4059/2020

3969 12020



ON STANDARY ON SALANDER

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DEED OF CO DNVEYANCE (SALE)

> ded that the Document is admitted estration and the Signature Sheet end Endorsement Sheet attached to this rt of this Document

> > iddl. District Sub-Registrar Bhakti Nagar, Jalpaigun

0 7 OCT 2028

PURCHASER Graces Hill Arcadia LLP

Full Address Sevolus Road, Dist Jacpaigning

Total Value 5000/

Stamp Purchased from JPG Treasury-1

STAMP VENIDOR
JAYA RANI DAS
Licence No.1 of 99-2000
and DSR Office, Raigani, Jaipaiouni



Addi. Dist Sub-Registrar

Bhakti Nagar, Dist-Jalbaigur

0 7 OCT 2020 -

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Page No. 2

VACANT LAND

AREA : 5 KATHA 14 CHATAK 14 SQ.FT.

MOUZA : DABGRAM

R.S. PLOT No. : 101/702

L.R. PLOT No. : 622

R.S. KHATIAN No. : 840/7

L.R. KHATIAN No. : 555

R.S. SHEET No. : 8

L.R. SHEET No. : 4
JL. No. : 2

S.M.C. WARD No. : 42

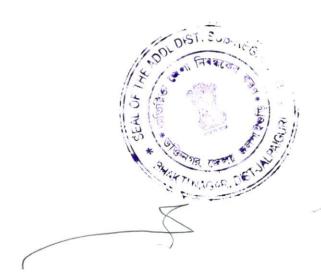
POLICE STATION : BHAKTINAGAR

DISTRICT : JALPAIGURI CONSIDERATION : Rs. 59,00,000/-

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 06<sup>TH</sup> DAY OF THE MONTH OF OCTOBER, 2020.

### ::BETWEEN::

**GREEN HILL ARCADIA LLP,** a Limited Liability Partnership, **(PAN : AAUFG6392H)**, incorporated under the Limited Liability Partnership Act, 2008, bearing LLP Identification No. AAP-8810, dated 11.07.2019, having its Office at Goyal Plaza, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by one of its Designated **PARTNER**, **SRI AMIT PODDAR**, son of Late Binay Kumar Poddar, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal-**HEREINAFTER** referred to and called as the **"PURCHASER"** (which expression shall mean and include unless excluded by or repugnant to the context its partner, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.



Addl. Dist Sub-Registrai Shakti Nagar, Dist-Jalpaigur

0 7 OCT. 2020 ---

Page No. 3

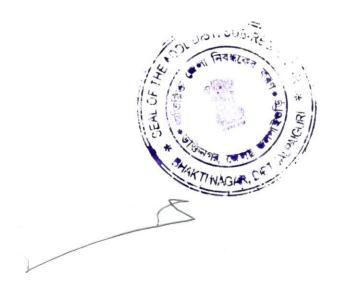
#### AND

SRI TIRSINGH ROY ALIAS TIRSING ROY, (PAN: BPIPR6896B), son of Late Bharasa Singh Roy alias Baharasa Singh alias Baharasa Roy, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Chayan Para, Salugara, S.M.C. Ward No. 42, P.O. Salugara, P.S. Bhaktinagar, Pin Code-734008, District Jalpaiguri, in the State of West Bengal --HEREINAFTER referred to and called as the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, legal representatives and assigns) of the "OTHER PART".

WHEREAS the abovenamed SRI TIRSINGH ROY ALIAS TIRSING ROY – the VENDOR herein, became the sole and absolute owner-in-possession of land in total measuring about 1.90 Acre, situated within Mouza Dabgram, JL. No. 2, under Police Station Bhaktinagar, District Jalpaiguri, by way of partition, vide a registered Deed of Partition dated 07.06.1991, being Deed No. I-3305 for the year 1991, registered in the Office of the District Sub Registrar Jalpaiguri, having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** the name of the abovenamed Vendor in respect of the aforesaid land was duly mutated in the records of the concerned B.L. & L.R.O. Rajganj in R.O.R. and a new **L.R. KHATIAN No. 555** was framed in his name under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS in this manner the abovenamed, SRI TIRSINGH ROY ALIAS TIRSING ROY – the VENDOR herein became the sole and absolute towner of the aforesaid land and ever since then the Vendor is in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.



