

6839/17

I-1953/18-I-6997/17



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA



7/11/2017
 1585365/17
 7:00 P.M.
 M.V. No. 35,00,000/-

पश्चिम बंगाल WEST BENGAL

C 927947



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 न्यायिक न्यायिक

Handwritten signature
 Baidyanath Constructions

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

DIRECTOR

Handwritten signature
 Partner

Page No. 1

DEED OF SALE

Visit Commission Case No. 1853/2017

Certified that the document has been
 Registration and the Signatures of the parties
 the Endorsement Sheet attached to the
 Document are part of this document.

Adal. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

07 DEC 2017

NON JUDICIAL STAMP

No. 515 Date 10.11.17

Sold Baidyanath Construction

of Saluganasiiguni

Value Rs 5000/-

S. S. Roy
(Sudhansu. Saran Roy)
Govt. Stamp Vender
L. No. 173/P.M.
Sitigurt Court

वेदना नवें प्रपन्स (वे)
वे नवें प्रपन्स (वे)

2947

वे नवें प्रपन्स (वे)
वे नवें प्रपन्स (वे)
2948

वे नवें प्रपन्स (वे)
वे नवें प्रपन्स (वे)
2949

वे नवें प्रपन्स (वे)
वे नवें प्रपन्स (वे)
2950

वे नवें प्रपन्स (वे)
वे नवें प्रपन्स (वे)
2951



Addl. Dist Sub-Registrar
Dist-Jalpaigun

17 NOV 2017

WESTIK VILLAS PVT. LTD.
DIRECTOR

Sulekha Singh
s/o Samir Singh
New miran pur
Siiguni

Handwritten notes in Odia script, including "Page No. 2" and "Baidyanath Construction".

Baidyanath Construction
SWASTIK VILLAS PVT. LTD.

Signature of Director

Signature of Partner
Partner

DEED OF SALE (CONVEYANCE)

Land measuring	: 14 Katha or 0.2314 Acre
Mouza	: DABGRAM,
J.L. No.	: 2,
Khatian No.	: 466/18 (R.S), 46, 47, 48 & 49 (L.R.),
Plot No.	: 61/339 (R.S), 312, 313 & 314 (L.R.)
Sheet No.	: 2 (R.S.) & (L.R.),
Police Station	: Bhaktinagar,
District	: Jalpaiguri,
Value	: Rs. 35,00,000/-

THIS INDENTURE IS MADE ON THIS THE 17th DAY OF NOVEMBER TWO THOUSAND SEVENTEEN.

BETWEEN

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निवेदन

निवेदन

Page No.3

निवेदन

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.

निवेदन

DIRECTOR

निवेदन

निवेदन
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 Bhrigu 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 KHATE 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.

वैश्वदेव शिवाय
नमोः शिवाय

सिद्धेश्वर
नमोः शिवाय
Page No. 4

Baidyanath Constructions
SWASTIK VILLAS PVT. LTD.
DIRECTOR

Rina Gupta
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 - Baikanthapur, 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.

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Page No.5

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

Director

Partner

Partner

Partner

AND

WHEREAS thus by virtue of inheritance Sri Sagar Chandra Roy alias Sagar Roy, Sri Chaitu Roy, Sri Khired 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 14 Katha or 0.2314 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 14 Katha or 0.2314 Acre more fully described in the Schedule appended below and offered a price of the sum of Rs. 35,00,000/- (Rupees Thirty five lakhs) only free from all encumbrances and charges whatsoever.

AND

Handwritten signatures and names in Bengali script, including 'Baidyanath Constructions' and 'SWASTIK VILLAS PVT. LTD.'

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

DIRECTOR

Handwritten signatures and names, including '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. 35,00,000/- (Rupees Thirty five 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. 35,00,000/- (Rupees Thirty five 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.

Handwritten notes and signatures at the bottom of the page.

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Page No. 7
वेदिका के द्वारा

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

(Signature)

(Signature)

(Signature)

Partner

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Rajganj and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

THE VENDORS does hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser, so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

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ৱেনে নিবে ব্রেনস-এস

Page No.8

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

DIRECTOR

[Signature]

[Signature]
[Signature]

Partner

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 14 Katha or 0.2314 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. 61/339 (R.S.), 312, 313 & 314 (L.R.), situated within Pargana - Baikantapur, 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 : 28 Feet Wide Road
- By the West : Land of Sagar Roy & others (Vendors).

Within the aforesaid boundary the Vendors hereby sales 14 Katha or 0.2314 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.

Baidyanath Constructions

SWASTIK VILLAS PVT. LTD.

DIRECTOR

Baidyanath

Rina Baidyanath

For user

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 :

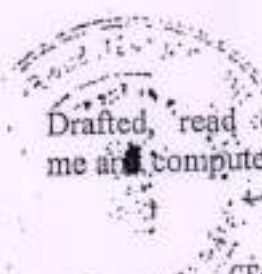
1. Subhask Singh
Ho Samin Singh
New mica pany
P.O & P.S - Siiguri
Dist - Darjeeling
Pin - 734001.

