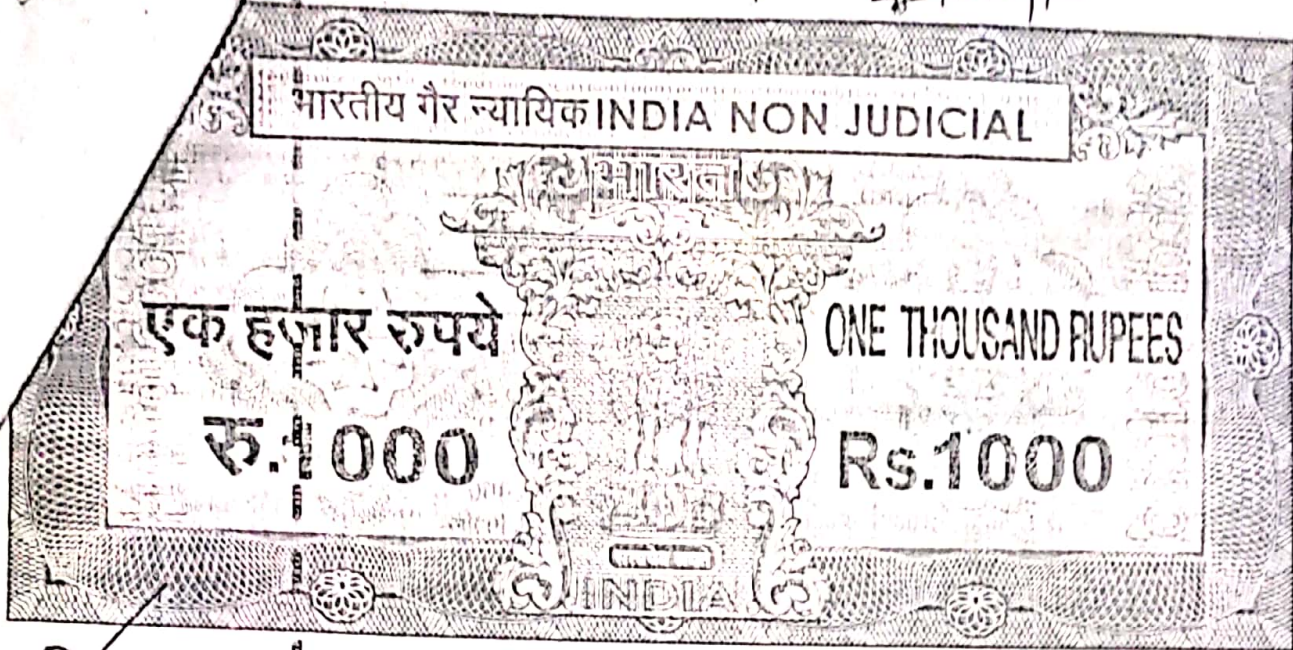


1-1737/2018 T-4586/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
04/07/2018
S. 1040059/2018
09:15 A.M.
M.V. No. 1, 25, 00, 000

Visit Commission Case No. 1316/2018

M 733802

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

Adl. District Sub-Registrar
Bhakti Nagar, Jharkhand

Kunj Kumar
Bhakti Nagar



~~06 JUL 2018~~

10 JUL 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS
3rd DAY OF JULY 2018 (TWO THOUSAND
EIGHTEEN).



M/S BUILDWORTH DEVELOPERS
Partner
PARTNER

Key center



2190

Key center

[Handwritten signature]
-40



2191

[Handwritten signature]
-40

Sl. NO. 11300 Date 29.6.2018
PURCHASER Buildworth Developers
Full Address Kolkata.
Total value 1000/-
Stamp Purchased from JPC Treasury on /

[Signature]
STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Addl. DSR Office, Raigani, Jalpaiguri.