Audi. Dist Sub-Registral Bhakti Nagar, Dist-Jalpaigum

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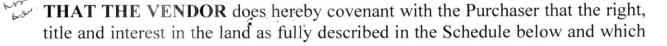
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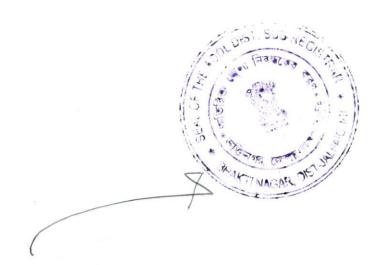
**AND WHEREAS** the Vendor being in need of fund have offered for out of his aforesaid land, all that piece or parcel of land measuring 5 Katha 14 Chatak 14 Sq.Ft., situated within Mouza Dabgram, appertaining to and forming part of R.S. Plot No. 101/702 corresponding to L.R. Plot No. 622, in R.S. Sheet No. 8, L.R. Sheet No. 4, Recorded in R.S. Khatian No. 840/7, L.R. Khatian No. 555, JL. No. 2, P.S. Bhaktinagar, District Jalpaiguri, for a total consideration Rs. 59,00,000/- (Rupees Fifty Nine Lakh Only) free from all encumbrances and charges whatsoever and the said land is more particularly described in the Schedule below.

**AND WHEREAS** the Purchaser have approached to the Vendor and offered to purchase the above referred land measuring 5 Katha 14 Chatak 14 Sq.Ft. for a total consideration Rs. 59,00,000/- (Rupees Fifty Nine Lakh Only) and the said land more particularly described in the Schedule below.

### **NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of Rs. 59,00,000/- (Rupees Fifty Nine Lakh Only) paid by the Purchaser to the Vendor by Cheques/RTGS, the RECEIPT whereof all the Vendor does hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDOR does hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.





Aodi, Dist Sub-Registrat Bhakti Nagar, Dist-Janainy d

0 7 OCT 2020 --

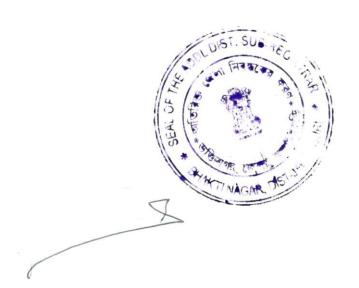
Page No. 5

the Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

**THAT IT IS FURTHER DECLARED** that there exist no charge, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THAT THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendor have not entered into any binding contract with any other person whatsoever to sell or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

THAT THE VENDOR further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and



Aoul. Dist Süb-Registral Bhakti Nagar, Dist-Jainaigh

0 7 OCT 2020 :



Page No. 6

interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

**THAT THE VENDOR FURTHER DECLARES** that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendor on the date of these presents.

### SCHEDULE (LAND HEREBY SOLD)

All that piece or parcel of VACANT LAND measuring 5 KATHA 14 CHATAK 14 SQUARE FEET or 0.0974 ACRE, situated within MOUZA DABGRAM, appertaining to and forming part of R.S. PLOT No. 101/702 corresponding to L.R. PLOT No. 622, in R.S. SHEET No. 8, L.R. SHEET No. 4, Recorded in R.S. KHATIAN No. 840/7, L.R. KHATIAN No. 555, JL. No. 2, Pargana Baikunthapur, within the jurisdiction WARD No. 42 of Siliguri Municipal Corporation, Chayan Para Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land and proposed land use is bastu.

The said land is butted and bounded as follows:-

By North :- 29'-8" wide Road,

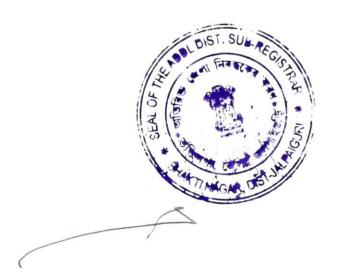
By South :- Land of Green Hill Arcadia LLP,

By East :- Land of L.R. Plot No. 623,

By West: - Land of L.R. Plot No. 622.

That the photographs and the fingerprints of the Authorised Signatory of the Purchaser and that of the Vendor herein are duly affixed upon separate Sheets and one SITE PLAN is attached herewith forming PART of these presents.

