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I- 6204/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 951795

CERTIFIED THAT THE DOCUMENT IS SUBMITTED TO REGISTRATION.
 THE SIGNATURE SHEET AND THE ATTACHED 75 SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adml. Registrar,
 Singur-II at Bagdogra

20 SEP 2018

ANANTA MARBLES PVT. LTD.

Managing Director

DEED OF CONVEYANCE

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Sl. NO. 17431 DATE 10.8.2018
PURCHASER D.C. Construction
Full Address Kolkafe.
Total value 5000/-
Stamp Purchased from JPC Treasury on 10.8.2018

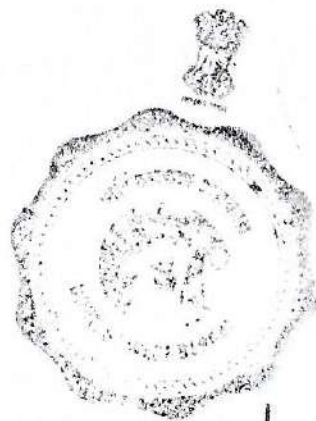
JRS
STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Add: DSR Office, Raiganj, Jalpaiguri.

Jayaram Hanu
Managing Director
AJANTA MARBLES PVT. LTD.



4108

AJANTA MARBLES PVT. LTD.
Jayaram Hanu
Managing Director



Signature of the Vendor

14/8/18

Sanku Chakravarty
80 - Ashim Chakravarty
Khalpara, Siliguri

ANANTA MARBLES PVT. LTD.
Deven Ram
Managing Director

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
14th DAY OF September 2018

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA : 107.4(ONE HUNDRED SEVEN POINT FOUR) DECIMALS

SET FORTH VALUE

Rs.1,62,41,000/=

L. R. KHATIAN NO. 920

R. S. PLOT NOS. 76, 78 & 84

L. R. PLOT NOS. 201, 200 & 238

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 Sharma
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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ANANTA MARBLES PVT. LTD.
Ananta Marbles
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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AJANTA MARBLES PVT. LTD.
Seewen Khan
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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AJANTA MARBLES PVT. LTD.
Kewon
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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AVANTA MARBLES PVT. LTD.
Ravi Khatian
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 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 107.4(One Hundred Seven Point Four) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals to the Purchaser, for a total consideration of Rs.1,62,41,000/-(Rupees One Crore Sixty Two Lakhs Forty One Thousand) 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 107.4(One Hundred Seven Point Four) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals, for a total consideration of Rs.1,62,41,000/-(Rupees One Crore Sixty Two Lakhs Forty One Thousand) 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 107.4(One Hundred Seven Point Four) 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.1,62,41,000/-(Rupees One Crore Sixty Two Lakhs Forty One Thousand) only.

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AJANTA MARBLES PVT. LTD.
Jayant
Managing Director

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.1,62,41,000/- (Rupees One Crore Sixty Two Lakhs Forty One Thousand) 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.

M. J.

Contd. to next sheet

AIANTA MARBLES PVT. LTD.
Jacques Nam
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 Rupni.

AJANTA MARBLES PVT. LTD.
Henry Ram
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 **107.4(One Hundred Seven Point Four)** Decimals, appertaining to R. S. Plot Nos. **76, 78 & 84** corresponding to L. R. Plot Nos. **201, 200 & 238**, 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 Siligūri-II at Bagdogra, District-Darjeeling. The R. O. R is Rupni & proposed use of land is Rupni & Industrial Use.

PLOT WISE DETAILS OF ABOVE SCHEDULE

R. O. R OF LAND	PROPOSED USE OF LAND	PLOT NO.		KHATIAN NO. L. R.	AREA
		R. S.	L. R.		
RUPNI	INDUSTRIAL USE	76	201	920	20.0 Dec
RUPNI	RUPNI	76	201	920	28.4 Dec
RUPNI	RUPNI	78	200	920	6.0 Dec
RUPNI	RUPNI	84	238	920	53.0 Dec
Total=					107.4 Dec

Key

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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 Plot No. 263

By the East : Land of Vendor Sold to the Purchaser

By the West : Nala

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 Kumar
Managing Director

VENDOR

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

2.

Manoj Kumar
c/o- Narendra Nath Paul
Serone Road, Siliguri
Jalpaiguri

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

RECEIVED from the purchaser a sum of Rs.1,62,41,000/- (Rupees One Crore Sixty Two Lakhs Forty One Thousand) only, being the full amount of consideration money payable under these present in the manner mentioned herein below.

