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I-1400/19



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

E 617722

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9/3/11/15
V/c-330

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adl. District Registrar,
Sikari-ii a Bapla

10 6 MAR 2019
8 6 2019

Prakash Nirman (P) Ltd.
Regional Manager
Director



DEED OF CONVEYANCE

Contd....P/2

NO 4982 DATED 28/02/2019
SOLD TO Mansi Tripathy & others
OF South 24 Pargana
RUPEES 6700



Signature
ST. ...
A.D. ...
No-8/1975

337133E

Radiant Nirman (P) Ltd.

Signature
Director



HTO

Radiant Nirman (P) Ltd.

Signature
Director



K. Tripathy
s/o Kishor Tripathy
26, Kahghat Road
P.O. & P.S. Bhowanipore
Kolkata - 700025



Radiant Nirman (P) L^{td}.
Rajendra Kumar
Director

DESCRIPTION OF THE LAND	
AREA OF LAND	: 30(Thirty) Kathas Or 49.54 Decimals
MOUZA	: KALAM
J.L. NO.	: 76
KHATIAN NO.	: L.R.- 945
PLOT NO.	: R.S.-108 & 88, L.R.- 216/667 & 212
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING
SET-FORTH VALUE	: RS. 1,31,25,000/-
MARKET VALUE	: RS. 1,31,25,000/-
UNDER MATIGARA GRAM PANCHAYAT AREA	



THIS DEED OF CONVEYANCE IS MADE ON THIS THE 6th DAY
OF MARCH, TWO THOUSAND NINETEEN

BETWEEN

1. **SMT. MANSI TRIPATTY**, (PAN-ASJPT4610N), Wife of Sri Kunal Tripatty, Indian by Nationality, Hindu by religion, Self Employed, resident of 26, Kalighat Road, Bhawanipur, Circus Avenue, Post Office & Police Station Bhawanipur, District South 24 Parganas, Kolkata-700025, West Bengal,
2. **SMT. MITALI PAUL**, (PAN-ACYPP7508E), Wife of Sri Mani Lal Paul, Indian by Nationality, Hindu by religion, Service by occupation, resident of 18, Satijoymati Nagar, Maligaon, Post Office Maligaon Gotanagar, Police Station Jalukbari, District Kamrup, Pin-781033, Assam,
3. **SMT. ANITA KUMARI**, (PAN-CAAPK6556R), Wife of Sri Agendra Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, Post Office & Police Station Biharsharif, District Nalanda, Pin-803101, Bihar,
4. **SMT. ARPITA GOSWAMI**, (PAN-ARFPG5514P), Wife of Sri Sekhar Goswami, Indian by Nationality, Hindu by religion, Self Employed, resident of Lauchapara, Bamanhat, Post Office & Police Station Dinhat, District Coochbehar, Pin-736168, West Bengal,

[Handwritten signature]

Radian Nirman (P) Ltd.
Rajyona Samudhaya
Director



5. **SMT. PUSPANJALI MISHRA**, (PAN-ANPPM7426E), Wife of Sri Jhadeswar Mishra, Indian by Nationality, Hindu by religion, Self Employed, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, Post Office & Police Station Khandagiri, District Khorda, Pin-751030, Orissa,
6. **SMT. RENU JHA**, (PAN-AJFPJ0975P), Wife of Sri Chandrakant Jha, Indian by Nationality, Hindu by religion, Self Employed, resident of Thakur Gangti, Mishra Gangti, Post Office & Police Station Thakur Gangti, District Godda, Pin-813208, Jharkhand,
7. **SMT. JYOTI SAHU**, (PAN-EATPS9362G), Wife of Sri Ranjeet Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Gandhi Nagar, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, Pin-734008, West Bengal,
8. **SMT. CHAITALI MAITI**, (PAN-BMQPM2057N), Wife of Sri Asish Kumar Maiti, Indian by Nationality, Hindu by religion, Self Employed, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, Pin-734005, West Bengal,
9. **SMT. RITA MITRA**, (PAN-BBHPM9226M), Wife of Sri Rabi Mitra, Indian by Nationality, Hindu by religion, Self Employed, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,
10. **SRI BARINDRA KUMAR MITRA**, (PAN-AGPPM8040B), Son of Late Jagat Bandhu Mitra, Indian by Nationality, Hindu by religion, Service by occupation, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,
11. **SMT. SAYANTANEE GHOSH**, (PAN-AYTPG7607A), Daughter of Sri Santosh Kumar Ghosh, Indian by Nationality, Hindu by religion, Service by occupation, resident of Park Road, New Town, Post Office, Police Station & District Alipurduar, Pin-736122, West Bengal – hereinafter collectively called the "**PURCHASERS**" (which expression shall mean and include unless excluded by or repugnant to the context their, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**.