Addl. Dist Sub-Registrar
Jalpaiguri, Dist-Jalpaiguri

04 JUL 2018

Ashish Agarwal
S/o Hemant Agarwal
Vardhaan Market,
M.G. Road, Khatra
Siliguri

BETWEEN

1. **SRI KULDIP CHOUDHARY** alias **KULDEEP CHOUDHARY** (PAN:- ACCPC0849F) S/o Late Mangtu Ram Choudhary,
 2. **SRI SANDIP KUMAR CHOUDHARY** alias **SANDIP CHOUDHARY** (PAN:- ACAPC0893K) S/o Late Mangtu Ram Choudhary,
- Both 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 --- hereinafter Jointly & Collectively called the **VENDORS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART**.

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:

- 1) 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. 1 and for the reason mentioned therein the Donor therein named granted, Gifted, Donated, transferred, assigned and assured unto and in favour of the said

M/S BUILDWORTH DEVELOPERS

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PARTNER

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K. V. Choudhary
S. Sandip Choudhary

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. 1, CD Volume No. 1, Pages 5045 to 5057, Being No. 378 for the year 2011, absolutely forever;

- 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. 2 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) 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 **0.075 Acres** comprised in **R.S. Plot Nos. 116** corresponding to **L.R. Plot No. 176** of **R.S. Sheet No. 5** corresponding to **L.R. Sheet No. 4**, recorded in **R.S. Khatian No. 845/9** corresponding to **L.R. Khatian No. 1002 & 1854** in Mouza-Dabgram, Pargana-Baikunthapur, 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

Harsh Kumar Bera
PARTNER

K. S. Chatterjee
Signature

- i) 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.
- v) 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;
- vi) 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;
- vii) 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;
- viii) That the Vendor/s never held 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;
- ix) 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;
- x) 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 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;

M/S BUILDWORTH DEVELOPERS

Harish Chatterjee

PARTNER

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K. S. Srinivasan
 K. S. Srinivasan

- vii) 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;
- xii) 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.
- xiii) 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.
- xiv) 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 lispendens or annuity, (c) any right of residence or maintenance under 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.

M/S BUILDWORTH DEVELOPERS

Handwritten signature

PARTNER

K. V. Chaudhary

B. M. Chaudhary

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 lispendens 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. 1,25,00,000/- (Rupees One Crore Twenty Five Lakh) Only** being the entire consideration money of below schedule land 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 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

M/S BUILDWORTH DEVELOPERS



PARTNER

Handwritten signatures and initials

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 possession 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 DOTH HEREBY COVENANT WITH THE PURCHASER/S,
as follows:

M/S BUILDWORTH DEVELOPERS

Handwritten signature

PARTNER

K. S. G. G. G. G.
G. G. G. G. G.

(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;

(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 lispens 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.

M/S BUILDWORTH DEVELOPERS

Arachal from [Signature]

PARTNER

Mr. Chandan
Chandran

(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 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

M/S BUILDWORTH DEVELOPERS

Mr. Chandan

PARTNER

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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 uncanceled.

(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.

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;

M/S BUILDWORTH DEVELOPERS

Handwritten signature

PARTNER

Signature
1-10
K. K. Choudhary

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;

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said properties)

ALL THAT piece and parcel of Vacant land, containing an area of 7.50 Decimals comprised in R.S. Plot Nos. 116 corresponding to L.R. Plot Nos. 176 of R.S. Sheet No. 5 corresponding to L.R. Sheet No. 4, recorded in R.S. Khatian Nos. 845/9 corresponding to L.R. Khatian No. 1002 & 1854 of Mouza-Dabgram, Pargana-Baikunthapur, J.L. No. 2, P.S. Bhaktinagar, District-Jalpaiguri, West Bengal. Proposed Land Use : Bastu.

