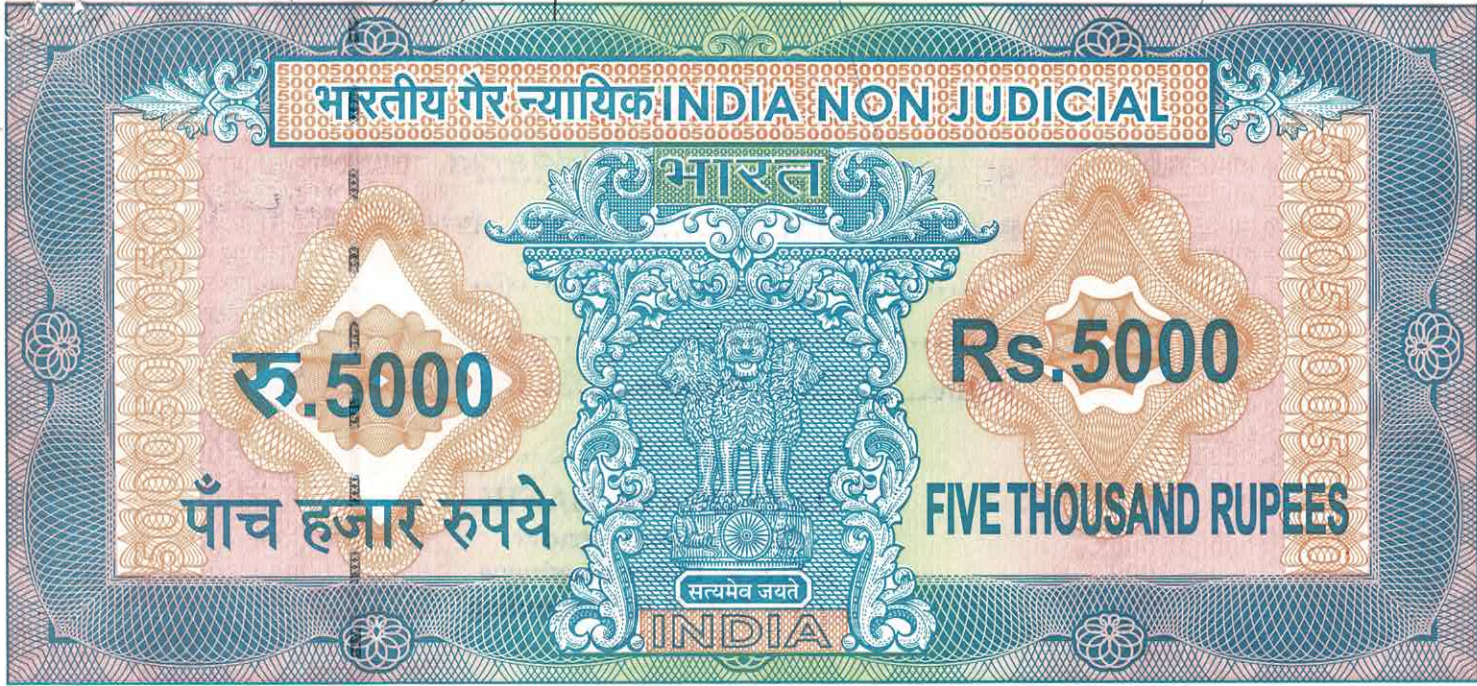


Sl. No. 2113/2023

T - 2070/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1854433/2023 H 976012

Signature
13.13

07.08.23

Alaka Ghose Roy
 Anurupa Roy
 Aparnika Ghosh Roy
 Anindita Basu
 Nupur Kundu
 Subrata Ghosh Roy

Puapa Ghosh Roy

Somanda Dutta

DEED OF SALE

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

Signature

ADOL. OFF. STRAP
GULUPI

7/8/2023

2/14

Alaka Ghose Roy
Subal Ghosh Roy
Aparajita Ghosh Roy
Anindita Bakshi
Nupur Kundu.
Subal Ghosh Roy
Tuspa Ghosh Roy
Saranda Dutta

- 2 -

THIS DEED OF CONVEYANCE (SALE)

IS MADE ON THIS THE 07th DAY OF AUGUST,

TWO THOUSAND TWENTY THREE, (2023)

CONSIDERATION	Rs.1,12,86,948.00
AREA OF VACANT LAND	3.09622 KATHAS

UNDER SILIGURI MUNICIPAL CORPORATION WARD NO.29

BETWEEN

VIDHAYAK BUILDERS PRIVATE LIMITED, HAVING I.TAX PAN: AAECV2646N, a Private Limited Company Incorporated under the Companies Act 1956, having Corporate Identification No. U45400WB2012PTC187292, having its Registered Office at CP Group, 2nd Floor, Block 11, Office Block, The Universe, Behind Himalaya Kanya Abasan, Eastern By-Pass, Siliguri, PS-Bhaktinagar, PO-Salugara, PIN-734008, Dist-Jalpaiguri, West Bengal., Represented by one of its Director - **SRI SUBHAM JINDAL S/O SRI SURESH KUMAR AGARWAL**, PAN No.AXBPJ9913F, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at M.G.Road, Khalpara, Siliguri, PO-Siliguri Bazaar & PS-Siliguri, PIN-734005, Dist-Darjeeling, West Bengal., hereinafter called to as the **"PURCHASER"** (Which expression shall mean and include unless excluded by or repugnant to the context its directors, successors-in-office, executors, administrator, Legal representatives, and/or assigns) of the **ONE PART**;

