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I- 5023/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 950518

AMANTA MARBLES PVT. LTD.

DECLARATION THAT THE DOCUMENT IS SUBMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENCLOSURE SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adml. District Sub-Registrar,
Siliguri-1 Bagdoura

Denesh Kumar Gupta

27 JUL 2018

DEED OF CONVEYANCE

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D C CONSTRUCTION
Denesh Kumar Gupta
Partner

SIANTA MARBLES PVT. LTD.
Deven Nath
Managing Director

D. C. CONSTRUCTION
Devesh Kumar Gupta

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
17th DAY OF JULY 2018

CONVEYANCE
PARGANA- PATHARGHATA
MOUZA-BARAGHARIA
P. S-MATIGARA
DIST. DARJEELING
AREA: 16(SIXTEEN) DECIMALS
SET FORTH VALUE
Rs.36,00,000/=
L. R. KHATIAN NO. 920
R. S. PLOT NO. 263
L. R. PLOT NO. 236
J. L. NO. 82
SHEET NO. 1
GRAM PANCHAYAT

BETWEEN

"M/S D. C. CONSTRUCTION"(P. A. No. AAOFD1859Q) a Partnership Firm, framed under the Partnership Act, 1932, dated 01-04-2017, having its Office at C/O- Santosh Enclave, 14, Chinar Park, 2nd Floor, Room No. 2A, P.O-Teghoria, P.S- Baguhati, Dist. North 24 Parganas, Kolkata-700157, in the State of West Bengal, represented by its Partners **SRI DINESH KUMAR GUPTA** S/O Late Devnath Prasad, Hindu by Religion, Business by Occupation, Citizen by Indian, resident of Jamuna Chowk, Buxar, Bihar-802101, hereinafter called the **"PURCHASER"**(Which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, office representatives and assigns) of the **ONE PART.**

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D C CONSTRUCTION
Devesh Kumar Gupta
Partner

AJANTA MARBLES PRIVATE LTD.
Jeevan Sharma
Managing Director

D. C. CONSTRUCTION
Denesh Kumar Gupta

AND

"AJANTA MARBLES PRIVATE LIMITED" (P. A. No. AAACA4568N) a Private Limited Company incorporated under the Companies Act 1956, bearing certificate of Incorporation Number:- 11-70805, dated 15-02-1993, having its Registered Office at Andheri Kurla Road, 13/14b, P.O-Marol Naka, P.S-MIDC Andheri East, Dist. Mumbai, Pin-400059, in the State of Maharashtra, represented by one of its Director **SRI JEEWAN CHAND SHARMA@JEEVAN SHARMA**(P. A. No. AKVPS8264M) S/O Late Debi Dutt Sharma@Devi Dutt Sharma, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Shagun Apartment, Gandhi Road, Darjeeling, P.O. Darjeeling, P.S-Sadar Thana, Dist-Darjeeling, Pin-734101, in the State of West Bengal, hereinafter called the **"VENDOR"**(Which expression shall mean and include unless excluded by or repugnant to the context its directors, executors, office representatives and assigns) of the **OTHER PART**.

WHEREAS the vendor is the absolute owner of all that piece or parcel of land measuring 100(One Hundred) Decimals, appertaining to R. S. Plot No. 84 corresponding to L. R. Plot No.238, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2472 to 2487, being Document No.02292, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by **Shelcon Properties Private Limited** of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 100(One Hundred) Decimals, appertaining to R. S. Plot Nos. 72, 73, 76, 77 & 78 corresponding to L. R. Plot Nos. 195, 196, 201, 199 & 200, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling,

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D. C. CONSTRUCTION
Denesh Kumar Gupta
Partner

MANTA MARBLE & GLASS LTD.
Sicren Roy
Managing Director

- 4 -

D C CONSTRUCTION
Dinesh Kumar Gupta
Partner

by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2754 to 2768, being Document No. 02293, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 111(One Hundred Eleven) Decimals, appertaining to R. S. Plot Nos. 67 & 68 corresponding to L. R. Plot Nos. 189 & 190, recorded in Khatian Nos. 448 & 27, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2691 to 2707, being Document No. 02294, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 50(Fifty) Decimals, appertaining to R. S. Plot Nos. 72 & 76 corresponding to L. R. Plot Nos. 195 & 201, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2708 to 2722, being Document No. 02295, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

