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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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0/18/1492  
v/c-1295

5/10/16

REVENUE OFFICER  
L. & L. R. O. Matigara, Block

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Tommay Ghosh

Sujata Ghosh

Lalika Ghosh

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### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 25<sup>th</sup> DAY OF AUGUST 2016 (TWO THOUSAND SIXTEEN)

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.

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Advt. District Sub-Registrar,  
Siliguri-II at Bagdogra  
29 AUG 2016

STAMP  
1969 No. 24.8.16

Embee Dreamworld Pvt. Ltd.

Kolkata  
Voice No. [Signature] As. [Signature]

Govt. Stamp Vendor  
B-46/6/93  
Lic. No- 545/HAJ  
07, Darjeeling

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Tanmay Ghosh



Add. Dist. Sub Registrar  
Salfuri Th. at Bongaigaon, Dist. Darjeeling

25 AUG 2016

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अधिकार क्षेत्र

राज्य सरकार

Tanmay Ghosh

Sudata Ghosh

Latika Ghosh

ममती राय

Page - 2

TOTAL CONSIDERATION : ₹ 1,58,42,976/-  
AREA OF LAND : 2.00 ACRE  
R.S. PLOT NO. : 35  
L.R. PLOT NO. : 83, 84 ✓  
R.S. KHATIAN NO. : 19  
L.R. KHATIAN NO. : 92, 1337, 3319, 3320, 3321,  
3322, 3323, 3324 & 3325  
J.L. NO. : 72  
MOUZA : KAWAKHARI  
PARAGANA : PATHARGHATA  
P.S. : MATIGARA  
DISTRICT : DARJEELING

WITHIN THE AREA OF GRAM PANCHAYAT

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B E T W E E N

1. **SRI MANJU GHOSH** alias **MANJU KUMAR GHOSH** (PAN:- **BQBP8175N**) S/o Late Motilal Ghosh,
  2. **SMT SADHANA GHOSH** D/o Late Motilal Ghosh,
  3. **SMT SAMIKA GHOSH** (PAN:- **BDKPG8253M**) D/o Late Motilal Ghosh,
  4. **SMT GOURI GHOSH** (PAN:- **BQRPG3780P**) W/o Late Swapan Kumar Ghosh,
  5. **SRI TANMAY GHOSH** (PAN:- **AYFPG4667G**) S/o Late Swapan Kumar Ghosh,
  6. **SMT SUJATA GHOSH** (PAN:- **BQRPG3779G**) D/o Late Swapan Kumar Ghosh,
  7. **SMT LATIKA GHOSH** (PAN:- **BQTPG0805M**) D/o Late Swapan Kumar Ghosh,
  8. **SMT DAMANTI ROY** (PAN:- **CAPPR6876J**) W/o Salil Roy,
- All are Hindu by religion, Indian by Nationality, No. 2 to 4, 6 to 8 Housewife and No. 1 & 5 Business by occupation, No. 1 to 3 resident of Diglijote-734012, P.O. Sushrut Nagar, P.S. Matigara, District-Darjeeling, No. 4 to 7 resident of Diglijote -734011, P.O. Kadamtala, P.S. Matigara, District-Darjeeling and No. 8 resident of Kawakhari-734012, P.O. Sushrut Nagar, P.S. Matigara in the District of Darjeeling --- hereinafter jointly and collectively called the **FIRST PARTY/VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns) of the **FIRST PART.**

A N D

**EMBEE DREAMWORLD PVT. LTD.** (PAN:- **AAGCM5546G**) a Private Limited Company incorporated under the Companies Act, 2013, having its registered office at 6, Lyons Range, Unit No.2, 5<sup>th</sup> Floor, Kolkata-700001, represented by **SRI VINEET BANSAL** S/o Sri Binod Kumar Bansal, Hindu by religion, Indian by Nationality, Director of the above named Company by Occupation, resident of Pusp Niwas, Viswakarma Mandir Road, Khalpara, Siliguri-734005, P.O. Siliguri Bazar, P.S. Siliguri in the

Cont. ....P/4

BENGAI SINGH  
KAWAKHARI

HARADHAN SINGH

BENGAI SINGH

Tanmay Ghosh

Sudata Ghosh

Lalika Ghosh

Bishnu

District of Darjeeling --- hereinafter called **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context to be deemed to mean and include the business concern's, successors in office, representatives and assigns as well as its heirs, executors, administrators, directors, share holders, successors, representatives and assigns) of the **OTHER PART**.

I) **WHEREAS** one **HARADHAN SINGH** acquired a piece and parcel of land measuring 3.32 Acre appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of conveyance duly executed by **BENGAI SINGH** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 53, Pages from 163 to 166, being Document No. 5386 for the year of 1967.

II) **AND WHEREAS** one **BISHNU MAYA LAMANI** acquired a piece and parcel of land measuring 1.66 Acre appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of conveyance duly executed by **HARADHAN SINGH** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, being Document No. 2785 for the year of 1968.

IIIa) **AND WHEREAS** one **MOTILAL GHOSH** acquired a piece and parcel of land measuring 83 Decimal appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of conveyance duly executed by **BISHNU MAYA LAMANI** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 16, Pages from 87 to 89, being Document No. 804 for the year of 1974.

