

I-4565/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 733803

03/07/2018
06:15 P.M.
S. 1040/178/2018
M.V. No. 19, 62, 58, 5266/F

[Handwritten Signature]

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[Handwritten Signature]

For Darpan Publications International Ltd

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For Darpan Publications International Ltd

[Handwritten Signature]

For Darpan Publications International Ltd
[Handwritten Signature]
DIRECTOR



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS
1st DAY OF JULY 2018 (TWO THOUSAND
EIGHTEEN).

Certified that the Document is
Registration and the Signature Sheet,
the Endorsement Sheet attached to this
Document are part of this Document

[Handwritten Signature]

Adlt. District Sub-Registrar
Bhatli Nagar, Jharkhand

Commission Case No. 1315/18

04 JUL 2018

M/S BUILDWORTH DEVELOPERS
[Handwritten Signature]
PARTNER

Sl. NO. 17301 Date 29, 6, 2018
PURCHASER Buildworth Developers
Full Address Kolkata
Total value 1000/-
Stamp Purchased from JPG Treasury on 1

STAMP VENDOR
(JAYA RANI DAS)
Licence no-1 of 99-2000
Addl. DSR Office, Rajgani, Jalpaiguri.

Choudhary



2100

Choudhary



2101

Choudhary



2102

Choudhary



2103

Choudhary



2104



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

03 JUL 2018

For Darpan Publications International Ltd.

Choudhary

Signature

Kay...

Signature

Signature

Kay...

Signature

Guinea...

TOTAL CONSIDERATION : Rs. 19,62,56,566/-

AREA OF LAND : 173 DECIMAL

AREA OF TINSHED CONSTRUCTION : 17410 SQ.FT.

R.S. PLOT NO. : 114/352, 115/355, 116, 116/179

L.R. PLOT NO. : 174, 175, 176, 181 & 182

R.S. KHATIAN NO. : 701/9, 845/1, 845/2, 845/3, 845/4, 845/5, 845/6, 845/7, 845/8, 845/9 & 845/10

L.R. KHATIAN NO. : 1001, 1002, 1853, 1854 & 1855

R.S. SHEET NO. : 5

L.R. SHEET NO. : 4

J.L. NO. : 2

MOUZA : DABGRAM

PARAGANA : BAIKUNTHAPUR

POLICE STATION : BHAKTINAGAR

DISTRICT : JALPAIGURI

M/S BUILDWORTH DEVELOPERS

Manish Kumar...
PARTNER

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Bomunish

Kuldeep

Garima

Kuldeep

Garima

Garima Choudhary

BETWEEN

1. **SRI SANDIP KUMAR CHOUDHARY** alias **SANDIP CHOUDHARY** (PAN:- ACAPC0893K) S/o Late Mangtu Ram Choudhary,
2. **SRI KULDIP CHOUDHARY** alias **KULDEEP CHOUDHARY** (PAN:- ACCPC0849F) S/o Late Mangtu Ram Choudhary,
3. **SRI JAYDIP CHOUDHARY** alias **JOYDEEP CHOUDHURY** alias **JOYDIP CHOUDHARY** alias **JOYDEEP CHOUDHARY** (PAN:- ABZPC6558P) S/o Late Mangtu Ram Choudhary,

All are Hindu by religion, Indian by Nationality, Business by occupation, resident of 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar in the District of Jalpaiguri (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns)

4. DARPAN PUBLICATIONS INTERNATIONAL LIMITED (PAN:- AABCD2349H) (formerly known as **DARPAN PUBLICATIONS PRIVATE LIMITED**) A Company incorporated under the provision of Companies Act 1956, having Certificate of Incorporation No. U22110WB1982PLC034786 Dated 16.04.1982 having its registered Office at J1/16, EP BLOCK, Shaila Towers 5th Floor, Room No. 503, Sector 5, Kolkata-700091 represented by three of its Director namely

1. **SRI KULDIP CHOUDHARY** alias **KULDEEP CHOUDHARY** (PAN:- ACCPC0849F) S/o Late Mangtu Ram Choudhary,
2. **SRI JAYDIP CHOUDHARY** alias **JOYDEEP CHOUDHURY** alias **JOYDIP CHOUDHARY** alias **JOYDEEP CHOUDHARY** (PAN:- ABZPC6558P) S/o Late Mangtu Ram Choudhary,

3. SMT GARIMA CHOUDHARY (PAN:- ABUPC2966Q) W/o Sri Kuldeep Choudhary, All are Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar in the District of Jalpaiguri (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns)

M/S BUILDWORTH DEVELOPERS
 Manish Kumar Agarwal
 PARTNER

hereinafter Jointly & Collectively called the **VENDORS/FIRST PARTY** of the **FIRST PART.**

AND

BUILDWORTH DEVELOPERS (PAN:- AATFB0552D), A partnership firm within the meaning of the Indian Partnership Act, 1932, having its principal place of business at 6, Lyons Range, Unit No. 2, 5th Floor, Kolkata-700001, Police Station - Hare Street, represented by one of its Partner duly authorised for this purpose **SRI VINEET BANSAL (PAN:- AHGPB8342M)** S/o Binod Kumar Bansal, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Pusp Niwas, Viswakarma Mandir Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter called the **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its Partners, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART**

WHEREAS:

- i) That by a registered Deed of Conveyance, made between **PRASANTA KUMAR ROY**, therein referred to as the Vendor and **SRI SANDIP CHOUDHARY** therein referred to as the purchaser and herein referred as Vendor No. 1 and for the consideration mentioned therein the Vendor therein named granted sold, conveyed, transferred, assigned and assured unto and in favour of the said **SRI SANDIP CHOUDHARY**, ALL THOSE 1/3rd undivided share in a piece and parcel of land measuring about 5175 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatlan No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpalguri. The said deed of Conveyance was duly registered at Additional District Sub-Registrar, Jalpalguri and recorded in Book No. 1, Volume No. 1, Pages 500 to 509, Being No. 109 for the year 1986, absolutely forever;

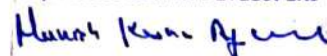
M/S BUILDWORTH DEVELOPERS

Manish Kumar

PARTNER

- ii) That by a registered Deed of Gift, made between **MANGTURAM CHOUDHARY**, therein referred to as the Donor and **SRI SANDIP CHOUDHARY** therein referred to as the Donee and herein referred as Vendor No. 1 and for the reason mentioned therein the Vendor therein named granted, gifted, donated, transferred, assigned and assured unto and in favour of the said **SRI SANDIP CHOUDHARY**, ALL THOSE piece and parcel of land measuring about 1417 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Gift was duly registered at District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 1, Pages 5032 to 5044, Being No. 377 for the year 2011, absolutely forever;
- iii) That by a registered Deed of Conveyance, made between **PRASANTA KUMAR ROY**, therein referred to as the Vendor and **SRI KULDIP CHOUDHARY** therein referred to as the purchaser and herein referred as Vendor No. 2 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **SRI KULDIP CHOUDHARY**, ALL THOSE 1/3rd undivided share in a piece and parcel of land measuring about 5175 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Additional District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Being No. 110 for the year 1986, absolutely forever;

