

6570

I-5988/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 951796

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

-1-  
 Asst. District Registrar,  
 Shilguni, West Bengal

2 SEP 2018

AJANTA MARBLES PVT. LTD.  
 Managing Director

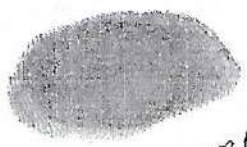
# DEED OF CONVEYANCE

Contd. To next sheet

SL NO. 17432 Date 10.8.2018  
PURCHASER D. Co. Construction  
Full Address Kolkata.  
Total value 5000/-  
Stamp Purchased from JPG Treasury on /

<sup>MS</sup>  
STAMP VENDOR  
(JAYA RANI DAS)  
Licence no-1 of 99-2000  
Addl. DSR Office, Raigani, Jalpaiguri

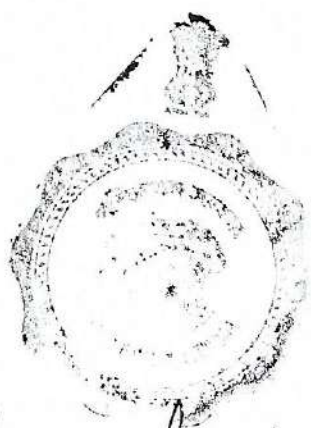
AJANTA MARBLES PVT. LTD.  
*Jeevan Hanu*  
Managing Director



3804

Vertical text: *3804*  
Vertical text: *3804*  
Faint circular stamp with illegible text.

AJANTA MARBLES PVT. LTD.  
*Jeevan Hanu*  
Managing Director



Addl. DSR Office  
Siliguri

Santa Chakraborty  
S/o - Ashim Chakraborty  
Khalpara, Siliguri,  
Dist - Darjeeling

23 AUG 2018

AJANTA MARBLES PVT. LTD.  
*Deven Prasad*  
Managing Director

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE  
23 DAY OF August 2018

### CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA : 142.7(ONE HUNDRED FORTY TWO POINT SEVEN) DECIMALS

SET FORTH VALUE

Rs.2,19,16,000/=

L. R. KHATIAN NO. 920

R. S. PLOT NOS. 73, 74, 75, 76 & 84

L. R. PLOT NOS. 196, 197, 198, 201 & 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, 2<sup>nd</sup> 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.

Contd. to next sheet

AJANTA MARBLES PVT. LTD.  
Jeevan Chandra  
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,

Contd. to next sheet

QUANTA MARBLES PVT. LTD.  
*Neeraj Kumar*  
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.

Contd. to next sheet

ALANTA MARBLES PVT. LTD.  
*Keenu 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.

Contd. to next sheet

ANANTA MARBLES PVT. LTD.  
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 **Sheicon 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.

Contd. to next sheet

QUANTA MARBLES PVT. LTD.  
*Praveen Sharma*  
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 142.7(One Hundred Forty Two Point Seven) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals to the Purchaser, for a total consideration of Rs.2,19,16,000/-(Rupees Two Crores Nineteen Lakhs Sixteen 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 142.7(One Hundred Forty Two Point Seven) Decimals, out of total land measuring 841.5(Eight Hundred Forty One Point Five) Decimals, for a total consideration of Rs.2,19,16,000/-(Rupees Two Crores Nineteen Lakhs Sixteen 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 142.7(One Hundred Forty Two Point Seven) 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.2,19,16,000/-(Rupees Two Crores Nineteen Lakhs Sixteen Thousand) only.

Contd. to next sheet



AJANTA MARBLES PVT. LTD.  
*Jeenu Kaur*  
Managing Director

**AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.2,19,16,000/- (Rupees Two Crores Nineteen Lakhs Sixteen 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.

Contd. to next sheet

AJANTAMARBLES PVT. LTD.  
*Jensen Kaur*  
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.

Contd. to next sheet

ALANTA MARBLES PVT. LD.  
*Jeyan 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 **142.7(One Hundred Forty Two Point Seven)** Decimals, appertaining to R. S. Plot Nos. **73, 74, 75, 76 & 84** corresponding to L. R. Plot Nos. **196, 197, 198, 201 & 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 Siliguri-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       | 73       | 196   | 920               | 15.0 Dec  |
| RUPNI           | INDUSTRIAL USE       | 74       | 197   | 920               | 00.5 Dec  |
| RUPNI           | RUPNI                | 75       | 198   | 920               | 2.0 Dec   |
| RUPNI           | RUPNI                | 76       | 201   | 920               | 22.0 Dec  |
| RUPNI           | RUPNI                | 84       | 238   | 920               | 103.2 Dec |
| Total=          |                      |          |       |                   | 142.7 Dec |

Contd. to next sheet

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 : Land of Vendor

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 Thamm*  
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

2.