AND

- 1. SMT ALOKA GHOSH ROY W/O LATE AKHIL CHANDRA GHOSH ROY, HAVING PAN :- BDOPR1405E**; Indian Citizen, Hindu by Religion, Pensioner by Occupation, resident of Ghosh Roy Niwas, Narmada Bagan Champasari, Siliguri, PO-Champasar, P.S-Pradhan Nagar, District-Darjeeling, PIN-734003, West Bengal.;
- 2. SRI APURBA GHOSH ROY S/O LATE AKHIL CHANDRA GHOSH ROY, HAVING PAN :- ADQPR2782M**; Indian Citizen, Hindu by Religion, Service by Occupation, resident of Ghosh Roy Niwas, Narmada Bagan Champasari, Siliguri, PO-Champasar, P.S-Pradhan Nagar, District-Darjeeling, PIN-734003, West Bengal.;
- 3. SMT APARAJITA GHOSH ROY D/O LATE AKHIL CHANDRA GHOSH ROY, HAVING PAN :- AKZPG7458D**; Indian Citizen, Hindu by Religion, Professional by Occupation, resident of Kazi Sabya Sachi Lane, Subash pally, Siliguri, PO & P.S-Siliguri, District-Darjeeling, PIN-734001, West Bengal.;
- 4. SMT ANINDITA BAKSHI D/O LATE AKHIL CHANDRA GHOSH ROY, HAVING PAN :- BGXPB6852K**; Indian Citizen, Hindu by Religion, Service by Occupation, resident of Dalmore Tea Garden, Birpara, Dist-Alipurduar, Pin-735204, West Bengal.;

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/

Alaka Ghose Roy
Anur Kishor Roy
Apangeli Ghosh Roy
Sundilali Baleshi
Nupur Kundu
Subidita Ghosh Roy
Puspun Ghosh Roy
- 3 -
Sananda Dutta

5. **SMT NUPUR KUNDU D/O LATE PRAVASH CHANDRA GHOSH ROY, HAVING PAN :-BASP9294H**, Indian Citizen, Hindu by Religion, Housewife by Occupation, resident of Ashibad, Sadhak Ram Prasad Sarani, Ward No.29, Desbandhupara, Siliguri, PS-Siliguri, Pin-734004, Dist-Darjeeling, West Bengal.;
6. **SMT SUBIDITA GHOSH ROY W/O LATE CHANDAN GHOSH ROY, HAVING PAN :-AMWPG6128R**; Indian Citizen, Hindu by Religion, Pensioner by Occupation, resident of Lenin Sarani, Ward No.29, Desbandhupara, Siliguri, PS-Siliguri, Pin-734004, Dist-Darjeeling, West Bengal.;
7. **SRI PUSPEN GHOSH ROY S/O LATE CHANDAN GHOSH ROY, HAVING PAN :-AMWPG6843R**; Indian Citizen, Hindu by Religion, Service by Occupation, resident of Lenin Sarani, Ward No.29, Desbandhupara, Siliguri, PS-Siliguri, Pin-734004, Dist-Darjeeling, West Bengal.;
8. **SMT SANANDA DUTTA D/O LATE CHANDAN GHOSH ROY, HAVING PAN :-GSTPD3507A**; Indian Citizen, Hindu by Religion, Business by Occupation, resident of C/o Susanta Dutta, Parijat Satyen Bose Road, Ward No.29, Desbandhupara, Siliguri, PS-Siliguri, Pin-734004, Dist-Darjeeling, West Bengal.;

Hereinafter called the **VENDORS** (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns as the case may be) of the **OTHER PART**.

WHEREAS one **SIRISH CHANDRA GHOSH ROY S/O LATE KAILASH CHANDRA GHOSH ROY**, is/was the Recorded Owner of the R.S.Plot No.6051 Having Area Measuring 51 Decimals and R.S. Plot No.6052 Having Area Measuring 168 Decimals, Both in R.S.Khatian No.3522, Mouza-Siliguri, J.L.No.110 (88), PS-Siliguri, Under Siliguri Municipal Corporation Ward No.29, Dist-Darjeeling, West Bengal.

WHEREAS the said **SIRISH CHANDRA GHOSH ROY**, died intestate on 29.03.1968, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are:-

- | | | |
|-------|---|------------------|
| i. | SMT LABANYALATAGHOSH ROY (NOW DECEASED) | -WIFE |
| ii. | SRI DILIP CHANDRA GHOSH ROY(NOW DECEASED) | SON |
| iii. | SRI PROBHAS CHANDRA GHOSH ROY(NOW DECEASED) | -SON |
| iv. | SRI AKHIL CHANDRA GHOSH ROY(NOW DECEASED) | SON |
| v. | SMT. PRATIBHA GUHA (GHOSH ROY)(NOW DECEASED)
(W/O LATE PURNENDU NARAYAN GUHA) | -DAUGHTER |
| vi. | SMT. SANDHYA DUTTA (GHOSH ROY)
(W/O LATE DHIRENDRA NATH DUTTA) | -DAUGHTER |
| vii. | SMT. ARATI ROY (GHOSH ROY)
(W/O LATE SALIL ROY) | -DAUGHTER |
| viii. | SMT. RATNA DUTTA (GHOSH ROY)
(W/O LATE SUSHANTA KR DUTTA) | DAUGHTER |

N.A.

