

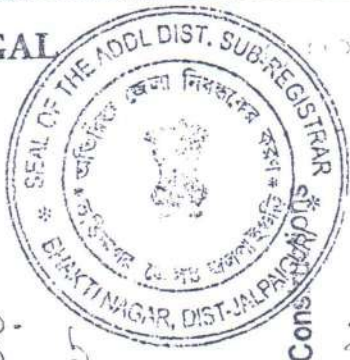
6861/17

I-1961/18 I-6978/17



अखिल बंगाल पश्चिम बंगाल WEST BENGAL

C 927946



Baidyanath Cons

Swarn Kanti Das

Sudesh Kumar

Rina Gupta

Partner

1586970
~~Signature/Date~~
verified

नि. सं. 1857/2017
 नि. सं. 1857/2017
 नि. सं. 1857/2017
 नि. सं. 1857/2017
 नि. सं. 1857/2017

Page No. 1

DEED OF SALE

Visi Commission Case No. 1857/2017

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

Addl. District Sub-Regi
Bhakti Nagar, Jalpaiguri

07 DEC 2017

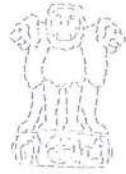
NON JUDICIAL STAMP

No. 516 Date 10.11.17

SOCI Baidyanath Constructions

of Jalugan, Siiguri.

Value Rs. 5000/-



Handwritten signature in Odia script.

S. S. Roy
(Sudhangshu Saren Roy)
Govt. Stamp Vender
L. No. 173/M.M.
Siiguri Court



2970

Handwritten signature in Odia script.



2971

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2972



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



2973

20 NOV 2017

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Handwritten notes in Bengali script, including the word "বাইদ্যানাথ" (Baidyanath) and other illegible text.

Raidyanath Construction

SWASTIK VILLAS PRIVATE LTD.

Director

Santosh Kumar Gupta

Rina Gupta

Partner

“BAIDYANATH CONSTRUCTIONS”, a partnership firm, having its office at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734008 in the state of West Bengal, represented by its Partner 1. **“SWASTIK VILLAS PRIVATE LTD”**, a Private Limited Company under the Indian Companies Act, represented by its Director Sri Alope Pariyar, son of Late Ram Narayan Pariyar, having its office at Demdema Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and 2. **SRI SANTOSH KUMAR GUPTA**, son of Sri Bhriugu Prasad Gupta and 3. **SMT. RINA GUPTA**, wife of Sri Santosh Kumar Gupta – hereinafter called the **“PURCHASER”** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**. PAN - AASFB5803A.

AND

1. **SRI SAGAR CHANDRA ROY** alias **SAGAR ROY**,
2. **SRI CHAITU ROY**,
3. **SRI KSHIRODH ROY** alias **KHATU ROY**
4. **SRI PRADIP ROY**,

No. 1 to 4 are sons of Sri Chandra Kanta Roy, all are Hindu by religion, Indian by national, residing at Demdema Road, Salugara, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri in the state of West Bengal – hereinafter called the **“VENDORS”** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**. PAN of No. 1 BEPPR8973F, No. 2 CDVPR0133D, No. 3 ALTPR7905F & No. 4 AHLPR2403E.

Handwritten initials or mark.

Handwritten notes in Odia script, including the name 'Sri Dhuplal Roy' and other illegible text.