Handwritten notes in Bengali script, including a date: ১৭/০৫/১৫

Signature of the Vendors

2. *Handwritten Bengali text:*
শ্রী সত্যজিৎ
শ্রী সত্যজিৎ
পিতা: সত্যজিৎ
মাতা: সত্যজিৎ
ফোন: ১২৩৪৫৬

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













Tapash Nandi
(Tapash Nandi)
Advocate, Siliguri
Enrolment No. WB -1030/2002

Handwritten notes at the bottom of the page.



श्री बसन्त सिंह
जिला न्यायालय
जयपुर

Finger Prints of-----











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

श्री बसन्त सिंह
जिला न्यायालय
जयपुर

Signature



Finger Prints of-----

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

A faint, illegible signature and some smudges are visible in the center of the page.

Signature



Handwritten text in Devanagari script, possibly a name and date, written over the portrait and to its right.

Finger Prints of-----











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

Handwritten signature in Devanagari script, written over a circular stamp.

Signature



Finger Prints of-----

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

Signature

Signature



Asi

Finger Prints of-----











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

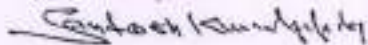
Asi

Signature



Finger Prints of-----











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



Signature



Finger Prints of-----

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

Rina Gupta

Signature

*Fingerprints of Rina Gupta
Date: 10/10/2018*












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 07110001585365/2017

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











Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sagar Chandra Roy Alias Mr Sagar Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
2	Mr Chaltu Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, 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, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Mr Pradip Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Seller			
5	Mr Alope Pariyar Kalyani Apartment, Punjabi Para, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS			
6	Mr Santosh Kumar Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734003	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS			
7	Mrs Rina Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	Represent ative of Buyer [BAIDYAN ATH CONSTR UCTIONS			



Finger Prints of-----

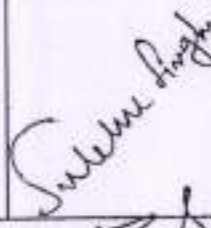
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

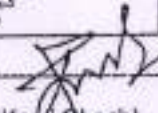
Signature

Signature



Signature

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Subhash Singha Son of Mr. Samir Singha New Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Mr Sagar Chandra Roy, Mr Chaitu Roy, Mr Kshirodh Roy, Mr Pradip Roy, Mr Aloke Parlyar, Mr Santosh Kumar Gupta, Mrs Rina Gupta	


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



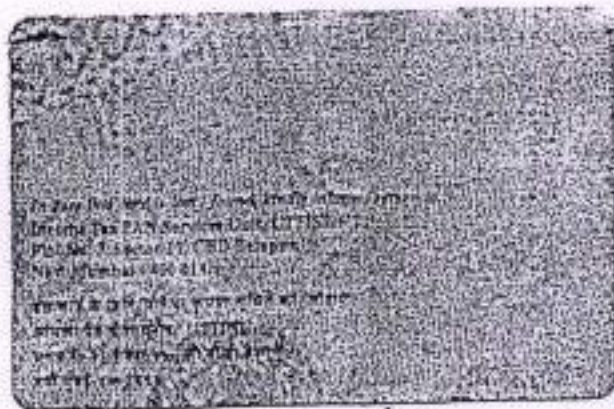
SWASIK VILAS PVT. LTD.


DIRECTOR




स्वासीक विलास प्रा. लि.
दि. २०/०५/२०१८

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
ALOKE PARIYAR		
RAM NARAYAN PARIYAR		
18/01/1968		
Permanent Account Number AFJPP6688R		
 Signature		

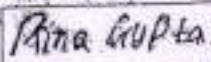


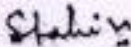
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGLPG2282K



 पति का नाम / FATHER'S NAME
TRIBANI PRASAD

पति का नाम / FATHER'S NAME
TRIBANI PRASAD

जन्म तिथि / DATE OF BIRTH
05-03-1978

हस्ताक्षर / SIGNATURE



 शशी शर्मा, (अध्य. अर्थ.), अधी.
 COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के पते / पते-संकेत पर कृपया जारी करने वाले प्राधिकारी को सूचित / पता कर दें।
 संपुर्ण जानकारी आर्युने (पदवि एवं तकनीकी),
 पी-7,
 चौकरी बंगला,
 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.

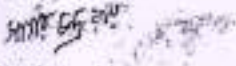
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAGAR CHANDRA ROY
CHANDRAKANTA ROY
11/02/1953

Permanent Account Number
BEPPR8573F


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



INCOME TAX DEPARTMENT



GOVT. OF INDIA

KSHIRODH ROY

CHANDRA KANTA ROY

011011966

Permanent Account Number

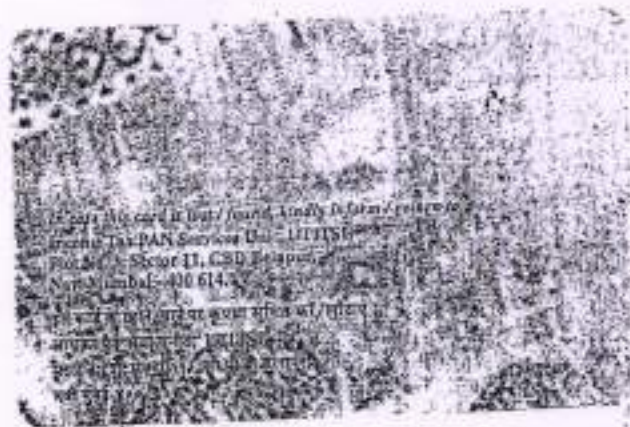
ALTPR7905F

K. Shirodh Roy
Signature



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

यदि यह कार्ड खोया/पुनर्प्राप्त हुआ तो कृपया सूचित करें/वापस करें।
संख्या: 011011966, स्थायी खाता संख्या
ALTPR7905F
पता: 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614