Alaka Ghose Roy
 Subidita Ghosh Roy
 Aparnika Ghosh Roy
 Anindita Basak
 Subidita Ghosh Roy
 Puspita Ghosh Roy
 Sananda Dutta
 Nupur Kundu.

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WHEREAS thereafter the said Smt Labanyalata Ghosh Roy, died intestate on 25.12.1990, leaving the following persons as her legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are:-

- | | | |
|------|---|-----------|
| i. | SRI DILIP CHANDRA GHOSH ROY (NOW DECEASED) | -SON |
| ii. | SRI PROBHAS CHANDRA GHOSH ROY (NOW DECEASED) | -SON |
| iii. | SRI AKHIL CHANDRA GHOSH ROY (NOW DECEASED) | -SON |
| iv. | SMT. PRATIBHA GUHA (GHOSH ROY) (NOW DECEASED)
(W/O LATE PURNENDU NARAYAN GUHA) | -DAUGHTER |
| v. | SMT. SANDHYADUTTA (GHOSH ROY)
(W/O LATE DHIRENDRA NATH DUTTA) | -DAUGHTER |
| vi. | SMT. ARATI ROY (GHOSH ROY)
(W/O LATE SALIL ROY) | -DAUGHTER |
| vii. | SMT. RATNA DUTTA (GHOSH ROY)
(W/O LATE SUSHANTA KR DUTTA) | -DAUGHTER |

WHEREAS thereafter the said Sri Probhas Chandra Ghosh Roy, died intestate on 21.06.1997, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are:-

- | | | |
|------|--------------------------------------|-----------|
| i. | SMT REKHA GHOSH ROY (NOW DECEASED) | - WIFE |
| ii. | SMT RITA BOSE | -DAUGHTER |
| iii. | SMT NUPUR KUNDU | -DAUGHTER |
| iv. | SRI CHANDAN GHOSH ROY (NOW DECEASED) | - SON |
| v. | | |

WHEREAS thereafter the said **SMT REKHA GHOSH ROY**, died intestate on 07.11.2019, leaving the following persons as her legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are:-

- | | | |
|------|--------------------------------------|------------|
| i. | SMT RITA BOSE | - DAUGHTER |
| ii. | SMT NUPUR KUNDU | - DAUGHTER |
| iii. | SRI CHANDAN GHOSH ROY (NOW DECEASED) | - SON |
| iv. | | |

WHEREAS thereafter the said **SRI CHANDAN GHOSH ROY**, died intestate on 08.08.1990, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are :-

- | | | |
|------|------------------------|------------|
| i. | SMT SUBIDITA GHOSH ROY | -WIFE |
| ii. | SRI PUSPEN GHOSH ROY | - SON |
| iii. | SMT SANANDA DUTTA | - DAUGHTER |
| iv. | | |

WHEREAS thereafter the said Smt. Pratibha Guha (Ghosh Roy), died intestate on 06.03.2008, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. It is stated that Sri Purnendu Guha, husband of Smt. Pratibha Guha (Ghosh Roy), expired previously on 01.10.1994. The Legal Heirs are :-

- | | | |
|-----|---------------------------|------------|
| i. | SRI SUBHENDU NARAYAN GUHA | - SON |
| ii. | SMT PUSPITA NAG (GUHA) | - DAUGHTER |

L.A.

Alaka Ghose Roy
Dilip Chandra Roy
Aparajita Ghosh Roy
Anindita Bakshi
Nupur Kundu,
Subrata Ghosh Roy
Puspita Ghosh Roy
Saronada Dutta

- 5 -

WHEREAS thereafter the said Sri Akhil Chandra Ghosh Roy, died intestate on 04.01.2011, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are:-

- | | | |
|------|-----------------------|------------|
| i. | SMT ALOKA GHOSH ROY | - WIFE |
| ii. | SRI APURBA GHOSH ROY | - SON |
| iii. | SMT APARAJITA TRIBEDY | - DAUGHTER |
| iv. | SMT ANINDITA BAKSHI | - DAUGHTER |
| v. | SMT ANUPAMA GHOSH ROY | - DAUGHTER |

WHEREAS thereafter the said Sri Dilip Chandra Ghosh Roy, died intestate on 06.04.2018, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are :-

- | | | |
|------|-------------------------|-----------------------|
| i. | SMT MAMATA GHOSH ROY | - WIFE (NOW DECEASED) |
| ii. | SRI DEBABRATA GHOSH ROY | - SON |
| iii. | SMT MADHUMITA BOSE | - DAUGHTER |
| iv. | SMT MALABIKA GHOSH ROY | - DAUGHTER |
| v. | SMT SUBRATA GHOSH ROY | - DAUGHTER |

WHEREAS thereafter the said **SMT MAMATA GHOSH ROY**, died intestate on 25.04.2023, leaving the following persons as his legal heirs as provisions of the Hindu Succession Act, 1956. The Legal Heirs are :-

- | | | |
|------|-------------------------|------------|
| i. | SRI DEBABRATA GHOSH ROY | - SON |
| ii. | SMT MADHUMITA BOSE | - DAUGHTER |
| iii. | SMT MALABIKA GHOSH ROY | - DAUGHTER |
| iv. | SMT SUBRATA GHOSH ROY | - DAUGHTER |