Baidyanath Construction

Signature of Director

Director

Signature of Partner

Rina Kupia

Partner

WHEREAS Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy was the absolute owner of the land measuring 0.66 Acre, appertaining to Plot Nos. 62, 81, 61/339 & 63/342, recorded under Khatian No. 466/18, situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 2, Pargana - Baikantapur, under Dabgram - I Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Tapa Roy, son of Late Arjun Roy on 19-06-1981 and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 37 at Pages - 74 to 78, Being No. 2490 for the year 1981 and they were possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS the owners of such possession Sri Dhuplal Roy and Sri Dhanlal Roy, both are sons of Sri Dharai Lal Roy sold and transferred their aforesaid land measuring 0.66 Acre to and in favour of Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh by virtue of a Deed of Sale, executed on 11-08-1989 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No.I, Volume No. 33 at Pages - 195 to 198, Being No. 3631 for the year 1989. By virtue of such Sale Deed Sri Chandra Kanta Singh @ Chandra Kanta Roy, son of Late Prasadu Singh acquired the land measuring 0.66 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS thereafter the above named Chandra Kanta Singh @ Chandra Kanta Roy died intestate on 27-10-1997 leaving behind his four sons namely Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy as his only legal heirs and successors to inherit his aforesaid land measuring 0.66 Acre in equal 1/4th undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Handwritten notes in Odia script, including the word 'ସ୍ୱାକ୍ଷର' (Signature) and other illegible text.

Page No.5

Baidyanath Constructions

SWASTI BUILDERS (P) LTD.

Director

Signature of Santosh Kumar Jha

Signature of Ramesh Chandra

Partner

AND

WHEREAS thus by virtue of inheritance Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khirod Roy alias Khatu Roy and Sri Pradip Roy became the absolute owners of the land measuring 0.66 Acre and they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in addition to their other plot of land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently four separate khatian has been finally published in their names bearing Khatian Nos. 46, 47, 48, 49, appertaining to Plot No. 312, 314 & 313 and others, Sheet No. 02 of Mouza – Dabgram.

AND

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and has also offered for sale their part of land measuring 22.30 Katha or 0.3686 Acre as fully described in the Schedule appended below disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

AND

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors have agreed to purchase the said land measuring 22.30 Katha or 0.3686 Acre more fully described in the Schedule appended below and offered a price of the sum of Rs. 37,00,000/- (Rupees Thirty seven lakhs) only free from all encumbrances and charges whatsoever.

AND

Small handwritten mark or signature.

Handwritten notes in Bengali script, including the phrase "বিক্রয় মূল্য ৩৭,০০,০০০/-" (Sale price 37,00,000/-) and other illegible text.

Raidyanath Construction
SWASTI VILAS (P) LTD.
Director

Signature of Rina Gupta
Rina Gupta

Partner

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 37,00,000/- (Rupees Thirty seven lakhs) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs Rs. 37,00,000/- (Rupees Thirty seven lakhs) only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS do hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

অর্থের বিয়ে ৩০৭ একরাস (১৫০)
৩০৭ একরাস (১৫০)
৩০৭ একরাস (১৫০)

৩০৭ একরাস (১৫০)
৩০৭ একরাস (১৫০)
৩০৭ একরাস (১৫০)

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

(Signature)

DIRECTOR

(Signature)

Rina Gupta

Partner

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 22.30 Katha or 0.3686 Acre, at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O., Rajganj, recorded in Khatian No. 466/18 (R.S.), 46, 47, 48 & 49 (L.R.), included in Plot Nos. 62, 81, 61/339 & 61/342 (R.S.), 312, 313 & 314 (L.R.), (Land measuring 0.05 Acre in Plot No. 62 and Land measuring 0.05 Acre in Plot No. 81 and Land measuring 0.1086 Acre in Plot No. 61/339 and Land measuring 0.16 Acre in Plot No. 61/342), situated within Pargana - Baikanthapur, Mouza - DABGRAM, J.L. No. 2, Sheet No. 2 (R.S.) 2 (L.R.), under Dabgram - I Gram Panchayat, within the jurisdiction of Police Station - Bhaktinagar, Addl. District Sub-Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal and the said demised land is butted and bounded as follows :-

- By the North : Land of Akhil Roy, Sagar Roy & Chaitu Roy
- By the South : Land of Radha Kanta Roy
- By the East : Land of Purchaser.
- By the West : Land of Sagar Roy & others (Vendors).

Within the aforesaid boundary the Vendors hereby sales 22.30 Katha or 0.3686 Acre of land to the Purchaser hereof by these presents.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Sulebati Singha
s/o Samin Singha
New mica pany
P.O & P.S - Siliguri
Dist - Dooars
Pin - 734001.