Major Information of the Deed

Deed No.	I-0711-01959/2018	Date of Registration	20/03/2018
Query No./Year	0711-0001585365/2017	Office where deed is registered	
Query Date	17/11/2017 3:18:33 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapash Nandi Laketown, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[P101] Sale, Sale Document			
Self Forth Value	Market Value		
Rs. 35,00,000/-	Rs. 35,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,75,000/- (Article:23)	Rs. 35,000/- (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 Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-61/339	RS-466/18	Bastu	Bastu	14 Katha	35,00,000/-	35,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road.
Grand Total :					23.1Dec	35,00,000 /-	35,00,000 /-	

Seller Details :

S.No.	Name, Address, Photo, Finger print and Signature
1	Mr Sagar Chandra Roy, (Alias: Mr Sagar Roy) (Presentant) Son of Late Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BEPPR8973F, Status :Individual, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence
2	Mr Chaltu Roy Son of Late Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, 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: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence
3	Mr Kshirodh Roy, (Alias: Mr Khatu Roy) Son of Rev Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, 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: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

4 **Mr Pradip Roy**
 Son of Late Chandra Kanta Roy Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, 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: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2017 , Admitted by: Self, Date of Admission: 17/11/2017 ,Place : Pvt. Residence

Buyer Details :

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

Representative Details :

S No	Name,Address,Photo,Finger print and Signature
1	Mr Alope Pariyar Son of Late Ram Narayan Pariyar Kalyani Apartment, Punjabi Para, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
2	Mr Santosh Kumar Gupta Son of Mr Bhrigu Prasad Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BAIDYANATH CONSTRUCTIONS (as Partner)
3	Mrs Rina Gupta Wife of Mr Santosh Kumar Gupta Jyoti Nagar Colony, Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Female, 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 Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, 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 Alope Pariyar, Mr Santosh Kumar Gupta, Mrs Rina Gupta

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

Transfer of property for Ltd		
Sl.No	From	To. with area (Name-Area)
1	Mr Sagar Chandra Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec
2	Mr Chaltu Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec
3	Mr Kshirodh Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec
4	Mr Pradip Roy	BAIDYANATH CONSTRUCTIONS-5.775 Dec

Endorsement For Deed Number : I - 071101959 / 2018

On 17-11-2017

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

Presented for registration at 19:00 hrs on 17-11-2017, 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 35,00,000/-

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

Execution is admitted on 17/11/2017 by 1. Mr Sagar Chandra Roy, Alias Mr Sagar Roy, Son of Late Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 2. Mr Chaltu Roy, Son of Late Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 3. Mr Kshirodh Roy, Alias Mr Khatu Roy, Son of Rev Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 4. Mr Pradip Roy, Son of Late Chandra Kanta Roy, Demdema Road, Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others

Indetified by Mr Subhash Singha, . . Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-11-2017 by Mr Aloka Pariyar, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Mr Subhash Singha, . . Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

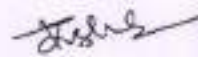
Execution is admitted on 17-11-2017 by Mr Santosh Kumar Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

Identified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-11-2017 by Mrs Rina Gupta, Partner, BAIDYANATH CONSTRUCTIONS (Partnership Firm), Demdema Road, Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Identified by Mr Subhash Singha, , Son of Mr Samir Singha, New Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk



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

On 23/11/2017

Payment of Fees

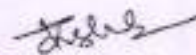
Certified that required Registration Fees payable for this document is Rs 35,000/- (A(1) = Rs 35,000/-) and Registration Fees paid by by online = Rs 35,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2017 12:00AM with Govt. Ref. No: 192017180115008832 on 17-11-2017, Amount Rs: 35,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90032245 on 17-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,75,000/- and Stamp Duty paid by by online = Rs 1,70,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2017 12:00AM with Govt. Ref. No: 192017180115008832 on 17-11-2017, Amount Rs: 1,70,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90032245 on 17-11-2017, 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

Major Information of the Deed :- I-0711-01959/2018-20/03/2018

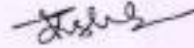
On 07-12-2017

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,75,000/- 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 515, Amount: Rs.5,000/-, Date of Purchase: 10/11/2017, Vendor name: S S Roy

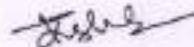


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

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-0711-01959/2018-20/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 44111 to 44144
being No 071101959 for the year 2018.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.03.20 17:44:28 +05:30
Reason: Digital Signing of Deed.

Tapash

(Tapash Kanti Ghosh) 20-03-2018 17:43:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)