WHEREAS after the demise of the Sirish Chandra Ghosh Roy, his Wife Smt Labanyalata Lata Ghosh Roy, gifted her share of land in R.S.Plot No.6051 & 6052, Recorded in R.S.Khatian No.3522, Mouza-Siliguri, J.L.No.110 (88), PS-Siliguri, Under Siliguri Municipal Corporation Ward No.29, Dist-Darjeeling, West Bengal., Vide Deed of Gift No. 5450 for the Year 1973, registered at the Office of Sub-Registrar, Siliguri, District -Darjeeling, West Bengal., to and in favour of (1) Sri Dilip Chandra Ghosh Roy and (2) Sri Akhil Chandra Ghosh Roy, having their permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

WHEREAS THE VENDORS along with the following Co-Owners are the absolute Joint Undivided Owners of the Total Land Described in the Schedule-A below, each having undivided share and his/her respective share as per inheritance. The following Persons herein referred are:

1. SRI DEBABRATA GHOSH ROY S/O LATE DILIP CHANDRA GHOSH ROY,
2. SMT MADHUMITA BOSE D/O LATE DILIP CHANDRA GHOSH ROY,
3. SMT MALABIKA GHOSH ROY D/O LATE DILIP CHANDRA GHOSH ROY,
4. SMT SUBRATA GHOSH ROY D/O / S/O LATE DILIP CHANDRA GHOSH ROY,
5. SMT ANUPAMA GHOSH ROY D/O LATE AKHIL CHANDRA GHOSH ROY,
6. SMT RITA BOSE D/O LATE PRAVASH CHANDRA GHOSH ROY,
7. SMT PUSPITA NAG (GUHA) D/O LATE SMT PRATIBHA GHOSH ROY,
8. SRI SUBHENDU NARAYAN GUHA S/O LATE SMT PRATIBHA GHOSH ROY,

R.A.

Alaka Ghose Roy
Maha Jha Roy
Apamjiti Ghosh Roy
Anindita Balash
Nrupur Kundu
Smita Ghosh Roy
Tungun Ghosh Roy
Sananda Dutta

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9. SMT. SANDHYA DUTTA D/O LATE SIRISH CHANDRA GHOSH ROY;
10. SMT. ARATI ROY D/O LATE SIRISH CHANDRA GHOSH ROY;
11. SMT. RATNADUTTA D/O LATE SIRISH CHANDRA GHOSH ROY.

AND WHEREAS the **VENDORS** above named, being in need of money for the purpose of their domestic and other purposes has/have orally expressed their desire to sale/sell their respective Undivided Shares in the Schedule-A Land, Being their said Respective Undivided Share is/are Detailed in the Schedule-B Below. Being Undivided Share of Land Sold is Measuring **3.09622 KATHAS** (morefully described in the Schedule-B below), and the **Purchaser** has/have accepted the offer of sale of the **VENDORS** and has offered to purchase the same at the total price / value of **Rs.1,12,86,948.00 (Rupees One Crore Twelve Lakhs Eighty Six Thousand Nine Hundred Forty Eight Only)** free from all encumbrances and charges whatsoever.

AND WHEREAS now the **VENDORS** hereof, after considering the offer so offered by the Purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell the total scheduled plot of land in a peaceful vacant position as fully described in the Schedule below to and in favour of the Purchaser at or for the aforesaid price / total sum of **Rs.1,12,86,948.00 (Rupees One Crore Twelve Lakhs Eighty Six Thousand Nine Hundred Forty Eight Only)**, free from all encumbrances and charges whatsoever and the below Schedule-B Vacant Land is transferred in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the total sum **Rs.1,12,86,948.00 (Rupees One Crore Twelve Lakhs Eighty Six Thousand Nine Hundred Forty Eight Only)**; after deduction of TDS @ 1%, as per provisions of Law, as paid by the Purchaser to the Vendors and the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, by putting their signatures/impressions on this deed and the Vendors does hereby grant, convey, transfer, assign and assure and make over possession thereof **UNTO** the Purchaser the below Schedule-B Vacant Land, morefully and particularly described in the Schedule-B appended below and make over possession thereto together with other rights, liberties, privileges, easements, appurtenances, whichever is belonging to or in any way appertaining to the said Vacant Land as absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The **VENDORS** covenant to save harmless and indemnify and keep indemnified the Purchaser from or against all such losses, damages, acts, deeds, and all encumbrances, charges and equities whatsoever and shall execute and do all such lawful acts, deeds and things for the further and more perfectly conveying and assuring the below **SCHEDULE-B VACANT LAND** and every part in the manner aforesaid according to the true intent and meaning of this deed.

The Vendors does hereby covenant with the Purchaser that if for any defect of title in the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors and Purchaser is

Alaka Ghose Roy
Baba Jai Roy
Aparajit Ghosh Roy
Anindita Basak
Nupur Kundu
Sudipta Ghosh Roy
Trispen Ghosh Roy
Saranda Dutta

-7-

deprived of ownership of possession of the below **SCHEDULE-B** property hereby sold or any part thereof in the future, the **VENDORS** shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with eighteen percent interest, per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting there from.

The Vendors does hereby further declare that they at the request and costs of the Purchaser, shall do and/or execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below **SCHEDULE-B VACANT LAND** hereby sold by the **VENDORS** by these presents.