M/S BUILDWORTH DEVELOPERS



PARTNER

iv) That by a registered Deed of Conveyance, made between **KHARGA NATH ROY & 3 OTHERS**, therein referred to as the Vendor and **SRI KULDEEP CHOUDHARY** therein referred to as the purchaser and herein referred as Vendor No. 2 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **SRI KULDEEP CHOUDHARY**, ALL THOSE piece and parcel of land measuring about 13 Katha 8 Chhatak be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116, 114/352 & 115/355 of Sheet No. 5, recorded in R.S. Khatian No. 845/1, 845/2, 845/3, 845/4, 845/5, 845/6, 845/7 & 845/8, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 16, Pages 223 to 230, Being No. 1534 for the year 1989, absolutely forever;

v) That by a registered Deed of Gift, made between **SUMITRA CHOUDHARY**, therein referred to as the Donor and **SRI KULDIP CHOUDHARY** therein referred to as the Donee and herein referred as Vendor No. 2 and for the reason mentioned therein the Donor therein named granted, Gifted, Donated, transferred, assigned and assured unto and in favour of the said **SRI KULDIP CHOUDHARY**, ALL THOSE piece and parcel of land measuring about 1890 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Gift was duly registered at District Sub-Registrar, Jalpaiguri and recorded in Book No. I, CD Volume No. 1, Pages 5045 to 5057, Being No. 378 for the year 2011, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Harish Kumar
PARTNER

- vi) That by a registered Deed of Conveyance, made between **PRASANTA KUMAR ROY**, therein referred to as the Vendor and **SRI JOYDIP CHOUDHARY** therein referred to as the purchaser and herein referred as Vendor No. 3 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **SRI JOYDIP CHOUDHARY**, ALL THOSE 1/3rd undivided share in a piece and parcel of land measuring about 5175 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Additional District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Being No. 108 for the year 1986, absolutely forever;
- vii) That by a registered Deed of Conveyance, made between **KABINATH ROY & GNAN ROY**, therein referred to as the Vendor and **SRI JOYDEEP CHOUDHURY** therein referred to as the purchaser and herein referred as Vendor No. 3 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **SRI JOYDEEP CHOUDHARY**, ALL THOSE piece and parcel of land measuring about 13 Katha 8 Chhatak be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under C.S. Plot No. 116, 352 & 355 of Sheet No. 5, recorded in R.S. Khatian No. 845/9 & 845/10, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at District Sub-Registrar, Jalpaiguri and recorded In Book No. I, Volume No. 16, Pages 215 to 222, Being No. 1533 for the year 1989, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Manish Kumar

PARTNER

- viii) That by a registered Deed of Gift, made between **VIJAY KUMAR GIDRA** alias **VIJAY GIDRA**, therein referred to as the Donor and **SRI JOYDIP CHOUDHARY** therein referred to as the Donee and herein referred as Vendor No. 3 and for the reason mentioned therein the Donor therein named granted, Gift, Donated, transferred, assigned and assured unto and in favour of the said **SRI JOYDIP CHOUDHARY**, ALL THOSE piece and parcel of land measuring about 2765 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Gift was duly registered at District Sub-Registrar, Jalpaiguri and recorded in Book No. I, CD Volume No. 1, Pages 5058 to 5069, Being No. 379 for the year 2011, absolutely forever;
- ix) That by a registered Deed of Conveyance, made between **RATAN KUMAR GIDRA**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 2765 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Volume No. 38, Pages 345 to 352, Being No. 2812 for the year 2005, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Harish Kumar
PARTNER

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Gidra
K. V. K.
Sub-Registrar
K. V. K.
Sub-Registrar
Gourma Choudhary

x) That by a registered Deed of Conveyance, made between **RATAN KUMAR GIDRA**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 1895 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 2813 for the year 2005, absolutely forever;

xi) That by a registered Deed of Conveyance, made between **VIJOY KUMAR GIDRA**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 1895 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 2811 for the year 2005, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Manish Kumar

PARTNER

ii) That by a registered Deed of Conveyance, made between **MANGTURAM CHOUDHARY**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 0.395 Acre be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116, 115/355 of Sheet No. 5, recorded in R.S. Khatian No. 845/1, 845/2, 845/3, 845/4, 845/5, 845/6, 845/7, 845/8, 845/9 & 845/10, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Volume No. 38, Pages 359 to 364, Being No. 2814 for the year 2005, absolutely forever;

xiii) That by a registered Deed of Conveyance, made between **PRAVINA CHOUDHARY**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 1895 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116, of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 2815 for the year 2005, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Munish Kumar Aggarwal
PARTNER

ii) That by a registered Deed of Conveyance, made between **PRAVINA CHOUDHARY**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 1895 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116, of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 2816 for the year 2005, absolutely forever;

xv) That by a registered Deed of Conveyance, made between **RAMGOPAL AGARWALA & 4 OTHERS**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 11 Katha 9 Chhatāk 31 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116, of Sheet No. 5, recorded in R.S. Khatian No. 845/1, 845/3, 845/5 & 845/7, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Additional District Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 3127 for the year 2006, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Manish Kumar Agarwal
PARTNER

AVI) That by a registered Deed of Conveyance, made between **SUMITRA DEVI CHOUDHARY**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 1895 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116, of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 2817 for the year 2005, absolutely forever;

xvii) That by a registered Deed of Conveyance, made between **SABITA AGARWALA**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 10 Katha 5 Chhatak 14 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116/179, of Sheet No. 5, recorded in R.S. Khatian No. 701/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Additional District Sub- Registrar, Rajganj and recorded in Book No. I, Being No. 5640 for the year 2006, absolutely forever;

M/S BUILDWORTH DEVELOPERS

Manish Kumar Agarwal
PARTNER

xviii) That by a registered Deed of Conveyance, made between **VIJOY KUMAR GIDRA**, therein referred to as the Vendor and **DARPAN PUBLICATIONS PRIVATE LIMITED** therein referred to as the purchaser and herein referred as Vendor No. 4 and for the consideration mentioned therein the Vendor therein named granted, sold, conveyed, transferred, assigned and assured unto and in favour of the said **DARPAN PUBLICATIONS PRIVATE LIMITED**, ALL THOSE piece and parcel of land measuring about 2765 Sq.Ft. be the same little more or less together with all easement and quasi-easement right and liabilities lying and situate at Mouza - Dabgram, J.L. No. 2, under R.S. Plot No. 116 of Sheet No. 5, recorded in R.S. Khatian No. 845/9, Pargana-Baikunthapur, Police Station-Bhaktinagar, District-Jalpaiguri. The said deed of Conveyance was duly registered at Sub-Registrar, Rajganj and recorded in Book No. I, Being No. 2810 for the year 2005, absolutely forever;

xix) The Vendor/s herein being in urgent need of money for repayment of Bank Loan, approached the Purchaser/s and offered to sell transfer convey assign and assure to the Purchaser/s **ALL THAT** the piece and parcel of land, containing an area of 1.73 Acres along with 17410 Sq.ft. old Tinshed Structure constructed on part of the aforesaid land comprised in **R.S. Plot Nos. 116, 114/352, 115/355 & 116/179** corresponding to **L.R. Plot No. 174, 175, 176, 181 & 182** of R.S. Sheet No. 5 corresponding to L.R. Sheet No. 4, recorded in R.S. Khatian No. 701/9, 845/1, 845/2, 845/3, 845/4, 845/5, 845/6, 845/7, 845/8, 845/9 & 845/10 corresponding to L.R. Khatian No. 1001, 1002, 1853, 1854 & 1855 in Mouza-Dabgram, Pargana-Balkunthapur, J.L. No. 2, P.S. Bhaktinagar, District-Jalpaiguri, West Bengal (for the sake of brevity referred to as "the **SAID PROPERTIES**" and more fully and particularly described in the Schedule hereunder written.