MEMO OF CONSIDERATION

1. By A/C Payee Cheque, being Cheque No. 00461, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.50,00,000/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".
2. By A/C Payee Cheque, being Cheque No. 00462, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.18,73,500/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".
3. By A/C Payee Cheque, being Cheque No. 00463, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.18,73,500/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".
4. By A/C Payee Cheque, being Cheque No. 00464, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.18,73,500/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".
5. By A/C Payee Cheque, being Cheque No. 00465, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.18,73,500/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".
6. By A/C Payee Cheque, being Cheque No. 00466, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.18,73,500/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".
7. By A/C Payee Cheque, being Cheque No. 00467, dated 14/09/2018, ICICI BANK, Srirampur Branch, Amount Rs.18,73,500/-only in favour "**AJANTA MARBLES PRIVATE LIMITED**".

Total Rs.1,62,41,000/- (Rupees One Crore Sixty Two Lakhs Forty One Thousand) only.

AJANTA MARBLES PVT. LTD.


SIGNATURE OF VENDOR

NAME OF THE PURCHASER. :-

S. D.C. CONSTRUCTION
 A 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.

LAND OF VENDORS.

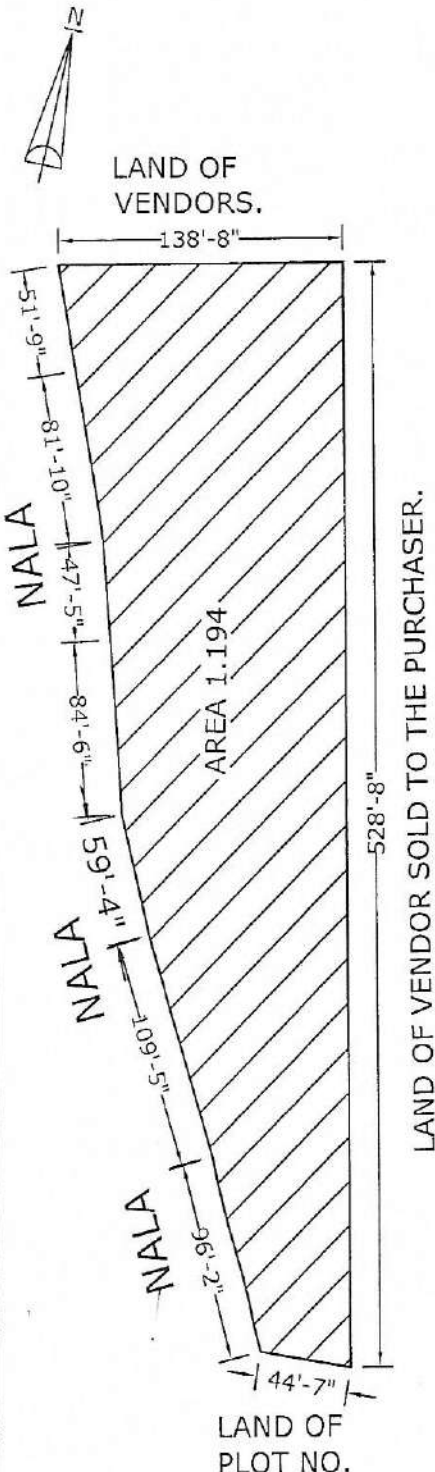
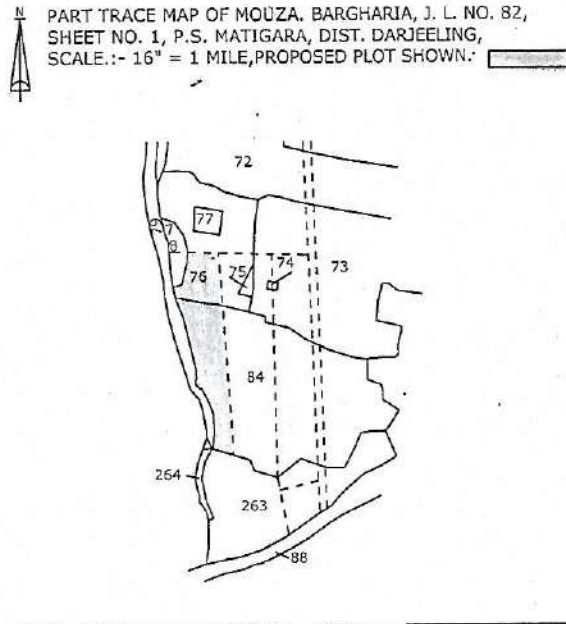
NAME OF THE VENDOR. :-

"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. :- 76, 78, 84 & 79
 L.R. PLOT NO. :- 201, 200, 238 & 202
 PARGANA :- PATHARGHATA.
 P.S. :- MATIGARA.
 DIST. :- DARJEELING.
LAND AREA :- 1.194 ACRES

AREA STATEMENT. :-

SL. NO.	PLOT NO.	R.S.	L.R.	AREA IN ACRES
1	76	201		0.484
2	78	200		0.060
3	84	238		0.530
TOTAL AREA. :-				1.074

AJANTA MARBLES PVT. LTD.

