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555/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 236661

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r/c-1296  
সকলকে

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Tanmay Ghosh

Sujata Ghosh

Lalika Ghosh

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.

Add. District Sub-Registrar,  
Siliguri-II at Bagdogra

29 AUG 2016

### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE  
DAY OF AUGUST 2016 (TWO THOUSAND  
SIXTEEN) .

Cont. ....P/2

REVENUE OFFICE  
B. L. & L. D. OFFICE  
Mangalajodi

29/8/16

IN JUDICIAL STAMP  
1971 24.8.16

Embree Deamwardipurd  
Mr. egg  
Mrs. And...  
Tannay Roy  
Smt. Airport Vendor  
Baggage  
Lic. No- 546/RM  
07 / Darjeeling



বিলম্বিত  
1546

বিলম্বিত  
1547

আবিনা চন্দ্র  
1548

অম্বিকা চন্দ্র  
1549

সৌধী চন্দ্র  
1550

Tannay Ghosh



Signature  
Dist. Judge

25 AUG 2016

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১৫/৩/১৫

১৫/৩/১৫  
১৫/৩/১৫

Tanmay Ghosh  
Sujata Ghosh  
Latika Ghosh

TOTAL CONSIDERATION	: ₹ 55,65,456/-
AREA OF LAND	: 0.39 ACRE
R.S. PLOT NO.	: 35
L.R. PLOT NO.	: 101
R.S. KHATIAN NO.	: 19
L.R. KHATIAN NO.	: 92, 3319, 3320, 3321, 3322, 3323, 3324 & 3325
J.L. NO.	: 72
MOUZA	: KAWAKHARI
PARAGANA	: PATHARGHATA
P.S.	: MATIGARA
DISTRICT	: DARJEELING
<b>WITHIN THE AREA OF GRAM PANCHAYAT</b>	

*Rajendra Kumar Ghosh*  
*Rajendra Kumar Ghosh*

*Rajendra Kumar Ghosh*  
*Rajendra Kumar Ghosh*

*Tanmay Ghosh*

*Sujata Ghosh*

*Latika Ghosh*

B E T W E E N

1. **SRI MANJU GHOSH** alias **MANJU KUMAR GHOSH** (PAN:- BQBPG8175N) 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,

All are Hindu by religion, Indian by Nationality, No. 2 to 4, 6 & 7 Housewife and No. 1 & 5 Business by occupation, No. 1 to 3 resident of Diglijote-734012, P.O. Sushruta Nagar, P.S. Matigara, District - Darjeeling, No. 4 to 7 resident of Diglijote-734011, P.O. Kadamtala, 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,

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RHS

Tammy Ghosh

Sujata Ghosh

Lalika Ghosh

Khalpara, Siliguri-734005, P.O. Siliguri Bazar, P.S. Siliguri in the 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.

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Sujata Ghosh

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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MANJULAL GHOSH

MANJULAL GHOSH

Tannoy Ghosh

Sujata Ghosh

Lalika Ghosh

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.

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**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** abovenamed **SWAPAN KUMAR GHOSH** sold land measuring 56 Decimal to one **DAMANTI ROY** by virtue of 2 Deeds of Conveyance registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, being Document No. 4464 for the year 1993 and 3821 for the year 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.

**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.

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Handwritten signatures and names: H. K. Ghosh, R. K. Ghosh, R. K. Ghosh, Tammy Ghosh, Sujata Ghosh, Lalika Ghosh

**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. 55,65,456/- (Rupees Fifty Five Lakh Sixty Five Thousand Four Hundred and Fifty 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. 55,65,456/- (Rupees Fifty Five Lakh Sixty Five Thousand Four Hundred and Fifty 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. 55,65,456/- (Rupees Fifty Five Lakh Sixty Five Thousand Four Hundred and Fifty Six) only, paid by Cheque/Banker's Cheque by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the 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

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3/1/1922

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মৌজা

Tanmay Ghosh

Sujata Ghosh

Lalita Ghosh

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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Rajendra

Rajendra

Rajendra

Tamara Ghosh

Sudata Ghosh

Lalika Ghosh

**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.

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 MANJU GHOSH  
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 Tanmay Ghosh  
 Sujata Ghosh  
 Latika Ghosh  
 Page - 11

**SCHEDULE OF LAND**

All that piece and parcel of vacant land measuring 0.39 (Zero Point Three Nine) Acre appertaining to and forming part of R.S. Plot No. 35 (Three Five) corresponding to L.R. Plot No. 101 (One Zero One), recorded in R.S. Khatian No. 19 (One Nine) corresponding to L.R Khatian No. 92 (Nine Two), 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.