M/S BUILDWORTH DEVELOPERS

[Handwritten Signature]

PARTNER

That there are no orders or impediments or constraints under any proceeding whatsoever or otherwise in the Vendor/s conveying his/her/their respective right title and interests in the said properties.

- xxi) That the said Properties of the Vendor/s is/are free from all encumbrances, mortgages, charges, liens, lispendens, cases, vestings, attachments, trusts uses, debutters, tenancies, leases, occupancy rights, restrictions, restrictive, covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever;
- xxii) That the Vendor/s is/are in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Properties and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons;
- xxiii) That no part or portion of the said Properties has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- xxiv) That the Vendor/s never holds nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Properties, nor did the predecessors-in-title or interest of the Vendor/s ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;
- xxv) That the said Properties or any portion thereof are not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;
- xxvi) That no declaration has been made or published for acquisition or requisition of the said Properties or any portion thereof under the Land Acquisition Act

M/S BUILDWORTH DEVELOPERS

Manish Kumar
PARTNER

or any other Act for the time being in force and that the said Properties or any of them or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

xxvii) That the said Properties or any of its portion or any portion thereof are not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor/s or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

xxviii) That there is no impediment or restriction under any law for the time being in force in the Vendor/s selling conveying and transferring the said Properties.

xxix) That no action, suit, appeal or litigation in respect of the said Properties or in any way concerning the said Properties or any of them or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Properties or any of them or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor/s aware of any such claim, notice, suit or proceeding and that save and except the Vendor/s, no other person can claim any right title or interest whatsoever in the said Properties or any of them or any part thereof.

xxx) That the said Properties or any of them or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispensens or annuity, (c) any right of residence or maintenance under

M/S BUILDWORTH DEVELOPERS

Manoj Kumar Singh

PARTNER

any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

- B. The Purchaser/s has/have agreed to purchase the said Properties relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor/s and believing the same to be true and correct and acting on faith thereof, absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Properties.
- C. The Purchaser/s has/have at or before execution of this deed of sale paid to the Vendor/s the entire amount of the said mutually agreed consideration and has called upon the Vendor/s to grant this conveyance in favour of the Purchaser/s.

I. NOW THIS INDENTURE WITNESSETH that In pursuance of the said agreement and in consideration of the sum **Rs. 19,62,56,566/- (Rupees Nineteen Crore Sixty Two Lakh Fifty Six Thousand Five Hundred and Sixty Six) Only** by RTGS/CHEQUE/NEFT and/or its Bank and well and truly by the Purchaser/s to the Vendor/s paid at or before the execution hereof the receipt whereof the Vendor/s doth hereby as also by the receipt and memo of

M/S BUILDWORTH DEVELOPERS

Manish Kumar

PARTNER

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Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser/s and the said properties and all benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, the Vendor/s doth hereby Indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser/s **ALL THOSE THE SAID PROPERTIES**, fully described in the **SCHEDULE** hereunder written **WITH** all ownership shares rights title and interest of the Vendor/s in the said Dag with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor/s and each of them in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Properties and/or meant for beneficial use and enjoyment of the said Properties **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor/s into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Properties or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor/s or any person or persons from whom the Vendor/s or any of them may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser/s absolutely and forever for a perfect and Indefeasible estate of Inheritance in fee simple in

M/S BUILDWORTH DEVELOPERS

Handwritten signature: H... K...

PARTNER

without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR/S DO TH HEREBY COVENANT WITH THE PURCHASER/S,
as follows:

(i) **THAT** notwithstanding any act deed matter or thing by the Vendor/s done committed executed or knowingly permitted or suffered to the contrary the Vendor/s is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the vendor/s has/have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor/s has/have now in himself/herself/themself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure his/her/their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser/s in the manner aforesaid according to the true intent and meaning of these presents;

M/S BUILDWORTH DEVELOPERS

Manish Kumar

PARTNER

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor/s or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor/s or his/her/their predecessors-in-title.

(v) **AND THAT** the Purchaser/s shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor/s or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor/s and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor/s or any person or persons claiming as aforesaid.

(vi) **AND THAT** the Vendor/s and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor/s or his/her/their predecessors-in-title shall and will from time to time and at all times

M/S BUILDWORTH DEVELOPERS

Hemish Kumar

PARTNER

hereafter at the request and costs of the Purchaser/s do/does and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser/s in the manner aforesaid as shall or may reasonably be required by the Purchaser/s.

(vii) **AND THAT** the Vendor/s shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser/s produce or cause to be produced to the Purchaser/s or its agent or agents or any person or persons as the Purchaser/s may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendor/s to the Purchaser/s, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser/s and will at all times hereafter keep such documents-of-title safe unobliterated and uncancelled.

(viii) **AND ALSO THAT** the Vendor/s shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser/s and the Purchaser/s successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser/s or the Purchaser/s successors or successors in title or interest by reason of any defect in the title of the Vendor/s to his/her/their properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor/s to the Purchaser/s being found to be untrue, incorrect, false or misleading.

M/S BUILDWORTH DEVELOPERS

Handwritten signature

PARTNER

[Handwritten signature]

K. V. Choudhary

Choudhary

K. V. Choudhary

Choudhary

Garima Choudhary

III. AND THE VENDOR/S DO TH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER/S as follows:

i) **THAT** the Vendor/s is/are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor/s on a demand being made by the Purchaser/s and the Vendor/s shall indemnify and keep saved harmless and indemnified the Purchaser/s in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser/s due to non-payment or delay in payment thereof;

ii) **AND THAT** the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendor/s own direct cultivation and that there is no Bargadar or Bhag Chasi therein or in any part thereof;

iii) **AND THAT** the Vendor/s has/have duly complied with all provisions of law prior to sale of the said Properties to the Purchaser/s;

iv) **AND THAT** the Vendor/s shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser/s herein from time to time for having the name of the Purchaser/s mutated in respect of the said Properties hereby sold and conveyed by the Vendor/s;

M/S BUILDWORTH DEVELOPERS

[Handwritten signature]

PARTNER

THE SCHEDULE ABOVE REFERRED TO:**(Description of the said properties)**

ALL THAT piece and parcel of land, containing an area of **173 Decimal** along with **17410 Sq.ft.**, 20 years Old having (cemented flooring) Tinshed Structure constructed on the land comprised in R.S. Plot Nos. **116, 114/352, 115/355 & 116/179** corresponding to L.R. Plot Nos. **174, 175, 176, 181 & 182** of R.S. Sheet No. **5** corresponding to L.R. Sheet No. **4**, recorded in R.S. Khatian Nos. **701/9, 845/1, 845/2, 845/3, 845/4, 845/5, 845/6, 845/7, 845/8, 845/9 & 845/10** corresponding to L.R. Khatian No. **1001, 1002, 1853, 1854 & 1855** of Mouza-Dabgram, Pargana-Baikunthapur, J.L. No. 2, P.S. Bhaktinagar, District-Jalpaiguri, West Bengal. Proposed Land Use : Bastu.