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D C CONSTRUCTION
Dinesh Kumar Gupta
Partner

NIRJATA MARBLE EXPORT LTD.
Nirjata Marle
Managing Director

Deemed - Kumar Gupta

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 100(One Hundred) Decimals, appertaining to R. S. Plot Nos. 73, 76 & 84 corresponding to L. R. Plot Nos. 196, 201 & 238, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2723 to 2738, being Document No. 02296, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 55.5(Fifty Five Point Five) Decimals, appertaining to R. S. Plot No. 71 corresponding to L. R. Plot No. 194, recorded in Khatian Nos. 99 & 44/1, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2739 to 2753, being Document No. 02297, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 75(Seventy Five) Decimals, appertaining to R. S. Plot Nos. 62, 68 & 69 corresponding to L. R. Plot Nos. 190 & 191, recorded in Khatian Nos. 448 & 27, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 6, pages from 2821 to 2835, being Document No. 02302, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

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D C CONSTRUCTION
Demish Kumar Gupta
Partner

MANA MANUALLY
RECEIVED
Managing Director

Demesh Kumar Gupta

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 75(Seventy Five) Decimals, appertaining to R. S. Plot Nos. 72, 73 & 84 corresponding to L. R. Plot Nos. 195, 196 & 238, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. 1, CD Volume No. 6, pages from 2999 to 3014, being Document No. 02303, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 100(One Hundred) Decimals, appertaining to R. S. Plot Nos. 74, 75, 76, 73, 78, 84 & 77 corresponding to L. R. Plot Nos. 197, 198, 201, 196, 200, 238 & 199, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. 1, CD Volume No. 6, pages from 2789 to 2804, being Document No. 02304, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS the vendor is also the absolute owner of all that piece or parcel of land measuring 75(Seventy Five) Decimals, appertaining to R. S. Plot Nos. 73, 84 & 263 corresponding to L. R. Plot Nos. 196, 238 & 236, recorded in Khatian No. 448, Situated within Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Dist. Darjeeling, by virtue of Deed of Sale, recorded in Book No. 1, CD Volume No. 6, pages 2805 to 2820, being Document No. 02306, for the year 2008, registered at A. D. S. R. Siliguri-II at Bagdogra, executed by Shelcon Properties Private Limited of Hill Cart Road, Siliguri and shall ever since then the vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

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D C CONSTRUCTION
Demesh Kumar Gupta
Partner

JANTA MARKETING LTD.
Janta
Managing Director

D. C. CONSTRUCTION
Dinesh Kumar Gupta

AND WHEREAS thereafter the Vendor also recorded the aforesaid land in its name in the record of rights at the Office of B. L. & L. R. O Shivmandir and shall ever since one new L. R. Khatian, being Khatian No. 920 was framed in the name of Vendor, as per provision of W. B. L. R. Act 1955.

AND WHEREAS by Virtue of the aforesaid Deed of Conveyances & Record of Rights Vendor has become the sole, absolute and exclusive owner of the aforesaid Land measuring 841.5(Eight Hundred Forty One Point Five) Decimals, more particularly described in the Schedule hereunder, having permanent heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of fund to invest in other immovable assets and for other expenses have offer for sale the above referred land measuring 16(Sixteen) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals to the Purchaser, for a total consideration of Rs.36,00,000/- (Rupees Thirty Six Lakhs) only and the aforesaid land is fully described in the Schedule herein below.

AND WHEREAS the Purchaser having learnt the Intention of the Vendor to sell the aforesaid land fully described in the schedule herein below approached the Vendor and offered to Purchase the above referred land measuring 16(Sixteen) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals, for a total consideration of Rs.36,00,000/-(Rupees Thirty Six Lakhs) only.

AND WHEREAS the Vendor finding the said offer of the Purchaser lucrative and profitable, have accepted the same and agreed to sell to the Purchaser the said land measuring 16(Sixteen) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals free from all encumbrances & charges whatsoever, for a total consideration of Rs.36,00,000/-(Rupees Thirty Six Lakhs) only.

D C CONSTRUCTION
Dinesh Kumar Gupta

Partner Contd. to next sheet

MONTA MARBLE & STONE LTD.
Jeyanathan
Managing Director

D. C. CONSTRUCTION
Devesh Kumar Gupta

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.36,00,000/- (Rupees Thirty Six Lakhs) only paid by the purchaser to the Vendor Vide UTR No.ICICR52018071700366354 Dated 17/07/2018, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

That the Vendor does hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendor or any person claiming through or under him.