Land hereby sold is butted and bounded as follows:-

NORTH :- LAND OF PART OF R.S. PLOT NO. 116,

SOUTH :- LAND OF PART OF R.S. PLOT NO. 116/179,

EAST :- LAND OF PURCHASER,

WEST :- SEVOKE ROAD (MORE OR LESS 60 FT WIDE) ROAD ZONE:- ORBIT MALL TO SALUGARA),

M/S BUILDWORTH DEVELOPERS

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 Singh (Agarwal)
 s/o Hemant Agarwal
 Sandhan Market,
 17-9, Road, Khatpara
 Siliguri - 734005

K. S. Choudhary

2. Geetima Choudhary
 w/o Kuldip Choudhary
 3rd mile, Siliguri

Geetima Choudhary

VENDOR/S

Drafted by me and printed in my office,

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

M/S BUILDWORTH DEVELOPERS,

Hemant Agarwal
 PARTNER

MONEY RECEIPT

RECEIVED of and from the withinnamed Purchaser/s the within mentioned sum of **Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakh)** 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
KULDIP CHOWDHARY	03-07-2018	RTGS	7078500	71500	7150000
SANDIP KR CHOWDHARY	03-07-2018		5296500	53500	5350000
TOTAL			12375000	125000	12500000

Kuldeep Choudhary

Sandip Kr Chowdhary

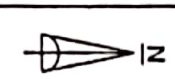
(Vendor/s)

M/S BUILDWORTH DEVELOPERS

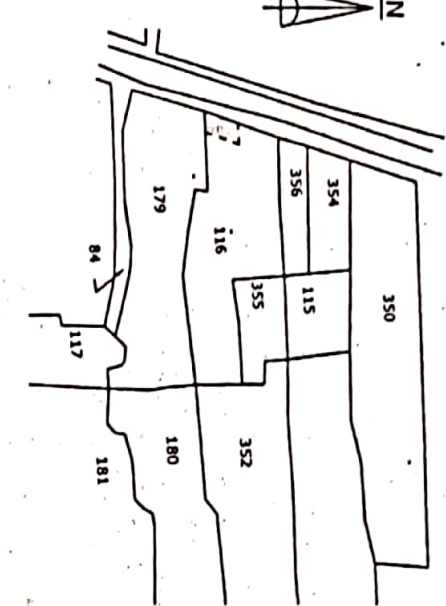
Kamal Kishore Sharma

PARTNER

ASER:-
OPERS



PLACE OF BUSINESS
 ANGE, UNIT NO. 2,
 KALKATA-700001,
 ON - HARE STREET,
 BY ONE OF ITS
 DULY AUTHORISED
 PURPOSE
VINJET BANSAL
 BINOD KUMAR BANSAL,
 IDENT OF PUSP NIWAS,
 WAKARMA MANDIR ROAD,
 KHALPARA, SILIGURI-734005,
 P.O. & P.S. SILIGURI.
 DIST. DARJEELING



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.

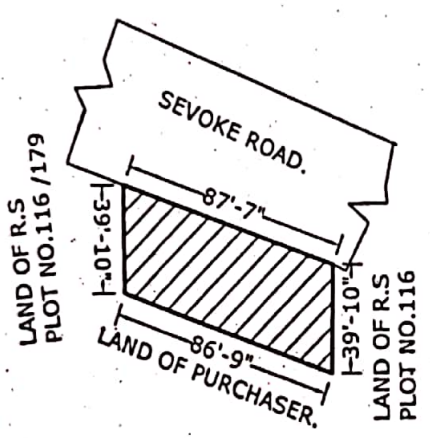
NAME OF THE VENDORS.

- 1. SRI KULDIP CHOUDHARY
 ALIAS KULDEEP CHOUDHARY
 - 1. SRI SANDIP KUMAR CHOUDHARY
 ALIAS SANDIP CHOUDHARY ,
- BOTH 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.

LAND SCHEDULE :-

MOUZA. :- DABGRAM.
 J. L. NO. :- 02
 SHEET NO. :- R.S.5 & L.R. 4
 KHATIAN NO. :- R.S. 845 /9
 L.R. 1002 & 1854
 PLOT NO. :- R.S. 116 & L.R. 176
 P.S. :- BHAKTINAGAR.
 DIST. :- JALPAIGURI.