A N D

Radiant Nirman (P) L. Co.
Ranjana Agarwal
Director



RADIANT NIRMAN PRIVATE LIMITED, (PAN-AADCR2251G) a Private Limited Company registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U15520WB2004PTC098038 dated 09.03.2004 having its registered office at Santdeep Building, Sevoke Road, Siliguri, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001, West Bengal—represented by one of its duly authorized Director **SMT. RANJANA AGARWAL**, Wife of Sri Ajay Agarwal, resident of Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001 (W.B.) – hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context it's successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor abovenamed became the sole and absolute owner of all that piece or parcel of land measuring 35 Kathas, appertaining to part of L.R. Plot Nos. 212, 213 & 216/667, recorded in Khatian No. 72/1, situated within Mouza Kalam, J.L. No. 76, under Police Station Matigara, District Darjeeling, by virtue of a registered Deed of Sale bearing Document No. 5982 for the year 2006, registered at the office of the Addl. District Sub-Registrar Siliguri-II at Bagdogra, executed by Sri Ashok Kumar Gupta, Son of Sri Jagadish Prasad Gupta of S.F. Road, Siliguri, Police Station Siliguri, District Darjeeling and since the date of such purchase the Vendor abovenamed is in actual, khas and physical possession of the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor abovenamed also acquired by purchase another piece of land measuring 41 Kathas, appertaining to part of L.R. Plot Nos. 206, 212 & 213, recorded in Khatian No. 72/1, situated within Mouza Kalam, J.L. No. 76, under Police Station Matigara, District Darjeeling, by virtue of a registered Deed of Sale bearing Document No. 5983 for the year 2006, registered at the office of the Addl. District Sub-Registrar Siliguri-II at Bagdogra, executed by Sri Ashok Kumar Gupta, Son of Sri Jagadish Prasad Gupta of S.F. Road, Siliguri, Police Station Siliguri, District Darjeeling and since the date of such purchase the Vendor abovenamed is in actual, khas and physical possession of the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Page 4 of 8

- 5 -

A N D

WHEREAS in the aforesaid circumstances, the Vendor company became the sole and absolute owner of total land measuring 76 Kathas which has been recorded in the Record of Right and a separate Khatian has been opened in the name of the Vendor vide L.R. Khatian No. 945, in L.R. Plot Nos. 206, 212, 213 & 216/667 of Mouza Kalam, J.L. No. 76, under Police Station Matigara, District Darjeeling, having absolute right, title and interest therein.

A N D

WHEREAS the Vendor now being in urgent need of money for its developmental purpose has decided to sell and offered for sale the land measuring 30(Thirty) Kathas or 49.54 Decimals out of the aforesaid land, as fully and particularly described in the schedule below, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchasers were in search of a plot of land and have agreed to purchase the said land measuring 30(Thirty) Kathas or 49.54 Decimals, as fully described in the schedule below and offered a price of Rs. 1,31,25,000/- (Rupees One Crore Thirty-one Lacs Twenty-five Thousand) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchasers as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell the below scheduled land to the Purchasers hereof at or for the price of Rs. 1,31,25,000/- (Rupees One Crore Thirty-one Lacs Twenty-five Thousand) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

Page 5 of 8

Radiant Nirman (P) Ltd.
Ranjana Aggarwal
Director



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Radhant Ninnan (P) L. No.
Ranjana Aggarwal
Director



NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 1,31,25,000/- (Rupees One Crore Thirty-one Lacs Twenty-five Thousand) only paid by the Purchasers 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, sell, assign and transfer unto the Purchasers the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchasers together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, 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 Purchasers forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under it, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant land hereby sold or any part thereof suffers from no 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 Purchasers.