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

L. R.		VENDORS NAME	AREA	TOTAL AREA
PLOT NO.	KHATIAN NO.			
101	92	MANJU GHOSH	26 DECIMAL	0.39 ACRE
	3319	GOURI GHOSH	01 DECIMAL	
	3320	TANMAY GHOSH	01 DECIMAL	
	3321	SUJATA GHOSH	01 DECIMAL	
	3322	LATIKA GHOSH	01 DECIMAL	
	3323	MANJU GHOSH	03 DECIMAL	
	3324	SAMIKA GHOSH	03 DECIMAL	
	3325	SADHANA GHOSH	03 DECIMAL	
TOTAL AREA				0.39 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. 100,

EAST : PWD ROAD,

WEST : LAND OF L.R. PLOT NO. 99 OF VENDORS,

Cont. ....P/12

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

সহকারী

সৌভাগ্যেশ

সার্বনাথ

Tanmay Ghosh

সাহিত্যিক

Sujata Ghosh

Lakika Ghosh

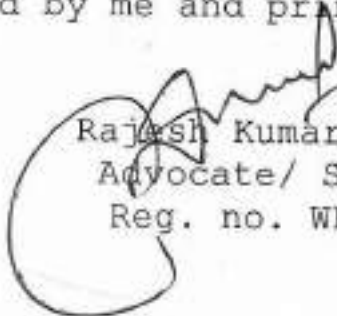
V E N D O R S

WITNESSES:-

1. Robin Das,  
S/o. Sri Bilkey Das,  
R/o, SP nurchari road,  
Ichalpara, Siliguri  
Dist. Darjeeling - 05

2. প্রশিমা (স্নান)  
শিলা-শিলা ন (স্নান)  
শিলা-শিলা -  
সার্বনাথ  
শিলা-শিলা

Drafted by me and printed at my office.

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

## MEMO OF RECEIPT

Rs. 55,65,456/-

RECEIVED of and from the within named PURCHASER Rs. 55,65,456/- (Rupees Fifty Five Lakh Sixty Five Thousand Four Hundred and Fifty Six) only, by within named VENDORS the within mentioned sum of Rs. 55,65,456/- (Rupees Fifty Five Lakh Sixty Five Thousand Four Hundred and Fifty Six) only, paid by Cheque/Banker's Cheque 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
TOTAL				1,80,64,080

Rs. 55,65,456/- has been Paid to Vendors out of total consideration Rs. 1,80,64,080/- for land measuring 0.39 Acre which is hereby sold.

সত্যময়

সর্বনা দ্যোষ

সম্বিকা ঘোষ

সৌরীশেন্দ্র

Tanmay Ghosh

Sujata Ghosh

Latika Ghosh

PURCHASER

EMBEE DREAMWORLD PVT. LTD.  
6, LYONS RANGE, UNIT-2, 5 TH FLOOR,  
KOLKATA-700001

REPRESENTED BY ONE OF ITS DIRECTOR

SRI VINEET BANSAL  
S/O SRI BINOD KR. BANSAL  
PUSP NIWAS, VISWAKARMA MANDIR ROAD  
KHALPARA, PO- SILIGURI BAZAR,  
PS- SILIGURI, DIST- DARJEELING, PIN-734005

LAND SCHEDULE

PARGANA- PATHARGHATA, MOUZA- KAWAKHARI,  
JL NO- 72, KH. NO. RS= 19,  
LR= 92, 3319, 3320, 3321, 3322, 3323, 3324 & 3325,  
PLOT NO. RS= 35, LR= 101, AREA- 0.39 ACRE

