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6579/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 991203 H 991203

SHREE SHYAM DEVELOPERS

[Signature]
PARTNER

SHREE SHYAM DEVELOPERS

[Signature]
PARTNER

SHREE SHYAM DEVELOPERS

[Signature]
PARTNER

SHREE SHYAM DEVELOPERS

[Signature]
PARTNER

SL AUTOMOTIVES PVT. LTD.

[Signature]
Director



- :: 1 :: -

DEED OF SALE

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

[Signature]
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

08 SEP 2023

SHREE SHYAM DEVELOPERS

PARTNER

SHREE SHYAM DEVELOPERS

PARTNER

SHREE SHYAM DEVELOPERS

PARTNER

SHREE SHYAM DEVELOPERS

PARTNER

AUTOMOTIVES P. L. D.

Director

- :: 2 :: -

THIS DEED OF SALE IS MADE ON THIS THE 8th DAY
OF September, 2023

Land Area : 14 Kathas 9 Chhataks,
Khatian No. : 32 (R.S.); 553 (L.R.)
Plot No. : 104 (R.S.); 57 (L.R.)
Mouza : Dabgram
Pargana. : Baikunthapur
J.L.No. : 02
Sheet No. : 11 (R.S.), 78 (L.R.),
P. S. : Bhaktinagar
District : Jalpaiguri
Jurisdiction : Dabgram-II Gram Panchayat
Consideration : Rs. 1,99,70,000/-

B E T W E E N

SHREE SHYAM DEVELOPERS (PAN : AEVFS5037E), a Partnership firm having its registered office at Holding No. 33/318/3/44/8/2, Bidhan Market Road, Ward No. 11, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling, PIN-734001, represented by its Partners (1) **SRI ANKIT KUMAR KEDIA** [PAN:BUMPK4673G], S/o. Sri Chhagan Lal Kedia, resident of Kedia Electricals, Sevoke Road, Ward No. 11, Siliguri, P.O. & P.S. Siliguri, PIN -734001 in the District of Darjeeling, in the State of West Bengal, (2) **SMT. KIRAN GOYAL** (PAN :AGGPG2642E), W/o. Sri Praveen Goyal, resident of Agrasen Road, Khalpara, P.O. & P.S. Siliguri Bazar, PIN -734005 in the District of Darjeeling, in the State of West Bengal, (3) **SMT. MILI AGARWAL** (PAN :AHAPA8467G), W/o. Sri Nitesh Agarwal, resident of Shyam Shree, Khudiram Pally Road, Siliguri, P.O. & P.S. Siliguri, PIN -734001 in the District of Darjeeling, in the State of West Bengal, (4) **SRI KISHAN SARAF** (PAN :APGPS0915K), S/o. Om Prakash Saraf, resident of Panchnai arcadia, Orchid 2nd floor, Sachitra Paul Sarani, Haiderpara, Ward No. 40, Near Ghugni More, P.O. Haider Para, P.S. Bhaktinagar, PIN -734006 in the District of Jalpaiguri, in the State of West Bengal, all are Hindu by Religion, Indian by Nationality, Business by Occupation, hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its legal heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **ONE PART**.

SHREE SHYAM DEVELOPERS

PARTNER

SHREE SHYAM DEVELOPERS

PARTNER

SHREE SHYAM DEVELOPERS

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SHREE SHYAM DEVELOPERS

PARTNER

- :: 3 :: -

AND

OSL AUTOMOTIVES PVT. LTD.

Director

OSL AUTOMOTIVES PRIVATE LIMITED, a Private Limited Company, registered under the Company Registration Act 1956, being Certificate of Incorporation No. U34102WB2006PTC112247 year 2006-2007 Permanent account No. AAACO8838K, having its registered office at FMC Fortune 234/3A, Ground Floor, 234/3A, A.J.C Bose Road, Kolkata, PIN-700020, in the State of West Bengal, represented by one of its Director as **SRI PAWAN KUMAR GOYAL**, s/o. Liladhar Goyal, resident of Mahananda Para, Siliguri, P.O. & P.S. Siliguri, PIN -734001 in the District of Darjeeling, Hindu by Religion, Indian by Nationality, Business by Occupation, by a Resolution of the company signed by the all directors in the said resolution, board meeting held on 10/06/2023, hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors-in-office, executors, administrators, legal representatives and assigns) "**SECOND PART**".