*Suena Paul*  
*c/o. Nasendra Nath Paul*  
*Sevare Road, Siliguri*  
*Darjeeling*  
*PIN- 734005*

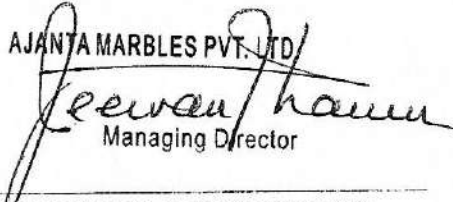
RECEIVED from the purchaser a sum of Rs.2,19,16,000/-(Rupees Two Crores Nineteen Lakhs Sixteen Thousand) only, being the full amount of consideration money payable under these present in the manner mentioned herein below.

**MEMO OF CONSIDERATION**

1. By RTGS, being No. ICICR52018041600630573, dated 16/04/2018, ICICI BANK, Amount Rs.50,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
2. By RTGS, being No. ICICR52018041900249854, dated 19/04/2018, ICICI BANK, Amount Rs.30,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
3. By A/C Payee Cheque, being Cheque No.000409, dated 25/04/2018, ICICI BANK, Srirampur Branch, Amount Rs.15,00,000/-only in favour **"AJANTA MARBLES PRIVATE LIMITED"**.
4. By RTGS, being No. ICICR52018062800682459, dated 28/06/2018, ICICI BANK, Amount Rs.40,00,000/-only to **"AJANTA MARBLES PRIVATE LIMITED"**.
5. By A/C Payee Cheque, being Cheque No.000421, dated 31/07/2018, ICICI BANK, Srirampur Branch, Amount Rs.50,00,000/-only in favour **"AJANTA MARBLES PRIVATE LIMITED"**.
6. By A/C Payee Cheque, being Cheque No. 000419, dated 23/08/2018, ICICI BANK, Srirampur Branch, Amount Rs.34,16,000/-only in favour **"AJANTA MARBLES PRIVATE LIMITED"**.

Total Rs.2,19,16,000/-(Rupees Two Crores Nineteen Lakhs Sixteen Thousand) only.

AJANTA MARBLES PVT. LTD.

