

6371 / 2021

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

243178

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6/109/2021
O/w. 1694981.

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

Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

06 SEP 2021

DEED OF ASSIGNMENT

LUXMI TOWNSHIP & HOLDINGS LIMITED
LUXMI TOWNSHIP LUXMI TOWNSHIP LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Signature)
(Sanjay Banerjee)
Authorised Signatory

(Signature)
S. C. Agemal
Sushil Kumar Agemal

(Signature)
Sushil Kumar Agemal

0000

NON JUDICIAL STAMP



No. 192 Date 03.9.2021

Sold Sushil Kr. Agarwal & another

in favour of S. Singh

Value Rs. 5000/-

S. Singh
Suchangshu Saran Roy
Govt. Stamp Vender
L No. 173/R.M.
Muzrai Court

8513158

पञ्जाब प्रान्त
गोवा प्रान्त

पञ्जाब प्रान्त
गोवा प्रान्त

DEED OF ASSIGNMENT



Dist. Sub Registrar
of Assurances, Govt. of India

06 SEP 2021

S. N. Agarwal



THIS INDENTURE is made this the 6th day of September

Two Thousand and Twenty one

BETWEEN

LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LIMITED (PAN No. AAACL5480C) a Company within the meaning of the Companies Act, 1956 and having its registered office at '**Kishore Bhavan**', 17, R N Mukherjee Road, P.O. R N Mukherjee Road, P.S. Hare Street Kolkata - 700001, **represented by its Authorised signatory MR. SANJAY BANERJEE (Aadhaar No. 240359192549)**, son of Sri Sudhir Chandra Banerjee, - hereinafter referred to as "**ASSIGNOR**" (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-interest and/or permitted assigns) of the **ONE PART.**

AND

✓ **MR. SUSHIL KUMAR AGARWAL**, Son of Late Masanilal Agarwal (AADHAR NO. 2991 2706 7649 PAN No. ACVPA7535P), Hindu by religion, Indian by nationality resides at M L Agarwal & Brothers, Church Road, Siliguri, Ward No. 10, Darjeeling - 734001, West Bengal, and

✓ **MR. SUNIL KUMAR AGARWAL**, Son of Khajanchi Ram Agarwal (AADHAR NO. 5596 3547 3011 PAN No. ANXPA0212G) Indian by nationality resides at Singtam Nagar Panchayat, Mandir lane, Singtam Forest Block, East Sikkim- 737134, Sikkim

The above both parties jointly and severally **represented by himself** hereinafter referred to as the "**ASSIGNEES / TRANSFEREES**" (which expression shall, unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their successors in interest and/or permitted assigns) of the **OTHER PART:**

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AND


M/S CHATTERJEE ASSET HOLDINGS PRIVATE LIMITED, PAN – AABCM5676L, a company incorporated in accordance with the Companies Act, 1956 having CIN No. U70200WB1982PTC035346 and its registered office at Kishore Bhawan, 17, R. N. Mukherjee Road, Post Office – R.N. Mukherjee Road, Police Station – Hare Street, District – Kolkata, PIN – 700001, **represented by its Authorized Signatory Sri Sanjay Banerjee**, Son of Sudhir Chandra Banerjee --- hereinafter called the **"CONFIRMING PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context its successors, administrators, legal representatives, and assigns) of the THIRD PART.

WHEREAS the Assignor obtained permission from the Government of West Bengal to occupy land for the purpose of setting up a Satellite Township.

AND WHEREAS the Government of West Bengal identified and earmarked All that the piece and parcel of land measuring about 393.25 acres, a little more or less in mouzas : Gourcharan, J.L.No. 81, P.S. Matigara, Mouza : Baragharia, J.L.No. 82, P.S.. Matigara and Mouza : Ujanu, J.L.NO. 86, P.S. Matigara, in Siliguri, in the District of Darjeeling.

AND WHEREAS with a view to enabling the Assignor to implement its project of setting up a modern satellite township, the Governor for the State of West Bengal, by an Indenture of Lease dated 21st Day of November, 2003 registered in the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, District – Darjeeling and recorded in Book No. I, Volume No. 69, pages 335 to 434 being Deed No. 3423 for the year 2003, hereinafter referred to as "the **PARENT**

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LEASE", granted in favour of the Assignor, a lease in respect of the said 393.25 acres of land mentioned above, as more fully and particularly described in the Schedule to the said Indenture of Lease dated 21st November, 2003 and also described in the **FIRST SCHEDULE** hereof and delineated on a sketch annexed hereto and thereon bordered in colour "**BLACK**", showing the total area demised in favour of the Assignor, hereinafter referred to as "the **SAID TOTAL AREA**".