2. *(Handwritten name in Bengali)*
(Handwritten name in Bengali)
(Handwritten name in Bengali)
(Handwritten name in Bengali)
(Handwritten name in Bengali)
(Handwritten name in Bengali)

(Handwritten signature in Bengali)

(Handwritten signature in Bengali)

(Handwritten signature in Bengali)

Signature of the Vendors

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

(Handwritten signature)

DIRECTOR

(Handwritten signature)

(Handwritten signature)

Partner

Signature of the Purchaser

Partner

Drafted, read over and explained by me and computerized in my chamber :-

(Handwritten signature)

(Tapash Nandi)

Advocate, Siliguri

Enrolment No. WB -1030/2002



THE SIGNATURE
OF THE PERSON

Finger Prints of-----











	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

THE SIGNATURE
OF THE PERSON

Signature



Finger Prints of-----

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Signature



ଶ୍ରୀ ଚାନ୍ଦ୍ର କୁମାର ଚାନ୍ଦ୍ର
୨୦୧୭

Finger Prints of-----

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

ଶ୍ରୀ ଚାନ୍ଦ୍ର କୁମାର ଚାନ୍ଦ୍ର
୨୦୧୭

Signature



Handwritten signature in Hindi script, likely reading 'राजेश कुमार' (Rajesh Kumar).

Finger Prints of-----

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Handwritten signature in Hindi script, likely reading 'राजेश कुमार' (Rajesh Kumar).

Signature



Finger Prints of-----

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					











Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

DIRECTOR

Signature Partner



Finger Prints of-----

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Baidyanath Constructions











Santosh Kumar

Part

Signature



Finger Prints of-----

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Baidyanath Constructions

Rina Gupta
Partner

Signature











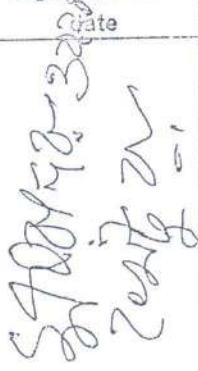
Government of West Bengal

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 07110001586970/2017





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	Mr Sagar Chandra Roy Alias Mr Sagar Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007	Seller			
2	Mr Chaitu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
3	Mr Kshirodh Roy Alias Mr Khatu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Seller			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Pradip Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
5	Mr Santosh Kumar Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS]			
6	Mrs Rina Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS]			

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
7	Mr Aloke Pariyar Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS]			
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, P.O:- Siliguri, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Santosh Kumar Gupta, Mrs Rina Gupta, Mr Aloke Pariyar			

(Pema Dukpa)

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KSHIRODH ROY
CHANDRA KANTA ROY

01/01/1966
Permanent Account Number

ALTPR7905F



Kshirodh Roy
Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP ROY
CHANDRA KANTA ROY
01/02/1970

Permanent Account Number
AHLPR2403E

Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :-
आयकर पैन सेवा यूनिट, UTFTSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४००६१४

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAGAR CHANDRA ROY
CHANDRAKANTA ROY
11/02/1953

Permanent Account Number

BEPPR8973F

Sagar Chandra Roy

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAITU ROY
CHANDRAKANTA ROY
01/01/1950
Permanent Account Number
CDVPR0133D

Chaitu Roy
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AASFB5803A

नाम / Name
BAIDYANATH CONSTRUCTIONS

स्थापना/गठन की तारीख
Date of Incorporation/Formation
12/09/2017

17/10/2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOKE PARIYAR

RAM NARAYAN PARIYAR

18/01/1968

Permanent Account Number

AFJPP6688R

Alok Pariyar

Signature



11/07/68

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA


SANTOSH KUMAR GUPTA
BHRIGU PRASAD GUPTA
16/12/1969
 Permanent Account Number
AGLPG2553P

Signature 



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit (ITPSU)
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें
आयकर पैन सेवा यूनिट (ITPSU)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGLPG2282K




नाम /NAME
RINA GUPTA

पिता का नाम /FATHER'S NAME
TRIBANI PRASAD

जन्म तिथि /DATE OF BIRTH
05-03-1978

हस्ताक्षर /SIGNATURE
Rina Gupta

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



इस कार्ड के खो / गिरे जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, घोरिंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

