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J- 5977/2018



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

D 951755

-1-

AJANTA MARBLES PVT. LTD.
Jeevan Kania
 Managing Director

132A

Key

DEED OF CONVEYANCE

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
 THE SIGNATURE SHEET AND THE ENCLOSURE SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

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[Signature]
 Registrar
 Registration

12 SEP 2018

SL NO. 17144 Date 09/8/2018
PURCHASER D.C. Construction
Full Address Kolkata
Total value Five Thousand only
Stamp Purchased from JPB Treasury on 1

MS
STAMP VENDOR
(JAYA RANI DAS)
Licence no-1 of 99-2000
Addl DSR Office, Rajrani, Jalpaiguri

AJANTA MARBLES PVT. LTD.
Jeewan Thama
Managing Director


3777

AJANTA MARBLES PVT. LTD.
Jeewan Thama
Managing Director



Addl. Dist-Sub Registrar
Siliguri-I at Bangura, Dist. Jalpaiguri

[Handwritten signature]

Santa Chakraborty
3/0- Ashim Chakraborty
Khalpara, Siliguri

20 AUG 2018

ANANTA MARBLES PVT. LTD.
Jewan Thama
Managing Director

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
20th DAY OF AUGUST 2018

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA : 108.3(ONE HUNDRED EIGHT POINT THREE) DECIMALS

SET FORTH VALUE

Rs.1,84,07,500/=

L. R. KHATIAN NO. 920

R. S. PLOT NOS. 73, 74, 84 & 263

L. R. PLOT NOS. 196, 197, 238 & 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 1. SRI DINESH KUMAR GUPTA S/O Late Devnath Prasad & 2. SMT. CHANDRAWATI DEVI W/O Late Devnath Prasad, both 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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AJANTA MARBLES PVT. LTD.
Jeevan Chama
Managing Director

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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ALANITA MARBLES PVT. LTD.
Jeewan Janna
Managing Director

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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ADANTA MARBLES PVT. LTD.
Shelcon
Managing Director

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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AMANTA MARBLES INT. LTD.
Jeevan Kumar
Managing Director

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. I, 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. I, 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. I, 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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JANTA MARBLES PVT. LTD.
Jeewan Kumar
Managing Director

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 Shiymandir 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 108.3(One Hundred Eight Point Three) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals to the Purchaser, for a total consideration of Rs.1,84,07,500/-(Rupees One Crore Eighty Four Lakhs Seven Thousand Five Hundred) 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 108.3(One Hundred Eight Point Three) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals, for a total consideration of Rs.1,84,07,500/-(Rupees One Crore Eighty Four Lakhs Seven Thousand Five Hundred) 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 108.3(One Hundred Eight Point Three) 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.1,84,07,500/-(Rupees One Crore Eighty Four Lakhs Seven Thousand Five Hundred) only.

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JANTA MARBLES PVT. LTD.
Jeenu Khamra
Managing Director

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also, in consideration of Rs.1,84,07,500/- (Rupees One Crore Eighty Four Lakhs Seven Thousand Five Hundred) only paid by the purchaser to the Vendor, 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.

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Key

AVANTA MARBLES PVT. LTD.
Jeewan Kumar
Managing Director

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 use of land is Industrial Use & Rupni.

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AJANTA MARBLES PVT. LTD.
Jeevan Kumar
Managing Director

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 **108.3(One Hundred Eight Point Three)** Decimals, appertaining to R. S. Plot Nos. **73, 74, 84 & 263** corresponding to L. R. Plot Nos. **196, 197, 238 & 236**, recorded in L. R. Khatian No. **920**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling. The R. O. R is Rupni & proposed use of land is Industrial Use & Rupni.

PLOT WISE DETAILS OF ABOVE SCHEDULE

MOUZA	PLOT NO.		KHATIAN NO. L. R.	AREA
	R. S.	L. R.		
BARAGHARIA	73	196	920	25.0 Dec
BARAGHARIA	73	196	920	11.0 Dec
BARAGHARIA	74	197	920	00.5 Dec
BARAGHARIA	84	238	920	63.8 Dec
BARAGHARIA	263	236	920	8.0 Dec
			Total=	108.3 Dec

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Meen

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 : Land of Purchaser

By the East : 23 Ft. wide Non Metal Road

By the West : Land of Vendor Sold to the Purchaser

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

AJANTA MARBLES PVT. LTD.

Jeewan Kama
Managing Director

VENDOR

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

2.

Narenath Paul

C/O- Narenath Paul
Sewake Road, Siliguri
Darjeeling

Manoj Kumar Kedia

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

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RECEIVED from the purchaser a sum of Rs.1,84,07,500/-(Rupees One Crore Eighty Four Lakhs Seven Thousand Five Hundred) only, being the full amount of consideration money payable under these present in the manner mentioned herein below.