3/1/2013  
BISHNU MAYA LAMANI

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RANTU GHOSH

4  
RANJAN GHOSH

Page - 5

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Tannay Ghosh

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Sujata Ghosh

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Lalika Ghosh

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IIIb) AND WHEREAS one **MANTU GHOSH** acquired a piece and parcel of land measuring 83 Decimal appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed by **BISHNU MAYA LAMANI** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 12, Pages from 173 to 175, being Document No. 805 for the year of 1974.

IIIc) AND WHEREAS Vendor No. 1 **SRI MANJU GHOSH** alias **MANJU KUMAR GHOSH** also acquired a piece and parcel of land measuring 83 Decimal appertaining to and forming part of R.S. Plot No. 29, 33, 34, 35 & 45 corresponding to L.R. Plot No. 54, 55, 84, 99 & 101 recorded in Sabek Khatian No. 19 corresponding to Hal Khatian No. 93 & 94 of Mouza-Kawakhari in the District of Darjeeling by virtue of registered Deed of Gift duly executed by **MANTU GHOSH** alias **MANTU KUMAR GHOSH** and registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 11, Pages from 4317 to 4330, being Document No. 4334 for the year of 2011.

IVa) AND WHEREAS one **BALARAM LAMA** acquired a piece and parcel of land measuring 1.66 Acre appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of conveyance duly executed by **HARADHAN SINGH** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 30, Pages from 48 to 54, being Document No. 2786 for the year of 1968.

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IVb) AND WHEREAS Vendor No. 1 hereof **SRI MANJU GHOSH** also acquired a piece and parcel of land measuring 83 Decimal appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed by **BALARAM LAMA** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 12, Pages from 176 to 178, being Document No. 806 for the year of 1974.

In the aforesaid manner Vendor No. 1 **SRI MANJU GHOSH** alias **MANJU KUMAR GHOSH** became the owner of 1.66 Acre of land by virtue of 2 Deeds being No. 4334 for the year 2011 and 806 for the year 1974 and **MOTILAL GHOSH** became the owner of 83 Decimal of land by virtue of a Deed being No. 804 for the year 1974.

V) AND WHEREAS possessing the aforesaid land above named **MOTILAL GHOSH** died intestate leaving behind him, his following legal heirs namely-

- 1. **MANJU GHOSH** alias **MANJU KUMAR GHOSH** (SON) (VENDOR NO.1)
- 2. **MANTU GHOSH** (SON)
- 3. **SADHANA GHOSH** (DAUGHTER) (VENDOR NO.2)
- 4. **SAMIKA GHOSH** (DAUGHTER) (VENDOR NO.3)
- 5. **SWAPAN KUMAR GHOSH** (SON)

to inherit all his movable and immovable properties.

AND WHEREAS possessing the remaining portion of land abovenamed **MANTU GHOSH** died unmarried intestate leaving behind his below named legal heirs namely :-

- 1. **MANJU GHOSH** alias **MANJU KUMAR GHOSH** (BROTHER) (VENDOR NO.1)
- 2. **SADHANA GHOSH** (SISTER) (VENDOR NO.2)
- 3. **SAMIKA GHOSH** (SISTER) (VENDOR NO.3)
- 4. **SWAPAN KUMAR GHOSH** (BROTHER)

to inherit all his movable and immovable properties.

18/11/74

BALARAM LAMA

SWAPAN KUMAR GHOSH

SWAPAN KUMAR GHOSH

Tanmay Ghosh

Sujata Ghosh

Latika Ghosh

18/11/74

AND WHEREAS one **SWAPAN KUMAR GHOSH** acquired a piece and parcel of land measuring 83 Decimal appertaining to and forming part of Plot No. 29, 33, 34, 35 & 45 recorded in Khatian No. 19 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed by **BALARAM LAMA** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 13, Pages 122 to 124, being Document No. 803 for the year 1974.

AND WHEREAS Vendor No. 8 hereof **SMT DAMANTI ROY** acquired a piece and parcel of land measuring 6 Decimal appertaining to and forming part of L.R. Plot No. 84 recorded in L.R. Khatian No. 148 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed by **SWAPAN KUMAR GHOSH** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 61, Pages 293 to 296, being Document No. 4464 for the year 1993.

AND WHEREAS Vendor No. 8 hereof **SMT DAMANTI ROY** also acquired a piece and parcel of land measuring 50 Decimal appertaining to and forming part of Plot No. 54, 55 & 84 recorded in Khatian No. 148 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed by **SWAPAN KUMAR GHOSH** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 52, Pages 279 to 282, being Document No. 3821 for the year of 1993.

AND WHEREAS possessing 1/4<sup>th</sup> of undivided share of the land inherited from **MOTILAL GHOSH** and also purchased by him abovenamed **SWAPAN KUMAR GHOSH** also died intestate leaving behind him, his following legal heirs namely-

- 1. **GOURI GHOSH** (WIFE) (VENDOR NO.4)
- 2. **TANMAY GHOSH** (SON) (VENDOR NO.5)
- 3. **SUJATA GHOSH** (DAUGHTER) (VENDOR NO.6)
- 4. **LATIKA GHOSH** (DAUGHTER) (VENDOR NO.7)

to inherit all his movable and immovable properties.

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AND WHEREAS since then the Vendors hereof are in actual, khas and physical possession of all that piece and parcel of land as more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from any other person, and as such the Vendors became sole, absolute and exclusive owner-in-possession of the said landed property and have got right, title and interest having permanent heritable and transferable interest therein.