THE VENDOR does hereby covenant with the Purchasers 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 Purchasers are 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 Purchasers 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 Purchasers for any other loss or injury which the Purchasers may suffer therefrom.

Handwritten signature

Radian Nirman (P) Ltd.
Rajina Agrawal
Director



AND that the Purchasers shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the land as fully mentioned in the schedule below as their 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 persons or person whomsoever claiming through it.

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

SCHEDULE OF THE LAND
HEREBY SOLD

ALL THAT PIECE AND PARCEL of vacant land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza **KALAM**, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667-area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Silliguri, Addl. District Sub-Registry Office Silliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal.

The said land is butted and bounded as follows:-

North : Land of Ranatosh Saha & Manju Mallick;
South : 12 ft. wide Kutcha Road adjacent to the land of Vendor;
East : 18 ft. wide Kutcha Road;
West : 19 ft. wide Kutcha Road.

The land sold herein within the aforesaid boundary is more particularly shown in the Sketch Map annexed herewith forming part of these presents.

Separate sheets containing the fingerprints of the Vendor and Purchasers are annexed herewith, forming part of these presents.



IN WITNESS WHEREOF the Vendor through its representative do hereunto set and subscribed its seal and signature on the day, month and year hereinbefore mentioned.

WITNESSES:

1. K. Tripathy
510 KISHOR TRIPATTY
26, KALIGHAT ROAD
KOLKATA - 700025
P.O. & P.S. BHOWANIPORE

Artiant Nirman (P) Ltd.
Ranjana Agrawal
Director

(SIGNATURE OF THE VENDOR)












2. *Copied from Guptha*
Shri Late Sitaran Prasad
Khari of Mangal parbat
Khatpori. P.O. P.S. Siliguri
Dist. Darjeeling.

Drafted as per the instructions of the parties, readover and explained by me and printed in my chamber:

(MOHANLAL MANDAL)
Advocate, Siliguri
Enrolment No. F-423/849/1998



EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Radiant Nirman (P) Ltd.
Ranjana Agarwal
Director

SIGNATURE

**SKETCH MAP/SITE PLAN SHOWING THE LAND TO BE SOLD OF MOUZA - KALAM
J.L. NO.- 76, TOUZI NO. - 91, PARGANA - PATHARGHATA, P.S.- MATIGARA,
DIST - DARJEELING.**

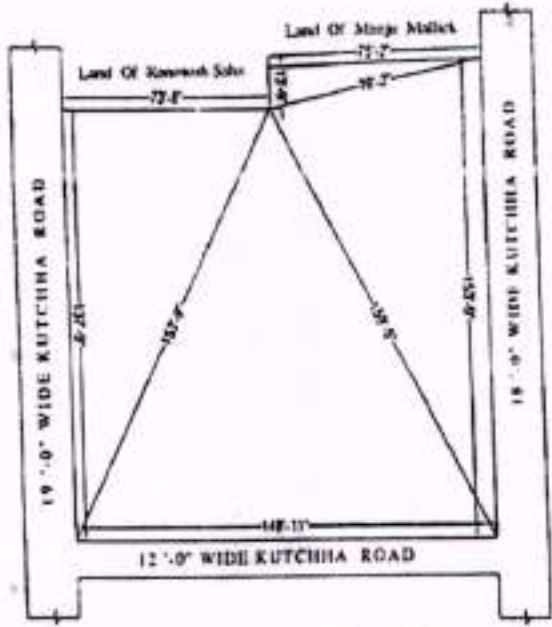


NAME OF SELLER:-
RADIANT NIRMAN PRIVATE LIMITED.
 ITS DIRECTOR
 MRS. RANJANA AGARWAL,
 W/O. SRI. AJAY AGARWAL,
 RESIDENT OF - SHANTI WAREHOUSING
 CORPORATION, 3RD MILE,
 SEVOKE ROAD, SILIGURI,
 P.O. & P.S - SILIGURI,
 DIST- DARJEELING, PIN - 734001, (W.B)