ALY



Adel. Dist Sub-Registra. Bhakti Nagar, Dist-Jalpaigus

0 7 OCT 2020

IN WITNESSES WHEREOF all the VENDOR in good health and sound conscious mind have set and subscribed his signatures on these presents on the day, month and year first above written.

### **WITNESSES:-**

1. Birmshan Ray

S/o Lt Karbaras Ray

Chayen porra

P. O. Salvepera

P.S. Bharetinggar

Distr- Jalpaigura

The contents of this document have been gone through and understood personally by the Purchaser and all the Vendor herein.

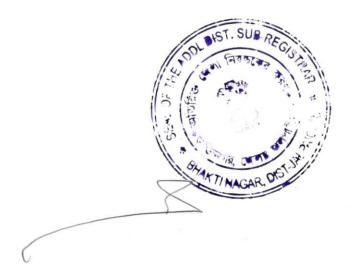
2. Lourai Torhiival 8/0. Arun' Maheswari 62. Rathakung Apartment Achrampara, Siliguri. THE SKING

#### **VENDOR**

Drafted as per instructions, readover and explained by me and printed in my office.

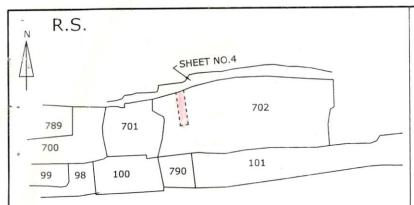
Ldener.

NIKUNJ SARAF Advocate :: Siliguri Regn. No. WB/1287/2008.

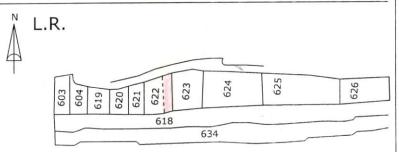


Addl. Dist Sub-Registral Shakti Magar, Dist-Jaloaigur

0 7 OCT 2020



PART TRACE MAP OF MOUZA DABGRAM, J.L.NO.2, SHEET NO.R.S.8, P..S. BHAKTINAGAR, DIST. JALPAIGURI. SCALE :-16"=1MILE PROPOSED PLOT SHOWN



PART TRACE MAP OF MOUZA DABGRAM, J.L.NO.2, SHEET NO.L.R..4, P..S. BHAKTINAGAR, DIST. JALPAIGURI. SCALE -16"=1MILE, PROPOSED PLOT SHOWN

### NAME OF THE PURCHASER :-

#### GREEN HILL ARCADIA LLP.

GOYAL PLAZA, SEVOKE ROAD, P.O. SEVOKE ROAD, P.S.BHAKTINAGAR, DISTRICT . JALPAIGURI, PIN-734001 REPRESENTED BY ITS DESIGNATED PARTNER,

#### **SRI AMIT PODDAR**

S/O. LATE BINAY KUMAR PODDAR,

### NAME OF THE VENDOR:-

### SRI TIRSINGH ROY @ TIRSING ROY

S/0. LATE BHARASA SINGH ROY @ BAHARASA SINGH @ BAHARASA ROY. RESIDENT OF CHAYANPARA, SALUGARA, S.M.C.WARD NO. 42, P.O. SALUGARA, P.S. BHAKTINAGAR, PIN-734008 DIST. JALPAIGURI.

#### LAND SCHEDULE :-

MOUZA

:- DABGRAM,

J.L.NO. :- 2

SHEET NO. :-R.S. 8 L.R. 4

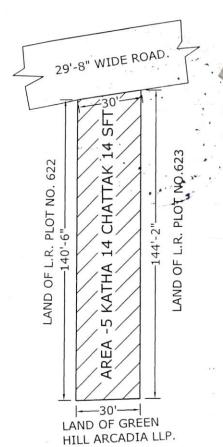
KHATIAN NO.:- R.S. 840 /7 & L.R. 555

:-R.S. 101/702 & L.R.622 PLOT NO.

WARD NO. :- 42(SMC)

POLICE STN. :- BHAKTINAGAR. :- JALPAIGURI. DIST.





LAND AREA:-**5 KATHA 14 CHATTAK 14 SFT** OR 0.0974 ACRE

TUATH ADN

SIGNATURE OF THE VENDOR. DRAWN BY:-

> (SURVEYOR) Regd. No. 3895/75

Subhaspally, Siliguri

SITE PLAN SCALE :- 1"=40'-0" PROPOSE DPLOT SHOWN.