WHEREAS the Vendor hereof OSL AUTOMOTIVES PRIVATE LIMITED was the absolute and exclusive owner of all that piece or parcel of land measuring 14(fourteen) Kathas 9(nine) Chhataks, recorded in R.S. Khatian No.32, corresponding to L.R. Khatian No. 553, comprised in part of R.S.Plot No.104, corresponding to L.R Plot No.57, within Mouza-Dabgram, Pargana-Baikunthapur, under R.S.Sheet No. 11, corresponding to L.R Sheet no. 78, within the Dabgram-II Gram Panchyat, P.S. Bhaktinagar, District Jalpaiguri, acquired by way of Purchase from :-

Name	Deed No.	Registry Date	Land
Smt. Provabati Prasad	I-3615	21/07/2010	4 Kathas 5 Chhataks
Sri Lalit Kumar Sitani	I-632	31/01/2011	1 Katha 4 Chhataks
Sri Rajesh Agarwal	I-567	27/01/2011	3 Kathas
Radheya Properties Pvt. Ltd.	I-633	31/01/2011	6 Kathas
Nil	Nil	Total Land	14 Kathas 9 Chhataks

by virtue of four Deeds, Deed of Conveyance, all deeds registered at the office of the Addl. Dist. Sub-Registrar Rajganj, Dist. Jalpaiguri, land thereafter the Vendor hereof recorded its(company) name in the record of B.L. & L.R.O, Rajganj, Jalpaiguri through Mutation under W.B.L.R. Act and as such he, the Vendor hereof became the absolute owner / recorded tenant (L.R.) generated a new L.R.Khatian no. 553 of the land in its khas, actual and physical possession having permanent heritable, transferable and marketable right, title and interest thereon, free from all encumbrances, charges whatsoever.

SHREE SHYAM DEVELOPERS

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SHREE SHYAM DEVELOPERS

PARTNER

- :: 4 :: -

SHLA AUTOMOTIVES PVT. LTD.
Director

AND WHEREAS as such the vendor hereof became the absolute owner/recorded tenant (L.R.) of the said land measuring **14(fourteen) Kathas 9(nine) Chhataks**, in its khas actual and physical possession having permanent heritable, transferable and marketable right, title and interest thereon, free from all encumbrances, charges whatsoever

AND WHEREAS the vendor hereof which was in need of money for its(company) business purposes firmly and finally decided to sell and have also offered for sale its said below scheduled land measuring **14(fourteen) Kathas 9(nine) Chhataks**, its entire land to the intending purchaser disclosing the aforesaid facts and declaring the schedule mentioned land free from all encumbrances and charges whatsoever.

AND WHEREAS the purchaser being in need of a plot of land agreed to purchase the said land measuring **14(fourteen) Kathas 9(nine) Chhataks**, fully described in the schedule below and offered a price of the sum of Rs. **1,99,70,000/= (Rupees one crore ninety-nine lacs seventy thousand only)**.

AND WHEREAS the vendor considering the said price so offered by the purchaser as fair, reasonable and highest in view of prevailing market rate of land and agreed to sell the said land measuring **14(fourteen) Kathas 9(nine) Chhataks**, fully described in the schedule below unto the purchaser at or for the said price of the sum of Rs. **1,99,70,000/= (Rupees one crore ninety-nine lacs seventy thousand only)** free from all encumbrances whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

SHREE SHYAM DEVELOPERS

PARTNER

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SHREE SHYAM DEVELOPERS

PARTNER

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SHR AUTOMOTIVES PVT. LTD.

DIRECTOR

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of **Rs.1,99,70,000/= (Rupees one crore ninety-nine lacs seventy thousand only)** paid through Bank by the purchaser to the vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from the payment thereof) the vendor does hereby grant convey, sell, assign and transfer unto the purchaser the said land described in the schedule below and make over possession thereof together with all right, title, interest, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the purchaser forever peaceably and quietly without any interruption from the vendor or any person or persons claiming under its(company), subject to the payment of rent etc. payable to the present landlord, the Govt. of the State of West Bengal.

