
 64" = 1 mail

→ Marked area is the land
 of Sukuman Guha
 Plot no = 1972 (LR)
 area = 19.153 Dec

[Handwritten initials]

04 NOV 2011

[Handwritten signature]
 Sukuman Guha

Rainbow Valley Infradev Pvt. Ltd.
 Safoz ugha *[Signature]*
 Director

Rainbow Valley Infradev Pvt. Ltd.
 Arjit Ghosh
 Director

Rainbow Valley Infradev Pvt. Ltd.
 Pradyot Kumar *[Signature]*
 Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAINBOW VALLEY INFRADEV
PRIVATE LIMITED

02/05/2008

Permanent Account Number

AADC9826K



Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIPTA KISHORE BHATTACHARJEE
PRASAD KISHORE BHATTACHARJEE

22/07/1970

Permanent Account Number

AFQPB5513G

Signature



15102007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATRUGHANA DEY

ANIL DEY

02/07/1969

Permanent Account Number

AGZPD1058L

Signature



17122014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARIJIT GHOSH
AMAL KRISHNA GHOSH

28/05/1969

Permanent Account Number

AHKPG8576A

Signature



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-010214696-1

Payment Mode Online Payment

GRN Date: 04/11/2017 13:58:41

Bank : ICICI Bank

BRN : 1326301984

BRN Date: 04/11/2017 13:59:25

DEPOSITOR'S DETAILS

Id No. : 18010001493076/5/2017

[Query No./Query Year]

Name : Mr Subrata Basak

Contact No. : 03523246135

Mobile No : +91 9434 130979

E-mail : udofms@gmail.com

Address : BIRNAGAR

Applicant Name : Mr SUBRATA BASAK

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale- Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	18010001493076/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	1627512
2	18010001493076/5/2017	Property Registration-Registration Fees	0030-03-104-001-16	233248
3	18010001493076/5/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	3609

Total

1864369

In Words : Rupees Eighteen Lakh Sixty Four Thousand Three Hundred Sixty Nine only



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1801-0001493076/2017	Office where deed will be registered
Query Date	01/11/2017 2:33:34 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur
Applicant Name, Address & Other Details	SUBRATA BASAK BIRNAGAR, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, PIN - 733134, Mobile No. : 9434130979, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 2,33,21,600/-	Rs. 2,33,21,600/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 16,32,512/- (Article:23)	Rs. 2,33,248/- (Article:A(1), M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 3,609/-		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Wakil Para, Mouza: Raiganj, UKILPARA

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-1972	LR-17442	Bastu	Bastu	19.153 Dec	1,80,77,600/-	1,80,77,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1972	LR-17441	Bastu	Bastu	4.91 Dec	46,44,000/-	46,44,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					24.063Dec	227,21,600 /-	227,21,600 /-	
Grand Total :					24.063Dec	227,21,600 /-	227,21,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	6,00,000 /-	6,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SATYAKI GUHA Son of Late SUBASH GUHAUKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: CHWPG1586N, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	RAINBOW VALLEY INFRADEV PVT. LTD M.G. ROAD UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:- Uttar Dinajpur, West Bengal, India, PIN - 733134 , PAN No.:: AACDR9826K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SATRUGHNA DEY Son of Late ANIL DEYUKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGZPD1058L	RAINBOW VALLEY INFRADEV PVT. LTD (as DIRECTOR)
2	Mr ARIJIT GHOSH Son of Late AMAL KRISHNA GHOSHUKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHKPG8576A	RAINBOW VALLEY INFRADEV PVT. LTD (as DIRECTOR)
3	Mr PRADIPTA KISHORE BHATTACHARJEE Son of Mr PRASAD KISHORE BHATTACHARJEEUKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPB5513G	RAINBOW VALLEY INFRADEV PVT. LTD (as DIRECTOR)

Identifier Details :

Name & address	
Mr ANUR KUMAR KUNDU Son of Mr ACHINTA KUNDU NETAJEEPALLY, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SATYAKI GUHA, Mr SATRUGHNA DEY, Mr ARIJIT GHOSH, Mr PRADIPTA KISHORE BHATTACHARJEE	N