AND

That the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THE VENDOR FURTHER DECLARES that he will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

11/11/18

D C CONSTRUCTION
Devesh Kumar Gupta could to next sheet
Partner

MANIAMA 86...
Maniama
Managing Director

D C CONSTRUCTION
Demish Kumar Gupta

IT IS FURTHER DECLARE That there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDOR FURTHER covenant that all rents, taxes and other public charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due up to the date of these presents, have been paid and all other covenants and conditions required to be observed or performed, have been so observed and performed and if it transpires otherwise, the Vendor shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

THE VENDOR FURTHER DECLARE that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendor at the date of these presents & the present position of land is Rupni & Proposed to be use by Company.

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D C CONSTRUCTION
Demish Kumar Gupta
Partner

MANTRA
Jensen Thomas
Managing Director

D. C. CONSTRUCTION
Dimesh Kumar Gupta

IT IS FURTHER DECLARE by the Vendor that the Vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendor, is proved to be false, the Vendor shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE
(Land hereby Sold)

All that piece or parcel of vacant land measuring 16(Sixteen) Decimals, appertaining to R. S. Plot No. 263 corresponding to L. R. Plot No. 236, recorded in L. R. Khatian No. 920, situated at Mouza-BARAGHARIA, J. L. No. 82, Pargana-Patharghata, Sheet No. I, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling. The R. O. R is Rupni & proposed to be use by Company.

The said land is identified as per site plan enclosed herewith forms part of these presents.

The said land is butted & bounded as follows:-

- By the North : Land of Vendor
By the South : 32 Ft. wide PMGYS Non Metal Road
By the East : 23 Ft. wide Non Metal Road
By the West : Land of Vendor

11/10/19
D C CONSTRUCTION
Dimesh Kumar Gupta
Partner

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IN WITNESS WHEREOF THE VENDOR IN GOOD HEALTH AND CONCIIOUS MIND HAS PUT IT'S SEAL & SIGNATURE OF ITS DIRECTOR ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. *Santu Chakraborty*

Sri Santu Chakraborty
S/O Sri Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

2.

D. C. CONSTRUCTION

Dinesh Kumar Gupta

PURCHASER

AJANTA MARBLES PVT. LTD.

Manoj Kumar Kedia
Managing Director

VENDOR

Drafted and Printed in my Office
As per instruction of the party

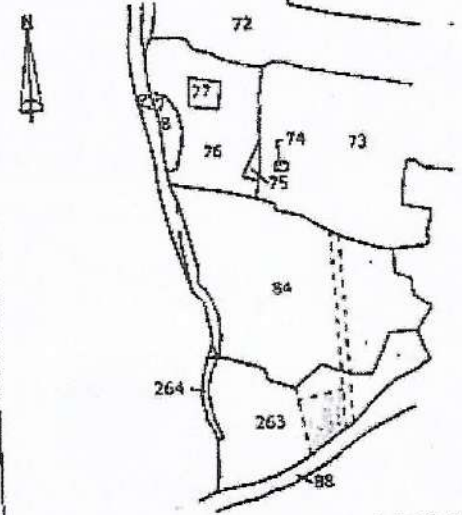
Manoj Kumar Kedia

(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

D. C. CONSTRUCTION
Dinesh Kumar Gupta
Partner

OF THE PURCHASER. :-
"D.C. CONSTRUCTION"
 PARTNERSHIP FIRM,
 OFFICE AT C/O. SANTOSH ENCLAVE,
 14, CHINAR PARK, 2ND FLOOR, ROOM NO. 2A,
 P.O. TEGHORIA, P.S. BAGUHATI,
 DIST. NORTH 24 PARGANAS,
 KOLKATA-700157. WEST BENGAL.
 REPRESENTED BY ITS PARTNER
 SRI DINESH KUMAR GUPTA
 S/O. LATE DEVNATH PRASAD,
 RESIDENT OF JAMUNA CHOWK,
 BUXAR, BIHAR-802101.