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

THE vendor does hereby covenant with the purchaser that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the land hereby demised or any part thereof in future, the vendor shall be liable to return to the purchaser the full consideration money so paid hereto together with interest from the date of such deprivation or of dispossession and the vendor shall also be liable to pay adequate compensation to the purchaser as it (Partnership firm) may suffer or sustain resulting therefrom.

THE vendor does hereby further declare that the vendor at the request and cost of the purchaser does execute all such acts, deeds or things whatsoever if the purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the vendor by these presents.

SHREE SHYAM DEVELOPERS

PARTNER

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PARTNER

SHREE SHYAM DEVELOPERS

PARTNER

- :: 6 :: -

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF rayaity vacant land measuring 14(fourteen) Kathas 9(nine) Chhataks,

R.S. Khatian No.	L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Land
32	553	104	57	14 Kathas 9 Chhataks

within Mouza-Dabgram, Pargana-Baikunthapur, under R.S.Sheet No. 11, corresponding to L.R Sheet no. 78, within the Jurisdiction Dabgram-II Gram Panchyat, P.S. Bhaktinagar, District Jalpaiguri, The proportionate annual rent of the said land payable to the present landlord, the Govt. of State of West Bengal. The said land is butted and bounded as follows :-

NORTH : 14(fourteen) feet Wide Road,
SOUTH : Land of Biren Roy ,
EAST : Land of Prabati Charan Chakroborty,
WEST : 60(sixty) feet wide Metal Eastern by Pass Road.

The Classification of the said land are R.O.R. Sahari and Proposed Use of Commercial.

The site plan of the land hereunto sold annexed herewith is the forming part and parcel of these present.

IN WITNESSETH WHEREOF THE VENDOR/DIRECTORS OF THE COMPANY DO HEREUNTO SET AND SUBSCRIBED THROUGH THEIR REPRESENTATIVE TO ONE OF ITS DIRECTORS HAND AND SEAL ON THIS THE DAY, MONTH YEAR FIRST ABOVE MENTIONED.

WITNESSES:

1. Rohit Paul,
S/o. Shambhu Paul,
Chayan Para, Siliguri,
P.O. Ghogomali,
Dist. Jalpaiguri.

2. Md. Zahar Ali
S/o Md. Mofinur Rahman
Siliguri

EXECUTANT

SHREE SHYAM DEVELOPERS PVT. LTD.

Suman K. Gangal
Director

V E N D O R

Drafted, readover & explained
by me and typed in my office.

(PARIMAL MAZUMDER)
Advocate/ Siliguri
WB/F/1149/1420/98

NAME OF THE PURCHASER. :-
SHREE SHYAM DEVELOPERS.

PARTNERS :-

- 1) **SRI ANKIT KUMAR KEDIA**, S/O. SRI CHHAGAN LAL KEDIA.
KEDIA ELECTRICALS, SEVOKE ROAD, WARD NO. 11,
DIST. DARJEELING-734001
- 2) **SMT. KIRAN GOYAL**, W/O. SRI PRAVEEN GOYAL,
RESIDING AT AGRASEN ROAD, KHALPARA,
P.O. SILIGURI BAZAR, P.S. SILIGURI,
DIST. DARJEELING, PIN NO. 734005
- 3) **SMT. MILI AGARWAL**, W/O. SRI NITESH AGARWAL.
RESIDING AT SHYAM SHREE, KHUDIRAM PALLY ROAD,
SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING-734001
- 4) **SRI KISHAN SARAF**, S/O. OM PRAKASH SARAF,
RESIDING AT PANCHINAI ARCADIA, ORCHID 2ND FLOOR,
SACHITRA PAUL SARANI, HAIDERPARA, WARD NO. 40(SMC),
NEAR GHUGNI MORE, P.S. BHAKTINAGAR,
DIST. JALPAIGURI, PIN NO. 734006

NAME OF THE VENDOR. :-

OSL AUTOMOTIVES PRIVATE LIMITED

REPRESENTED BY ONE

OF ITS DIRECTORS.:-

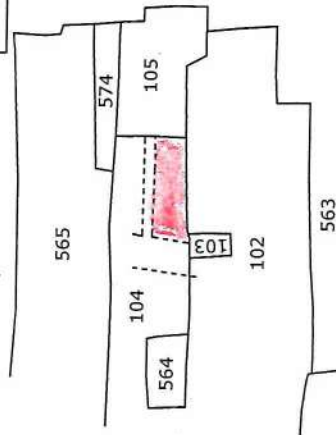
SRI PAWAN KUMAR GOYAL,

S/O. SRI LILADHAR GOYAL,

RESIDING AT MAHANANDA PARA,

P.O. & P.S. SILIGURI, DIST. DARJEELING

R.S. MAP.