MA05102020



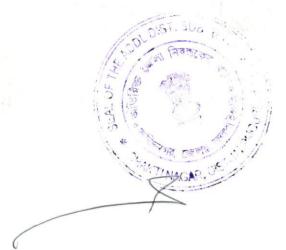
Addl. Dist Sub-Registrar Shakti Nagar, Dist-Jalpargur

0 7 OCT 2020

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
O PORTAL	LEFT					
glos	RIGHT THAND.					

GREEN HILL ARCADIA LLP

SIGNATURE



GREEN HILL ARCADIA LLP

PARTNER

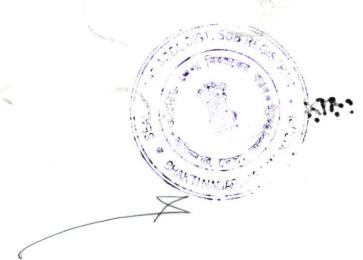
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		тнимв	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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itain	RICATI HEND					

ियां अ अल्ब

SIGNATURE



Addl. Dist Sub-Registrar Bhakti Magat, Dist-Jalpaigut.

0 7 OCT 2020



GREEN HILL ARCADIA LLP

PARTNER

GREEN HILL ARCADIA LLP

PARTNER







## भारत सरकार

व्यक्तिक प्रदेश संभाविक वि

# Unique Identification Authority of India

### Government of India

नामांकन क्रम / Enrollment No 2017/00437/00270

अमित पोद्वार Amit Poddar S/O Binoy Kumar Poddar EDEN APARTMENT BLOCK NO- B FLAT NO P/4 SEVOKE ROAD NEAR PAYAL CINEMA HALL DASHARATH PALLY SILIGURI Jalpaiguri West Bengal 734001 9635071111

Ref: 559 / 06A / 958580 / 958803 / P



SH007475567DF



आपका आधार क्रमांक / Your Aadhaar No. :

7283 0534 4890

आधार - आम आदमी का अधिकार



### भारत सरकार GOVERNMENT OF INDIA



अभित पोद्वार Amit Poddar जन्म वर्ष / Year of Birth : 1983 पुरुष / Male

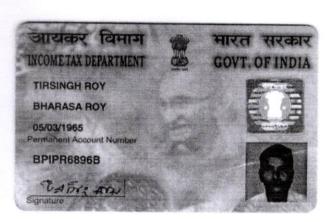


7283 0534 4890

आघार - आम आदमी का अधिकार

Medolor





TO A FACADI







# ভারতীয় বিশিষ্ট পরিচ্য় প্রাধিকরণ

### ভারত সরকার Unique Identification Authority of India Government of India

তালিকাডুক্তির নম্বর/ Enrolment No.: 1215/91555/01364

To
ভিৰসিং ৱায়
Tirsing Roy
S/O Bharasa Roy
ROY COLONY
CHAYAN PARA
Ward NO 42
BHAGAT SINGH PATH
Siliguri Municipal Corporation
Salugara
Jalpaiguri West Bengal - 734008
8509524928

ation Date: 31/10/2





আপ্ৰার আধার সংখ্যা / Your Aadhaar No. :

6609 7913 8206

আমার আধার, আমার পরিচয়



ভারত সরকার Government of India



তিরসিং রায Tirsing Roy জন্মতারিখ/DOB: 01/01/1962 পুক্ষ/ MALE

6609 7913 8206

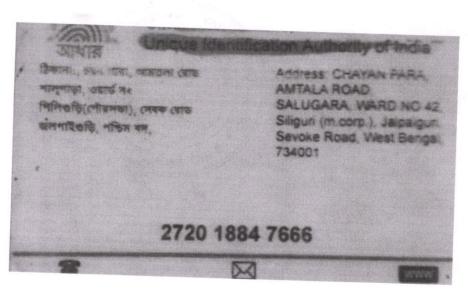


আমার আধার, আমার পরিচয়

TUATON = ABY







Birndan Row



# Major Information of the Deed

Deed No:	I-0711-03969/2020	Date of Registration	07/10/2020		
Query No / Year	0711-2001246463/2020				
Query Date	01/10/2020 12:40:58 PM	and a more deca is registered			
Applicant Name, Address	N Saraf	Thana : Siliguri, District : Darieeling WEST BENGAL PIN 734004 Mahila Na			
& Other Details					
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. 59,00,000/-	3	Rs. 64,83,892/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 3,89,054/- (Article:23)		Rs. 64,853/- (Article:A(1), E, E)			
Remarks  Received Rs. 50/- (FIFTY only ) from the applicant for issuarea)			the assement slip.(Urban		