Plot wise detail of the land hereby sold is as follows:-

| PLOT NO. | | L.R. KHATIAN NO. | AREA |
|----------|------|-------------------------|---------------|
| R.S. | L.R. | | |
| 116 | 174 | 1001 & 1002 | 44.00 DECIMAL |
| | 175 | 1853 | 19.50 DECIMAL |
| | 176 | 1001, 1002, 1854 & 1855 | 48.50 DECIMAL |
| 114/352 | 174 | 1001 & 1002 | 16.00 DECIMAL |
| 115/355 | 174 | 1001 & 1002 | 28.00 DECIMAL |
| 116/179 | 181 | 1853 | 12.00 DECIMAL |
| | 182 | 1853 | 5.00 DECIMAL |

Land hereby sold is butted and bounded as follows:-

NORTH :- LAND OF PART OF R.S. PLOT NO. 116, 114/352 & 115/355,

SOUTH :- 27 FT WIDE ROAD (NIRMALA CONVENT SCHOOL ROAD) & LAND OF PART OF R.S. PLOT NO. 116/179,

EAST :- LAND OF R.S. PLOT NO. 180 (PARTLY) & 114/352 (PARTLY),

WEST :- LAND OF KULDIP CHOUDHARY & SANDIP KUMAR CHOUDHARY,

M/S BUILDWORTH DEVELOPERS

Handwritten signature

PARTNER

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his/her/their hands the day month and year first above written.

SIGNED AND DELIVERED by the abovenamed VENDOR/S at Siliguri in the presence of :

1. Ashish Agarwal
s/o Hemant Agarwal
Vardhaan Market,
H.G Road, Walbaria
Siliguri

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

2. Vinay Bansal
s/o S.D.R. Bansal
S.P. Mukherjee Road,
Khalpara, Siliguri - 734005

[Handwritten signature]

[Handwritten signature]
Director

Garima Choudhary

VENDOR/S

Drafted by me and printed in my office,

RAJESH KUMAR AGARWAL
ADVOCATE/SILIGURI
REGD.NO. WB/ 73/97

M/S BUILDWORTH DEVELOPERS

[Handwritten signature]
PARTNER

MONEY RECEIPT

RECEIVED of and from the withinnamed Purchaser/s the within mentioned sum of **Rs. 19,62,56,566/- (Rupees Nineteen Crore Sixty Two Lakh Fifty Six Thousand Five Hundred and Sixty Six) only** being the consideration in full payable under these presents to the **Vendor/s** as per memo written hereinbelow:

MEMO OF CONSIDERATION

| Name | Date | Mode | Amount | TDS | Total Consideration | |
|---|------------|------|------------------|----------------|---------------------|----------|
| JAYDIP CHOWDHARY | 15-02-2018 | RTGS | 4455000 | 45000 | 4500000 | |
| KULDIP CHOWDHARY | 15-02-2018 | | 4455000 | 45000 | 4500000 | |
| SANDIP KR CHOWDHARY | 15-02-2018 | | 990000 | 10000 | 1000000 | |
| DARPAN PUBLICATIONS INTERNATIONAL LTD | 15-02-2018 | | 5544000 | 56000 | 5600000 | |
| | 27-02-2018 | | 7425000 | 75000 | 7500000 | |
| | 13-03-2018 | | 2475000 | 25000 | 2500000 | |
| | 21-03-2018 | | 9900000 | 100000 | 10000000 | |
| | 26-03-2018 | | 17325000 | 175000 | 17500000 | |
| | 24-04-2018 | | 9900000 | 100000 | 10000000 | |
| | 14-06-2018 | | 14200000 | 143435 | 14343435 | |
| RELIAGRE FINVEST LTD (ON BEHALF OF DARPAN PUBLICATIONS INTERNATIONAL LTD) | 03-07-2018 | | | 59751357 | 603549 | 60354906 |
| JAYDIP CHOWDHARY | 03-07-2018 | | | 32184380 | 325094 | 32509474 |
| KULDIP CHOWDHARY | 03-07-2018 | | | 23960898 | 242030 | 24202928 |
| SANDIP KR CHOWDHARY | 03-07-2018 | | | 1728364 | 17459 | 1745823 |
| TOTAL | | | 194293999 | 1962567 | 196256566 | |

Payment made to the Vendors and also to the Bank as instructed by the Vendors.

For Darpan Publications International Ltd

Kay Chaudhary

For Darpan Publications International Ltd

Chaudhary

For Darpan Publications International Ltd

Garima Chaudhary

(Vendor/s)

M/S BUILDWORTH DEVELOPERS

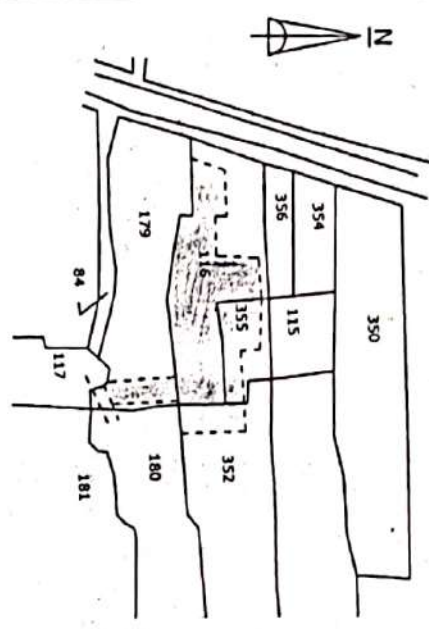
Manish Kumar Anand

PARTNER

MASTERS-
DEVELOPERS
FIRM
ACT OF BUSINESS
MANGL., UNIT NO. 2,
KOLKATA-700001,
LOCATION - HARE STREET,
CONTROLLED BY ONE OF ITS
DULY AUTHORISED
FOR THIS PURPOSE
VINEET BANSAL
BINOD KUMAR BANSAL,
RESIDENT OF PUSP NIWAS,
WAKARMA MANDIR ROAD,
KHALIPARA, SILIGURI-734005,
P.O. & P.S. SILIGURI,
DIST. DARJEELING

