

4484/18

4551 4451/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



रु. 5000  
45/06/2018  
S. 9306  
05.208  
पश्चिम बंगाल पश्चिम बंगाल  
M.V. No 89, 10, 100

D 978904

**WEST BENGAL**  
Certified that the Document admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Visit Commission Case No. 1220/18

02 JUL 2018  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

SGCON REALTY LLP

Partner



# DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 25<sup>TH</sup> DAY OF JUNE 2018.

*Handwritten signature*



NON JUDICIAL STAMP

No. 1345 Date 13.6.18

SGCON Realty LLP  
Hill Cart Road, Siliguri

Value Rs. 5000/-

Tamanna Roy  
Govt. Stamp Vendor  
Bagdogra  
Lic. No- 546/MM  
07 / Darjeeling



Notan Ajarwal



1986

Notan Ajarwal



1987



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

25 JUN 2018

SGCON REALTY LLP

Partner

Mr. Mishresh. Yu.  
Shivam Saha  
Dhbari Shivpur Thakurgaon  
P.O. Thakurgaon  
Dist. - Dhangra  
Bihar - 855116

*Arjun*

SGCON REALTY LLP  
*Arjun*  
Partner

: 2 :

Area : 0.07 Acres ✓  
Plot No. : 433/1070 ( R.S. )  
23 ( 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.89,10,000.00 ✓

*Arjun*



*[Handwritten signature]*

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

25 JUN 2018



: 3 :

*vid on Agarwal*

SGCON REALTY LLP  
*Sri Govind Agarwal*  
Partner

**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, 5<sup>th</sup> 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)

*AGARWAL*

: 4 :

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SGCON REALTY LLP

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Partner

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 Kahtas, 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 Shivilal Sharma, as her only legal heirs to inherit her share in the aforesaid land measuring 7 Kathas.

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: 5 :

*Sanjay Anand*  
*Mishra*

SGCON REALTY LLP

Partner

*Sanjay Anand*

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.

*Sanjay Anand*

: 6 :

*Niranjan*

SGCON REALTY LLP  
*Niranjan*  
Partner

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.

*Dipak*



: 7 :

*Sanjay Agarwal*

SGCON REALTY LLP

*Sanjay Agarwal*  
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.

*Sanjay Agarwal*

: 8 :

*Sri Milan Agarwal*  
SGCON REALTY LLP  
*Sri Milan Agarwal*  
Partner

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 0.07 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.89,10,000.00 ( Rupees Eighty Nine Lakhs Ten Thousand) only.

*[Handwritten signature]*



: 9 :

*Pravin Anand*

SGCON REALTY LLP

Partner

*Pravin Anand*

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.07 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.89,10,000.00 ( Rupees Eighty Nine Lakhs Ten 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.89,10,000.00 ( Rupees Eighty Nine Lakhs Ten 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.

*Pravin Anand*

: 10 :

*Wilson Archer*

SGCON REALTY LLP  
*Jonathan Archer*  
Partner

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.

*Wilson Archer*



: 11 :

*Arjun Agarwal*

SGCON REALTY LLP

*Arjun Agarwal*  
Partner

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.

*Arjun Agarwal*

: 12 :

*Iskcon Prasad*

**SGCON REALTY LLP**  
*Partner*

### SCHEDULE

All that piece or parcel of vacant land measuring 0.07 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	0.07 Acres

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

- By North – Land of the Purchaser of these presents,
- By South – 33 Feet wide Iskcon Mandir Road,
- By East – Land of Mr. Biswanath Prasad Gupta,
- By West – Land of Mr. K. Chhetri.

*Chhetri*



: 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. Mitlesh Jha  
S/o Shyam Sundar Jha  
Dhikori, Shivpur  
Thakurgaon  
Power PS - Thakurgaon  
Dist - West Bengal  
Bihar  
855116

2. Sarabjit Singh Nora  
S/o Gurcharan Singh Nora  
Gurkripa Villa, Gurunanak Saram  
Punjabi Para, Siliguri  
P.O & P.S - Siliguri  
Dist - Darjeeling  
West Bengal  
734001

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

*mitlesh Jha*

\_\_\_\_\_  
VENDORS

SGCON REALTY LLP

*Sanjay Kumar*

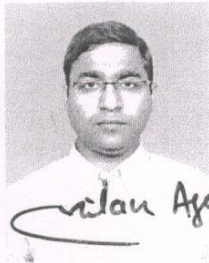
Partner

\_\_\_\_\_  
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					



*Govind Agarwal*

*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

*Milan Agarwal*

इस कार्ड के खोने/चोरी पर कृपया सूचित करें/लौटार-  
आयकर विभाग प्रमुख, एन एन सी एन  
पहली अंजन टाईम्स हीरो, सागला किराने कम्प्लेक्स, एम. बी. मार्ग,  
लॉन्डन परत, मुंबई-400 013.