MEMO OF CONSIDERATION

1. By RTGS, being UTR No. INDBR22018022700933428, dated 27/02/2018, IDBI BANK, Amount Rs.15,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
2. By RTGS, being No. ICICR52018040900678926, dated 09/04/2018, ICICI BANK, Amount Rs.50,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
3. By RTGS, being No. ICICR52018041100219611, dated 11/04/2018, ICICI BANK, Amount Rs.50,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
4. By RTGS, being No. ICICR52018041300446301, dated 13/04/2018, ICICI BANK, Amount Rs.50,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
5. By A/C Payee Cheque, being Cheque No. ⁰⁰⁰⁴¹⁸ ~~001040~~ ^{by}, dated 20/08/2018, ICICI BANK, Srirampur Branch, Amount Rs.19,07,500/-only in favour **"AJANTA MARBLES PRIVATE LIMITED"**.

Total Rs.1,84,07,500/-(Rupees One Crore Eighty Four Lakhs Seven Thousand Five Hundred) only.

AJANTA MARBLES PVT. LTD.

Jeewan Kumar
Managing Director

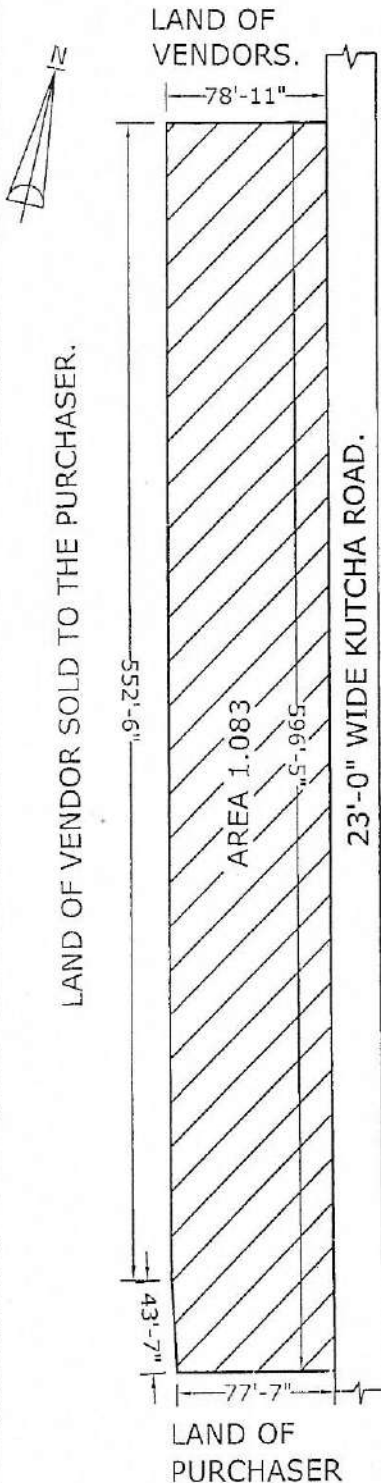
SIGNATURE OF VENDOR

NAME OF THE PURCHASER. :-

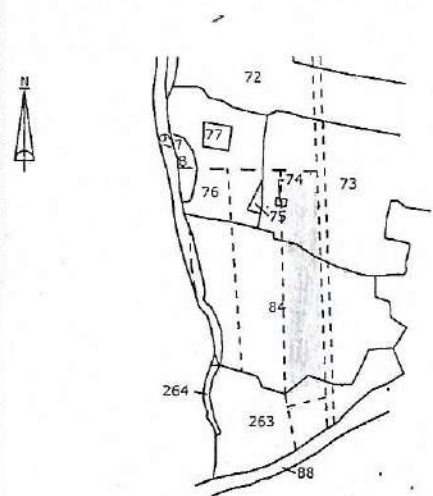
D.C. CONSTRUCTION
 PARTNERSHIP FIRM,
 OFFICE AT C/O. SANTOSH ENCLAVE,
 CHINAR PARK, 2ND FLOOR, ROOM NO. 2A,
 P.O. TEGHORIA, P.S. BAGUHATI,
 DIST. NORTH 24 PARGANAS,
 KOLKATA-700157. WEST BENGAL.
 REPRESENTED BY ITS PARTNER
 SRI DINESH KUMAR GUPTA
 S/O. LATE DEVNATH PRASAD.
 RESIDENT OF JAMUNA CHOWK,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

NAME OF THE VENDOR. :-

"AJANTA MARBLES PRIVATE LIMITED"
 A PRIVATE 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-M 734101.
 STATE - WEST BENGAL.