#### Land Details:

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Chayanpara Road Ward No 42, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code: 734008

Sch No	Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	RS-101/702		Bastu	Bastu	5 Katha 14 Chatak 14 Sq Ft	59,00,000/-	64,83,892/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
	Grand	Total :			9.7258Dec	59,00,000 /-	64,83,892 /-	

#### Seller Details:

lo lo	Name,Address,Photo,Finger	print and Signatu	ıre	
1	Name	Photo	Finger Print	Signature
	Shri TIRSINGH ROY, (Alias: TIRSING ROY) (Presentant) Son of Late BHARASA SINGH ROY Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 07/10/2020 ,Place : Office	07/10/2020		TLAYADI
		07/10/2020	LTI 07/10/2020	07/10/2020

Chayan Para, Salugara, Ward No.42, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxxx6B, Aadhaar No: 66xxxxxxxxx8206, Status :Individual, Executed by: Self, Date of Execution: 06/10/2020

, Admitted by: Self, Date of Admission: 07/10/2020 ,Place: Office

### **Buyer Details:**

SI No	Name,Address,Photo,Finger print and Signature
	GREEN HILL ARCADIA LLP Sevoke Road,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status: Organization, Status: Not Executed

### Representative Details:

SI No	Name,Address,Photo,Finger print and Signature
1	Shri AMIT PODDAR
	Son of Late Binay Kumar Poddar Sevoke Road,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 72xxxxxxxx4890 Status: Representative, Representative of: GREEN HILL ARCADIA LLP (as Partner)

### Identifier Details:

Name	Photo	Finger Print	Signature
Shri Bir Mohan Roy Son of Karbaru Roy Chayan Para, Salugara, Ward No.42, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	0		Promoteon Roy
	07/10/2020	07/10/2020	07/10/2020
ldentifier Of Shri TIRSINGH ROY, Shri	AMIT PODDAR		

Irans	fer of property for L1	
SI.No	From	To. with area (Name-Area)
1	Shri TIRSINGH ROY	GREEN HILL ARCADIA LLP-9.72583 Dec

#### Endorsement For Deed Number : I - 071103969 / 2020

#### On 07-10-2020

### 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 14:22 hrs on 07-10-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Shri TIRSINGH ROY Alias TIRSING ROY, Executant.

#### 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 64,83,892/-

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

Execution is admitted on 07/10/2020 by Shri TIRSINGH ROY, Alias TIRSING ROY, Son of Late BHARASA SINGH ROY, Chayan Para, Salugara, Ward No.42, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business

Indetified by Shri Bir Mohan Roy, , , Son of Karbaru Roy, Chayan Para, Salugara, Ward No.42, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Others

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 64,853/- (A(1) = Rs 64,839/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 64,853/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2020 5:46PM with Govt. Ref. No: 192020210101476118 on 01-10-2020, Amount Rs: 64,853/-, Bank: SBI EPay (SBIePay), Ref. No. 8021421988003 on 01-10-2020, Head of Account 0030-03-104-001-16

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,89,054/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,84,054/-

Description of Stamp

- 1. Stamp: Type: Court Fees, Amount: Rs.10/-
- 2. Stamp: Type: Impressed, Serial no 13909, Amount: Rs.5,000/-, Date of Purchase: 05/10/2020, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2020 5:46PM with Govt. Ref. No: 192020210101476118 on 01-10-2020, Amount Rs: 3,84,054/-, Bank: SBI EPay (SBIePay), Ref. No. 8021421988003 on 01-10-2020, Head of Account 0030-02-103-003-02

-Jelle

Tapash Kanti Ghosh ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2020, Page from 107028 to 107047 being No 071103969 for the year 2020.



Digitally signed by TAPASH KANTI GHOSH

Date: 2020.10.07 15:45:43 +05:30 Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/10/07 03:45:43 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BHAKTINAGAR West Bengal.

(This document is digitally signed.)