Giaccina Choudhary

- NAME OF THE VENDORS.**
- SRI SANDIP KUMAR CHOUDHARY
ALIAS SANDIP CHOUDHARY,
 - SRI KULDIP CHOUDHARY
ALIAS KULDEEP CHOUDHARY.
 - SRI JAYDIP CHOUDHARY
ALIAS JOYDEEP CHOUDHURY
ALIAS JOYDIP CHOUDHARY
ALIAS JOYDEEP CHOUDHARY
ALL ARE S/O LATE MANGTU RAM CHOUDHARY,
RESIDENT OF 3RD MILE,
OPP. SONA PETROL PUMP, SEVOKE ROAD,
SILIGURI-734008, P.O. SALUGARA,
P.S. BHAKTINAGAR
DISTRICT - JALPAIGURI
 - DARPAN PUBLICATIONS
INTERNATIONAL LIMITED
(FORMERLY KNOWN AS DARPAN
PUBLICATIONS PRIVATE LIMITED)
HAVING ITS REGISTERED OFFICE AT
J1/16, EP BLOCK, SHAILA TOWERS
5TH FLOOR, ROOM NO. 503,
SECTOR 5, KOLKATA-700091
REPRESENTED BY THREE OF
ITS DIRECTOR NAMELY
1. SRI KULDIP CHOUDHARY
ALIAS KULDEEP CHOUDHARY
2. SRI JAYDIP CHOUDHARY
ALIAS JOYDEEP CHOUDHURY ALIAS
JOYDIP CHOUDHARY
ALIAS JOYDEEP CHOUDHARY
ALL S/O LATE MANGTU RAM CHOUDHARY,
3. SMT GARIMA CHOUDHARY
W/O SRI KULDIP CHOUDHARY,
ALL ARE RESIDENT OF 3RD MILE,
OPP. SONA PETROL PUMP,
SEVOKE ROAD, SILIGURI-734008,
P.O. SALUGARA, P.S. BHAKTINAGAR
DISTRICT OF JALPAIGURI

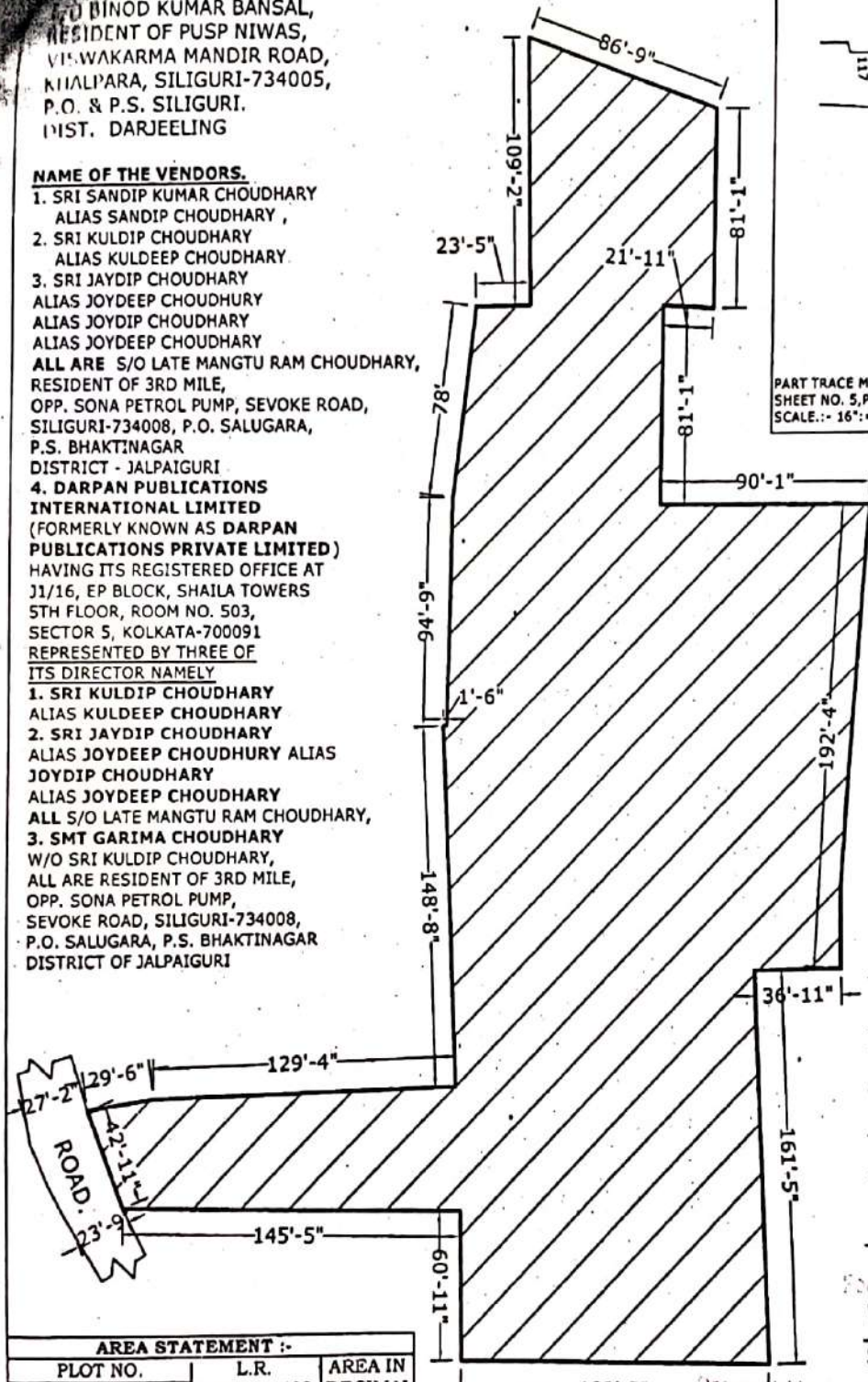


PART TRACE MAP OF MOUZA DABGRAM, J. L. NO. 02,
SHEET NO. 5, P.S. BHAKTINAGAR, DIST. JALPAIGURI,
SCALE :- 16" = 1 MILE, PROPOSED PLOT SHOWN.

LAND SCHEDULE :-
MOUZA :- DABGRAM.
J. L. NO. :- 02
SHEET NO. :- R.S.5 & L.R. 4
P.S. :- BHAKTINAGAR.
DIST. :- JALPAIGURI.