NAME OF PURCHASER:-
 SMT. MANSI TRIPATY,
 W/O. SRI KUNAL TRIPATY, And Others
 RESIDENT OF - 26, KALIGHAT ROAD, BHAWANIPUR,
 CIRCUS AVENUE, P.O. & P.S - BHAWANIPUR,
 DIST - SOUTH 24 PARGANAS,
 KOLKATA - 700025 (W.B).

SCHEDULE OF LAND :

MOUZA	J.L. NO.	KHATIAN NO.	PLOT NO.		AREA OF LAND
KALAM	76	L. R. - 945	R.S. 108	L.R. 210/067	26.00 Dec.
			88	212	23.54 Dec.
					Total = 49.54 Dec. Or 30 Kathas.



DRAWN BY

Arun K. Das
 Govt. Archt. Amin
 Indira Pally, Saha St. 2nd
 Ph. 632617

Ranjana Agarwal
 Director

SIGNATURE OF SELLER



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403000330/2019	Date of Application	05/03/2019
Query No / Year	04030000340115/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Shri Mohanlal Mandal		
Stampduty Payable	Rs.7,87,520/-		
Registration Fees Payable	Rs.1,31,264/-		
Applicant Name of the Visit Commission	Mr M Mandal		
Applicant Address	siliguri		
Place of Commission	sevoka road, siliguri		
Expected Date and Time of Commission	05/03/2019 7:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			





Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030000340115/2019

L 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 Ranjana Agarwal Shanti Ware House Corporation, 3rd Mile, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [RADIANT NIRMAN PRIVATE LIMITED]			<i>Radiant Nirman (P) L.td. Ranjana Agarwal Director</i>
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Kunal Tripathy Son of Shri Kishor Tripathy Circus Avenue, Bhawanipur, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Smt Ranjana Agarwal			<i>K. Tripathy</i>

(Sura) Lepcha

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BAGDOGRA

Darjeeling, West Bengal

Query No:-04030000340115/2019, 05/03/2019 02:08:34 PM BAGDOGRA (A.D.S.R.)

06/03/2019 Query No:-04030000340115 / 2019 Deed No - 1 - 040301400 / 2019, Document is digitally signed. Page 2 of 2

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Mitali Paul's P.

FINGER PRINTS OF MRS. MITALI PAUL (PURCHASER)

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



Mansi

Mitali Paul
SIGNATURE

FINGER PRINTS OF MRS. MANSI TRIPATY (PURCHASER)

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













Mansi
SIGNATURE



Anita Kumari

FINGER PRINTS OF MRS. ANITA KUMARI (PURCHASER)











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

Anita Kumari
SIGNATURE





FINGER PRINTS OF MRS. ARPITA GOSWAMI (PURCHASER)

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

Arpita Goswami
SIGNATURE



Puspajali Mishra



FINGER PRINTS OF MRS. PUSPAJALI MISHRA

(PURCHASER)

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



Renu Jha

Puspajali Mishra
SIGNATURE

FINGER PRINTS OF MRS. RENU JHA

(PURCHASER)

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

Renu Jha
SIGNATURE



Jyoti Sahu

FINGER PRINTS OF MRS. JYOTI SAHU

(PURCHASER)

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



Chaitali Maiti

Jyoti Sahu

SIGNATURE

FINGER PRINTS OF MRS. CHAITALI MAITI

(PURCHASER)