SCHEDULE -A OF TOTAL LAND
(ABOVE REFERRED)

All that piece or parcel of **LAND MEASURING 13.27 Katha OR 21.90 DECIMALS**,
appertaining to:

R.S.PLOT NO.6051 Corresponding to **L.R.PLOT NO.546 – 5.10 DECIMALS**:

AND

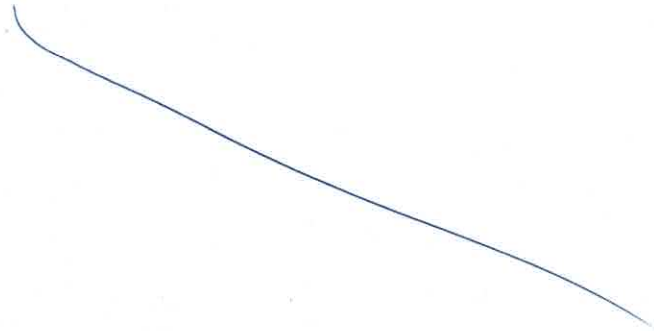
R.S.PLOT NO.6052 Corresponding to **L.R.PLOT NO.547 – 16.80 DECIMALS**,
Both in **R.S.Khatian No.3522, L.R.Khatian No.1897, Old Mouza-Siliguri, New Mouza- Siliguri Madhya, J.L.No. 88, PS-Siliguri, Under Siliguri Muncpal Corporation Ward No.29, Dist-Darjeeling, West Bengal. Land is Situated at Road: Desbandhupara, Road Zone : (Ward No.29 –Ward No.29), Siliguri, Pin-734004.**

R.O.R. & Proposed : Bastu
Site Plan Annexed

The said Plot of Land is butted and Bounded as follows:-

North : Land of R.S.Plot No.6049 & 6048;
South : Land of R.S.Plot No.6053;
East : 18'3" to 19'5" Wide Pucca Road;
West : Land of R.S.Plot No.6050.

M.A.



Alaka Ghose Roy
 Subidita Ghosh Roy
 Aparajita Ghosh Roy
 Anindita Bakshi
 Nupur Kundu.
 Subidita Ghosh Roy
 Puspita Ghosh Roy
 Sananda Dutta

SCHEDULE -B
(UNDIVIDED SHARE OF LAND SOLD)

All that piece or parcel of **VACANT UNDIVIDED LAND MEASURING 3.09622 KATHAS, OUT OF WHICH LAND** appertaining to:

R.S.PLOT NO.6051 Corresponding to **L.R.PLOT NO.546 – 0.72102 KATHAS;**

AND

R.S.PLOT NO.6052 Corresponding to **L.R.PLOT NO.547 – 2.3752 KATHAS;**

Both in **R.S.Khatian No.3522, L.R.Khatian No.1897, Old Mouza-Siliguri, New Mouza- Siliguri Madhya, J.L.No.88, PS-Siliguri, Under Siliguri Municipal Corporation Ward No.29, Dist-Darjeeling, West Bengal. Land is Situated at Road: Desbandhupara, Road Zone : (Ward No.29 –Ward No.29), Siliguri, Pin-734004.**

R.O.R. & Proposed : Bastu

BRIEF DETAILS OF UNDIVIDED SHARES OF VENDORS SOLD HEREIN

NOS.	VENDORS	SHARE OF LAND SOLD IN R.S.POT NO.6051 (IN KATHAS)	SHARE OF LAND SOLD IN R.S.POT NO.6052 (IN KATHAS)	AMOUNT PAYABLE
1	SMT ALOKA GHOSH ROY	0.11588	0.3818	RS.9,45,487/-
2	SRI APURBA GHOSH ROY	0.11588	0.3818	RS.9,45,487/-
3	SMT APARAJITA TRIBEDY	0.11588	0.3818	RS.9,45,487/-
4	SMT ANINDITA BAKSHI	0.11588	0.3818	RS.9,45,487/-
5	SMT NUPUR KUNDU	0.1287	0.424	RS.20,00,000/-
6	SMT SUBIDITA GHOSH ROY	0.0429	0.141	Rs. 18,35,000.00
7	SRI PUSPEN GHOSH ROY	0.0429	0.141	Rs. 18,35,000.00
8	SMT SANANDA DUTTA	0.0430	0.142	Rs. 18,35,000.00
	TOTAL LAND	0.72102 KATHAS	2.3752 KATHAS	Rs.1,12,86,948.00

Handwritten signature/initials

Handwritten signature/initials

IN WITNESS WHEREOF VENDORS has/have set and subscribed their respective hands and seals in good health & full presence of sound mind on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES:-

1. Marmita Roy
W/O PUSPEN ANOSH ROY
ASHOK NAGAR, ROAD NO-7
P.O-SILIGURI BAZAR
Dist- Jalpaiguri Pin-734005

Alaka Ghose Roy
Anjali Roy
Aparajit Ghosh Roy
Anindita Basak
Nupur Kundu

2. Susanta Dutta
C/o. KANU CH. DUTTA
S. SIBRAM SATYEN Bose Road,
Deshbandhupara, Bazar Bazar Moore,
Pin, - 734004, Siliguri.