PART TRCAE MAP OF MOUZA. DABGRAM, J.L.NO. 2, SHEET NO.R.S. 11,
P.S. BHAKTINAGAR, DIST. JALPAIGURI, SCALE.:- 16" = 1 MILE,
PROPOSED PLOT SHOWN. [Red Box]

LAND SCHDULE :-

MOUZA :- DABGRAM

J.L. NO. :- 2

SHEET NO. :- R.S. 11 & L.R. 78

KHATTIAN NO.:- R.S. 32, L.R. 553

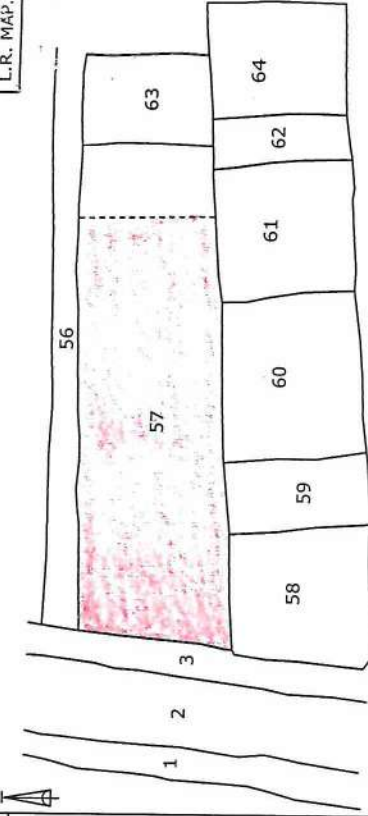
PLOT NO. :- R.S. 104, L.R. 57

P.S. :- BHAKTINAGAR

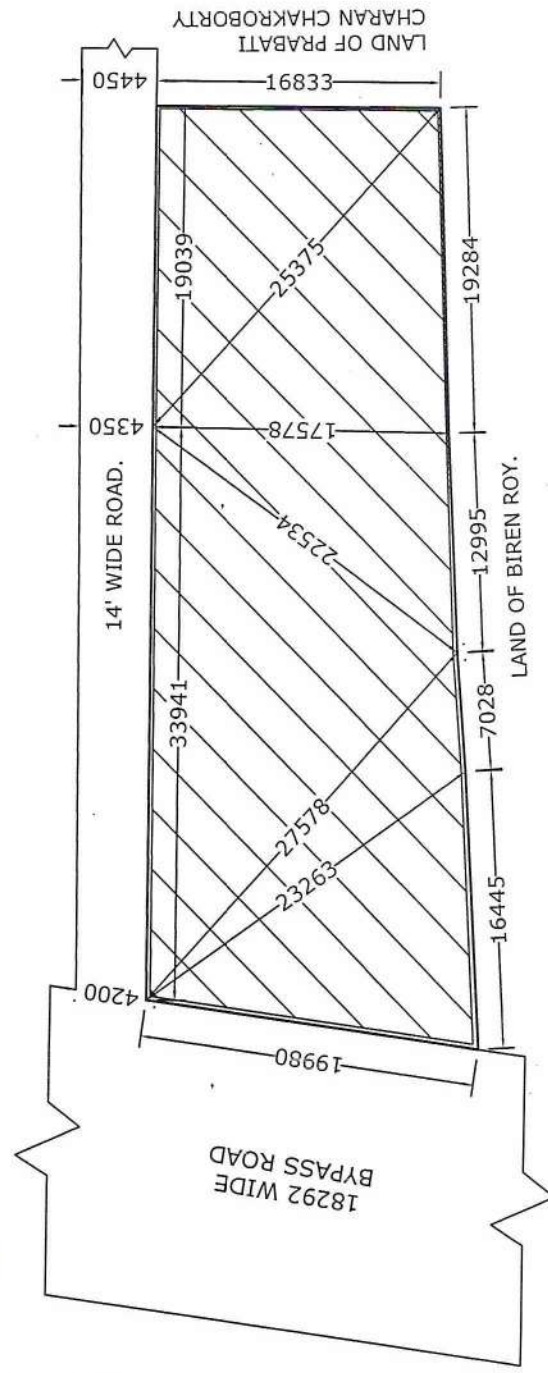
DIST. :- JALPAIGURI

LAND AREA.:- 14.0 KATHA 9.0 CHATTAK
(AS PER DEED)

R.S. MAP.



PART TRCAE MAP OF MOUZA. DABGRAM, J.L.NO. 2, SHEET NO. L.R. 78, P.S. BHAKTINAGAR, DIST. JALPAIGURI,
SCALE.:- 64" = 1 MILE, PROPOSED PLOT SHOWN. [Red Box]



SITE PLAN

SCALE.:- 1:450

PROPOSED PLOT SHOWN. [Red Box]

OSL AUTOMOTIVES PVT. LTD.
Sandhan K. Bandyopadhyay
Director

SIGNATURE OF THE VENDOR.

DRAWN BY.:-

M. Bandyopadhyay
Surveyor

(Regd. No. 15414/I
Siliguri, Jalpaiguri, Siliguri)

CLAIMENTS SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

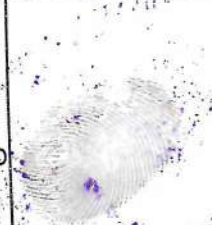
Signature with date

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Signature with date

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Signature with date

Signature

CLAIMENT SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Kishan Saraf	LEFT HAND					
	RIGHT HAND					

Kishan Saraf

Signature with date

EXECUTETNT SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Ranjan K. Gnyal	LEFT HAND					
	RIGHT HAND					

SS AUTOMOTIVES PVT. LTD.

Ranjan K. Gnyal

Signature with date

Director

OSL AUTOMOTIVES PRIVATE LIMITED

FMC Fortuna, Ground Floor, 234/3A, A.J.C Bose Road, Kolkata