SOLD AREA SHOWN THUS 

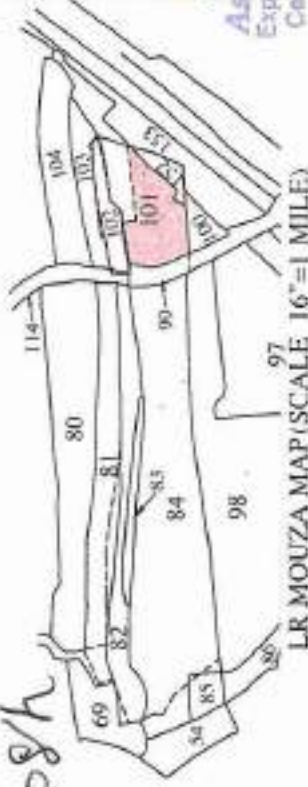


SELLERS OF LAND- D

1. SRI. MANJU GHOSH @ MANJU KUMAR GHOSH  
S/O LATE MOTILAL GHOSH
2. SMT. SADHANA GHOSH, D/O LATE MOTILAL GHOSH
3. SMT. SAMIKA GHOSH, D/O LATE MOTILAL GHOSH  
ALL ARE RESIDENT OF- DIGLIJOTE, PO- SUSHRUT NAGAR,  
PS- MATIGARA, DIST- DARJEELING, PIN-734012
4. SMT. GOURI GHOSH, W/O LATE SWAPAN KR. GHOSH
5. SRI. TANMAY GHOSH, S/O LATE SWAPAN KR. GHOSH
6. SMT. SUJATA GHOSH, D/O LATE SWAPAN KR. GHOSH
7. SMT. LATIKA GHOSH, D/O LATE SWAPAN KR. GHOSH  
ALL ARE RESIDENT OF- DIGLIJOTE, PO- KADAMTALA,  
PS- MATIGARA, DIST- DARJEELING, PIN-734011

*Handwritten signatures of sellers:*  
 Manju Kumar Ghosh  
 Sadhana Ghosh  
 Samika Ghosh  
 Gourini Ghosh  
 Tanmay Ghosh  
 Sujata Ghosh  
 Latika Ghosh

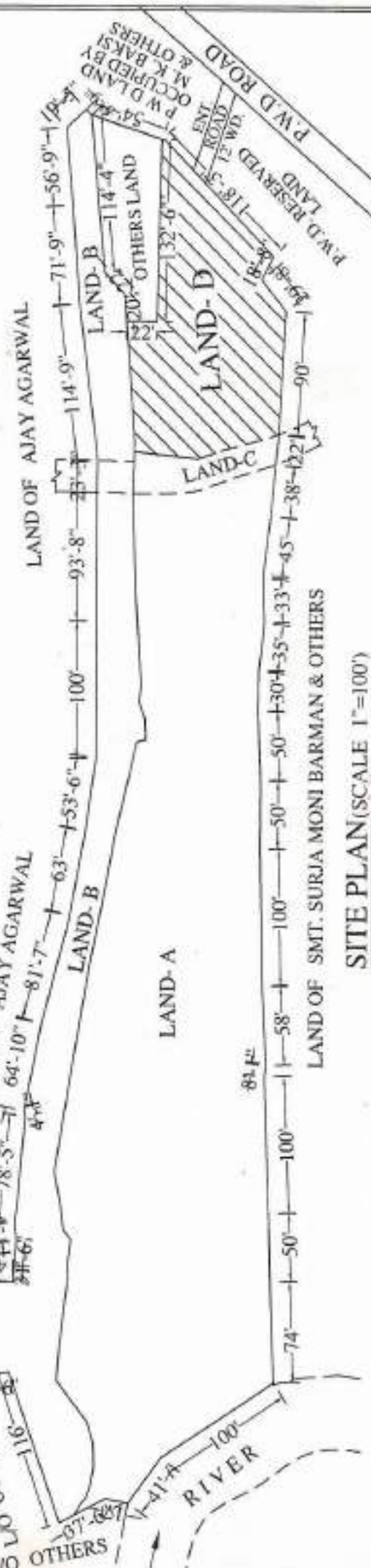
SIGN. OF SELLERS



PREPARED BY  
**Absak 24-8-16**  
**Ashok Kr. Basak**  
 Experienced I.T.I. Surveyor  
 Certificate No. :- 402  
 SILIGURI

LAND OF AJAY AGARWAL

LAND OF AJAY AGARWAL



SITE PLAN (SCALE 1"=100')

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. 55,65,456 /-
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 কার্ড