AND WHEREAS Vendors being in need of funds for acquiring more profitable properties have offered to sell all that piece and parcel of the landed property as more fully described in the Schedule below.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendors and has offered and agreed to purchase the land as more fully described in the schedule below at and for Rs. 1,58,42,976/- (Rupees One Crore Fifty Eight Lakh Forty Two Thousand Nine Hundred and Seventy Six) only, free from all encumbrances whatsoever.

AND WHEREAS the Vendors have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sell the landed property as more fully described in the schedule below for Rs. 1,58,42,976/- (Rupees One Crore Fifty Eight Lakh Forty Two Thousand Nine Hundred and Seventy Six) only, free from all encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 1,58,42,976/- (Rupees One Crore Fifty Eight Lakh Forty Two Thousand Nine Hundred and Seventy Six) only, paid by Draft by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the

স্বাক্ষর  
RANJAN GHOSH

RANJAN GHOSH

RANJAN GHOSH

Page - 9

Tanmay Ghosh

Sujata Ghosh

Latika Ghosh

স্বাক্ষর

Purchaser from payment thereof) the Vendors do hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as more fully described in the Schedule below) and make over khas and physical possession thereof to the Purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the landed property and the absolute estate free from all encumbrances, and the right, title and interest into and upon the landed property hereby transferred, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rent, taxes etc. payable to the superior landlord, the State of West Bengal and any other proper authority.

**AND** the Vendors hereby covenanted with the Purchaser that the interest which the Vendors profess to transfer subsists and the Vendors have full authority and good power to transfer the said landed property, expressed or intended so to be **unto** the Purchaser, in the manner aforesaid and the Vendors or any person claiming under them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do execute all such acts, deeds and things whatsoever necessary for further and more effectually transferring the enjoyment and possession to the Purchaser thereof and therein, as shall and may be required.

**IT** is further covenanted that the landed property (as more fully described in the Schedule below) held by the Vendors have not been surrendered or forfeited and that there exists no charge(s), mortgage(s), attachment(s) or any other encumbrance(s) whatsoever on the landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovering of any such charge, mortgage, attachment or any other encumbrances whatsoever, the Vendors shall be liable to be dealt with according to law, both civil and/or criminal as the case may be, and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall have to sustain in consequence thereof.

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Handwritten signature: Tanmay Ghosh

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THE Vendors further covenant that all rents and taxes or any other charges payable for the landed property hereby transferred or expressed or intended so to be, that have accrued due upto the date of these presents, have been paid, and all other covenants and conditions required to be observed and performed have been so observed and performed, and in case if it transpires otherwise, the Vendors shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance or non-performance as aforesaid.

THE Vendors further declare that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents, the Purchaser is deprived of possession or enjoyment of the landed property hereby transferred or expressed or intended so to be under these presents or any part thereof, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be, together with interest at the rate of 18% per annum from the date of such deprivation or dispossession, and shall also be liable for adequate compensation for any loss or injury attending thereto if sustained by the Purchaser.

IT is hereby further declared by the Vendors that they have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the landed property hereby conveyed or intended so to be under these presents or any part thereof, and that there subsists no such contract of sale or transfer existing with respect to the aforesaid landed property or any part thereof, as sustained by the Purchaser.

SCHEDULE OF LAND

All that piece and parcel of vacant land measuring 2.00 (Two Point Zero Zero) Acres appertaining to and forming part of R.S. Plot No. 35 (Three Five) corresponding to L.R. Plot No. 83 (Eight Three) & 84 (Eight Four), recorded in R.S. Khatian No. 19 (One Nine) corresponding to L.R Khatian No. 92 (Nine Two), 1337 (One Three Three Seven), 3319 (Three Three One Nine), 3320 (Three Three Two Zero), 3321 (Three Three Two One), 3322 (Three Three Two Two), 3323 (Three Three Two Three), 3324 (Three Three Two Four) & 3325 (Three Three Two Five) of Mouza - Kawakhari situates within Pargana - Patharghata, P.S. Matigara in the District of Darjeeling. Classification of Land:- Rupni.

**PLOTWISE DETAIL OF LAND SOLD BY VENDORS HEREOF -:**

R.S. PLOT NO.	L.R. PLOT NO.	TOTAL AREA
35	83	0.13 ACRE
	84	1.87 ACRE
TOTAL ATEA		2.00 ACRE

**DETAILS OF THE LAND SOLD BY INDIVIDUAL VENDOR:-**

L.R.		VENDORS NAME	AREA	TOTAL AREA
PLOT NO.	KHATIAN NO.			
83	92	MANJU GHOSH	13 DECIMAL	1.87 ACRE
84	92	MANJU GHOSH	94 DECIMAL	
	1337	DAMANTI ROY	49 DECIMAL	
	3319	GOURI GHOSH	03 DECIMAL	
	3320	TANMAY GHOSH	03 DECIMAL	
	3321	SUJATA GHOSH	03 DECIMAL	
	3322	LATIKA GHOSH	03 DECIMAL	
	3323	MANJU GHOSH	12 DECIMAL	
	3324	SAMIKA GHOSH	10 DECIMAL	
	3325	SADHANA GHOSH	10 DECIMAL	
TOTAL AREA				2.00 ACRE

Land as mentioned above hereby sold by the Vendors is butted and bounded as follows:

NORTH : LAND OF DIPAK BARMAN & OTHERS,

SOUTH : LAND OF L.R. PLOT NO. 98 OF SURJA MONI BARMAN & OTHERS,

EAST : LAND OF L.R. PLOT NO. 99,

WEST : LAND OF VENDORS & RIVER.