Please send the following documents for selling out the land measuring **14 Kathas 9 Chhataks** of **Eastern Bye Pass Road**, Siliguri, jurisdiction of **Dabgram II-Gram Panchyat**, P.S. Bhaktinagar, Dist. Jalpaiguri, PIN-734006.

Certified copy an extract from the minutes of the Board of the **Directors**, (1) **Sri Santosh Kumar Goyal**, (2) **Sri Nirmal Kumar Goyal**, (3) **Sri Baijnath Goyal** and (4) **Sri Pawan Kumar Goyal** of **Osl Automotives Private Limited** (CIN :U34102WB2006PTC112247), duly convened and at proper quorum was present, held FMC Fortuna, Ground Floor, 234/3A, A.J.C Bose Road, Kolkata West Bengal.

[We hereby certify that the followings resolution of the Borad of the Directors (1) Sri Santosh Kumar Goyal, (2) Sri Nirmal Kumar Goyal, (3) Sri Baijnath Goyal and (4) Sri Pawan Kumar Goyal of **Osl Automotives Private Limited**, were passed at a **Meeting of the Board held on 10/06/2023** of meeting and have been duly recorded in the minute book of the said Company.

Resolved that the company will sell the land measuring **14 Kathas 9 Chhataks**, recorded in **R.S. Khatian No. 32** corresponding to **L.R.Khatian No.553**, comprised in the part of **R.S.Plot No. 140** corresponding to **L.R.Plot No.57**, under **R.S.Sheet No.11** corresponding to **L.R.Sheet No.78**, within the **Mouza-Dabgram**, Pargana-Baikunthapur, J.L.No.02(two), P.S. Bhaktinagar, within the jurisdiction of **Dabgram II-Gram Panchyat**, District Jalpaiguri, owned by company.

Resolved further that **Sri Pawan Kumar Goyal** resident of Mahananda Para, Siliguri, P.O. & P.S. Siliguri, Dist, Darjeeling, Pin-734001, who will Executed the Deed of Sale or Power of attorney is authorized to sing all the Deed and documents required to sale the above said land on behalf of the Company.