WB/04/026/246165



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

Address :  
Bagdogra, Khudiramally (West)  
Naksalbari  
Darjeeling

বিকল্প :  
বাগডোগরা, খুদিরামলী (পশ্চিম)  
নক্সালবারি  
দার্জিলিং

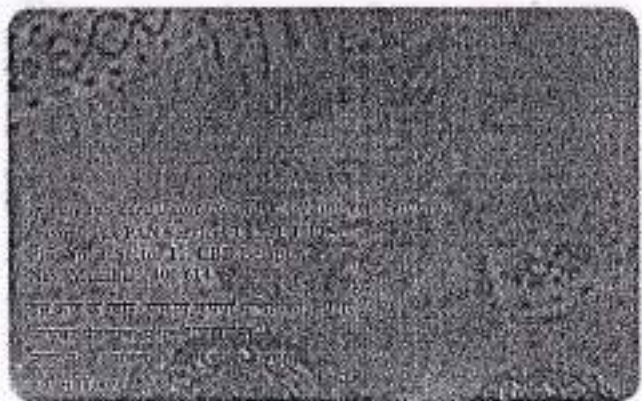
Electoral Registration Officer  
নির্বাচক-নিবন্ধন অফিসার

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

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

১১-৯৫

স্বাক্ষর



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOMIKA GHOSH

PARITOSH GHOSH

01/01/1966

Permanent Account Number

BDKPG8253M

अशिका घोष

Signature



00000012

इस कार्ड के साथ, भारतीय आयकर विभाग द्वारा जारी  
असमान प्रमाण पत्रों, एक साथ ही एक  
मिडिल क्लास, साफ़ और पेश  
किए गए हैं। विभाग पर कृपया ध्यान दें।  
बंगलूर, पुणे - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Service Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Diner Telephone Exchange,  
Bangalore, Pune - 411 045

Tel: 81-20-2721 8000, Fax: 91-20-2721 8081  
e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT  
GOURI GHOSH  
MAHANANDA MANDAL  
11/03/1965  
PAN Account Number  
BORPG3780P

भारत सरकार  
GOVT. OF INDIA



In case this card is lost, found, stolen, damaged, or destroyed,  
please contact the PAN Service Unit, L11158,  
Postbox 7, Sector 11, CBD Bldg, New Delhi - 110 002.  
Telephone - 401 614.

यदि यह कार्ड खोया, चुराया, नुकसान पहुंचा, या नष्ट हो जाए,  
कृपया पैन सेवा इकाई, एल 11158,  
पोस्ट बॉक्स 7, सेक्टर 11, सीबीडी ब्लॉक, नई दिल्ली - 110 002,  
दूरभाष - 401 614 से संपर्क करें।

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


**भारत सरकार**  
**GOVT. OF INDIA**

**TANMAY GHOSH**  
**SWAPAN GHOS**  
**03/06/1982**  
 Personal Account Number  
**AYFPG4667G**

Signature:   
 Signature: 

*In case this card is lost / found, kindly inform / return to :*  
**Income Tax PAN Service Unit, UTITSL**  
**Plot No. 3, Sector 11, CRD Belapur,**  
**Near Mumbai - 400 614.**

*यदि यह कार्ड खोया/प्राप्त हुआ, कृपया सूचित करें/वापस करें :*  
**आयकर पैन सेवा यूनिट, UTITSL**  
**प्लॉट नं. 3, सेक्टर 11, CRD बेलपुर**  
**जहाँ मुंबई-400 614.**

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

SUJATA GHOSH  
 SWAPAN KUMAR GHOSH

03/07/1981  
 Permanent Account Number  
**BORPG3779G**

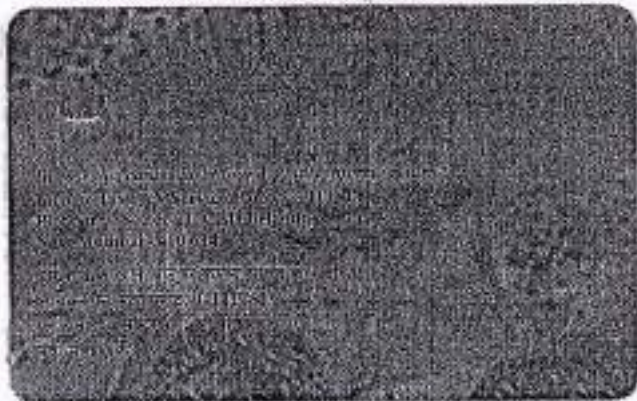
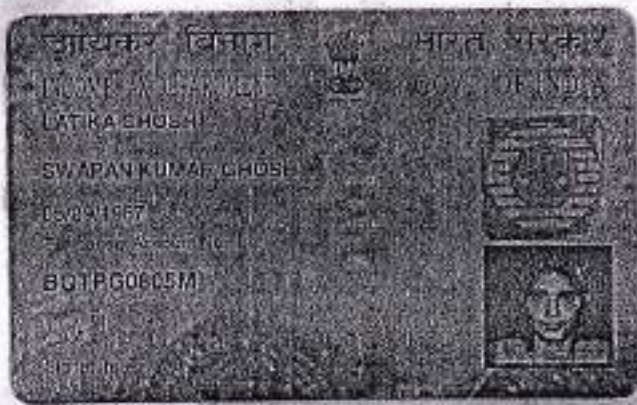
509  
 Signature