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

Chaitali Maiti

SIGNATURE



FINGER PRINTS OF MRS. RITA MITRA (PURCHASER)











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



Rita Mitra
SIGNATURE

FINGER PRINTS OF MR. BARINDRA KUMAR MITRA

(PURCHASER)

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













Barindra Kumar Mitra
SIGNATURE



FINGER PRINTS OF MRS. SAYANTANEE GHOSH

(PURCHASER)

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



Sayantane Ghosh
SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANSI TRIPATTY

RAM PRATAP DIXIT

28/04/1985

Permanent Account Number

ASJPT4610N

Mansi

Signature



17022017

Mansi

Scanned by CamScanner



PERMANENT ACCOUNT NUMBER

ACYPP7508E



নাম

MITALI PAUL

পিতার নাম

RANGULAL DEB

জন্ম তারিখ

10-01-1962

স্বাক্ষর

Mitali Paul

অতিরিক্ত জেলা সবি

COMMISSIONER OF INCOME TAX (SYSTEMS) SINGUR

Mitali Paul

Scanned by CamScanner

आयकर विभाग
 INCOME TAX DEPARTMENT
 ANITA KUMARI
 RAM NANDAN PRASAD
 06061985
 Permanent Account Number
 CAAPK65569
 Anita Kumari
 Signature




भारत सरकार
GOVT. OF INDIA

Anita Kumari



Anita Kumari

(The text in this block is extremely faint and mostly illegible, appearing to be a list of services or contact information.)



*Arpita Goswami
(Arpita Goswami)*





Puspanjali Mishra





Renu Jha.





Jyoti Sahy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHAITALI MAITI
DHIRENDRANATH DAS
08/04/1988

Permanent Account Number
BMQPM2057N

Chaitali Maiti
Signature



Chaitali Maiti.



Rita Mitra





Barindra - K. Mitra



Santosh Kumar Ghosh



Ranjana Agarwal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADIANT NIRMAN PRIVATE LIMITED



09/03/2004

Permanent Account Number

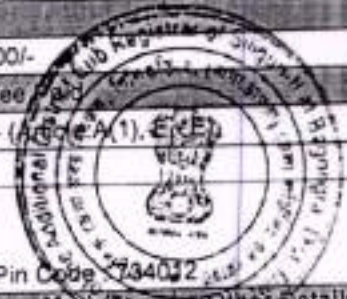
AADCR2251G

12/20012

Radiant Nirman (P) Ltd.
Ranjana Agarwal
Director

Major Information of the Deed

I-0403-01400/2019	Date of Registration : 06/03/2019
0403-0000340115/2019	Office where deed is registered
27/02/2019 12:29:25 PM	A.D.S.R. BAGDOGRA, District: Darjeeling
Particular Name, Address & Other Details	Mohantal Mandal Khalpara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832007424, Status : Advocate
Transaction	Additional Transaction
Property Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value	Market Value
Rs. 1,31,25,000/-	Rs. 1,31,25,000/-
Stamp duty Paid(SD)	Registration Fee
Rs. 7,87,520/- (Article:23)	Rs. 1,31,264/- (Article A(1), ECE)
Remarks	



Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam Pin Code 734032

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market's Value (In Rs.)	Other Details
L1	LR-216/667	LR-945	Rupni	Rupni	26 Dec	68,25,000/-	68,25,000/-	Width of Approach Road: 19 Ft.,
L2	LR-212	LR-945	Rupni	Rupni	23.54 Dec	63,00,000/-	63,00,000/-	Width of Approach Road: 19 Ft.,
TOTAL :					49.54Dec	131,25,000 /-	131,25,000 /-	
Grand Total :					49.54Dec	131,25,000 /-	131,25,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RADIANT NIRMAN PRIVATE LIMITED Santdeep Building,Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AADC R2251G, Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Mansi Tripathy Wife of Shri Kunal Tripathy 26,Kalighat Road,Bhawanipur,Circus Avenue, P O - Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700058 Sex: Female, By Caste: Hindu, Occupation Others, Citizen of: India, PAN No.:: ASJPT4610N, Status : Individual, Status : Not Executed