Sulidita Ghosh Roy
Tuspa Ghosh Roy
Saranda Dutta

SIGNATURE OF THE VENDORS

Drafted as per the instructions of the parties and printed at **Raman Agarwal Law Chambers, Siliguri** and read over and explained by me:-


RAMAN AGARWAL
ADVOCATE, SILIGURI
ENROLL:F-222/68/2006

NAME OF THE PURCHASER :-

VIDHAYAK BUILDERS PRIVATE LIMITED,

Registered Office at at CP Group, 2nd Floor, Block 11, Office Block,
The Universe, Behind Himalaya Kanya Abasan, Eastern By-Pass, Siliguri,
PS-Bhaktinagar, PO- Salugara, PIN-734008, Dist-Jalpaiguri, West
Bengal., Represented by one of its Director -
SRI SUBHAM JINDAL S/O SRI SURESH KUMAR AGARWAL,
Residing at M.G.Road, Khalpara, Siliguri, PO-Siliguri Bazaar &
PS-Siliguri, PIN-734005, Dist-Darjeeling, West Bengal

NAME OF THE VENDORS :-

- 1) SMT ALOKA GHOSH ROY W/O LATE AKHIL CHANDRA GHOSH ROY,
Resident of Ghosh Roy Niwas, Narmada Bagan Champasari, Siliguri,
PO-Champasar, P.S-Pradhan Nagar, District-Darjeeling, PIN-734003,
- 2) SRI APURBA GHOSH ROY S/O LATE AKHIL CHANDRA GHOSH ROY,
Resident of Ghosh Roy Niwas, Narmada Bagan Champasari, Siliguri,
PO-Champasar, P.S-Pradhan Nagar, District-Darjeeling, PIN-734003,
- 3) SMT APARAJITA GHOSH ROY D/O LATE AKHIL CHANDRA GHOSH ROY,
Resident of Kazi Sabya Sachi Lane, Subash pally, Siliguri, PO &
P.S-Siliguri, District-Darjeeling, PIN-734001, West Bengal.
- 4) SMT ANINDITA BAKSHI D/O LATE AKHIL CHANDRA GHOSH ROY,
Resident of Dalmore Tea Garden, Birpara, Dist-Alipurduar, Pin-735204,
- 5) SMT NUPUR KUNDU D/O LATE PRAVASH CHANDRA GHOSH ROY,
Resident of Ashibad, Sadhak Ram Prasad Sarani, Ward No.29,
Desbandhupara, Siliguri, PS-Siliguri, Pin-734004, Dist-Darjeeling,
- 6) SMT SUBIDITA GHOSH ROY W/O LATE CHANDAN GHOSH ROY,
Resident of Lenin Sarani, Ward No.29, Desbandhupara, Siliguri,
PS-Siliguri, Pin-734004, Dist-Darjeeling,
- 7) SRI PUSPEN GHOSH ROY S/O LATE CHANDAN GHOSH ROY,
Resident of Lenin Sarani, Ward No.29, Desbandhupara, Siliguri,
PS-Siliguri, Pin-734004, Dist-Darjeeling,
- 8) SMT SANANDA DUTTA D/O LATE CHANDAN GHOSH ROY,
Resident of C/o Susanta Dutta, Parijat Satyen Bose Road, Ward No.29,
Desbandhupara, Siliguri, PS-Siliguri, Pin-734004, Dist-Darjeeling,



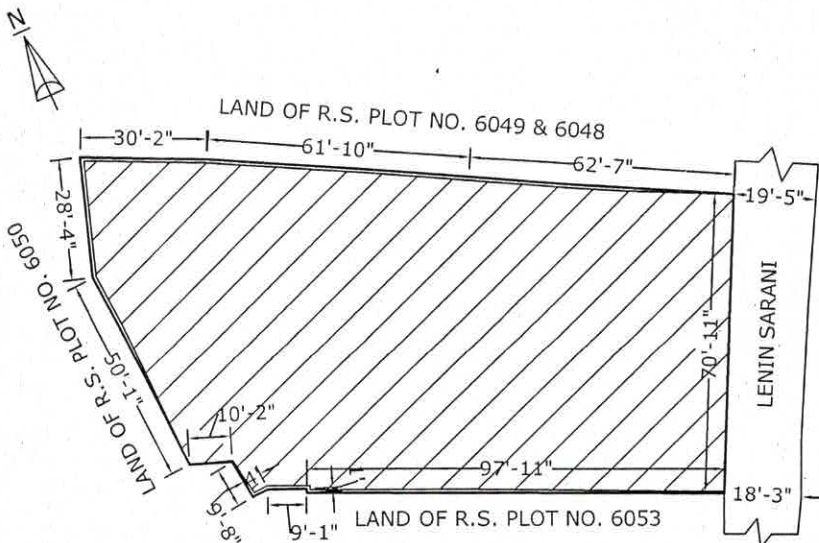
TOTAL LAND AREA STATEMENT. :-				
KHATIAN NO.		PLOT NO.		AREA IN
R.S.	L.R.	R.S.	L.R.	DECIMAL
3522	1897	6051	546	5.10
3522	1897	6052	547	16.80

UNDIVIDED SHARE OF LAND SOLD				
AREA STATEMENT. :-				
KHATIAN NO.		PLOT NO.		AREA IN
R.S.	L.R.	R.S.	L.R.	KATHA
3522	1897	6051	546	0.72102
3522	1897	6052	547	2.37520
TOTAL AREA.:-				3.09622

Alaka Ghose Roy
 Apurba Ghosh Roy
 Aparajita Ghosh Roy
 Nupur Kundu
 Anindita Balashi
 Puspen Ghosh Roy
 Sananda Dutta

LAND SCHEDULE :-

MOUZA.:- SILIGURI (OLD),
SILIGURI MADHYA(NEW), J.L. NO. :- 88
SHEET NO. :- 6, KHATIAN NO.:- R.S. 3522
P.S. :- SILIGURI, DIST. :- DARJEELING



DRAWN BY: *M. S. Saranya*
 Surveyor
 (Regd. No. 15414/II)
 Subhashpally, Siliguri

SITE PLAN.
SCALE :- 1"= 45'-0"
PROPOSED PLOT SHOWN.