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

इस कार्ड के खोने/प्राप्त होने की सूचना सुविधा करें/वापस करें।  
 आयकर सेवा केंद्र, ए.टी.ई.एस.यू.  
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
 नवी मुंबई - 400 614



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

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

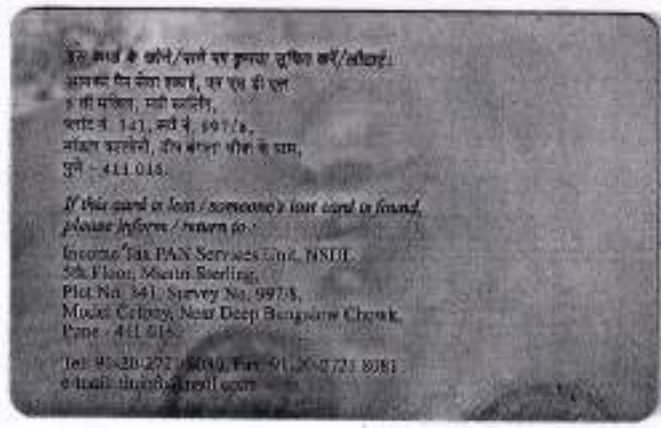


*Vineet Bansal*  
Signature

*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 अथवा मिला जावे, कृपया सूचित करें/वापस करें :  
आयकर सेवा सेवाएँ, UTISL  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई - 400 614.





EMBEE DREAMWORLD PVT. LTD.

Vincent Bonart

DIRECTOR

# FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER


PHOTO  
(sign across  
the photo but  
do not sign  
over the  
face)

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SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



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*Vinit Bansal*

FM BEE DREAMWORLD PVT. LTD.

*Vinit Bansal*

DIRECTOR

SIGN WITH DATE

25

# FINGER IMPRESSION

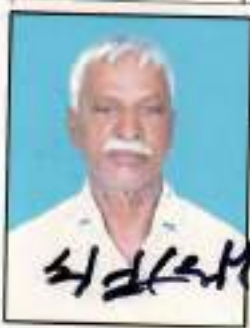
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



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RIGHT



शिवशंकर

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT



शारिणा घास

SIGN. WITH DATE

26

# FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT



Rajkanya Ghosh

SIGN WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT













Rajkanya Ghosh

SIGN WITH DATE

22

# FINGER IMPRESSION

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

*Tanmay Ghosh*

*Tanmay Ghosh*

SIGN. WITH DATE

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					











*Sujata Ghosh*

23

*Sujata Ghosh*

SIGN. WITH DATE

# FINGER IMPRESSION

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RIGHT					



LEFT

RIGHT

Lakita Ghosh

SIGN. WITH DATE

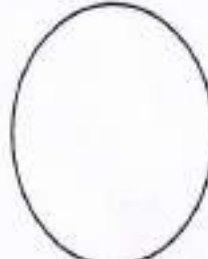

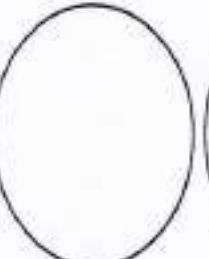
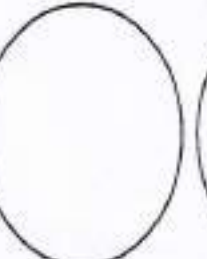

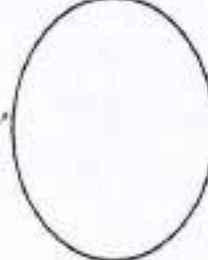

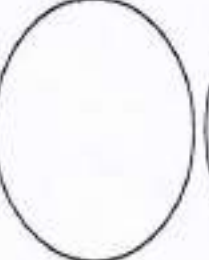


	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

PHOTO  
(sign across the photo but do not sign over the face)