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SATYAKI GUHA	RAINBOW VALLEY INFRADEV PVT. LTD-19.153 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SATYAKI GUHA	RAINBOW VALLEY INFRADEV PVT. LTD-4.91 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SATYAKI GUHA	RAINBOW VALLEY INFRADEV PVT. LTD-600.00000000 Sq Ft

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Wakil Para, Mouza: Raiganj, UKILPARA

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1972(Corresponding RS Plot No:- 825/ 826/ 829/ 830/ 831/ 832/ 833), LR Khatian No:- 17442	Owner:সুকুমার গুহ, Gurdian:ফুল চাঁদ, Address:নিজ, Classification:বাস্ত, Area:0.28730000 Acre,
L2	LR Plot No:- 1972(Corresponding RS Plot No:- 825/ 826/ 829/ 830/ 831/ 832/ 833), LR Khatian No:- 17441	Owner:সুচারু কুমার গুহ, Gurdian:কুলচন্দ্র, Address:নিজ, Classification:বাস্ত, Area:0.14730000 Acre,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01/12/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 15/12/2017) for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

We the People

On the United States

in the United States, the Government is a republic, elected officials, under the authority of the people, promote the general Welfare and secure the Blessings of Liberty to ourselves and our Posterity, in accordance with the Principles of Justice that have guided our People since the signing of the Declaration of Independence.



Satyaki Guha

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
PASSEPORT
PASAPORTE



UNITED STATES OF AMERICA

Type / Type / Tipo Code / Code / Código Passport No. / No. du Passeport / No. de Pasaporte

P USA

422104579

Surname / Nom / Apellidos

GUHA

Given Names / Prénoms / Nombres

SATYAKI

Nationality / Nationalité / Nacionalidad

UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento

29 Mar 1972

Place of birth / Lieu de naissance / Lugar de nacimiento

INDIA

Date of issue / Date de délivrance / Fecha de expedición

19 May 2009

Date of expiration / Date d'expiration / Fecha de caducidad

18 May 2019

Endorsements / Mentions Spéciales / Anotaciones

SEE PAGE 51

Sex / Sexe / Sexo

M

Authority / Autorité / Autoridad

United States

Department of State

USA

Major Information of the Deed

Deed No :	I-1801-12792/2017	Date of Registration	09/11/2017
Query No / Year	1801-0001493076/2017	Office where deed is registered	
Query Date	01/11/2017 2:33:34 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	SUBRATA BASAK BIRNAGAR, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, PIN - 733134, Mobile No. : 9434130979, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value		
Set Forth value	Rs. 2,33,21,600/-		
Rs. 2,33,21,600/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 2,33,248/- (Article:A(1), M(b), H)		
Rs. 16,32,512/- (Article:23)	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
Remarks			

Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Wakil Para, Mouza: Raiganj, UKILPARA

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1972	LR-17442	Bastu	Bastu	19.153 Dec	1,80,77,600/-	1,80,77,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1972	LR-17441	Bastu	Bastu	4.91 Dec	46,44,000/-	46,44,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					24.063Dec	227,21,600 /-	227,21,600 /-	
Grand Total :					24.063Dec	227,21,600 /-	227,21,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	6,00,000 /-	6,00,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr SATYAKI GUHA Son of Late SUBASH GUHA UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No: CHWPG1586N, Status :Individual, Executed by: Self, Date of Execution: 04/11/2017 , Admitted by: Self, Date of Admission: 04/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2017 , Admitted by: Self, Date of Admission: 04/11/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAINBOW VALLEY INFRADEV PVT. LTD M.G. ROAD UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 , PAN No.:: AACDR9826K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SATRUGHNA DEY Son of Late ANIL DEY UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGZPD1058L Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PVT. LTD (as DIRECTOR)
2	Mr ARIJIT GHOSH (Presentant) Son of Late AMAL KRISHNA GHOSH UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHKPG8576A Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PVT. LTD (as DIRECTOR)
3	Mr PRADIPTA KISHORE BHATTACHARJEE Son of Mr PRASAD KISHORE BHATTACHARJEE UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPB5513G Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PVT. LTD (as DIRECTOR)