TOTAL AREA :-
173.00 DECIMALS

TIN SHED CONSTRUCTION
AREA :- 17410.00 SFT



AREA STATEMENT :-

| PLOT NO. | | L.R. | AREA IN DECIMAL |
|---------------------------|------|---------------------------|-----------------|
| R.S. | L.R. | KHATIAN NO. | |
| 116 | 174 | 1001 & 1002 | 44.00 |
| | 175 | 1853 | 19.50 |
| | 176 | 1001, 1002 1854 & 1855 | 48.50 |
| 114 / 352 | 174 | 1001 & 1002 | 16.00 |
| 115 / 355 | 174 | 1001 & 1002 | 28.00 |
| 116 / 179 | 181 | 1853 | 12.00 |
| | 182 | 1853 | 5.00 |
| TOTAL AREA OF LAND | | | : 173.00 |

BOUNDARY :-
NORTH - LAND OF PLOT NO. R.S 116(P), 355(P) & 352
SOUTH - ROAD & LAND OF PLOT NO. R.S 179
EAST - LAND OF PLOT NO. R.S 352 & 180
WEST - LAND OF SRI KULDIP CHOUDHARY &
SRI SANDIP KUMAR CHOUDHARY

SITE PLAN
SCALE :- 1" = 70'-0"
PROPOSED PLOT SHOWN

[Signature]

[Signature]

[Signature]

[Signature]

SIGNATURE OF THE VENDORS.
DRAWN BY :-

[Signature]
Director M. Ash...
(SURVEYOR)
M/S BUILDWORLD DEVELOPERS
Subhaspally, Siliguri

PARTNER

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-025642677-1

Payment Mode Online Payment

Date: 04/07/2018 11:31:12

Bank : ICICI Bank

BRN : 1485254877

BRN Date: 04/07/2018 11:32:02

DEPOSITOR'S DETAILS

Id No. : 07110001040178/4/2018

[Query No./Query Year]

Name : Rajesh Kumar Agarwal
Contact No. : Mobile No. : 91-9434020016
E-mail :
Address : Siliguri
Applicant Name : Mr Rajesh Kumar Agarwal
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale Sale Document Payment No 4

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-----------------------|--|--------------------|------------|
| 1 | 07110001040178/4/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 13736980 |
| 2 | 07110001040178/4/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1962580 |

Total

15699560

In Words : Rupees One Crore Fifty Six Lakh Ninety Nine Thousand Five Hundred Sixty only

M/S BUILDWORTH DEVELOPERS
Heath Kumar Agarwal
PARTNER

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



[Handwritten Signature]
SIGN WITH DATE

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



M/S BUILDWORTH DEVELOPERS

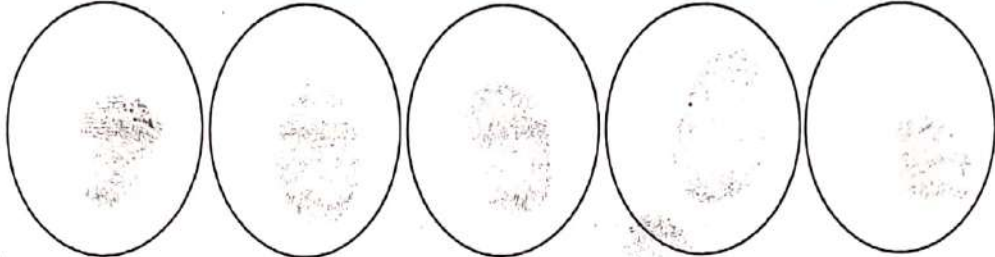
[Handwritten Signature]
PARTNER

[Handwritten Signature]
SIGN WITH DATE

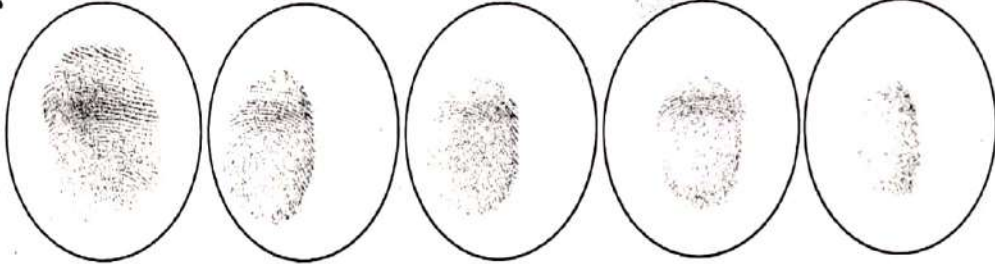
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

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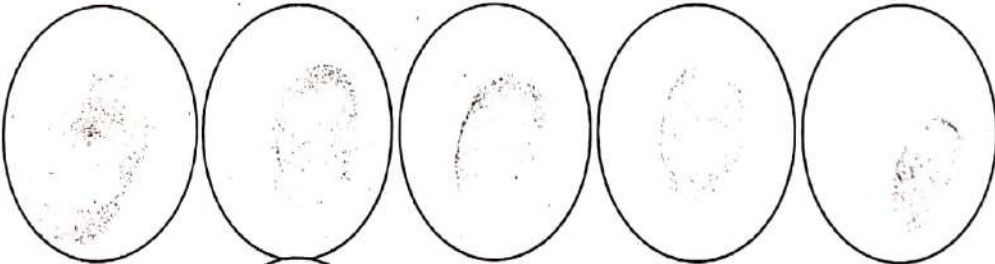
Gaurav Chaudhary

SIGN WITH DATE

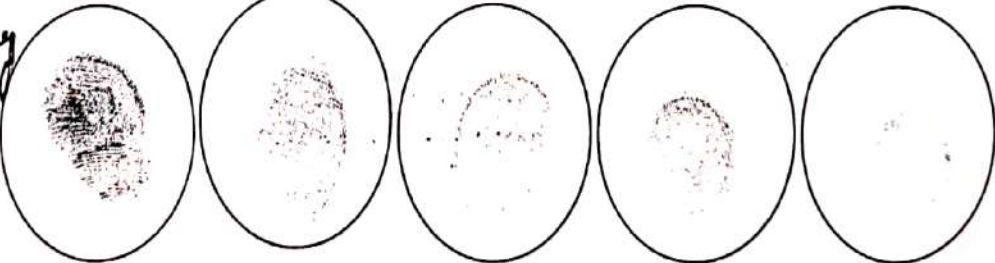
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M/S BUILDWORTH DEVELOPERS
Manish Kumar Agarwal
PARTNER

Garima Chaudhary

SIGN WITH DATE

FINGER IMPRESSION OF PURCHSER/S

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Vinay Kumar

LEFT

RIGHT



Vinay Kumar

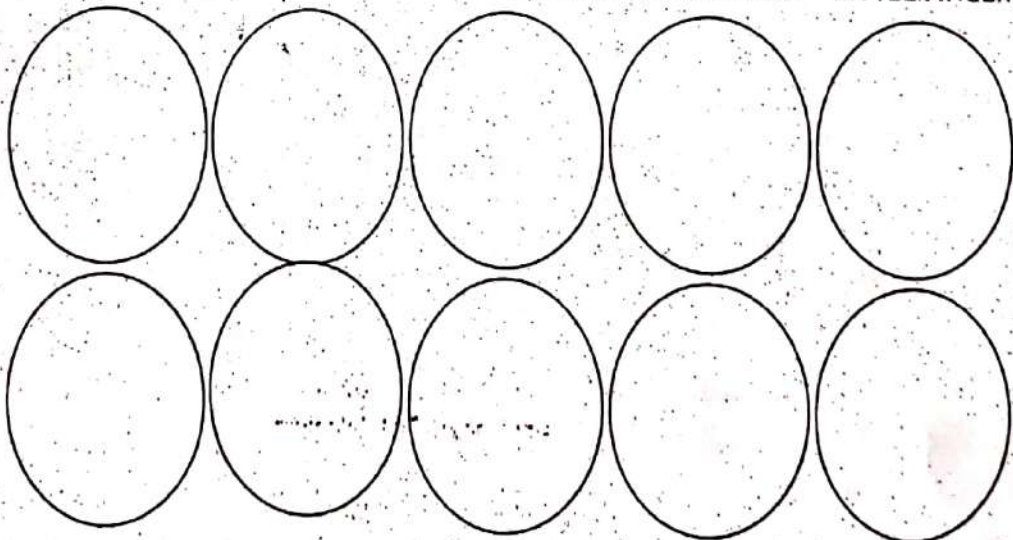
SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

PHOTO
sign across
the photo but
do not sign
over the
face.

