

4262 | 18

1

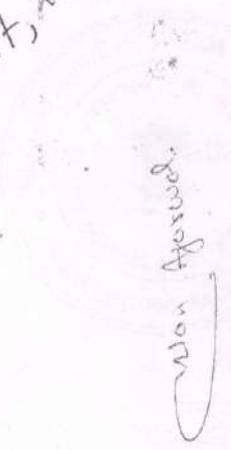
4129 | 2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 948978

18/06/2018
 08:40 P.M.
 S. S. 19344/248
 M.V. No. 93,27,276/F



SGCON REALTY LLP
 Partner

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

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

19 JUN 2018

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 18th DAY OF
JUNE 2018.

[Handwritten signature]



Visit Commission Case No. 1913 / 2018

Sl. NO. 9276 Date: 11.6.2018
PURCHASER SGCON Realty LLP
Full Address Hill cart Road, Siliguda
Total value 5000
Stamp Purchased from JPG Treasury on /

^{MS}
STAMP VENDOR
(JAYA RANI DAS)
Licence no-1 of 99-2000
Addl DSR Office, Rajgani, Jalpaiguri.

Milon Ahaswal



1914

Milon Ahaswal



1915



[Signature]

SGCON REALTY LLP

[Signature]
Partner

Mithlesh Chandra
S/o. Shyamprasad Saha
Plot no. 1 Shiv Puri Thakurpuri
PS/PO - Thakurpuri
Dist - Jalpaiguri
Bihar - 855116.

18 JUN 2018



Arjun Agasid

SGCON REALTY LLP

Arjun Agasid

Partner

: 2 :

Area : 0.09 Acres ✓
Plot No. : 433/1070 and 433/1077 (R.S.)
23 and 22 (L.R.)
Khatian No. : 316/1 (R.S.)
370 (L.R.)
Mouza : Dabgram ✓
J.L. No. : 2
Sheet No. : 8 (R.S.)
39 (L.R.)
P.S. : Bhaktinagar
District : Jalpaiguri ✓
Consideration : Rs.93,26,000.00 ✓

Arjun Agasid

Sri Govind Agarwal

SGCON REALTY LLP

Sri Govind Agarwal
Partner

: 3 :

BETWEEN

SGCON REALTY LLP, a Limited Liability Partnership concern, registered with Ministry of Corporate Affairs vide LLP Identification No.AAM-1435, Dated 01-03-2018, having its registered office at Niladri Sikhar Building, 5th Floor, Hill Cart Road, Siliguri, P.O. and P.S. – Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, represented by its **Partner – SRI GOVIND AGARWAL**, son of Sri Krishanlal Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shree Balaji Road, Birpara Tea Garden, Birpara, P.O. and P.S.-Birpara, District-Alipurduar, PIN-735204, in the State of West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the "**ONE PART**". (I.T. PAN-ADPFS4303L)

AND

SRI MILAN AGARWAL, son of Sri Luxman Prasad Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Hill Cart Road, Siliguri, P.O. and P.S. – Siliguri, District-Darjeeling, PIN-734001, in the State of West Bengal, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**". (I.T. PAN-AIZPA9184G)

Sri Milan Agarwal

Custom Approved

SGCON REALTY LLP

Partner

: 4 :

I. A) WHEREAS one Smt. Ghaneswari Roy, wife of Sri Bhuchung Singh Roy (The legal heir of the R.S. Recorded Owner-Late Chutum Singh Roy, son of Bhanga Singh), had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.14 Acres, forming part of R.S. Plot No.433/1070, recorded in R.S. Khatian No.316/1, situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.8, P.S.- Bhaktinagar, District – Jalpaiguri, unto and in favour of Sri Jatin Sing Roy, by virtue of Sale Deed, Dated 21-06-1968, being Document No.6484 for the year 1968, registered in the Office of the Dist. Sub-Registrar Jalpaiguri.