**IN WITNESS WHEREOF** the Vendors do hereunto set their respective hands on the day, month and year first above written.

সুকুমার

Tanmay Ghosh

সুবর্ণা ঘোষ

Sujata Ghosh

সালিকা ঘোষ

Latika Ghosh

সৌম্য ঘোষ

দলগী রায়

**V E N D O R S**

WITNESSES:-

1. Robin Das,  
S/o. Anil Biskey Das,  
R/o. SP मुखिया Road,  
Ichalpara, Siliguri  
Dist, Darjeeling-01

2. সালিকা ঘোষ  
সুবর্ণা ঘোষ  
সালিকা ঘোষ  
সালিকা ঘোষ

Drafted by me and printed at my office.

Rajesh Kumar Agarwal  
Advocate/ Siliguri  
Reg. no. WB/73/97

## MEMO OF RECEIPT

Rs. 1,58,42,976/-

RECEIVED of and from the within named PURCHASER Rs. 1,58,42,976/- (Rupees One Crore Fifty Eight Lakh Forty Two Thousand Nine Hundred and Seventy Six) only, by within named VENDORS the within mentioned sum of Rs. 1,58,42,976/- (Rupees One Crore Fifty Eight Lakh Forty Two Thousand Nine Hundred and Seventy Six) only, paid by Draft by the PURCHASER to the VENDORS in respect of the landed property conveyed herein.

## MEMO OF CONSIDERATION

<u>PARTY NAME</u>	<u>BANK NAME</u>	<u>PARTICULARS</u>	<u>DATE</u>	<u>AMOUNT</u>
MANJU GHOSH	BANK OF BARODA	000004	16.08.16	3,00,000
MANJU GHOSH	BANK OF BARODA	384914	24.08.16	1,34,28,076
SAMIKA GHOSH	BANK OF BARODA	384913	24.08.16	12,77,164
SADHANA GHOSH	BANK OF BARODA	384912	24.08.16	12,77,164
GOURI GHOSH	BANK OF BARODA	384911	24.08.16	4,45,419
TANMAY GHOSH	BANK OF BARODA	384906	24.08.16	4,45,419
SUJATA GHOSH	BANK OF BARODA	384905	24.08.16	4,45,419
LATIKA GHOSH	BANK OF BARODA	384907	24.08.16	4,45,419
DAMANTI ROY	BANK OF BARODA	000005	16.08.16	5,00,000
DAMANTI ROY	BANK OF BARODA	384909	24.08.16	33,24,352
TOTAL				2,18,88,432

Rs. 1,20,18,624/- has been Paid to Vendor No. 1 to 7 for land measuring 1.51 Acre and Rs. 38,24,352/- has been paid to Vendor No. 8 for land measuring 0.49 Acre out of total consideration Rs. 2,18,88,432/- which is hereby sold.

- *(Signature)*

- *সাহানা ঘোষ*

- *সামিকা ঘোষ*

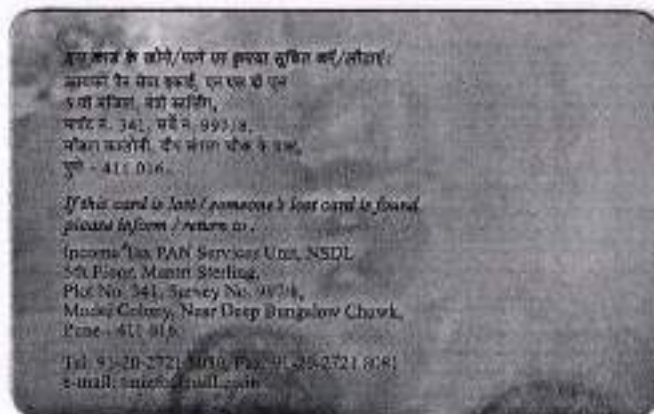
- *সৌরী ঘোষ*

- *Tanmay Ghosh*

- *Sujata Ghosh*

- *Latika Ghosh*





EMBEE DREAMWORLD PVT. LTD.

Sureet Bansal

DIRECTOR



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VINEET BANSAL  
BINOD KUMAR BANSAL  
10/01/1985  
Permanent Account Number  
AHGPB8342M



*Vineet Bansal*  
Signature

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जावे वा कुरवा सुचित को/सीकर  
आयकर सेवा सेवा युनिट, UTISL  
प्लॉट नं. ३, सेक्टर ११, सीडी बी बेलपुर  
नवी मुंबई - ४०० ६१४

EMBEE DREAMWORLD PVT. LTD.

DIRECTOR

FORM NO. 60

[SEE SECOND PROVISO TO RULE 114B]

Form of declaration to be filed by a person who does not have a Permanent account number and who enters into any transaction Specified in rule 114B

1. Full Name and address of the declarant : Smt Sadhana Ghosh

2. Particulars of transaction : Deed of Conveyance

3. Amount of the transaction : Rs.1,58,42,976/-

4. Are you assessed to tax ? : No

5. If yes,

(i) Details of Ward/Circle/Range where the last return of income was filed?

(ii) Reasons for not having permanent account number?