  
Managing Director

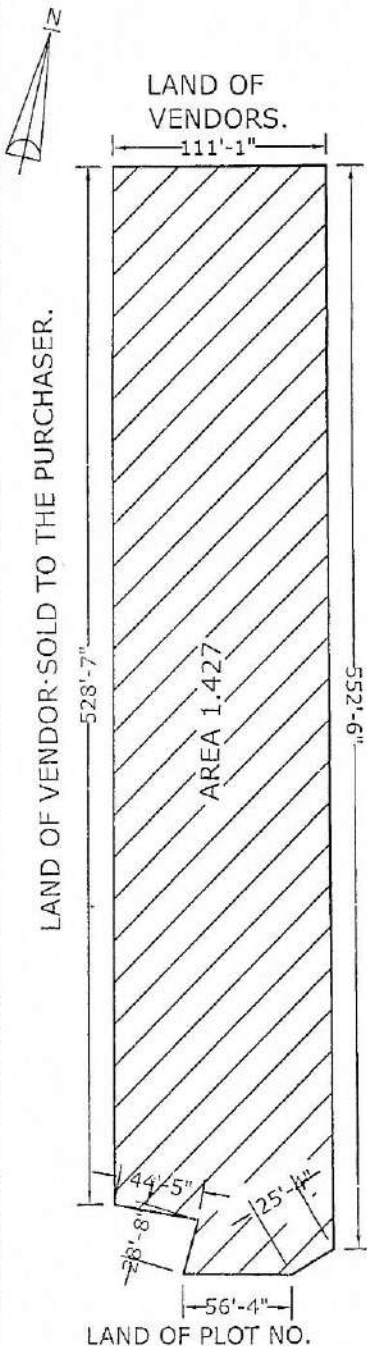
SIGNATURE OF VENDOR

**THE PURCHASER. :-**

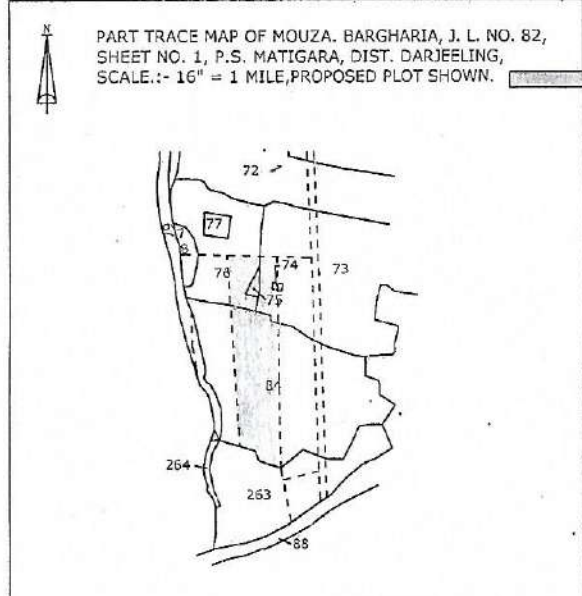
C. CONSTRUCTION  
 PARTNERSHIP FIRM,  
 OFFICE AT C/O. SANTOSH ENCLAVE,  
 CHINAR PARK, 2ND FLOOR, ROOM NO. 2A,  
 P.O. TEGHORIA, P.S. BAGUHATI,  
 DIST. NORTH 24 PARGANAS,  
 KOLKATA-700157. WEST BENGAL.  
 REPRESENTED BY ITS PARTNER  
 SRI DINESH KUMAR GUPTA  
 S/O. LATE DEVNATH PRASAD.  
 RESIDENT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



2018000/291133



**LAND SCHEDULE. :-**

MOUZA :- BARGHARIA.  
 J.L NO. :- 82  
 SHEET NO. :- 1  
 KHATAN 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 :- 1.427 ACRES**

**AREA STATEMENT. :-**

| SL. NO.               | PLOT NO. | R.S. | L.R. | AREA IN ACRES |
|-----------------------|----------|------|------|---------------|
| 1                     | 73       | 196  |      | 0.150         |
| 2                     | 74       | 197  |      | 0.005         |
| 3                     | 75       | 198  |      | 0.020         |
| 4                     | 76       | 201  |      | 0.220         |
| 5                     | 84       | 238  |      | 1.032         |
| <b>TOTAL AREA. :-</b> |          |      |      | <b>1.427</b>  |

AJANTA MARBLES PVT LTD  
*Jeevan Sharma*  
 Managing Director

SIGNATUR OF THE VENDOR  
 DRAWN BY :

*[Signature]*  
 18/07/18

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 Kaur*  
Managing Director

AJANTA MARBLES PVT. LTD.  
*Jeevan Kaur*  
Managing Director

**CLAIMANT FINGER PRINT**



*Dinesh Kumar Gupta*  
Right Hand

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

*Dinesh Kumar Gupta*

*Dinesh Kumar Gupta*

**CLAIMANT FINGER PRINTS**



*चन्द्रावती देवी*  
Right Hand

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

*चन्द्रावती देवी*

*चन्द्रावती 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, 73/1/2 गांधी रोड,  
ओपोजीट गोल्डन हेइट्स अपार्टमेंट,  
दार्जीलिंग, दार्जीलिंग, दार्जीलिंग, पश्चिम  
बंगाल, 734101

Address: C/O Jeevan Chand  
Sharma, SHAGUN APARTMENT  
3RD FLOOR, 73/1/2 GANDHI  
ROAD, OPPOSITE GOLDEN  
HEIGHTS APARTMENT,  
Darjeeling, Darjeeling, Darjeeling,  
Darjeeling, West Bengal, 734101



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947  
Darjeeling-734001



स्थायी 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 (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

AJANTA MARBLES PVT. LTD.  
  
Managing Director

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAOFD1859Q

नाम/Name  
D.C.CONSTRUCTION

प्रारम्भ/प्रारंभ की तारीख  
Date of Issuance/Information  
01/04/2017



1932010

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





2624 7846 2154

मेरा आधार, मेरी पहचान

  
आधार  
  
भारतीय जनसंघ  
भारतीय जनसंघ, Government of India

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

2624 7846 2154

  help@uidai.gov.in  www.uidai.gov.in

Dinesh Kumar Gupta

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

सम्बन्धित प्रश्न  
 भारत निर्वाचन आयोग  
 चुनाव पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

WJJ1522358



निर्वाचक का नाम चण्डावती देवी  
 Elector's Name Chandawati Devi  
 पति का नाम देवदास झाडा  
 Husband's Name Devdas Prasad  
 दिनांक / Date of Birth 08/01/1970

चण्डावती देवी

WJJ1522358

पता : मुनीम चौक  
 शहर/गाँव - नगर परिषद  
 बुखर,  
 अंचल/थाना - बुखर,  
 जिला - बुखर,  
 802101