Major Information of the Deed - I-0403-01400/2019-06/03/2019

5	Smt. Anjali Kumar Wife of Shri. Anand Prasad 18 Satyamev Nagar, P.O.- Maligaon Gotanagar, P.S.- JALUKBARI, District-Kamrup, Assam, India, PIN-781010 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJPP55E, Status: Individual, Status : Not Executed
6	Smt. Anita Kumar Wife of Shri. Ajendra Kumar Kalyanpur, Ward No.11 Near N.C.C. Office, P.O.- Biharsharif, P.S.- NALANDA, District-Nalanda, Bihar, India, PIN - 803101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CAJPK55R, Status :Individual, Status : Not Executed
7	Smt. Anita Goswami Wife of Shri. Sheshar Goswami Lauchpara, Bamanhat, P.O.- Dinhat, P.S.- Dinhat, District:-Coochbehar, West Bengal, India, PIN - 736168 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJPPG5514P, Status :Individual, Status : Not Executed
8	Smt. Puspanjali Mishra Wife of Shri. Jhadeswar Mishra Housing Board Colony, Phase 2, Chidananda Vihar, P.O.- Khandagiri, P.S.- KHANDAGIRI, District-Khordha, Orissa, India, PIN - 751030 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ANPPM7426E, Status :Individual, Status : Not Executed
9	Smt Renu Jha Wife of Shri Chandrakant Jha Mishra Gangti, P.O.- Thakur Gangti, P.S.- THAKUR GANGHI, District:-Godda, Jharkhand, India, PIN - 813208 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJFPJ0975P, Status :Individual, Status : Not Executed
10	Smt Jyoti Sahu Wife of Shri Ranjeet Kumar Gandhinagar, P.O.- Salugara, P.S.- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: EATPS9362G, Status :Individual, Status : Not Executed
11	Smt Chaitali Maiti Wife of Shri Ashish Kumar Maiti Mandir Road, Near Children Park, Milanpally, P.O.- Siliguri Bazar, P.S.- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BMQPM2057N, Status :Individual, Status : Not Executed
12	Smt Rita Mitra Wife of Shri Rabi Mitra Dipo Para, P.O.- Hamiltonganj, P.S.- Kalchini, District:-Jalpaiguri, West Bengal, India, PIN - 735214 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BBHPM9226M, Status :Individual, Status : Not Executed
13	Shri Barindra Kumar Mitra Son of Late Jagatbandhu Mitra Dipo Para, P.O.- Hamiltonganj, P.S.- Kalchini, District:-Jalpaiguri, West Bengal, India, PIN - 735214 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGPPM8040B, Status :Individual, Status : Not Executed
14	Smt Sayantane Ghosh Daughter of Shri Santosh Kumar Ghosh Park Road, New Town, P.O.- Alipurduar, P.S.- Alipurduar, District:- Alipurduar, West Bengal, India, PIN - 736122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AYTPG7607A, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt Ranjana Agarwal (Presentant) Wife of Shri Ajay Agarwal Shanti Ware House Corporation, 3rd Mile, Sevoke Road, P.O.- Siliguri, P.S.- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RADIANT NIRMAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed - I-0403-01400/2019-06/03/2019

nri Kunal Tripathy
 Son of Shri Kishor Tripathy
 Circus Avenue, Bhawanipur, P.O.-
 Bhawanipur, P.S.- Bhawanipore, District-
 South 24-Parganas, West Bengal, India.
 PIN - 700025