6. Details of the document being produced in support of address: Voter Card

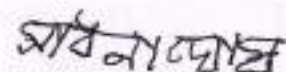
Verification

I, Smt Sadhana Ghosh do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 25th day of August 2016

Date :

Signature of the declarant





**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/026/246165



Elector's Name : Ghosh Sadhana  
নির্বাচকের নাম : ঘোষ সাধনা  
Father/Mother/  
Husband's Name : Radhikaprasad  
পিতা/মাতা/স্বামীর নাম : রাধিকাপ্রসাদ  
Sex : Female  
লিঙ্গ : স্ত্রী  
Age as on 01.01.95 48  
০১.০১.৯৫ -এ বয়স : ৪৮

Address :  
Bagdogra, Khudirampally (West)  
Naksalbari  
Darjeeling

ঠিকানা :  
বাগডোগরা, খুদিরামপাল্লী (পশ্চিম)  
নক্সালবারি  
দার্জিলিং

Electoral Registration Officer  
নির্বাচক-নিবন্ধন অধিকারিক

For Phansidewa (S.T.) Assembly Constituency  
ফানসিদেওয়া (স.ত.) বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri  
স্থান : শিলিগুড়ি  
Date : 11-02-95  
তারিখ : ১১-০২-৯৫

13-14

স্বাক্ষরিত



आयकर विभाग

INCOME TAX DEPARTMENT

SOMIKA GHOSH

PARITOSH GHOSH

01/01/1966

Permanent Account Number

BDKPG8253M

अभिषेक शर्मा

Signature

भारत सरकार

GOVT. OF INDIA



03042012

इस कार्ड से सभी / सभी का सम्बन्धित व्यक्ति / व्यक्ति  
आयकर विभाग (आयकर) एनएसडी की सेवा  
दिलीमिटेड, भारत सरकार  
एनएसडी इन्फोटेक इन्फोटेक  
बंगलूरु, गुजरात - 411045

If this card is lost / lost, please contact the  
Income Tax PAN Services Unit, NSDI,  
3rd Floor, Sapphire Chambers,  
New India Telephone Exchange,  
Bangalore - 411045

Tel: 91-20-27118800, Fax: 91-20-2721 8081  
e-mail: nsdi@nsdi.co.in



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**TANMAY GHOSH**  
**SWAPAN GHOS**  
**03061082**  
 For PAN and Account Number  
**AYFPG4667G**

Signature: \_\_\_\_\_  


*In case this card is lost / found, kindly inform / return to :*  
**Income Tax PAN Services Unit, UHT/SL**  
**Plot No. 3, Sector 11, CBD Belapur,**  
**Navi Mumbai - 400 614.**

इस कार्ड के खोने/पहने पर कृपया सूचित करें/वापस करें :  
**आयकर पैन सेवा इकाई, UHT/SL**  
**प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,**  
**नवी मुंबई - 400 614.**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**SUJATA GHOSH**  
**SWAPAN KUMAR GHOSH**

03/02/1981  
 Permanent Account Number  
**BQRPG3779G**

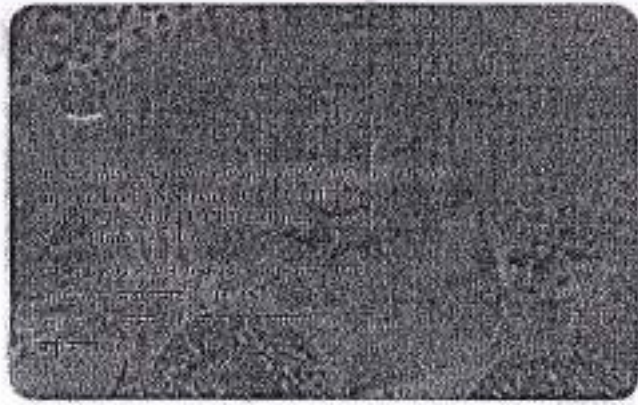
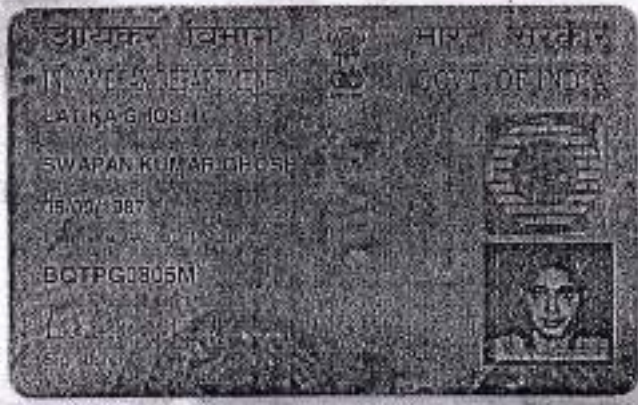
**SUJATA GHOSH**  
 Signature




*In case this card is lost / found, kindly inform / return to*  
**Income Tax FAN Services Unit, UTI/DC**  
**Plot No. 3, Sector 11, CBD Belapur,**  
**Navi Mumbai - 400 614.**

इस कार्ड के खोने/पैदा होने की सूचना देना/वापस करना :  
**आयकर विभाग, ए.टी./डी.सी.**  
**प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,**  
**नवी मुंबई - 400 614.**