SIGNATURE OF THE VENDORS

SION SHEET



Alaka Ghose Roy

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

Alaka Ghose Roy

Signature



Ankur Ghose Roy

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

Ankur Ghose Roy
Signature

SION SHEET



Aparajita Ghosh Roy

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

Aparajita Ghosh Roy
Signature



Anindita Baleshi

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

Anindita Baleshi
Signature

SION SHEET



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

VIDHAYAK BUILDERS PRIVATE LIMITED

Signature

DIRECTOR

Photo with full Signature of the person.

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

Signature

SESSION SHEET



Nupur Kundu.

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

Signature Nupur Kundu.



Subidita Ghosh Roy

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

Subidita Ghosh Roy
Signature

SESSION SHEET



Purnima Ghosh Roy

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

Purnima Ghosh Roy
Signature



Saranda Dubta

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

Saranda Dubta
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Mamita Roy
SIGNATURE OF IDENTIFIER

Major Information of the Deed



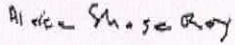


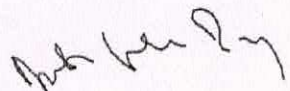


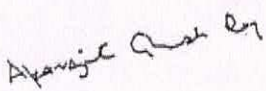
Deed No :	I-0402-02070/2023	Date of Registration	07/08/2023
Query No / Year	0402-2001854433/2023	Office where deed is registered	
Query Date	20/07/2023 4:16:03 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	RAMAN AGARWAL LAW CHAMBERS Office No.1, 3rd Floor, Goyal Plaza, Lane Opp.Sachitra Hotel, Sevoke Road, Siliguri,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 9002037733, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] 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. 1,12,86,948/-	Rs. 1,12,86,948/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,64,367/- (Article:23)	Rs. 1,12,883/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



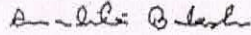


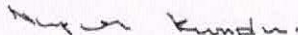


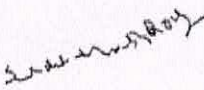
Land Details :



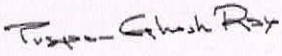


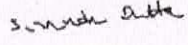
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri, JI No: 88, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6051	RS-3522	Bastu	Bastu	0.72102 Katha	27,00,000/-	27,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-6052	RS-3522	Bastu	Bastu	2.3752 Katha	85,86,948/-	85,86,948/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			5.1088Dec	112,86,948 /-	112,86,948 /-	
	Grand Total :				5.1088Dec	112,86,948 /-	112,86,948 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ALOKA GHOSH ROY (Presentant) Wife of Late AKHIL CHANDRA GHOSH Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	Signature  07/08/2023
	GHOSH ROY NIWAS, NARMADA BAGAN, CHAMPASARI, City:- , P.O:- CHAMPASARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx5E, Aadhaar No: 67xxxxxxxx1686, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			
2	Name Mr APURBA GHOSH ROY Son of Late AKHIL CHANDRA ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	Signature  07/08/2023
	GHOSH ROY NIWAS, NARMADA BAGAN, CHAMPASARI, City:- , P.O:- CHAMPASARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx2M, Aadhaar No: 37xxxxxxxx7172, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			
3	Name Mrs APARAJITA GHOSH ROY Daughter of Late AKHIL CHANDRA GHOSH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	Signature  07/08/2023
	KAZI SABYA SACHI LANE, SUBASH PALLY, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx8D, Aadhaar No: 68xxxxxxxx5652, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs ANINDITA BAKSHI Daughter of Late AKHIL CHANDRA GHOSH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
DALMORE TEA GARDEN, BIRPARA, City:- , P.O:- BIRPARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 735204 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BGxxxxxx2K, Aadhaar No: 79xxxxxxxx0495, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs NUPUR KUNDU Daughter of Late PRAVASH CHANDRA GHOSH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
ASHIBAD SADHAK, RAM PRASAD SARANI, DESHBANDHU PARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAXxxxxx4H, Aadhaar No: 53xxxxxxxx1135, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs SUBIDITA GHOSH ROY Wife of Late CHANDAN GHOSH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
LENIN SARANI, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx8R, Aadhaar No: 61xxxxxxxx6400, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				

	Name	Photo	Finger Print	Signature
7	Mr PUSPEN GHOSH ROY Son of Late CHANDAN GHOSH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
LENIN SARANI, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx3R, Aadhaar No: 42xxxxxxxx7992, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
	Name	Photo	Finger Print	Signature
8	Mrs SANANDA DUTTA Daughter of Late CHANDAN GHOSH ROY Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
PARIJAT, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GSxxxxxx7A, Aadhaar No: 91xxxxxxxx0743, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				