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

दिनांक / Date : 08/01/2015

200, बुखर निर्वाचन क्षेत्र के निर्वाचक  
 पंजीकरण अधिकारी के हस्ताक्षर की अनुमति  
 Facsimile Signature of Electoral Registration  
 Officer 200, Buxar, Constituency

यदि आपका पता बदलने पर यह चुनाव पत्र निर्वाचक  
 नामावली में अद्यतन करने के लिए प्रयोग किया जा  
 सकेगा। यदि आपका पता बदलने पर यह चुनाव पत्र  
 निर्वाचक नामावली में अद्यतन करने के लिए प्रयोग  
 किया जा सकेगा।  
 In case of change in address, mention this card  
 to in the relevant form for including your name  
 in the roll at the changed address and to obtain  
 the card with the same number.



सर्वसुख 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



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

|  |   |                     |            |
|--|---|---------------------|------------|
| Visit Commission Case No / Year        | 0403001560/2018   | Date of Application | 23/08/2018 |
| Query No / Year                        | 04030001346220/2018   |                     |            |
| Transaction                            | [0101] Sale, Sale Document                                  |                     |            |
| Applicant Name of QueryNo              | Mr MANOJ KEDIA  |                     |            |
| Stampduty Payable                      | Rs.13,20,386/-  |                     |            |
| Registration Fees Payable              | Rs.2,20,075/-   |                     |            |
| Applicant Name of the Visit Commission | Mr M Kedia  |                     |            |
| Applicant Address                      | siliguri  |                     |            |
| Place of Commission                    | 32 vidyasagar road, khalpara, siliguri                      |                     |            |
| Expected Date and Time of Commission   | 23/08/2018 7:00 PM  |                     |            |
| Fee Details                            | J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/- |                     |            |
| Remarks                                |   |                     |            |






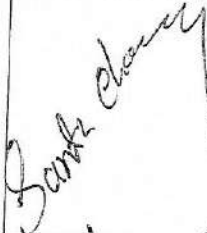
Government of West Bengal

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 04030001346220/2018

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 SHAGUN APARTMENT, GANDHI ROAD, DARJEELING, P.O:- DARJEELING, P.S:- Darjeeling, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734101 | Representative of Seller [AJANTA MARBLES PVT LIMITED] |  |   | <br>AJANTA MARBLES PVT. LTD.<br>Managing Director |
| Sl No. | Name and Address of identifier   | Identifier of   |  | Signature with date   |   |
| 1      | Mr SANTU CHAKRABORTY<br>Son of Mr ASHIM CHAKRABORTY<br>KHALPARA SILIGURI, P.O:-<br>SILIGURI BAZAR, P.S:- Siliguri,<br>Siliguri Mc, District:-Darjeeling, West<br>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-0403-05988/2018  | Date of Registration                    | 10/09/2018 |
| Query No / Year                         | 0403-0001346220/2018   | Office where deed is registered         |            |
| Query Date                              | 22/08/2018 10:19:02 PM   | A.D.S.R. BAGDOGRA, District: Darjeeling |            |
| Applicant Name, Address & Other Details | MANOJ KEDIA<br>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. 2,19,16,000/-                       | Rs. 2,20,06,105/-  |   |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |   |            |
| Rs. 13,20,386/- (Article:23)            | Rs. 2,20,075/- (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 Proposed  | Use ROR | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|----------------|---------|-----------------|-------------------------|-----------------------|---------------|
| L1     | LR-196      | LR-920               | Industrial use | Rupni   | 15 Dec          | 35,27,000/-             | 35,27,000/-           |               |
| L2     | LR-197      | LR-920               | Industrial use | Rupni   | 0.5 Dec         | 1,18,000/-              | 1,18,000/-            |               |
| L3     | LR-198      | LR-920               | Rupni          | Rupni   | 2 Dec           | 3,14,000/-              | 3,14,000/-            |               |
| L4     | LR-201      | LR-920               | Rupni          | Rupni   | 22 Dec          | 34,49,000/-             | 34,49,000/-           |               |
| L5     | LR-238      | LR-920               | Rupni          | Rupni   | 103.2 Dec       | 1,45,08,000/-           | 1,45,98,105/-         |               |
|        |             | <b>TOTAL :</b>       |                |         | <b>142.7Dec</b> | <b>219,16,000 /-</b>    | <b>220,06,105 /-</b>  |               |
|        |             | <b>Grand Total :</b> |                |         | <b>142.7Dec</b> | <b>219,16,000 /-</b>    | <b>220,06,105 /-</b>  |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>AJANTA MARBLES PVT LIMITED</b><br>ANDHERI KURLA ROAD,13/14b, MUMBAI, P.O:- MARLO 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     | <b>D.C.CONSTRUCTION</b><br>SANTOSH ENCLAVE,14 ,CHINAR PARK,BAGUIATI,KOLKATA, 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-0403-05988/2018-10/09/2018