Identifier Of Smt Ranjana Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RADIANT NIRMAN PRIVATE LIMITED	Smt Mansi Tripathy-2.36364 Dec, Smt Mitali Paul-2.36364 Dec, Smt Anita Kumari-2.36364 Dec, Smt Arpita Goswami-2.36364 Dec, Smt Puspanjali Mishra-2.36364 Dec, Smt Renu Jha-2.36364 Dec, Smt Jyoti Sahu-2.36364 Dec, Smt Chaitali Maiti-2.36364 Dec, Smt Rita Mitra-2.36364 Dec, Shri Barindra Kumar Mitra-2.36364 Dec, Smt Sayantanee Ghosh-2.36364 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	RADIANT NIRMAN PRIVATE LIMITED	Smt Mansi Tripathy-2.14 Dec, Smt Mitali Paul-2.14 Dec, Smt Anita Kumari-2.14 Dec, Smt Arpita Goswami-2.14 Dec, Smt Puspanjali Mishra-2.14 Dec, Smt Renu Jha-2.14 Dec, Smt Jyoti Sahu-2.14 Dec, Smt Chaitali Maiti-2.14 Dec, Smt Rita Mitra-2.14 Dec, Shri Barindra Kumar Mitra-2.14 Dec, Smt Sayantanee Ghosh-2.14 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 216/667, LR Khatian No:- 945	Owner:রেডিয়েন্ট নির্মান প্রাইভেট লি: পড়ে, Gurdian ভাইসেক্টর , Address:সেতক রোড , শিলাগড়ি , Classification:null, Area:0.29000000 Acre,	RADIANT NIRMAN PRIVATE LIMITED
L2	LR Plot No:- 212, LR Khatian No:- 945	Owner:রেডিয়েন্ট নির্মান প্রাইভেট লি: পড়ে, Gurdian ভাইসেক্টর , Address:সেতক রোড , শিলাগড়ি , Classification:রুপনী, Area:0.36000000 Acre,	RADIANT NIRMAN PRIVATE LIMITED

Endorsement For Deed Number : I - 040301400 / 2019

On 27-02-2019

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 1,31,25,000/-

Suraj Lepcha
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. BAGDOGRA
 Darjeeling, West Bengal

Major Information of the Deed :- I-0403-01400/2019-06/03/2019

On 05-03-2019

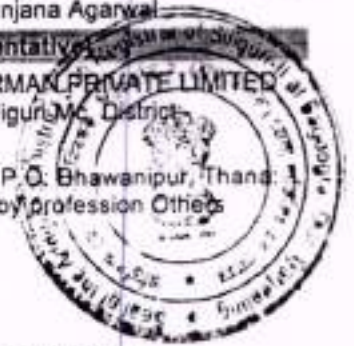
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:31 hrs on 05-03-2019, at the Private residence by Smt Ranjana Agarwal

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

Execution is admitted on 05-03-2019 by Smt Ranjana Agarwal, DIRECTOR, RADIANT NIRMAN PRIVATE LIMITED (Private Limited Company), Santdeep Building,Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri, District Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Kunal Tripathy, ., Son of Shri Kishor Tripathy, Circus Avenue, Bhawanipur, P.O. Bhawanipur, Thana: Bhawanipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Other



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 06-03-2019

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 Fees

Certified that required Registration Fees payable for this document is Rs 1,31,264/- (A(1) = Rs 1,31,250/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,31,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2019 12:00AM with Govt. Ref. No: 192018190367454592 on 04-03-2019, Amount Rs: 1,31,264/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90008235 on 04-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

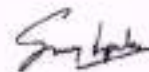
Certified that required Stamp Duty payable for this document is Rs. 7,87,520/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 7,82,520/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4982, Amount: Rs.5,000/-, Date of Purchase: 28/02/2019, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2019 12:00AM with Govt. Ref. No: 192018190367454592 on 04-03-2019, Amount Rs: 7,82,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90008235 on 04-03-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Major Information of the Deed :- I-0403-01400/2019-06/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 30588 to 30625

being No 040301400 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.03.06 16:07:04 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 06/03/2019 16:06:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

TRUE COPY

Addl. Dist. Sub-Registrar
Siliguri-II at Bagdogra, Dist- Darjeeling

10.0 MAY 2019

(This document is digitally signed.)