PART TRACE MAP OF MOUZA. BARGHARIA, J. 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. :- 73, 74, 75, 76 & 84
 L.R. PLOT NO. :- 196, 197, 198,
 201 & , 238
 PARGANA :- PATHARGHATA.
 P.S. :- MATIGARA.
 DIST. :- DARJEELING.
LAND AREA :- 1.083 ACRES

AREA STATEMENT. :-

SL. NO.	PLOT NO.	R.S.	L.R.	AREA IN ACRES
1	73	196		0.360
2	74	197		0.005
3	84	238		0.638
4	263	236		0.080
TOTAL AREA.:-				1.083

AJANTA MARBLES PVT. LTD.

Jeevan Sharma
 Managing Director

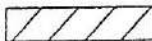
SIGNATURE OF THE VENDOR
 DRAWN BY :-

Jeevan Sharma
 18/7/18

SITE PLAN.

SCALE.:- 1" = 90'-0"

PROPOSED PLOT SHOWN.



EXECUTANT FINGER PRINT



Jeevan

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

AJANTA MARBLES PVT. LTD.

Jeevan Jain
Managing Director

AJANTA MARBLES PVT. LTD.

Jeevan Jain
Managing Director

CLAIMANT FINGER PRINT



D.K. Gupta

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

Danush Kumar Gupta

Danush Kumar Gupta

CLAIMANT FINGER PRINTS



Chandrabati Devi

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

चन्द्रावती देवी

चन्द्रावती देवी

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACA4568N



नाम /NAME

AJANTA MARBLES PVT LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

15-02-1993

आयकर निदेशक (प्रणति)

DIRECTOR OF INCOME TAX (SYSTEMS)

AJANTA MARBLES PVT. LTD.

Managing Director



भारत सरकार
GOVERNMENT OF INDIA



जीवन चंद शर्मा
Jeewan Chand Sharma
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



5610 4414 8755

आधार – आम आदमी का अधिकार

Jeewan Sharma



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: C/O जीवन चंद शर्मा, शगुन
अपार्टमेंट 3rd फ्लोर, 73/1 गांधी रोड,
ओपोजीट गोल्डन हेइट्स अपार्टमेंट,
दार्जीलिंग, दार्जीलिंग, दार्जीलिंग, पश्चिम
बंगाल, 734101

Address: C/O Jeewan Chand
Sharma, SHAGUN APARTMENT
3RD FLOOR, 73/1 GANDHI
ROAD, OPPOSITE GOLDEN
HEIGHTS APARTMENT,
Darjeeling, Darjeeling, Darjeeling,
Darjiling, West Bengal, 734101

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001




Dinesh Kumar Gupta
Date of Birth/DOB: 15/06/1986
Male/ MALE

2624 7846 2154



मेरा आधार, मेरी पहचान




आधार
भारतीय जनसंख्या प्राधिकरण
Bharatiya Janasankhya Pradhikaran
Authority of India

Address:
S/O: Devnath Prasad, MUNIM
CHOWK NAGAR PARISHAD, Buxar,
Buxar,
Bihar - 802101

2624 7846 2154

19-17  help@uidai.gov.in  www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAOFD1859Q

पत्र/Name
D.C. CONSTRUCTION

प्रारंभ/प्रारंभ तिथि
Date of Incorporation/Formation
01/04/2017

19032018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRAWATI DEVI

JUGAL KISHORE RAM

01/01/1961

Permanent Account Number

AQFPD9168D


चन्द्रावती देवी

Signature




11122008

चन्द्रावती देवी


 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WJJ1522358



निर्वाचक का नाम: चन्द्रमती देवी
 Elector's Name: Chandramati Devi
 पति का नाम: देवदास प्रसाद
 Husband's Name: Devdas Prasad
 दिनांक: 01/01/1978
 Date of Birth: 01/01/1978

चन्द्रमती देवी

WJJ1522358

पता: मुनीम चौक
 सहरगंज - नगर परिषद
 बुक्सर,
 अंचल/थाना - बुक्सर,
 जिला - बुक्सर,
 802101

Address: Munim Chowk
 Town/Vill - Nagar
 Parishad Buxar,
 Anchal/Thana - Buxar,
 Distt. - BUXAR,
 802101

दिनांक / Date: 08/01/2015

200, बुक्सर निर्वाचन क्षेत्र के निर्वाचक
 अभिलेखन अधिकारी के हस्ताक्षर की अनुकूले
 Facsimile Signature of Electoral Registration
 Officer 200, Buxar, Constituency

If you change your address, mention this card
 in the relevant form for including your name
 in the roll at the changed address and to obtain
 a new card with the same number.