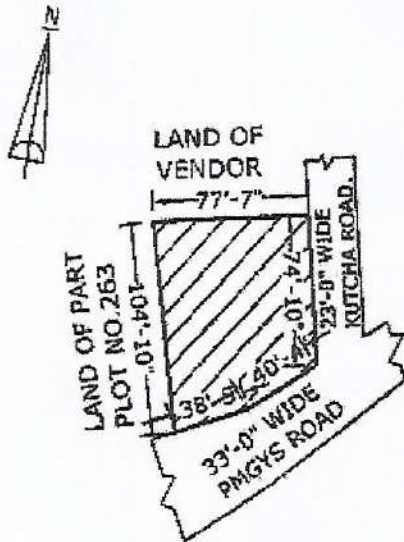
NAME OF THE VENDOR. :-
"AJANTA MARBLES PRIVATE LIMITED"
 A PRIVATE LIMITED COMPANY REGISTERED OFFICE AT
 ANDHERI KURLA ROAD, 13/14 B,
 P.O. MAROL NAKA, P.S. MIDC ANDHERI EAST,
 DIST. MUMBAI, PIN- 400059
 STATE - MAHARASHTRA.
 REPRESENTED BY ONE OF ITS DIRECTOR:-
 SRI JEEWAN CHAND SHARMA @ JEEVAN SHARMA
 S/O. LATE DEBI DUTT SHARMA @ DEVI DUTT SHARMA
 RESIDING AT SHAGUN APARTMENT, GANDHI ROAD,
 DARJEELING, P.O. DARJEELING, P.S. SADAR THANA,
 DIST. DARJEELING. PIN- 734101.
 STATE - WEST BENGAL.



PART TRACE MAP OF MOUZA. BARGHARIA, I. L. NO. 82,
 SHEET-NO. 1, P.S. MATIGARA, DIST. DARJEELING,
 SCALE:- 16" = 1 MILE. PROPOSED PLOT SHOWN.

LAND SCHEDULE. :-

MOUZA :- BARGHARIA.
 J.L NO. :- 82
 SHEET NO. :- 1
 KHATIAN NO. :- 920
 R.S. PLOT NO. :- 263
 L.R. PLOT NO. :- 236
 PARGANA :- PATHARGHATA.
 P.S. :- MATIGARA.
 DIST. :- DARJEELING.
LAND AREA :- 0.16 ACRES



AJANTA MARBLES PVT. LTD.
Jeevan Sharma
 Managing Director

D.C. CONSTRUCTION
Dinesh Kumar Gupta
 Partner

SIGNATUR OF THE VENDOR
 DRAWN BY :-

[Signature]
 17-7
 M. And
 P. O. MATIGARA
 DIST. DARJEELING

EXECUTANT FINGER PRINT SHEET



Signature

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

AJANTA MARBLES PVT. LTD.

Signature
Managing Director

AJANTA MARBLES PVT. LTD.

Signature
Managing Director

CLAIMANT FINGER PRINT SHEET



Signature

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

Signature
Signature

Signature
Signature

D C CONSTRUCTION
Signature
Partner



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403001314/2018	Date of Application	17/07/2018
Query No / Year	04030001144430/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs. 1,50,020/-		
Registration Fees Payable	Rs. 36,014/-		
Applicant Name of the Visit Commission	Mr Manoj Kedia		
Applicant Address	Siliguri		
Place of Commission	Siliguri		
Expected Date and Time of Commission	17/07/2018 9:17 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			

D C CONSTRUCTION
D C Construction
Partner








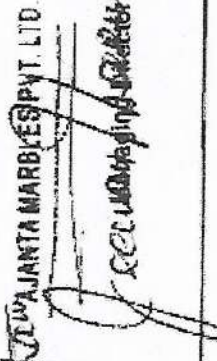
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year-04030601144430/2018

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 DINESH KUMAR GUPTA BUXAR BIHAR, P.O:- BUXAR, P.S:- BUXAR TOWN, District:- Buxar, Bihar, India, PIN - 802101	Representative of Buyer [D C CONSTRUCTION]			
2	Mr JEEWAN CHAND SHARMA Alias Mr JEEVAN SHARMA GANDHI ROAD DARJEELING, P.O:- DARJEELING, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734101	Representative of Seller [AJANTA MARBLES PVT LIMITED]			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	

(Suraj Lepcha)