B) AND WHEREAS abovenamed Sri Jatin Sing Roy thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 7 Kathas, out of the aforesaid land, unto and in favour of Smt. Pabitra Maya Pradhan, wife of Surya Bahadur Pradhan and Sri Dipak Kumar Pradhan, son of Surya Bahadur Pradhan, by virtue of Sale Deed, Dated 15-10-1969, being Document No.5273 for the year 1969, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed Smt. Pabitra Maya Pradhan and Sri Dipak Kumar Pradhan, became the sole, absolute and exclusive owners of the aforesaid land measuring 7 Kathas [each having 50% (fifty percent) share in it], having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS abovenamed Pabitra Maya Pradhan, died intestate leaving behind her son - Dipak Kumar Pradhan, daughters - Smt. Lalita Pradhan, wife of Sri Raj Kumar Pradhan and Smt. Sangeeta Sharma, wife of Late Shivrul Sharma, as her only legal heirs to inherit her share in the aforesaid land measuring 7 Kathas.

[Handwritten signature]

Wilson Agarwal

SGCON REALTY LLP

Partner

: 5 :

D) AND WHEREAS by virtue of the aforesaid Sale Deed, way of inheritance abvoenamed Dipak Kumar Pradhan, became the sole, absolute and exclusive owner of all that 66.67% share in the aforesaid land measuring about 7 Kathas, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS way of inheritance abvoenamed Smt. Lalita Pradhan and Smt. Sangeeta Sharma, became the sole, absolute and exclusive owners of all that 33.33% share in the aforesaid land measuring about 7 Kathas, having permanent, heritable and transferable right, title and interest therein

II. A) AND WHEREAS Sri Tow Singh, son of Late Bharol Singh (The R.S. Recorded Owner), had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.28 Acres, forming part of R.S. Plot No.433/1077, recorded in R.S. Khatian No.316/1, situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.8, P.S.- Bhaktinagar, District - Jalpaiguri, unto and in favour of Sri Ramu Prasad, son of Sri Kashi Prasad, by virtue of Sale Deed, Dated 31-05-1968, being Document No.5813 for the year 1968, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

B) AND WHEREAS abovenamed Sri Ramu Prasad thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.28 Acres, unto and in favour of Sri Narakanta Roy, son of Late Kali Kanta Roy, by virtue of Sale Deed, Dated 27-07-1968, being Document No.7259 for the year 1968, entered in Book-I, Volume No.77, Pages 96 to 98, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

Wilson

criticism Approved

SGCON REALTY LLP

Partner

: 6 :

C) AND WHEREAS abovenamed Sri Narakanta Roy thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 4 Kathas 4 Chattaks out of the aforesaid land, unto and in favour of Sri Kalyan Choudhuri, son of Late Kailash Chandra Choudhuri, by virtue of Sale Deed, Dated 20-01-1971, being Document No.421 for the year 1971, entered in Book-I, Volume No.17, Pages 155 to 157, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

D) AND WHEREAS abovenamed Sri Kalyan Choudhuri thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 4 Kathas 4 Chattaks, unto and in favour of Smt. Bani Mitra, wife of Sri Ajit Kumar Mitra, by virtue of Sale Deed, Dated 12-12-1972, being Document No.5726 for the year 1972, entered in Book-I, Volume No.68, Pages 3 to 5, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

III. A) AND WHEREAS abovenamed Dipak Kumar Pradhan, Smt. Lalita Pradhan and Smt. Sangeeta Sharma collectively had transferred for valuable consideration and made over physical possession of their aforesaid land measuring about 7 Kathas and abovenamed Smt. Bani Mitra had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 2 Kathas 13 Chattaks out of her aforesaid land, IN TOTAL MEASURING 9 KATHAS 13 CHATTAKS, unto and in favour of Sri Pradip Chaurasia, Sri Om Prakash Chaurasia and Sri Ramesh Chaurasia, all sons of Sri Kailash Nath Chaurasia, by virtue of Sale Deed, Dated 04-05-2007, being Document No.2763 for the year 2008, entered in Book-I, CD Volume No.6, Pages 2663 to 2679, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

[Handwritten signature]

: 7 :

Anton Agard

SGCON REALTY LLP

Partner

Partner

B) AND WHEREAS abovenamed Sri Pradip Chaurasia and Sri Ramesh Chaurasia thereafter had transferred and made over physical possession of their share in the aforesaid land measuring 9 Kathas 13 Chattaks, unto and in favour of their abovenamed brother-Sri Om Prakash Chaurasia, son of Sri Kailash Nath Chaurasia, by virtue of Gift Deed, Dated 24-06-2011, being Document No.2389 for the year 2011, entered in Book-I, CD Volume No.6, Pages 2167 to 2178, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