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

Miscellaneous Receipt

Visit Commission Case No / Year	0403001524/2018	Date of Application	20/08/2018
Query No / Year	04030001335225/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs.11,04,470/-		
Registration Fees Payable	Rs.1,84,089/-		
Applicant Name of the Visit Commission	Mr M Kedia		
Applicant Address	siliguri		
Place of Commission	32 vidhtasagar road, khalpara, siliguri		
Expected Date and Time of Commission	20/08/2018 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



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 04030001335225/2018

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 JEEWAN CHAND SHARMA Alias Mr JEEVAN SHARMA GANDHI ROAD, P.O:- DARJEELING, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734101	Represent ative of Seller [AJANTA MARBLES PVT LIMITED]			AMANTA MARBLES PVT. LTD. Jeevan Sharma Managing Director
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SANTU CHAKROBORTY Son of Mr ASHIM CHAKROBORTY KHALPARA SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Mr JEEWAN CHAND SHARMA, ,		Santu Chakroborty	

(Suraj Lepcha)

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

Major Information of the Deed

Deed No :	I-0403-05977/2018	Date of Registration	10/09/2018
Query No / Year	0403-0001335225/2018	Office where deed is registered	
Query Date	20/08/2018 12:55:56 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. 1,84,07,500/-	Rs. 1,84,07,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,04,470/- (Article:23)	Rs. 1,84,089/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-196	LR-920	Industrial use	Rupni	0.25 Acre	59,00,000/-	59,00,000/-	Width of Approach Road: 23 Ft.,
L2	LR-197	LR-920	Rupni	Rupni	0.005 Acre	82,500/-	82,500/-	Width of Approach Road: 23 Ft.,
L3	LR-238	LR-920	Rupni	Rupni	0.638 Acre	95,50,000/-	95,50,000/-	Width of Approach Road: 23 Ft.,
L4	LR-236	LR-920	Rupni	Rupni	0.08 Acre	11,50,000/-	11,50,000/-	Width of Approach Road: 23 Ft.,
L5	LR-196	LR-920	Rupni	Rupni	11 Dec	17,25,000/-	17,25,000/-	Width of Approach Road: 23 Ft.,
		TOTAL :			108.3Dec	184,07,500 /-	184,07,500 /-	
		Grand Total :			108.3Dec	184,07,500 /-	184,07,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AJANTA MARBLES PVT LIMITED 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

Major Information of the Deed :- I-0403-05977/2018-10/09/2018

or Details :

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, Status : Not Executed

Representative Details :

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

Identifier Details :

Name & address	
Mr SANTU CHAKROBORTY Son of Mr ASHIM CHAKROBORTY KHALPARA SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , Identifier Of Mr JEEWAN CHAND SHARMA, ,	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	AJANTA MARBLES PVT LIMITED	D.C. CONSTRUCTION-25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C. CONSTRUCTION-0.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C. CONSTRUCTION-63.8 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C. CONSTRUCTION-8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C. CONSTRUCTION-11 Dec

Endorsement For Deed Number : I - 040305977 / 2018

On 20-08-2018

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

Presented for registration at 12:57 hrs on 20-08-2018, at the Private residence by Mr JEEWAN CHAND SHARMA Alias Mr JEEVAN SHARMA.

Certificate of Market Value(WB PUVI rules of 2001)

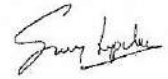
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,84,07,500/-

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

Execution is admitted on 20-08-2018 by Mr JEEWAN CHAND SHARMA, , Mr JEEVAN SHARMA DIRECTOR, AJANTA MARBLES PVT LIMITED (Private Limited Company), MUMBAI, P.O:- MARLO NAKA, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400059

Major Information of the Deed :- I-0403-05977/2018-10/09/2018

ed by Mr SANTU CHAKROBORTY, , Son of Mr ASHIM CHAKROBORTY, KHALPARA SILIGURI, P.O:
SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by
ate Hindu, by profession Private Service



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

On 21-08-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,84,089/- (A(1) = Rs 1,84,075/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 1,84,089/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2018 7:44PM with Govt. Ref. No: 192018190277036211 on 20-08-2018, Amount Rs: 1,84,089/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 297598302 on 20-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,04,470/- and Stamp Duty paid by by online = Rs 10,99,470/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2018 7:44PM with Govt. Ref. No: 192018190277036211 on 20-08-2018, Amount Rs: 10,99,470/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 297598302 on 20-08-2018, Head of Account 0030-02-103-003-02



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

On 10-09-2018

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

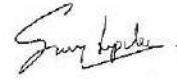
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
of Indian Stamp Act 1899.

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 11,04,470/- and Stamp Duty paid by Stamp Rs
,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 17244, Amount: Rs.5,000/-, Date of Purchase: 09/08/2018, Vendor name: J Da



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

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0403-2018, Page from 123797 to 123825
being No 040305977 for the year 2018.



Digitally signed by Suraj Lepcha
Date: 2018.09.12 14:53:07 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 12/09/2018 14:52:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)