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

D C CONSTRUCTION Dinesh Kumar Gupta Partner

Major Information of the Deed

Deed No :	I-0403-05083/2018	Date of Registration	27/07/2018
Query No / Year	0403-0001144430/2018	Office where deed is registered	
Query Date	16/07/2018 10:44:40 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ KEDIA KHALPARA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No 9832016171, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 36,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,80,020/- (Article:23)	Rs. 36,014/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-236	LR-920	To Be Use By Company	Rupni	16 Dec	36,00,000/-	36,00,000/-	Width of Approach Road: 32 Ft..
Grand Total :					16Dec	36,00,000 /-	36,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AJANTA MARBLES PVT LIMITED ANDHERI MUMBAI, P.O:- MARLO NAKA, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400059, PAN No.:: AAACA4568N, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	D C CONSTRUCTION KOLKATA, P.O:- TEGHORIA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.:: AAOFD1859Q, Status :Organization, Executed by: Representative

D C CONSTRUCTION
Dinesh Kumar Gupta
Partner

Representative Details :

Name, Address, Photo, Finger print and Signature	
1	Mr DINESH KUMAR GUPTA (Presentant) Son of Late DEVNATH PRASAD BUXAR BIHAR, P.O:- BUXAR, P.S:- BUXAR TOWN, District:-Buxar, Bihar, India, PIN - 802101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: india, Status Representative, Representative of : D C CONSTRUCTION (as PARTNER)
2	Mr JEEWAN CHAND SHARMA, (Alias Name: Mr JEEVAN SHARMA) Son of Late DEVI DUTT SHARMA GANDHI ROAD DARJEELING, P.O:- DARJEELING, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, india, PIN - 734101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKVPS8264M Status : Representative, Representative of : AJANTA MARBLES PVT LIMITED (as DIRECTOR)

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D C CONSTRUCTION-16 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 236(Corresponding RS Plot No:- 262/ 263), LR Khatian No:- 920	Owner: অজন্তা মার্বেল পব. লি., Gurdian: রাস প্রসাদ, Address: মুম্বই, Classification: ইটখোলা, Area: 0.24000000 Acre,

Endorsement For Deed Number : I - 040305083 / 2018

On 17-07-2018

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

Presented for registration at 14:00 hrs on 17-07-2018, at the Private residence by Mr DINESH KUMAR GUPTA ..

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 36,00,000/-

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

Execution is admitted on 17-07-2018 by Mr DINESH KUMAR GUPTA, PARTNER, D C CONSTRUCTION (Partnership Firm), KOLKATA, P.O:- TEGHORIA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, india, PIN 700157

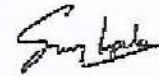
Personally known to me

D C CONSTRUCTION
Dinesh Kumar Gupta
Partner

Major Information of the Deed :- I-0403-05083/2018-27/07/2018

On is admitted on 17-07-2018 by Mr JEEWAN CHAND SHARMA, Mr JEEVAN SHARMA DIRECTOR,
(A MARBLES PVT LIMITED (Private Limited Company), ANDHERI MUMBAI, P.O:- MARLO NAKA, P.S:-
ANDHERI, District-Mumbai, Maharashtra, India, PIN - 400059

personally known to me



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 27-07-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,014/- (A(1) = Rs 36,000/- , E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 20/07/2018 12:00AM with Govt. Ref. No: 192018190263917252 on 20-07-2018, Amount Rs: 36,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No, 54920072018SST418914639 on 20-07-2018, Head of Account 0030-0104-001-16

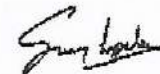
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,75,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 12627, Amount: Rs.5,000/-, Date of Purchase: 06/07/2018, Vendor name: J I DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 20/07/2018 12:00AM with Govt. Ref. No: 192018190263917252 on 20-07-2018, Amount Rs: 1,75,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No, 54920072018SST418914639 on 20-07-2018, Head of Account 0030-0103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

D C CONSTRUCTION
Dinesh Kumar Gupta
Partner

Major information of the Deed :- 1-0403-05083/2018-27/07/2018

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 0403-2018, Page from 102933 to 102955
eiling No 040305083 for the year 2018.



Suraj Lepcha

Digitally signed by Suraj Lepcha
Date: 2018.07.31 14:29:40 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 31/07/2018 14:29:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

D C CONSTRUCTION
Dinesh Kumar Gupta
Partner

(This document is digitally signed.)