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

DAMANILHOY

PRASURAM SINHA

20/02/1986

Permanent Account Number  
CAPPR6876J



दमणि राय

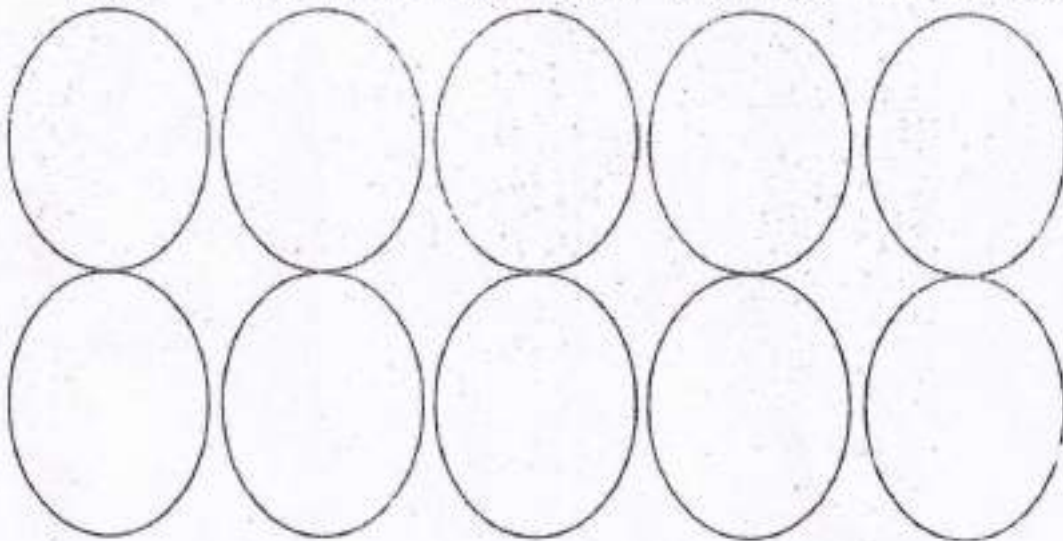
FINGER IMPRESSION

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do not sign  
over the  
face)

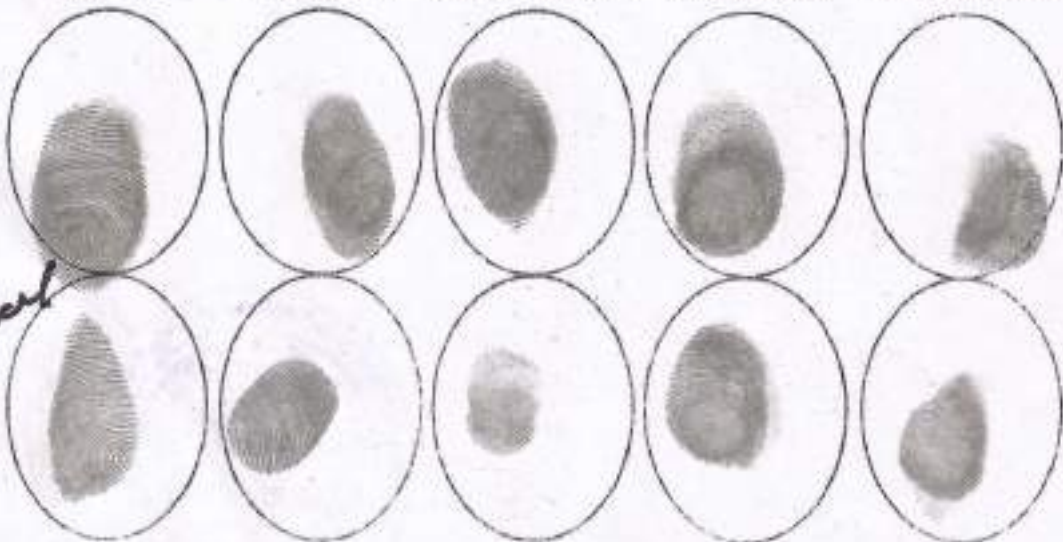


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MBEE DREAMWORLD PVT. LTD.