LEFT

RIGHT



M/S BUILDWORTH DEVELOPERS

Harish Kumar Agarwal

PARTNER

SIGN WITH DATE









Government of West Bengal

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

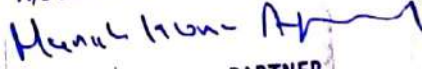
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001040178/2018



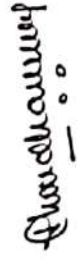






I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|----------|---|---|---|
| 1 | Shri SANDIP KUMAR CHOUHDARY Alias Shri SANDIP CHOUHDARY 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sill, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 | Seller |  |  |  |
| 2 | Shri KULDIP CHOUHDARY Alias Shri KULDEEP CHOUHDARY 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sill, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 | Seller |  |  |  |

M/S BUILDWORTH DEVELOPERS


PARTNER





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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|---|
| | Shri JAYDIP CHOUDHARY Alias Shri JOYDEEP CHOUDHURY 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 | Seller |  |  |  |
| 4 | Shri KULDIP CHOUDHARY Alias Shri KULDEEP CHOUDHARY 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 | Represent ative of Seller [DARPAN PUBLICA TIONS INTERNA TIONAL LIMITED] |  |  | For Darpan Publications International Ltd.  Director |
| 5 | Shri JAYDIP CHOUDHARY Alias Shri JOYDEEP CHOUDHURY 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 | Represent ative of Seller [DARPAN PUBLICA TIONS INTERNA TIONAL LIMITED] |  |  | For Darpan Publications International Ltd.  Director |

M/S BUILDWORTH DEVELOPERS

PARTNER

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

| Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--|---|---|--|---|
| Smt GARIMA CHOUHARY 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 | Representative of Seller [DARPAN PUBLICATIONS INTERNATIONAL LIMITED] |  |  |  |
| SI No. | Name and Address of Identifier | Identifier of | | Signature with date |
| 1 | Shri Ashish Agarwal Son of Shri Hemant Agarwal Khalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 | Shri SANDIP KUMAR CHOUHARY, Shri KULDIP CHOUHARY, Shri JAYDIP CHOUHARY, Shri KULDIP CHOUHARY, Shri JAYDIP CHOUHARY, Smt GARIMA CHOUHARY, Shri VINEET BANSAL | |  |

(Tapash Kanti Ghosh)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BHAKTINAGAR
 Jalpaiguri, West Bengal

M/S BUILDWORTH DEVELOPERS


 PARTNER

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| No / Year | I-0711-04565/2018 | Date of Registration | 04/07/2018 |
| Registration Date | 0711-0001040178/2018 | Office where deed is registered | |
| Applicant Name, Address & Other Details | 02/07/2018 11:28:47 PM A.D.S.R. BHAKTINAGAR, District: Jalpaiguri | | |
| Transaction | Rajesh Kumar Agarwal S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434020016, Status : Advocate | | |
| [0101] Sale, Sale Document | Additional Transaction [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. 19,62,56,566/- | Rs. 19,62,56,566/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,37,37,980/- (Article:23) | Rs. 19,62,580/- (Article:A(1), E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Nirmala Convent School Road, Mouza: Dabgram Sheet No - 5

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|---------------------|--------|---------------|-------------------------|-----------------------|---|
| L1 | RS-116 | RS-845/1 | Semi-Commercial Use | Sahari | 40 Dec | 5,37,56,566/- | 5,37,56,566/- | Width of Approach Road: 27 Ft., Adjacent to Metal Road, |
| L2 | RS-116 | RS-845/1 | Bastu | Sahari | 72 Dec | 6,75,00,000/- | 6,75,00,000/- | Width of Approach Road: 27 Ft., Adjacent to Metal Road, |
| L3 | RS-116/179 | RS-845/1 | Bastu | Sahari | 17 Dec | 1,70,00,000/- | 1,70,00,000/- | Width of Approach Road: 27 Ft., Adjacent to Metal Road, |
| L4 | RS-114/352 | RS-845/1 | Bastu | Sahari | 16 Dec | 1,80,00,000/- | 1,80,00,000/- | Width of Approach Road: 27 Ft., Adjacent to Metal Road, |
| L5 | RS-115/355 | RS-845/1 | Bastu | Sahari | 28 Dec | 3,00,00,000/- | 3,00,00,000/- | Width of Approach Road: 27 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 173Dec | 1862,56,566 /- | 1862,56,566 /- | |
| | | Grand Total : | | | 173Dec | 1862,56,566 /- | 1862,56,566 /- | |

M/S BUILDWORTH DEVELOPERS

Rajesh Kumar Agarwal
PARTNER

Major Information of the Deed :- I-0711-04565/2018-04/07/2018

| Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|--------------------|-------------------------|-----------------------|---------------------------|
| Land L1 | 17410 Sq Ft. | 1,00,00,000/- | 1,00,00,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 17410 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | |
| Total : | 17410 sq ft | 100,00,000 /- | 100,00,000 /- | |

Seller Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | Shri SANDIP KUMAR CHOUDHARY, (Alias: Shri SANDIP CHOUDHARY) (Presentant) Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACAPC0893K, Status :Individual, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Pvt. Residence |
| 2 | Shri KULDIP CHOUDHARY, (Alias: Shri KULDEEP CHOUDHARY) Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACCPC0849F, Status :Individual, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Pvt. Residence |
| 3 | Shri JAYDIP CHOUDHARY, (Alias: Shri JOYDEEP CHOUDHURY) Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABZPC6558P, Status :Individual, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Pvt. Residence |
| 4 | DARPAN PUBLICATIONS INTERNATIONAL LIMITED J1/16, EP BLOCK, Shaila Towers 5th Floor, Room No., P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700091 , PAN No.:: AABCD2349H, Status :Organization, Executed by: Representative, Executed by: Representative |

Buyer Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | BUILDWORTH DEVELOPERS 6. Lyons Range, Unit No. 2, 5th Floor, Kolkata, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AATFB0552D, Status :Organization, Status : Not Executed |

M/S BUILDWORTH DEVELOPERS

Manish Kumar Roy
PARTNER

Major Information of the Deed :- I-0711-04565/2018-04/07/2018

Details :