Major Information of the Deed

Deed No.:	I-0711-01961/2018	Date of Registration:	20/03/2018
Query No./Year	0711-0001586970/2017	Office where deed is registered:	
Query Date	18/11/2017 2:05:49 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value:		
Set Forth value:	Rs. 37,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,85,000/- (Article:23)	Rs. 37,000/- (Article:A(1))		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 2

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-62	RS-466/18	Bastu	Bastu	0.05 Acre	5,00,000/-	5,00,000/-	Property is on Road
L2	RS-81	RS-466/18	Bastu	Bastu	0.05 Acre	5,00,000/-	5,00,000/-	Property is on Road
L3	RS-61/339	RS-466/18	Bastu	Bastu	0.1086 Acre	11,00,000/-	11,00,000/-	Property is on Road
L4	RS-61/342	RS-466/18	Bastu	Bastu	0.16 Acre	16,00,000/-	16,00,000/-	Property is on Road
TOTAL :					36.86Dec	37,00,000 /-	37,00,000 /-	
Grand Total :					36.86Dec	37,00,000 /-	37,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Sagar Chandra Roy, (Alias: Mr Sagar Roy) (Presentant) Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BEPPR8973F, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence
2	Mr Chaitu Roy Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDVPR0133D, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

- 3	Mr Kshirodh Roy, (Alias: Mr Khatu Roy) Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALTPR7905F, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence
4	Mr Pradip Roy Son of Mr Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHLPR2403E, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAIDYANATH CONSTRUCTIONS Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AASFB5803A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Santosh Kumar Gupta Son of Mr Bhriгу Prasad Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
2	Mrs Rina Gupta Wife of Santosh Kumar Gupta Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
3	Mr Aloke Pariyar Son of Late Ram Narayan Pariyar Demdema Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)

Identifier Details :

Name & address
Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, P.O:- Siliguri, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Santosh Kumar Gupta, Mrs Rina Gupta, Mr Aloke Pariyar

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-1.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-2.715 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-4 Dec
2	Mr Chaitu Roy	BAIDYANATH CONSTRUCTIONS-4 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-4 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-4 Dec

Endorsement For Deed Number : I - 071101961 / 2018

On 20-11-2017

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

Presented for registration at 18:15 hrs on 20-11-2017, at the Private residence by Mr Sagar Chandra Roy Alias Mr Sagar Roy, 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 37,00,000/-

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

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

Execution is admitted on 20/11/2017 by 1. Mr Sagar Chandra Roy, Alias Mr Sagar Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Others, 2. Mr Chaitu Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 3. Mr Kshirodh Roy, Alias Mr Khatu Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 4. Mr Pradip Roy, Son of Mr Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others

Identified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-11-2017 by Mr Santosh Kumar Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

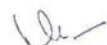
Identified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2017 by Mrs Rina Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Identified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-11-2017 by Mr Alope Pariyar, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Identified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Law Clerk



Pema Dukpa

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

Jalpaiguri, West Bengal

On 23-11-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,000/- (A(1) = Rs 37,000/-) and Registration Fees paid by by online = Rs 37,000/-

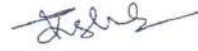
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 12:00AM with Govt. Ref. No: 192017180115600822 on 18-11-2017, Amount Rs: 37,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90013662 on 20-11-2017, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,000/- and Stamp Duty paid by online = Rs 1,80,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 12:00AM with Govt. Ref. No: 192017180115600822 on 18-11-2017, Amount Rs: 1,80,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90013662 on 20-11-2017, Head of Account 0030-02-103-003-02



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

On 07-12-2017

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,000/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 516, Amount: Rs.5,000/-, Date of Purchase: 10/11/2017, Vendor name: S S Roy



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

On 20-03-2018

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

Major Information of the Deed :- I-0711-01961/2018-20/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 44076 to 44110

being No 071101961 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2018.03.20 17:38:29 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-03-2018 17:35:50

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

West Bengal.

(This document is digitally signed.)