Jeevan Sharma
 Managing Director












SIGNATUR OF THE VENDOR
 DRAWN BY :-

M. Acharya
 (SURVEYOR)

Regd. No. 3895/75
 Subhaspally, Siliguri

SITE PLAN.
 SCALE. :- 1" = 90'-0"
 PROPOSED PLOT SHOWN.












EXECUTANT FINGER PRINT

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

Jewan Ha
Jewan Ha

AJANTA MARBLES PVT. LTD
Jewan Ha
 Managing Director












CLAIMANT FINGER PRINT

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

Denuk Kumar Gupta

Denuk Kumar Gupta

CLAIMANT FINGER PRINTS

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

चन्द्रकाली देवी

चन्द्रकाली देवी

चन्द्रकाली देवी

 भारत सरकार
GOVERNMENT OF INDIA

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



5610 4414 8755

आधार — आम आदमी का अधिकार

Jeevan 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 Jeevan 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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACA4568N



नाम /NAME

AJANTA MARBLES PVT LIMITED

स्थापना/बनाने की तिथि /DATE OF INCORPORATION/FORMATION

15-02-1993

R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

~~AJANTA MARBLES PVT. LTD~~

Jeevan Kumar

Managing Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA



व्यक्तिगत आयकर कार्ड
Permanent Account Number Card
AAOF-D1859Q



व्यक्ति का नाम
D.C. CONSTRUCTION

पत्रिका क्रमांक
01/04/2017

10/0000

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANDRAWATI DEVI
JUGAL KISHORE RAM

01/01/1961
Permanent Account Number
AQFPD9168D

चंद्रवती देवी
Signature



11/12/2008

चंद्रवती देवी

सम्प्रेषण अचरने
 भारत निर्वाचन आयोग
 पञ्चायत पत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WJJ1522358



निर्वाचक का नाम	पद्मवती देवी
Elector's Name	Chandrabhawanee Devi
पति का नाम	देवनाथ प्रसाद
Husband's Name	Devanath Prasad
दिनांक	08/01/2015
अंक संख्या	01522358
Date of Birth	08/01/2015

पद्मवती देवी

WJJ1522358

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

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

दिनांक / Date : 08/01/2015

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

पता बदलने पर, संबंधित पत्र अचरणात्मक निर्वाचक
 नामांकन सूची में अपने नाम का उल्लेख करके निर्वाचक का
 नाम बदलने के लिए पत्र निर्वाचक से बुक करके बुक्सर
 जिला में भेजना है।

In case of change in address, forward this card
 to the relevant form for including your name
 in the roll at the changed address and to obtain
 the card with the same number.



भारत सरकार
GOVERNMENT OF INDIA



चन्द्रावती देवी
Chandrawati Devi
जन्म तिथि/DOB: 01/01/1961
महिला/ FEMALE




3789 6682 0413

मेरा आधार, मेरी पहचान

चन्द्रावती देवी



[Redacted]
[Redacted]


Dinesh Kumar Gupta
Date of Birth DOB: 15.06.1986
Male: MALE




2624 7846 2154


मेरा आधार, मेरी पहचान



अधार
[Redacted] भारत सरकार
[Redacted] Ministry of Information & Public Relations, Government of India

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

2624 7846 2154

 1147

 help@uidai.gov.in

 www.uidai.gov.in



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403001618/2018	Date of Application	04/09/2018
Query No / Year	04030001349461/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs.10,31,070/-		
Registration Fees Payable	Rs.1,71,856/-		
Applicant Name of the Visit Commission	Mr M Kedia		
Applicant Address	siliguri		
Place of Commission	32 Vidyasagar road, Khalpara, Po & PS Siliguri		
Expected Date and Time of Commission	04/09/2018 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 04030001349461/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JEEWAN CHAND SHARMA Alias Mr JEEVAN SHARMA SHAGUN APARTMENT, GANDHI ROAD, P.O:- DARJEELING, P.S:- Darjeeling, Darjeeling. District:-Darjeeling, West Bengal, India, PIN - 734101	Representative of Seller [AJANTA MARBLES PVT LIMITED]			 AJANTA MARBLES PVT. LTD. Managing Director
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SANTU CHAKRABORTY Son of Mr ASHIM CHAKRABORTY KHALPARA, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Mr JEEWAN CHAND SHARMA, ,			