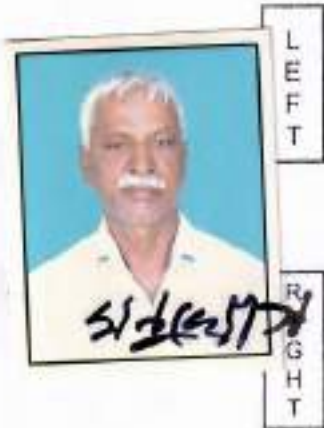
*Vineet Bansal*

DIRECTOR

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SIGN WITH DATE

25/05/2018

# FINGER IMPRESSION



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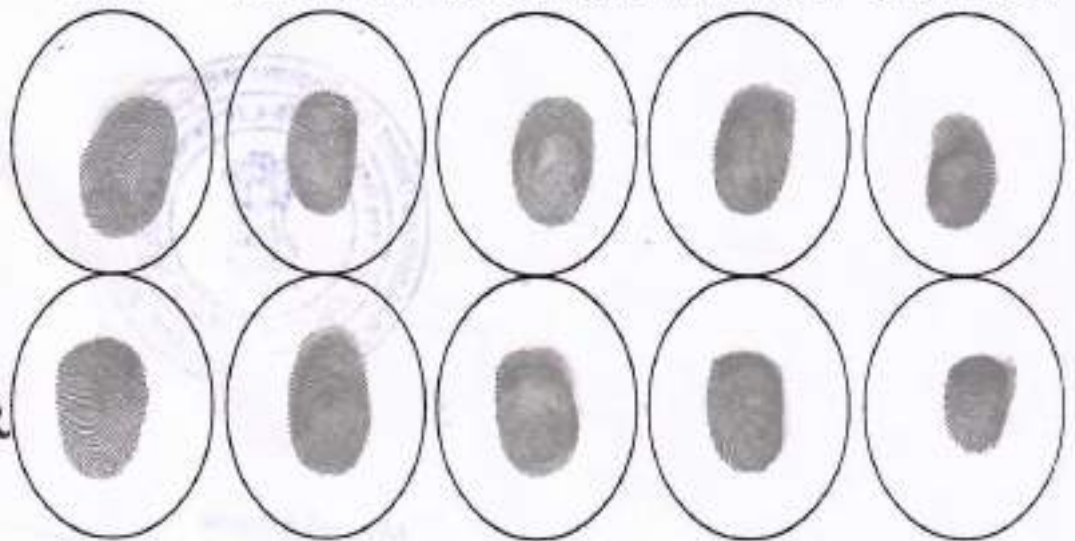
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*Tanmay Ghosh*

SIGN. WITH DATE

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*Sujata Ghosh*

SIGN. WITH DATE

# FINGER IMPRESSION

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*Lalika Ghosh*

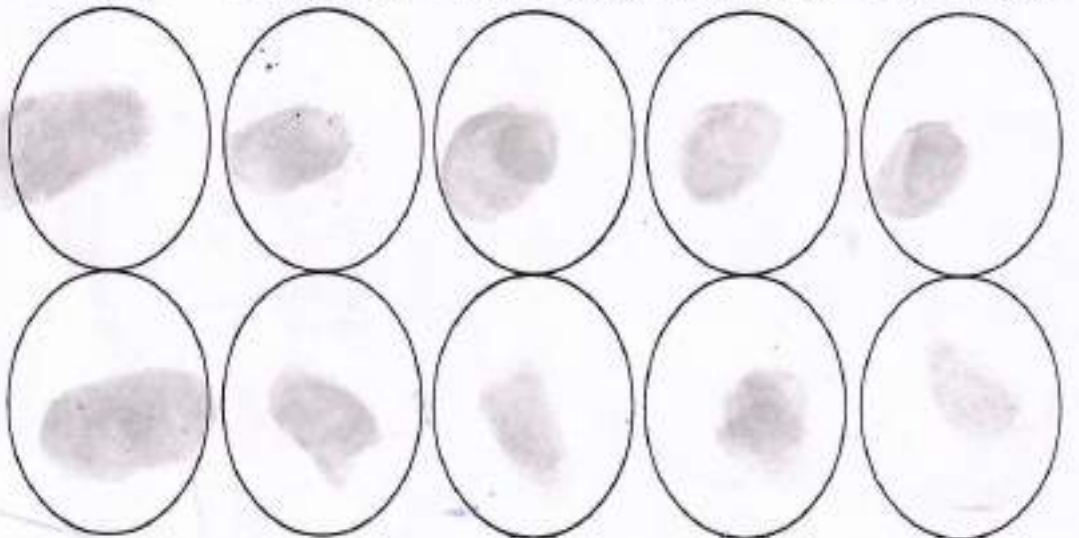
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*দময়ন্তী রায়*

SIGN. WITH DATE











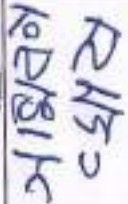
Government of West Bengal

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 04030001181492/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri MANJU GHOSH Alias Shri MANJU KUMAR GHOSH Diglijote, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012	Seller			
2	Smt SADHANA GHOSH Diglijote, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012	Seller			
3	Smt SAMIKA GHOSH Diglijote, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012	Seller			



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
4	Smt GOURI GHOSH Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734011	Seller			
5	Shri TANMAY GHOSH Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734011	Seller			
6	Smt SUJATA GHOSH Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734011	Seller			
7	Smt LATIKA GHOSH Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734011	Seller			

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

Sl No.	Name of the Execuiant	Category		Finger Print	Signature with date
8	Smt DAMANTI ROY Kawakhari, P.O:- Sushrut Nagar, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734012	Seller			
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Robin Das Son of Shri Bikey Das S.P. Mukherjee Road, Khalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005	Shri MANJU GHOSH, Smt SADHANA GHOSH, Smt SAMIKA GHOSH, Smt GOURI GHOSH, Shri TANMAY GHOSH, Smt SUJATA GHOSH, Smt LATIKA GHOSH, Smt DAMANTI ROY			

(Suraj Lepcha)

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



## Major Information of the Deed

Deed No :	I-0403-05550/2016	Date of Registration	8/29/2016 1:32:41 PM
Query No / Year	0403-0001181492/2016	Office where deed is registered	
Query Date	22/08/2016 10:56:02 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9434020016, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,58,42,976/-	Rs. 1,58,42,976/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,50,579/- (Article:23)	Rs. 1,74,262/- (Article:A(1))		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kauakhari-(72)