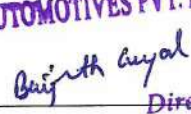
OSL AUTOMOTIVES PVT. LTD.


Director
Signature of Directors With Seal

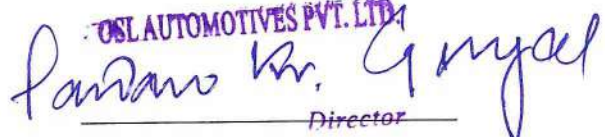
OSL AUTOMOTIVES PVT. LTD.


Director
Signature of Directors With Seal

OSL AUTOMOTIVES PVT. LTD.

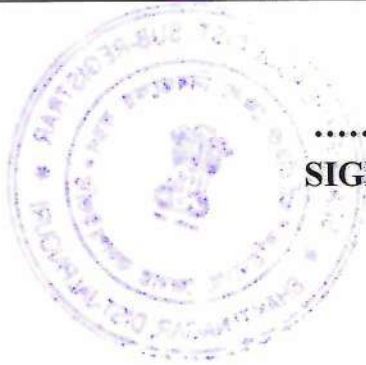

Director
Signature of Directors With Seal

OSL AUTOMOTIVES PVT. LTD.


Director
Signature of Directors With Seal

IDENTIFIER PHOTO SHEET

<u>PHOTO</u>	<u>LEFT THUMB IMPRESSION</u>
	



Rohit Paul

.....
SIGNATURE OF IDENTIFIER

Sub-Registrar
Jalpaiguri

18 SEP 2023

Major Information of the Deed

Deed No :	I-0711-06579/2023	Date of Registration	08/09/2023
Query No / Year	0711-2002209482/2023	Office where deed is registered	
Query Date	29/08/2023 11:31:17 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	ROHIT PAUL SILIGURI, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734001, Mobile No. : 6295912950, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 1,99,70,000/-		Rs. 1,99,70,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,98,800/- (Article:23)		Rs. 1,99,700/- (Article:A(1))	
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 11, JI No: 2, Pin Code : 734006

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-104	RS-32	Commercial Use	Sahari	14 Katha 9 Chatak	1,99,70,000/-	1,99,70,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					24.0281Dec	199,70,000 /-	199,70,000 /-	

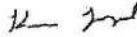
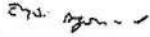
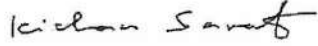
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OSL AUTOMOTIVES PRIVATE LIMITED FMC FORTUNE 234/3A, GROUND FLOOR, A.J.C. BOSE ROAD, KOLKATA, City:- Kolkata, P.O:- MAIDAN, P.S:-Maidan, District:-Kolkata, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

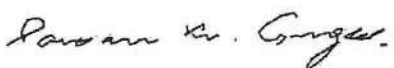
SI No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM DEVELOPERS BIDHAN MARKET ROAD, WARD NO.11, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANKIT KUMAR KEDIA Son of Mr CHHAGAN LAL KEDIA Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office	 Sep 8 2023 11:37AM	 LTI 08/09/2023	 08/09/2023
	KEDIA ELECTRICALS, SEVOKE ROAD, WARD NO.11, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BUxxxxxx3G, Aadhaar No: 63xxxxxxxx4925 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Smt KIRAN GOYAL Wife of Mr PRAVEEN GOYAL Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office	 Sep 8 2023 11:38AM	 LTI 08/09/2023	 08/09/2023
	AGRASEN ROAD, KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx2E, Aadhaar No: 86xxxxxxxx8603 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Smt MILI AGARWAL Wife of Mr NITESH AGARWAL Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office	 Sep 8 2023 11:38AM	 LTI 08/09/2023	 08/09/2023
	SHYAM SHREE, KHUDIRAM PALLY ROAD,, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx7G, Aadhaar No: 87xxxxxxxx7928 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	Mr KISHAN SARAF Son of OM PRAKASH SARAF Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office	 Sep 8 2023 11:39AM	 LTI 08/09/2023	 08/09/2023