If this card is lost / someone's lost card is found,  
Please Inform / Return to :-  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
E. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4630, Fax: 91-22-2495 0664  
Email: tininfol@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADPFS4303L

नाम / Name  
SGCON REALTY LLP

गठन / गठन की तारीख  
Date of Incorporation / Formation  
01/03/2018

10032018

SGCON REALTY LLP

*Jasvinder Singh*  
Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOVIND AGARWAL  
KRISHAN LAL AGARWAL



11/12/1988  
Permanent Account Number

ANRPA0191N

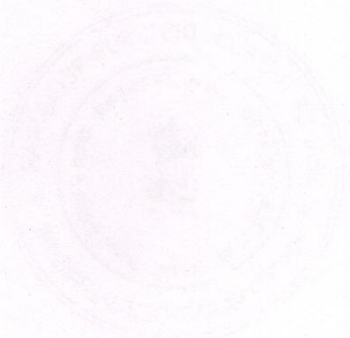
Gobind Agarwal

Signature



04112008

*Gobind Agarwal*



3103 2016 03





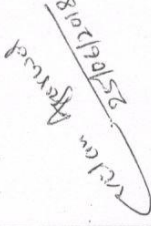


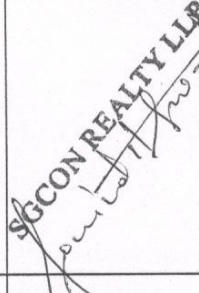
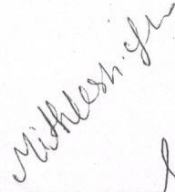
Government of West Bengal

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 07110000930693/2018

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			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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-0711-04451/2018	Date of Registration	02/07/2018
Query No / Year	0711-0000930693/2018	Office where deed is registered	
Query Date	14/06/2018 11:17:27 AM	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. 89,10,000/-	Rs. 89,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,34,620/- (Article:23)	Rs. 89,114/- (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: Iskon Road (Word no.41), Mouza: Dabgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-433/1070	RS-316/1	Bastu	Sahari	0.07 Acre	89,10,000/-	89,10,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7Dec</b>	<b>89,10,000 /-</b>	<b>89,10,000 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri MILAN AGARWAL (Presentant )</b> 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: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Pvt. Residence

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SGCON REALTY LLP</b> 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

Major Information of the Deed :- I-0711-04451/2018-02/07/2018

02/07/2018 Query No:-07110000930693 / 2018 Deed No :I - 071104451 / 2018, Document is digitally signed.

**Representative Details :****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**

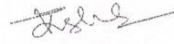
Shri Mithlesh Jha  
Son of Shyam Sundar Jha  
Dhibari, Shivpuri, Thakurganj, P.O:- Thakurganj, P.S:- THAKURGANJ, District:-Kishanganj, Bihar, India, PIN - 855116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri MILAN AGARWAL, Shri GOVIND AGARWAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri MILAN AGARWAL	SGCON REALTY LLP-7 Dec

**Endorsement For Deed Number : I - 071104451 / 2018****On 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 89,10,000/-



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

Major Information of the Deed :- I-0711-04451/2018-02/07/2018

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6-2018

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

Presented for registration at 17:30 hrs on 25-06-2018, at the Private residence by Shri MILAN AGARWAL  
Executant.

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

Execution is admitted on 25/06/2018 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

Identified 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 25-06-2018 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

Identified 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**

**On 29-06-2018**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 89,114/- ( A(1) = Rs 89,100/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 89,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/06/2018 12:00AM with Govt. Ref. No: 192018190250425332 on 19-06-2018, Amount Rs: 89,114/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 03520062018SST4786174677 on 20-06-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,34,620/- and Stamp Duty paid by by online = Rs 5,29,620/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/06/2018 12:00AM with Govt. Ref. No: 192018190250425332 on 19-06-2018, Amount Rs: 5,29,620/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 03520062018SST4786174677 on 20-06-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0711-04451/2018-02/07/2018

02/07/2018 Query No:-07110000930693 / 2018 Deed No :I - 071104451 / 2018, Document is digitally signed.

2018

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

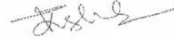
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,34,620/- and Stamp Duty paid by Stamp Rs  
5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1345, Amount: Rs.5,000/-, Date of Purchase: 13/06/2018, Vendor name: Tanmay Roy



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

Major Information of the Deed :- I-0711-04451/2018-02/07/2018

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02/07/2018 Query No:-07110000930693 / 2018 Deed No :I - 071104451 / 2018, Document is digitally signed.



ate of Registration under section 60 and Rule 69.

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ume number 0711-2018, Page from 101132 to 101155  
eing No 071104451 for the year 2018.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2018.07.02 17:14:54 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 02-07-2018 17:14:17  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)