**TOTAL AREA :-
 7.50 DECIMALS**



AREA STATEMENT :-				
PLOT NO.		KHATIAN NO.		AREA IN DECIMAL
R.S.	L.R.	R.S.	L.R.	
116	176	845 /9	1002 & 1854	7.50
TOTAL AREA OF LAND				:- 7.50

[Handwritten signature]

[Handwritten signature]
 SIGNATURE OF THE VENDORS.
 DRAWN BY :-

M/S BUILDWORTH DEVELOPERS
[Handwritten signature]
 PARTNER

[Handwritten signature]
 M. Acharya
 (SURVEYOR)
 Regd. No. 3895/75
 Subhaspally, Siliguri

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

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT



Kuey ching

SIGN WITH DATE

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT



M/S BUILDWORTH DEVELOPERS

Harish Kumar

PARTNER

[Signature]

SIGN WITH DATE

FINGER IMPRESSION OF PURCHSER/S

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT



Vireet

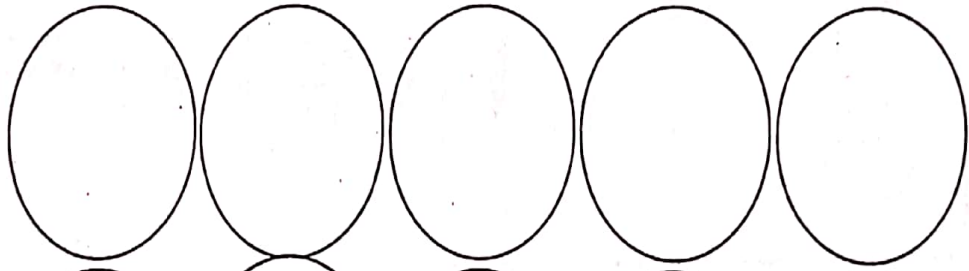
Bainsal

Vireet Bainsal

SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT

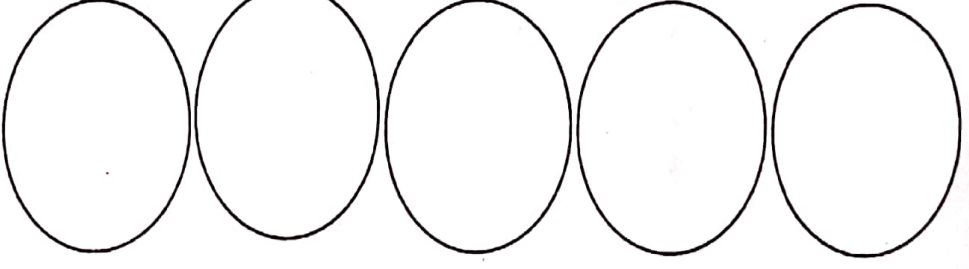


PHOTO
(sign across
the photo but
do not sign
over the
face.)

M/S BUILDWORTH DEVELOPERS

Mohit Kumar Bainsal
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

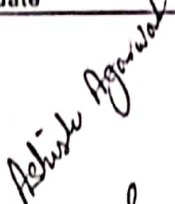
Signature / LTI Sheet of Query No/Year 07110001040059/2018

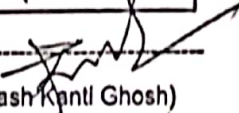
I. Signature of the Person(s) admitting the Execution at Private Residence.

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

M/S BUILDWORTH DEVELOPERS

PARTNER

Address of Identifier	Identifier of	Signature with date
Shri Hemant Agarwal Jalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005	Shri KULDIP CHOUDHARY, Shri SANDIP KUMAR CHOUDHARY, Shri VINEET BANSAL	