LEFT

RIGHT

29

SIGN. WITH DATE











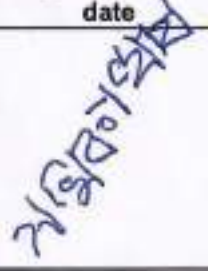
Government of West Bengal

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 04030001181850/2016

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:- Sushruta Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012	Seller			
2	Smt SADHANA GHOSH Diglijote, P.O:- Sushruta Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012	Seller			
3	Smt SAMIKA GHOSH Diglijote, P.O:- Sushruta Nagar, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734012	Seller			

30

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	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			



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	<i>Robin Das</i>

(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-0403-05551/2016	Date of Registration	8/29/2016 1:36:17 PM
Query No / Year	0403-0001181850/2016	Office where deed is registered	
Query Date	22/08/2016 11:18:11 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. 55,65,456/-	Rs. 55,65,456/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,33,928/- (Article:23)	Rs. 61,215/- (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-101	LR-92	Industrial use	Rupni	0.39 Acre	55,65,456/-	55,65,456/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>39Dec</b>	<b>55,65,456 /-</b>	<b>55,65,456 /-</b>	

### Seller Details :

Sl 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:- Sushruta 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: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,Place : Pvt. Residence
2	<b>Smt SADHANA GHOSH</b> Daughter of Late Motilal Ghosh Diglijote, P.O:- Sushruta 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: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,Place : Pvt. Residence
3	<b>Smt SAMIKA GHOSH</b> Daughter of Late Motilal Ghosh Diglijote, P.O:- Sushruta 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: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,Place : Pvt. Residence
4	<b>Smt GOURI 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. BQRPG3780P, Status :Individual, Executed by: Self, Date of Execution: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,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. AYFPG4667G, Status :Individual, Executed by: Self, Date of Execution: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,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: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,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: 25/08/2016 , Admitted by: Self, Date of Admission: 25/08/2016 ,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	

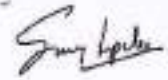
**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri MANJU GHOSH	EMBEE DREAMWORLD PVT. LTD.-29 Dec
2	Smt SADHANA GHOSH	EMBEE DREAMWORLD PVT. LTD.-3 Dec
3	Smt SAMIKA GHOSH	EMBEE DREAMWORLD PVT. LTD.-3 Dec
4	Smt GOURI GHOSH	EMBEE DREAMWORLD PVT. LTD.-1 Dec
5	Shri TANMAY GHOSH	EMBEE DREAMWORLD PVT. LTD.-1 Dec
6	Smt SUJATA GHOSH	EMBEE DREAMWORLD PVT. LTD.-1 Dec
7	Smt LATIKA GHOSH	EMBEE DREAMWORLD PVT. LTD.-1 Dec

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 55,65,456/-



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

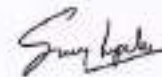
On 25-08-2016

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

Presented for registration at 11:51 hrs on 25-08-2016, at the Private residence by Shri MANJU GHOSH Alias Shri MANJU KUMAR GHOSH, one of the Executants.

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

Execution is admitted on 25/08/2016 by 1. Shri MANJU GHOSH, Alias Shri MANJU KUMAR GHOSH, Son of Late Motilal Ghosh, Diglajote, P.O: Sushruta Nagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession Business, 2. Smt SADHANA GHOSH, Daughter of Late Motilal Ghosh, Diglajote, P.O: Sushruta 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, Diglajote, P.O: Sushruta Nagar, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession House wife, 4. Smt GOURI GHOSH, Daughter of Late Swapan Kumar Ghosh, Diglajote, 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, Diglajote, 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, Diglajote, 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, Diglajote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, 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 61,215/- ( A(1) = Rs 61,215/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 61,215/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2016 11:01AM with Govt. Ref. No: 192016170020791791 on 29-08-2016, Amount Rs: 61,215/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1030708100 on 29-08-2016, Head of Account 0030-03-104-001-16

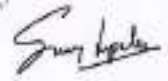
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,33,928/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,28,928/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1971, 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 11:01AM with Govt. Ref. No: 192016170020791791 on 29-08-2016, Amount Rs: 3,28,928/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 1030708100 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 117398 to 117435**

**being No 040305551 for the year 2016.**



Digitally signed by SURAJ LEPCHA  
Date: 2016.08.31 13:58:16 +05:30  
Reason: Digital Signing of Deed.

**(Suraj Lepcha) 31/08/2016 13:58:15**  
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**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**West Bengal.**

**(This document is digitally signed.)**

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