Identifier Details :

Name & address	
Mr ANUP KUMAR KUNDU Son of Mr ACHINTA KUNDU NETAJEEPALLY, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SATYAKI GUHA, Mr SATRUGHNA DEY, Mr ARIJIT GHOSH, Mr PRADIPTA KISHORE BHATTACHARJEE	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SATYAKI GUHA	RAINBOW VALLEY INFRADEV PVT. LTD-19.153 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SATYAKI GUHA	RAINBOW VALLEY INFRADEV PVT. LTD-4.91 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SATYAKI GUHA	RAINBOW VALLEY INFRADEV PVT. LTD-600.00000000 Sq Ft

Land Details as per Land Record

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L2	LR Plot No:- 1972(Corresponding RS Plot No:- 825/ 826/ 829/ 830/ 831/ 832/ 833), LR Khatian No:- 17441	Owner:সুচারু কুমার গুহ, Gurdian:কুলচন্দ্র, Address:নিজ, Classification:বাস্ত, Area:0.14730000 Acre,

Endorsement For Deed Number : I - 180112792 / 2017

On 01-11-2017

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 2,33,21,600/-

Asoke Kanti Manna
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 04-11-2017

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

Presented for registration at 22:00 hrs on 04-11-2017, at the Private residence by Mr ARIJIT GHOSH ..

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

Execution is admitted on 04/11/2017 by Mr SATYAKI GUHA, Son of Late SUBASH GUHA, UKILPARA, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Service

Indetified by Mr ANUP KUMAR KUNDU, , , Son of Mr ACHINTA KUNDU, NETAJEEPALLY, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-11-2017 by Mr SATRUGHNA DEY, DIRECTOR, RAINBOW VALLEY INFRADEV PVT. LTD (Private Limited Company), M.G. ROAD UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134

Indetified by Mr ANUP KUMAR KUNDU, , , Son of Mr ACHINTA KUNDU, NETAJEEPALLY, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Advocate

Execution is admitted on 04-11-2017 by Mr ARIJIT GHOSH, DIRECTOR, RAINBOW VALLEY INFRADEV PVT. LTD (Private Limited Company), M.G. ROAD UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134

Indetified by Mr ANUP KUMAR KUNDU, , , Son of Mr ACHINTA KUNDU, NETAJEEPALLY, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Advocate

Execution is admitted on 04-11-2017 by Mr PRADIPTA KISHORE BHATTACHARJEE, DIRECTOR, RAINBOW VALLEY INFRADEV PVT. LTD (Private Limited Company), M.G. ROAD UKILPARA, P.O:- RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134
Indetified by Mr ANUP KUMAR KUNDU, . . Son of Mr ACHINTA KUNDU, NETAJEEPALLY, P.O: RAIGANJ, Thana: Raiganj, . City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Advocate



Asoke Kanti Manna
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 08-11-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,33,248/- (A(1) = Rs 2,33,216/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,33,248/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2017 1:59PM with Govt. Ref. No: 192017180102146961 on 04-11-2017, Amount Rs: 2,33,248/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1326301984 on 04-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,32,512/- and Stamp Duty paid by by online = Rs 16,27,512/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2017 1:59PM with Govt. Ref. No: 192017180102146961 on 04-11-2017, Amount Rs: 16,27,512/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1326301984 on 04-11-2017, Head of Account 0030-02-103-003-02



Asoke Kanti Manna
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 09-11-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

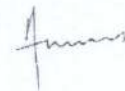
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,32,512/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 507, Amount: Rs.5,000/-, Date of Purchase: 03/11/2017, Vendor name: Bidhan Chandra Paul



Asoke Kanti Manna
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1801-2017, Page from 202753 to 202773
being No 180112792 for the year 2017.



Digitally signed by Asoke Manna
Date: 2017.11.16 13:42:12 +05:30
Reason: Digital Signing of Deed.

(Asoke Kanti Manna) 16-Nov-17 1:18:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
West Bengal.

(This document is digitally signed.)