 (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

Year	I-0711-04737/2018	Date of Registration	10/07/2018
Year	0711-0001040059/2018	Office where deed is registered	
Date	02/07/2018 10:50:15 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address and other Details	Rajesh Kumar Agarwal S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434020016, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 1,25,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 8,75,020/- (Article:23)	Rs. 1,25,014/- (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: Sevoke Road, Road Zone : (Orbit Mall – Salugara Bazar), Mouza: Dabgram Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-845/9	Bastu	Sahari	7.5 Dec	1,25,00,000/-	1,25,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					7.5Dec	125,00,000 /-	125,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri KULDIP CHOUDHARY, (Alias: Shri KULDEEP CHOUDHARY) (Presentant) Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sill, 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: 04/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 04/07/2018 ,Place : Pvt. Residence
2	Shri SANDIP KUMAR CHOUDHARY, (Alias: Shri SANDIP CHOUDHARY) Son of Late Mangtu Ram Choudhary 3rd Mile, Opp. Sona Petrol Pump, Sevoke Road, Sill, 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: 04/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 04/07/2018 ,Place : Pvt. Residence

M/S BUILDWORTH DEVELOPERS

Mural Kumar Agarwal
PARTNER

Major Information of the Deed :- I-0711-04737/2018-10/07/2018

Address, Photo, Finger print and Signature

BUILDWORTH DEVELOPERS

Ward 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

Representative Details :

No	Name, Address, Photo, Finger print and Signature
1	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)

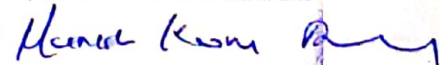
Identifier Details :

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 KULDIP CHOUDHARY, Shri SANDIP KUMAR CHOUDHARY, Shri VINEET BANSAL	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri KULDIP CHOUDHARY	BUILDWORTH DEVELOPERS-4.3 Dec
2	Shri SANDIP KUMAR CHOUDHARY	BUILDWORTH DEVELOPERS-3.2 Dec

Endorsement For Deed Number : I - 071104737 / 2018

M/S BUILDWORTH DEVELOPERS

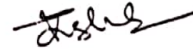


PARTNER

Major Information of the Deed :- I-0711-04737/2018-10/07/2018

Market Value(WB PUVI rules of 2001)

market value of this property which is the subject matter of the deed has been assessed at Rs



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

On 04-07-2018

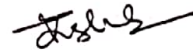
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 09:15 hrs on 04-07-2018, at the Private residence by Shri KULDIP CHOUDHARY Alias Shri KULDEEP CHOUDHARY, one of the Executants.

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

Execution is admitted on 04/07/2018 by 1. 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, 2. 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

Identified 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

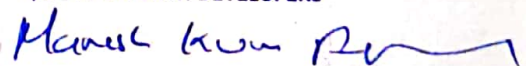
On 06-07-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,014/- (A(1) = Rs 1,25,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2018 1:54PM with Govt. Ref. No: 192018190256570501 on 04-07-2018, Amount Rs: 1,25,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1485397846 on 04-07-2018, Head of Account 0030-03-104-001-16

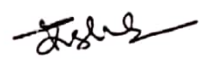
M/S BUILDWORTH DEVELOPERS



PARTNER

Major Information of the Deed :- I-0711-04737/2018-10/07/2018

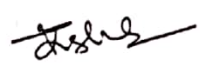
Stamp Duty payable for this document is Rs. 8,75,020/- and Stamp Duty paid by Stamp Rs = Rs 8,74,020/-
Court Fees, Amount: Rs. 10/-
Type: Impressed. Serial no 11300, Amount: Rs. 1,000/-, Date of Purchase: 29/06/2018, Vendor name: Jaya
Mode of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 04/07/2018 1:54PM with Govt. Ref. No: 192018190256570501 on 04-07-2018, Amount Rs: 8,74,020/-, IICI Bank (ICI0000006), Ref. No. 1485397846 on 04-07-2018, Head of Account 0030-02-103-003-02



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

On 10-07-2018
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.



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

M/S BUILDWORTH DEVELOPERS

PARTNER

Registration under section 60 and Rule 69.

Book - I

Number 0711-2018, Page from 105699 to 105727

Deed No. 071104737 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2018.07.10 18:20:12 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 10-07-2018 18:19:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

M/S BUILDWORTH DEVELOPERS

Manish Kumar Singh

PARTNER

(This document is digitally signed.)