**ntative Details :**

Name,Address,Photo,Finger print and Signature

|   |   |
|---|---|
| 1 | <b>Mr JEEWAN CHAND SHARMA, (Alias Name: Mr JEEVAN SHARMA) (Presentant )</b><br>Son of Late DEBI DUTT SHARMA SHAGUN APARTMENT, GANDHI ROAD, DARJEELING, P.O:-<br>DARJEELING, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734101, Sex:<br>Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKVPS8264M Status :<br>Representative, Representative of : AJANTA MARBLES PVT LIMITED (as DIRECTOR) |
| 2 | <b>Mr DINESH KUMAR GUPTA</b><br>Son of Late DEVNATH PRASAD JAMUNA CHAWK, BUXAR, P.O:- BUXAR, P.S:- BUXAR TOWN,<br>District:-Buxar, Bihar, India, PIN - 802101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen<br>of: India, Status : Representative, Representative of : D.C.CONSTRUCTION (as PARTNER)   |
| 3 | <b>Smt CHANDRAWATI DEVI</b><br>Wife of Late DEVNATH PRASAD JAMUNA CHOWK, BUXAR, P.O:- BUXAR, P.S:- BUXAR TOWN,<br>District:-Buxar, Bihar, India, PIN - 802101, Sex: Female, By Caste: Hindu, Occupation: Business,<br>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-15 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-2 Dec    |

**Transfer of property for L4**

| Sl.No | From                       | To. with area (Name-Area) |
|-------|----------------------------|---------------------------|
| 1     | AJANTA MARBLES PVT LIMITED | D.C.CONSTRUCTION-22 Dec   |

**Transfer of property for L5**

| Sl.No | From                       | To. with area (Name-Area)  |
|-------|----------------------------|----------------------------|
| 1     | AJANTA MARBLES PVT LIMITED | D.C.CONSTRUCTION-103.2 Dec |

Major Information of the Deed :- I-0403-05988/2018-10/09/2018

## 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:- 196(Corresponding RS Plot No:- 73), LR Khatian No:- 920 | Owner:অজন্তা মার্বেল পর. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই, Classification:ইটখোলা, Area:0.84000000 Acre, |
| L2     | LR Plot No:- 197(Corresponding RS Plot No:- 74), LR Khatian No:- 920 |  |
| L3     | LR Plot No:- 198(Corresponding RS Plot No:- 75), LR Khatian No:- 920 | Owner:অজন্তা মার্বেল পর. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই, Classification:ইটখোলা, Area:0.02000000 Acre, |
| L4     | 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, |
| L5     | 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 - 040305988 / 2018

On 23-08-2018

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

Presented for registration at 16:15 hrs on 23-08-2018, 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 2,20,06,105/-

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

Execution is admitted on 23-08-2018 by Mr JEEWAN CHAND SHARMA, , Mr JEEVAN SHARMA DIRECTOR, AJANTA MARBLES PVT LIMITED (Private Limited Company), ANDHERI KURLA ROAD, 13/14b, MUMBAI, P.O:- MARLO NAKA, P.S:- M.I.D.C., District:-Mumbai, Maharashtra, India, PIN - 400059

Indetified 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

Major Information of the Deed :- I-0403-05988/2018-10/09/2018

.018

**Mode 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 : 20  
Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,20,075/- ( A(1) = Rs 2,20,061/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,20,075/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/09/2018 1:49PM with Govt. Ref. No: 192018190284701591 on 10-09-2018, Amount Rs: 2,20,075/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 298182766 on 10-09-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,20,386/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 13,15,386/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 17432, Amount: Rs.5,000/-, Date of Purchase: 10/08/2018, Vendor name: J Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/09/2018 1:49PM with Govt. Ref. No: 192018190284701591 on 10-09-2018, Amount Rs: 13,15,386/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 298182766 on 10-09-2018, 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**

of Registration under section 60 and Rule 69.

red in Book - I

ne number 0403-2018, Page from 123768 to 123796

ng No 040305988 for the year 2018.



Digitally signed by Suraj Lepcha  
Date: 2018.09.12 14:52:08 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 12/09/2018 14:51:57  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)