Address, Photo, Finger print and Signature

- 1 **Shri KULDIP CHOUDHARY, (Alias Name: Shri KULDEEP CHOUDHARY)**
Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACCPC0849F Status : Representative, Representative of : DARPAN PUBLICATIONS INTERNATIONAL LIMITED (as Director)
- 2 **Shri JAYDIP CHOUDHARY, (Alias Name: Shri JOYDEEP CHOUDHURY)**
Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABZPC6558P Status : Representative, Representative of : DARPAN PUBLICATIONS INTERNATIONAL LIMITED (as Director)
- 3 **Smt GARIMA CHOUDHARY**
Wife of Shri Kuldip Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABUPC2966Q Status : Representative, Representative of : DARPAN PUBLICATIONS INTERNATIONAL LIMITED (as Director)
- 4 **Shri VINEET BANSAL**
Son of Binod Kumar Bansal Pusp Niwas, Viswakarma Mandir Road, Khalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHGPB8342M Status : Representative, Representative of : BUILDWORTH DEVELOPERS (as Partner)

Identifier Details :

Name & address

Shri Ashish Agarwal
Son of Shri Hemant Agarwal
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 SANDIP KUMAR CHOUDHARY, Shri KULDIP CHOUDHARY, Shri JAYDIP CHOUDHARY, Shri KULDIP CHOUDHARY, Shri JAYDIP CHOUDHARY, Smt GARIMA CHOUDHARY, Shri VINEET BANSAL

M/S BUILDWORTH DEVELOPERS

Kamal K...
PARTNER

Major Information of the Deed :- I-0711-04565/2018-04/07/2018

Transfer of property for L1

| | To. with area (Name-Area) |
|---|---------------------------------|
| KULDIP CHAUDHARY | BUILDWORTH DEVELOPERS-10.26 Dec |
| DARPAN PUBLICATIONS INTERNATIONAL LIMITED | BUILDWORTH DEVELOPERS-29.74 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|---|---------------------------------|
| 1 | Shri SANDIP KUMAR CHAUDHARY | BUILDWORTH DEVELOPERS-4 Dec |
| 2 | Shri JAYDIP CHAUDHARY | BUILDWORTH DEVELOPERS-32.56 Dec |
| 3 | DARPAN PUBLICATIONS INTERNATIONAL LIMITED | BUILDWORTH DEVELOPERS-35.44 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|---|------------------------------|
| 1 | DARPAN PUBLICATIONS INTERNATIONAL LIMITED | BUILDWORTH DEVELOPERS-17 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|------------------------------|
| 1 | Shri KULDIP CHAUDHARY | BUILDWORTH DEVELOPERS-16 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|---|------------------------------|
| 1 | DARPAN PUBLICATIONS INTERNATIONAL LIMITED | BUILDWORTH DEVELOPERS-28 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|---|--|
| 1 | Shri KULDIP CHAUDHARY | BUILDWORTH DEVELOPERS-5410.00000000 Sq Ft |
| 2 | DARPAN PUBLICATIONS INTERNATIONAL LIMITED | BUILDWORTH DEVELOPERS-12000.00000000 Sq Ft |

M/S BUILDWORTH DEVELOPERS

Manoj Kumar Singh
PARTNER

Major Information of the Deed :- I-0711-04565/2018-04/07/2018

Endorsement For Deed Number : I - 071104565 / 2018

18
Admission (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Admitted for registration at 18:15 hrs on 03-07-2018, at the Private residence by Shri SANDIP KUMAR CHOUHARY Alias Shri SANDIP CHOUDHARY, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,62,56,566/-

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

Execution is admitted on 03/07/2018 by 1. Shri SANDIP KUMAR CHOUDHARY, Alias Shri SANDIP CHOUDHARY, Son of Late Mangtu Ram Choudhary, 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 2. Shri KULDIP CHOUDHARY, Alias Shri KULDEEP CHOUDHARY, Son of Late Mangtu Ram Choudhary, 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business, 3. Shri JAYDIP CHOUDHARY, Alias Shri JOYDEEP CHOUDHURY, Son of Late Mangtu Ram Choudhary, 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sili, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Business

Indetified by Shri Ashish Agarwal, , Son of Shri Hemant Agarwal, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 03-07-2018 by Shri KULDIP CHOUDHARY, , Shri KULDEEP CHOUDHARY Director, DARPAN PUBLICATIONS INTERNATIONAL LIMITED (Public Limited Company), J1/16, EP BLOCK, Shaila Towers 5th Floor, Room No., P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700091

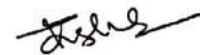
Indetified by Shri Ashish Agarwal, , Son of Shri Hemant Agarwal, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 03-07-2018 by Shri JAYDIP CHOUDHARY, , Shri JOYDEEP CHOUDHURY Director, DARPAN PUBLICATIONS INTERNATIONAL LIMITED (Public Limited Company), J1/16, EP BLOCK, Shaila Towers 5th Floor, Room No., P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700091

Indetified by Shri Ashish Agarwal, , Son of Shri Hemant Agarwal, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 03-07-2018 by Smt GARIMA CHOUDHARY, Director, DARPAN PUBLICATIONS INTERNATIONAL LIMITED (Public Limited Company), J1/16, EP BLOCK, Shaila Towers 5th Floor, Room No., P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700091

Indetified by Shri Ashish Agarwal, , Son of Shri Hemant Agarwal, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others



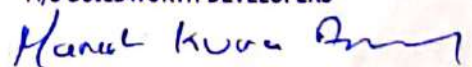
Tapash Kantl Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 04-07-2018

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.

M/S BUILDWORTH DEVELOPERS



PARTNER

Major Information of the Deed :- I-0711-04565/2018-04/07/2018

06/07/2018 Query No:-07110001040178 / 2018 Deed No :I - 071104565 / 2018, Document is digitally signed.

Page 47 of 49

Scanned by CamScanner

Registration Fees payable for this document is Rs 19,62,580/- (A(1) = Rs 19,62,566/- ,E = Rs 19,62,580/-
Registration Fees paid by Cash Rs 0/-, by online = Rs 19,62,580/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
04/07/2018 11:32AM with Govt. Ref. No: 192018190256426771 on 04-07-2018, Amount Rs: 19,62,580/-,
ICICI Bank (ICIC0000006), Ref. No. 1485254877 on 04-07-2018, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

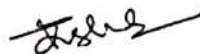
Amount of Stamp Duty payable for this document is Rs. 1,37,37,980/- and Stamp Duty paid by Stamp Rs 1,37,36,980/-, by online = Rs 1,37,36,980/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 11301, Amount: Rs,1,000/-, Date of Purchase: 29/06/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2018 11:32AM with Govt. Ref. No: 192018190256426771 on 04-07-2018, Amount Rs: 1,37,36,980/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1485254877 on 04-07-2018, Head of Account 0030-02-103-003-02



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

M/S BUILDWORTH DEVELOPERS



PARTNER

Major Information of the Deed :- I-0711-04565/2018-04/07/2018

Registration under section 60 and Rule 69.
Book - I
Number 0711-2018, Page from 103555 to 103603
No 071104565 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.07.06 18:34:06 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 06-07-2018 18:33:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

M/S BUILDWORTH DEVELOPERS

Manish Kumar

PARTNER

(This document is digitally signed.)