(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-0403-06204/2018	Date of Registration	20/09/2018
Query No / Year	0403-0001349461/2018	Office where deed is registered	
Query Date	23/08/2018 2:16:20 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. 1,61,60,000/-	Rs. 1,71,84,157/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,31,070/- (Article:23)	Rs. 1,71,856/- (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-201	LR-920	Industrial use	Rupni	20 Dec	42,00,000/-	44,18,370/-	
L2	LR-201	LR-920	Rupni	Rupni	28.4 Dec	42,00,000/-	42,00,000/-	
L3	LR-200	LR-920	Rupni	Rupni	6 Dec	7,60,000/-	7,60,000/-	
L4	LR-238	LR-920	Rupni	Rupni	53 Dec	70,00,000/-	78,05,787/-	Property is on Road
		TOTAL :			107.4Dec	161,60,000 /-	171,84,157 /-	
		Grand Total :			107.4Dec	161,60,000 /-	171,84,157 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AJANTA MARBLES PVT LIMITED ANDHERI KURLA ROAD,MUMBAI, P.O:- MAROL NAKA, P.S:- M.I.D.C., District:-Mumbai, Maharashtra, India, PIN - 400059 , PAN No.:: AAACA4568N, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	D.C.CONSTRUCTION SANTOSH ENCLAVE, 14 CHINAR PARK,BAGUIATI,NORTH 24 P, P.O:- TEGHORIA, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAOFD1859Q, Status :Organization, Status : Not Executed

Major Information of the Deed :- I-0403-06204/2018-20/09/2018

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 SHAGUN APARTMENT, 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, , PAN No.:: AKVPS8264M Status : Representative, Representative of : AJANTA MARBLES PVT LIMITED (as DIRECTOR)
2	Shri Dinesh Kumar Gupta Son of Late Devnath Prasad Jamuna Chawk, 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	Mrs CHANDRAWATI DEVI Daughter of Late DEVNATH PRASAD JAMUNA CHOWK, 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 CHAKRABORTY Son of Mr ASHIM CHAKRABORTY 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)
1	AJANTA MARBLES PVT LIMITED	D.C.CONSTRUCTION-20 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C.CONSTRUCTION-28.4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C.CONSTRUCTION-6 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	AJANTA MARBLES PVT LIMITED	D.C.CONSTRUCTION-53 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:- 201(Corresponding RS Plot No:- 76), LR Khatian No:- 920	Owner:অজন্তা মার্বেল পর. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই, Classification:ইটখোলা, Area:1.16000000 Acre,
L2	LR Plot No:- 201(Corresponding RS Plot No:- 76), LR Khatian No:- 920	Owner:অজন্তা মার্বেল পর. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই, Classification:ইটখোলা, Area:1.16000000 Acre,
L3	LR Plot No:- 200(Corresponding RS Plot No:- 78), LR Khatian No:- 920	Owner:অজন্তা মার্বেল পর. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই, Classification:ইটখোলা, Area:0.08000000 Acre,
L4	LR Plot No:- 238(Corresponding RS Plot No:- 84), LR Khatian No:- 920	Owner:অজন্তা মার্বেল পর. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই, Classification:ইটখোলা, Area:2.20000000 Acre,

Endorsement For Deed Number : I - 040306204 / 2018

On 23-08-2018

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 1,71,84,157/-



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Darjeeling, West Bengal

On 14-09-2018

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

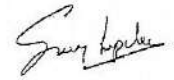
Presented for registration at 13:08 hrs on 14-09-2018, at the Private residence by Mr JEEWAN CHAND SHARMA Alias Mr JEEVAN SHARMA,.

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

Execution is admitted on 14-09-2018 by Mr JEEWAN CHAND SHARMA, , Mr JEEVAN SHARMA DIRECTOR, AJANTA MARBLES PVT LIMITED (Private Limited Company), ANDHERI KURLA ROAD,MUMBAI, P.O:- MAROL NAKA, P.S:- M.I.D.C., District:-Mumbai, Maharashtra, India, PIN - 400059

Major Information of the Deed :- I-0403-06204/2018-20/09/2018

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



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

On 20-09-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,71,856/- (A(1) = Rs 1,71,842/- ,E = Rs 14/-
) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,71,856/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2018 11:57AM with Govt. Ref. No: 192018190289697781 on 20-09-2018, Amount Rs: 1,71,856/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 298426450 on 20-09-2018, Head of Account 0030-03-104-001-16

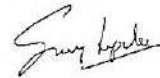
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,31,070/- and Stamp Duty paid by Stamp Rs
5,000/-, by online = Rs 10,26,070/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 17431, Amount: Rs.5,000/-, Date of Purchase: 10/08/2018, Vendor name: J R
Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2018 11:57AM with Govt. Ref. No: 192018190289697781 on 20-09-2018, Amount Rs: 10,26,070/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 298426450 on 20-09-2018, 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

Major Information of the Deed :- I-0403-06204/2018-20/09/2018

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0403-2018, Page from 128238 to 128266
being No 040306204 for the year 2018.



Digitally signed by Suraj Lepcha
Date: 2018.09.20 13:36:53 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 20/09/2018 13:36:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 0403-2019, Page from 47211 to 47236
eing No 040302188 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.04.23 15:31:12 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 23/04/2019 15:29:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)