C) AND WHEREAS by virtue of the aforesaid Sale Deed, being Document No.2763 for the year 2008 and by virtue of Gift Deed, being Document No.2389 for the year 2011, abovenamed Sri Om Prakash Chaurasia, became the sole, absolute and exclusive owner of the aforesaid land measuring 9 Kathas 13 Chattaks, having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS abovenamed Sri Om Prakash Chaurasia, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 9 Kathas 13 Chattaks, unto and in favour of J.S.M. Properties Private Limited, by virtue of five separate Sale Deeds, all Dated 06-02-2013, being Document Nos.1127, 1128, 1130, 1131 and 1132 for the year 2013, entered in Book-I, CD Volume No.4, Pages 1897 to 1917, 1918 to 1938, 2943 to 2962, 2982 to 3001 and 3123 to 3143, registered in the Office of the Addl. Dist. Sub-Registrar, Rajganj.

Anton Agard

Milan Agarwal

SGCON REALTY LLP

Partner

: 8 :

E) AND WHEREAS abovenamed J.S.M. Properties Private Limited, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 9 Kathas 13 Chattaks, unto and in favour of **SRI MILAN AGARWAL**, son of Sri Luxman Prasad Agarwal, by virtue of four separate Sale Deeds, all Dated 19-03-2015, being Document Nos.2010, 2020, 2060 and 2086 for the year 2015, entered in Book-I, CD Volume No.6, Pages 2089 to 2101, 2223 to 2235, 2776 to 2788, 3284 to 3296 and registered in the Office of the Addl. Dist. Sub-Registrar, Rajganj.

IV. AND WHEREAS by virtue of the aforesaid Sale Deeds, abovenamed **SRI MILAN AGARWAL** (The Vendor of these presents), became the sole, absolute and exclusive owner of the aforesaid land measuring 9 Kathas 13 Chattaks, more particularly described in the Schedule given hereinunder, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the Purchaser all that piece or parcel of land measuring 0.09 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.93,26,000.00 (Rupees Ninety Three Lakhs Twenty Six Thousand) only.

Agarwal

Prison Agarwal

SGCON REALTY LLP
Partner
Partner

: 9 :

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.09 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.93,26,000.00 (Rupees Ninety Three Lakhs Twenty Six Thousand) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.93,26,000.00 (Rupees Ninety Three Lakhs Twenty Six Thousand) only paid by the Purchaser to the Vendor, by Cheques/RTGS, the receipt of which is acknowledged by the Vendor by execution of these presents and grants full discharge to the Purchaser from the payment thereof and the Vendor do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Schedule property and makes over possession thereof unto and in favour of the Purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

Ali

Criton Afarud

SGCON REALTY LLP

[Signature]

Partner

: 10 :

The Vendor declares that the interest which he profess to transfer hereby subsists as on the date of these presents and the Vendor have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the Vendor shall be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor further covenants with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the schedule property or any part thereof in future, the Vendor shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendor shall further pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

The Vendor further covenants that the Schedule land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the Vendor or any of their predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

[Signature]

Enkon Agarwal

SGCON REALTY LLP

Enkon Agarwal

Partner

: 11 :

That the Vendor is in uninterrupted and exclusive Khas, peaceful vacant possession of the said land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That the Vendor declares that neither any part or portion of the Schedule land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the Schedule land nor is there any case pending under such acts or statutes.

That the Vendor also declares that there is no suit or litigation filed by or pending against the Vendor or any of it in any Court of Law concerning the said land or any part thereof.

The Vendor further undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to the below schedule land conveyed at the cost of the Purchaser.

Enkon Agarwal

: 12 :

Vendor Agreed

SOCON REALTY LLP

Partner

Partner

SCHEDULE

All that piece or parcel of vacant land measuring 0.09 Acres, situated within Mouza-Dabgram, J.L. No. 2, Pargana - Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.39, P.S.- Bhaktinagar, Ward No.41 of Siliguri Municipal Corporation, Registry Office and District - Jalpaiguri.