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-83	LR-92	Industrial use	Rupni	0.13 Acre	12,48,000/-	12,48,000/-	Property is on Road
L2	LR-84	LR-92	Industrial use	Rupni	1.87 Acre	1,45,94,976/-	1,45,94,976/-	Property is on Road
		<b>TOTAL :</b>			<b>200Dec</b>	<b>158,42,976 /-</b>	<b>158,42,976 /-</b>	
		<b>Grand Total :</b>			<b>200Dec</b>	<b>158,42,976 /-</b>	<b>158,42,976 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri MANJU GHOSH, (Alias: Shri MANJU KUMAR GHOSH)</b> Son of Late Motilal Ghosh Diglijote, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BQBPG8175N, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence
2	<b>Smt SADHANA GHOSH</b> Daughter of Late Motilal Ghosh Diglijote, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence
3	<b>Smt SAMIKA GHOSH</b> Daughter of Late Motilal Ghosh Diglijote, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence
4	<b>Smt GOURI GHOSH</b> Wife of Late Swapan Kumar Ghosh Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BQRPG3780P, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence

5	<b>Shri TANMAY GHOSH</b> Son of Late Swapan Kumar Ghosh Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYFPG4867G, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence
6	<b>Smt SUJATA GHOSH</b> Daughter of Late Swapan Kumar Ghosh Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BQRPG3779G, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence
7	<b>Smt LATIKA GHOSH</b> Daughter of Late Swapan Kumar Ghosh Diglijote, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BQTPG0805M, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence
8	<b>Smt DAMANTI ROY</b> Wife of Saill Roy Kawakhari, P.O:- Sushrut Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CAPPR6876J, Status :Individual, Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EMBEE DREAMWORLD PVT. LTD.</b> 6, Lyons Range, Unit No.2, 5th Floor, Kolkata, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAGCM5546G, Status :Organization

**Identifier Details :**

Name & address	
Shri Robin Das Son of Shri Bikey Das S.P. Mukherjee Road, Khalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri MANJU GHOSH, Smt SADHANA GHOSH, Smt SAMIKA GHOSH, Smt GOURI GHOSH, Shri TANMAY GHOSH, Smt SUJATA GHOSH, Smt LATIKA GHOSH, Smt DAMANTI ROY	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri MANJU GHOSH	EMBEE DREAMWORLD PVT. LTD.-13 Dec

**Transfer of property for L2**

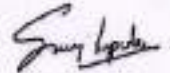
Sl.No	From	To. with area (Name-Area)
1	Shri MANJU GHOSH	EMBEE DREAMWORLD PVT. LTD.-106 Dec
2	Smt SADHANA GHOSH	EMBEE DREAMWORLD PVT. LTD.-10 Dec
3	Smt SAMIKA GHOSH	EMBEE DREAMWORLD PVT. LTD.-10 Dec
4	Smt GOURI GHOSH	EMBEE DREAMWORLD PVT. LTD.-3 Dec
5	Shri TANMAY GHOSH	EMBEE DREAMWORLD PVT. LTD.-3 Dec
6	Smt SUJATA GHOSH	EMBEE DREAMWORLD PVT. LTD.-3 Dec
7	Smt LATIKA GHOSH	EMBEE DREAMWORLD PVT. LTD.-3 Dec
8	Smt DAMANTI ROY	EMBEE DREAMWORLD PVT. LTD.-49 Dec

**Endorsement For Deed Number : I - 040305550 / 2016**

**On 22-08-2016**

**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 1,58,42,976/-



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

**On 26-08-2016**

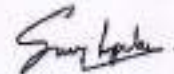
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:59 hrs on 26-08-2016, at the Private residence by Shri TANMAY GHOSH , one of the Executants.

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

Execution is admitted on 26/08/2016 by 1. Shri MANJU GHOSH, Alias Shri MANJU KUMAR GHOSH, Son of Late Motilal Ghosh, Diglijote, P.O: Sushrut Nagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession Business, 2. Smt SADHANA GHOSH, Daughter of Late Motilal Ghosh, Diglijote, P.O: Sushrut Nagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession House wife, 3. Smt SAMIKA GHOSH, Daughter of Late Motilal Ghosh, Diglijote, P.O: Sushrut Nagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession House wife, 4. Smt GOURI GHOSH, Wife of Late Swapan Kumar Ghosh, Diglijote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife, 5. Shri TANMAY GHOSH, Son of Late Swapan Kumar Ghosh, Diglijote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business, 6. Smt SUJATA GHOSH, Daughter of Late Swapan Kumar Ghosh, Diglijote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife, 7. Smt LATIKA GHOSH, Daughter of Late Swapan Kumar Ghosh, Diglijote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife, 8. Smt DAMANTI ROY, Wife of Sall Roy, Kawakhari, P.O: Sushrut Nagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession House wife

Indetified by Shri Robin Das, Son of Shri Bikey Das, S.P. Mukherjee Road, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Others



**Suraj Lepcha**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA**

**Darjeeling, West Bengal**

**On 29-08-2016**

**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 1,74,262/- ( A(1) = Rs 1,74,262/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,74,262/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2016 11:26AM with Govt. Ref. No: 192016170020797821 on 29-08-2016, Amount Rs: 1,74,262/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1030732544 on 29-08-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

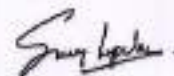
Certified that required Stamp Duty payable for this document is Rs. 9,50,579/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,45,579/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1989, Amount: Rs.5,000/-, Date of Purchase: 24/08/2016, Vendor name: T Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2016 11:26AM with Govt. Ref. No: 192016170020797821 on 29-08-2016, Amount Rs: 9,45,579/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1030732544 on 29-08-2016, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2016, Page from 116635 to 116674

being No 040305550 for the year 2016.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2016.08.29 17:57:35 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 29-08-2016 17:57:34  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)