PANCHNAI ARCADIA, ORCHID 2ND FLOOR, SANCHITRA PAUL SARANI, HAIDER PARA, City:- Siliguri Mc, P.O:- HAIDER PARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5K, Aadhaar No: 23xxxxxxxx0103 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as PARTNER)

5

Name	Photo	Finger Print	Signature
Mr PAWAN KUMAR GOYAL (Presentant) Son of LILADHAR GOYAL Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
	Sep 8 2023 11:39AM	LTI 08/09/2023	08/09/2023
MAHANANDA PARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1C, Aadhaar No: 79xxxxxxxx5706 Status : Representative, Representative of : OSL AUTOMOTIVES PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ROHIT PAUL Son of Mr SHAMBHU PAUL CHAYAN PARA, SILGURI, City:- Siliguri Mc, P.O:- GHOGOMALI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	08/09/2023	08/09/2023	08/09/2023
Identifier Of Mr ANKIT KUMAR KEDIA, Smt KIRAN GOYAL, Smt MILI AGARWAL, Mr KISHAN SARAF, Mr PAWAN KUMAR GOYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	OSL AUTOMOTIVES PRIVATE LIMITED	SHREE SHYAM DEVELOPERS-24.0281 Dec

Endorsement For Deed Number : I - 071106579 / 2023

On 08-09-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 08-09-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Mr PAWAN KUMAR GOYAL ,.

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 1,99,70,000/-

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

Execution is admitted on 08-09-2023 by Mr ANKIT KUMAR KEDIA, PARTNER, SHREE SHYAM DEVELOPERS (Partnership Firm), BIDHAN MARKET ROAD, WARD NO.11, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr ROHIT PAUL, , , Son of Mr SHAMBHU PAUL, CHAYAN PARA, SILGURI, P.O: GHOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-09-2023 by Smt KIRAN GOYAL, PARTNER, SHREE SHYAM DEVELOPERS (Partnership Firm), BIDHAN MARKET ROAD, WARD NO.11, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr ROHIT PAUL, , , Son of Mr SHAMBHU PAUL, CHAYAN PARA, SILGURI, P.O: GHOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-09-2023 by Smt MILI AGARWAL, PARTNER, SHREE SHYAM DEVELOPERS (Partnership Firm), BIDHAN MARKET ROAD, WARD NO.11, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr ROHIT PAUL, , , Son of Mr SHAMBHU PAUL, CHAYAN PARA, SILGURI, P.O: GHOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-09-2023 by Mr KISHAN SARAF, PARTNER, SHREE SHYAM DEVELOPERS (Partnership Firm), BIDHAN MARKET ROAD, WARD NO.11, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr ROHIT PAUL, , , Son of Mr SHAMBHU PAUL, CHAYAN PARA, SILGURI, P.O: GHOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-09-2023 by Mr PAWAN KUMAR GOYAL, Director, OSL AUTOMOTIVES PRIVATE LIMITED (Private Limited Company), FMC FORTUNE 234/3A, GROUND FLOOR, A.J.C. BOSE ROAD, KOLKATA, City:- Kolkata, P.O:- MAIDAN, P.S:-Maidan, District:-Kolkata, West Bengal, India, PIN:- 700020

Indetified by Mr ROHIT PAUL, , , Son of Mr SHAMBHU PAUL, CHAYAN PARA, SILGURI, P.O: GHOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,99,700.00/- (A(1) = Rs 1,99,700.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,99,700/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 12:58PM with Govt. Ref. No: 192023240208108358 on 07-09-2023, Amount Rs: 1,99,700/-, Bank: SBI EPay (SBlePay), Ref. No. 7490572603923 on 07-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,98,800/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 7,93,800/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 173, Amount: Rs.5,000.00/-, Date of Purchase: 01/09/2023, Vendor name: SUDHANGSHU SARAN ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2023 12:58PM with Govt. Ref. No: 192023240208108358 on 07-09-2023, Amount Rs: 7,93,800/-,
Bank: SBI EPay (SBlePay), Ref. No. 7490572603923 on 07-09-2023, Head of Account 0030-02-103-003-02



Palden Sherpa

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

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0711-2023, Page from 134412 to 134429
being No 071106579 for the year 2023.**



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2023.09.18 12:01:04 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 18/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**