R.S. Khatian No.	L.R. Khatian No.	R.S. Plot Nos.	L.R. Plot Nos.	Area of Land
316/1	370	433/1070	23	0.05 Acres
316/1	370	433/1077	22	0.04 Acres
			Total :-	0.09 Acres

Handwritten mark
The said land, proposed to be used as bastu and the same is bound and butted as follows :-

By North – Land of Mr. S. Mukherjee,

By South – Land of the Vendor,

By East – 6 Feet 6 inches wide to 9 Feet wide unmentioned Road and land of Mr. Biswanath Prasad Gupta,

By West – Land of Mr. K. Chhetri.

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[Handwritten signature]

Asst. Dist. Sub-Registrar
Jaipur Nagar, Dist-Jaipur

18 JUN 2018

: 13 :

IN WITNESSES WHEREOF THE VENDOR AND AUTHORISED SIGNATORY OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Mithlesh Jha

S/o Shyam Sundar Jha

Phibari Shivpur Thakurga

PO/PS Thakurga

Dist. Dhanbad

Bihar - 85116

2. Sarabjit Singh Hora

S/o Gurcharan Singh Hora

Gurumanak Sarani-2, Kanyabari

PO/PS - Siliguri, Dist - Darjeeling

West Bengal 734001

The contents of this document has been gone through and understood personally by the Vendor and the Purchaser.

Mithlesh Jha

VENDORS

SGCON REALTY LLP

Forist H. H.

Partner

PURCHASER

Drafted as per the instructions of the parties and explained the contents to them and printed in my office.

Kamal K. Kedia

K.K.Kedia

Advocate, Siliguri

E.No.F/6/92.



Milan Agarwal

FINGER PRINTS OF SRI MILAN AGARWAL (VENDOR)

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



Milan Agarwal

SIGNATURE

FINGER PRINTS OF SRI GOVIND AGARWAL PARTNER OF SGCON REALTY LLP (PURCHASER)

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

SGCON REALTY LLP

Govind Agarwal

SIGNATURE Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MILAN AGARWAL

LAKSHMAN AGARWAL

10/08/1983

Permanent Account Number

AIZPA9184G

Milan Agarwal

Signature



21122005

Milan Agarwal

इस कार्ड के खाने/चने पर कृपया सूचना करें/लीटर
आयकर विभाग, टाईम्स टॉवर, एन एन सी एन
पहली मंजिल, टाईम्स टॉवर, कान्हा किंग्स कॉम्पाउंड, एम. बी. मार्ग,
लोथर परत, मुंबई-400 013.

If this card is lost / someone's name card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
B.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4630, Fax: 91-22-2495 0664
email: timinkc@ndl.co.in



SGCON REALTY LLP

Signature

Partner

आयकर विभाग

INCOME TAX DEPARTMENT

GOVIND AGARWAL

KRISHAN LAL AGARWAL

11/12/1988

Permanent Account Number

ANRPA0191N

Govind Agarwal.

Signature

भारत सरकार

GOVT. OF INDIA



04112008

Govind Agarwal.



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000919344/2018

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	Shri MILAN AGARWAL Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Seller			 18/06/2018
2	Shri GOVIND AGARWAL Shree Balaji Road, Birpara Tea Garden, Birpara, P.O:- Birpara, P.S:- Birpara, District:-Alipurduar, West Bengal, India, PIN - 735204	Represent ative of Buyer [SGCON REALTY LLP]			 SGCON REALTY LLP Partner
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Mithlesh Jha Son of Shyam Sundar Jha Dhibari Shivpuri Thakurganj, P.O:- Thakurganj, P.S:- THAKURGANJ, District:-Kishanganj, Bihar, India, PIN - 855116	Shri MILAN AGARWAL, Shri GOVIND AGARWAL			

(Tapash Kanti Ghosh)