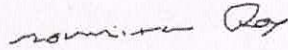
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VIDHAYAK BUILDERS PRIVATE LIMITED Cp Group, 2nd Floor, Block No. 11, Office Block, The Universe, Behind Himalaya Kanya Abasan, Eastern By - Pass, Salugara, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Subham Jindal Son of Mr Suresh Kumar Agarwal M G Road, Khalpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 72xxxxxxxx8657 Status : Representative, Representative of : VIDHAYAK BUILDERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss MOUMITA ROY Daughter of Mr DINABANDHU ROY ASHOK NAGAR ROAD NO:7, SHAKTIGARH, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005			
	07/08/2023	07/08/2023	07/08/2023

Identifier Of Mrs ALOKA GHOSH ROY, Mr APURBA GHOSH ROY, Mrs APARAJITA GHOSH ROY, Mrs ANINDITA BAKSHI, Mrs NUPUR KUNDU, Mrs SUBIDITA GHOSH ROY, Mr PUSPEN GHOSH ROY, Mrs SANANDA DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ALOKA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.11588 Katha
2	Mr APURBA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.11588 Katha
3	Mrs APARAJITA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.11588 Katha
4	Mrs ANINDITA BAKSHI	VIDHAYAK BUILDERS PRIVATE LIMITED-0.11588 Katha
5	Mrs NUPUR KUNDU	VIDHAYAK BUILDERS PRIVATE LIMITED-0.1287 Katha
6	Mrs SUBIDITA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.0429 Katha
7	Mr PUSPEN GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.0429 Katha
8	Mrs SANANDA DUTTA	VIDHAYAK BUILDERS PRIVATE LIMITED-0.043 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs ALOKA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.3818 Katha
2	Mr APURBA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.3818 Katha
3	Mrs APARAJITA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.3818 Katha
4	Mrs ANINDITA BAKSHI	VIDHAYAK BUILDERS PRIVATE LIMITED-0.3818 Katha
5	Mrs NUPUR KUNDU	VIDHAYAK BUILDERS PRIVATE LIMITED-0.424 Katha
6	Mrs SUBIDITA GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.141 Katha
7	Mr PUSPEN GHOSH ROY	VIDHAYAK BUILDERS PRIVATE LIMITED-0.141 Katha
8	Mrs SANANDA DUTTA	VIDHAYAK BUILDERS PRIVATE LIMITED-0.142 Katha

On 07-08-2023

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:13 hrs on 07-08-2023, at the Office of the A.D.S.R. SILIGURI by Mrs ALOKA GHOSH ROY , one of the Executants.

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 1,12,86,948/-

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

Execution is admitted on 07/08/2023 by 1. Mrs ALOKA GHOSH ROY, Wife of Late AKHIL CHANDRA GHOSH, GHOSH ROY NIWAS, NARMADA BAGAN, CHAMPASARI, P.O: CHAMPASARI, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Others, 2. Mr APURBA GHOSH ROY, Son of Late AKHIL CHANDRA ROY, GHOSH ROY NIWAS, NARMADA BAGAN, CHAMPASARI, P.O: CHAMPASARI, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Service, 3. Mrs APARAJITA GHOSH ROY, Daughter of Late AKHIL CHANDRA GHOSH ROY, KAZI SABYA SACHI LANE, SUBASH PALLY, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Professionals, 4. Mrs ANINDITA BAKSHI, Daughter of Late AKHIL CHANDRA GHOSH ROY, DALMORE TEA GARDEN, BIRPARA, P.O: BIRPARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735204, by caste Hindu, by Profession Service, 5. Mrs NUPUR KUNDU, Daughter of Late PRAVASH CHANDRA GHOSH ROY, ASHIBAD SADHAK, RAM PRASAD SARANI, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 6. Mrs SUBIDITA GHOSH ROY, Wife of Late CHANDAN GHOSH ROY, LENIN SARANI, DESHBANDHUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Others, 7. Mr PUSPEN GHOSH ROY, Son of Late CHANDAN GHOSH ROY, LENIN SARANI, DESHBANDHUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Service, 8. Mrs SANANDA DUTTA, Daughter of Late CHANDAN GHOSH ROY, PARIJAT, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Miss MOUMITA ROY, , , Daughter of Mr DINABANDHU ROY, ASHOK NAGAR ROAD NO.7, SHAKTIGARH, P.O: SILIGURI BAZAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,12,883.00/- (A(1) = Rs 1,12,869.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,12,883/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/08/2023 2:26PM with Govt. Ref. No: 192023240154917088 on 03-08-2023, Amount Rs: 1,12,883/-,
Bank: SBI EPay (SBlePay), Ref. No. 4476108929223 on 03-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,64,367/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,59,367/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 178, Amount: Rs.5,000.00/-, Date of Purchase: 04/08/2023, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2023 2:26PM with Govt. Ref. No: 192023240154917088 on 03-08-2023, Amount Rs: 5,59,367/-,

Bank: SBI EPay (SBlePay), Ref. No. 4476108929223 on 03-08-2023, Head of Account 0030-02-103-003-02

Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 54490 to 54514

being No 040202070 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2023.08.10 11:22:06 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/08/10 11:22:06 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)

N. J. Stamp

SL. No. 178 Date 04/08/23

Sold to Vidhayan Builders Private Limited

of Nilgiri

Value 5000/- Rupees Five Thousand only

[Signature]

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



Addl. Dist. Sub-Registrar
Singur-I, Dt. Darjeeling

07 AUG 2023

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SINGUR-1, DIST. DARJEELING
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SINGUR-1, DIST. DARJEELING
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SINGUR-1, DIST. DARJEELING

সিঙ্গুর-১, জেলা দার্জিলিং
০৭.০৮.২৩