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

Major Information of the Deed

Deed No :	I-0711-04129/2018	Date of Registration	19/06/2018
Query No / Year	0711-0000919344/2018	Office where deed is registered	
Query Date	12/06/2018 1:54:23 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	GOVIND AGARWAL Shree Balaji Road, Birpara Tea Garden, Birpara, Thana : Birpara, District : Alipurduar, WEST BENGAL, Mobile No. : 9679310000, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 93,26,000/-	Rs. 93,27,276/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,59,657/- (Article:23)	Rs. 93,287/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Un-Mentioned Road, Road Zone : (Ward No. 41 -- Ward No. 41) , Mouza: Dabgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-433/1070	RS-316/1	Bastu	Sahari	0.05 Acre	51,81,000/-	51,81,820/-	Width of Approach Road: 9 Ft., Adjacent to Metal Road,
L2	RS-433/1077	RS-316/1	Bastu	Sahari	0.04 Acre	41,45,000/-	41,45,456/-	Width of Approach Road: 9 Ft., Adjacent to Metal Road,
TOTAL :					9Dec	93,26,000 /-	93,27,276 /-	
Grand Total :					9Dec	93,26,000 /-	93,27,276 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri MILAN AGARWAL (Presentant) Son of Shri Luxman Prasad Agarwal Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: AIZPA9184G, Status :Individual, Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-04129/2018-19/06/2018

er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SGCON REALTY LLP Niladri Sikhar Building, 5th Floor, Hill Cart Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: ADPFS4303L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri GOVIND AGARWAL Son of Shri Krishanlal Agarwal Shree Balaji Road, Birpara Tea Garden, Birpara, P.O:- Birpara, P.S:- Birpara, District:-Alipurduar, West Bengal, India, PIN - 735204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SGCON REALTY LLP (as Partner)

Identifier Details :

Name & address	
Shri Mithlesh Jha Son of Shyam Sundar Jha Dhibari Shivpuri Thakurganj, P.O:- Thakurganj, P.S:- THAKURGANJ, District:-Kishanganj, Bihar, India, PIN - 855116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri MILAN AGARWAL, Shri GOVIND AGARWAL	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri MILAN AGARWAL	SGCON REALTY LLP-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri MILAN AGARWAL	SGCON REALTY LLP-4 Dec

Endorsement For Deed Number : I - 071104129 / 2018

Major Information of the Deed :- I-0711-04129/2018-19/06/2018

19-06-2018

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 93,27,276/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 18-06-2018

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

Presented for registration at 20:40 hrs on 18-06-2018, at the Private residence by Shri MILAN AGARWAL, Executant.

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

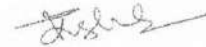
Execution is admitted on 18/06/2018 by Shri MILAN AGARWAL, Son of Shri Luxman Prasad Agarwal, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Mithlesh Jha, , , Son of Shyam Sundar Jha, Dhibari Shivpuri Thakurganj, P.O: Thakurganj, Thana: THAKURGANJ, , Kishanganj, BIHAR, India, PIN - 855116, by caste Hindu, by profession Business

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

Execution is admitted on 18-06-2018 by Shri GOVIND AGARWAL, Partner, SGCON REALTY LLP (LLP), Niladri Sikhar Building, 5th Floor, Hill Cart Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Mithlesh Jha, , , Son of Shyam Sundar Jha, Dhibari Shivpuri Thakurganj, P.O: Thakurganj, Thana: THAKURGANJ, , Kishanganj, BIHAR, India, PIN - 855116, by caste Hindu, by profession Business



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-04129/2018-19/06/2018

06-2018

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 93,287/- (A(1) = Rs 93,273/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 93,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2018 12:00AM with Govt. Ref. No: 192018190248505012 on 13-06-2018, Amount Rs: 93,287/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 03515062018SST3445245911 on 15-06-2018, Head of Account 0030-03-104-001-16

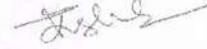
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,59,657/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,54,657/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 9276, Amount: Rs.5,000/-, Date of Purchase: 11/06/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2018 12:00AM with Govt. Ref. No: 192018190248505012 on 13-06-2018, Amount Rs: 5,54,657/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 03515062018SST3445245911 on 15-06-2018, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-04129/2018-19/06/2018

icate of Registration under section 60 and Rule 69.

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Volume number 0711-2018, Page from 97818 to 97841
being No 071104129 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.06.20 18:19:18 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 20-06-2018 18:18:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)