AND WHEREAS the Parent Lease is for a period of 99 years from 23rd Day of April, 2002 with option for renewal of the same for a further period of 99 years and thereafter, successive like periods upon the same terms and conditions, save as to the rent, which may be increased or otherwise varied in accordance with the provisions of law, as may be in force from time to time;

AND WHEREAS as the Lessee under the Parent Lease, the Assignor herein was required to develop the land demised in accordance with the development schemes approved by the Government of West Bengal and to divide and demarcate the land into plots of various sizes to be used for group residential, commercial and other purposes and to provide the infrastructural and support facilities and services for the proposed township.

AND WHEREAS under the Parent Lease, the Assignor is not permitted to transfer its leasehold rights in respect of part or whole of the said Total Area demised in favour of the Assignee without the prior permission in writing of the District Land and Land Reforms Officer.

AND WHEREAS the Assignor is entitled to allot and/or transfer and/or assign, the developed plots to the intending allottees and to receive all amounts receivable from such allottees in respect of such allotment and/or transfer and/or

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assignment and to appropriate the same, subject however to obtaining prior written permission of the concerned District Land & Land Reforms Officer.

AND WHEREAS the District Land and Land Reforms Officer of the Govt. of West Bengal, Darjeeling is authorised to grant the necessary permission to the Assignor to transfer and/or assign its right, title or interest in respect of the part or whole of the Said Total Area to the allottees and prospective Assignees, whenever applied by the Assignor in that behalf;

AND WHEREAS the Assignor took possession of the Said Total Area pursuant to and the terms of the Parent Lease, commenced and concluded the development of the said demised land by leveling the land, by opening out roads, by constructing pucca surface drains and dividing the Said Total Area of land into various plots of various sizes and description in various Blocks having separate distinctive numbers and also providing the different plot with infrastructural facilities and services for setting up residential-cum-commercial township, which has been named by the Assignor and is now known as "Uttorayon Township", (hereinafter referred to as the "UTTORAYON TOWNSHIP") which is within the jurisdiction of the Siliguri Jalpaiguri Development Authority (hereinafter referred to as the 'SAID AUTHORITY"),

AND WHEREAS the said Authority framed regulations for controlling the use and development of the land within the Said Uttorayon Township and for matters connected therewith.

AND WHEREAS the Assignor provisionally allotted the various plots to several parties applying for and intending to take such allotments;

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AND WHEREAS the Assignee applied to the Assignor for provisional allotment of the a plot at Commercial Plot "B" of the Uttorayon Township.

AND WHEREAS by a letter dated 17.08.2020 (hereinafter referred to as "the **PROVISIONAL ALLOTMENT LETTER**, bearing No. LT&H/SKA/Allot-01") the Assignor provisionally allotted to the Assignee herein one plot being part of the Commercial Plot "B" on the eastern side of the Uttorayon Township, Siliguri, which plot is more fully described in the **SECOND SCHEDULE** hereto and shown on a plan annexed hereto and thereon bordered in colour 'RED' (hereinafter referred to as "the **SAID PLOT**"), inter alla, on the terms and conditions contained in the Provisional Allotment Letter;

AND WHEREAS the Plot was previously allotted to CHATTERJEE ASSETS HOLDINGS PRIVATE LIMITED (CIN U70200WB1982PTC035346, PAN: AABCM5676L) vide a provisional allotment letter No. LT&H/CAHPL/Allot-02 dated 02.06.2018 referred to hereinafter as "Old Assignee". A tripartite agreement referred to as **FIFTH SCHEDULE** hereof was signed amongst Luxmi Township & Holdings Limited, Chatterjee Asset Holdings Private Limited and Sushil Kumar Agrawal and Sunil Kumar Agarwal on 21.08.2020. By means of the this tripartite agreement Chatterjee Asset Holdings Private Limited assigned his allotment right to Sushil Kumar Agrawal and Sunil Kumar Agarwal as mutually agreed and confirmed by all parties. Accordingly the Payment received from Sushil Kumar Agrawal and Sunil Kumar Agarwal by Chatterjee Asset Holdings Ltd. have been reflected in the Memorandum of Payment reported. Chatterjee Asset Holdings Private Limited has on its part remitted the amount due to Luxmi Township & Holdings Limited in terms of the old Allotment and Tripartite Agreement in full.

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AND WHEREAS the Assignee accepted the said provisional allotment under the Provisional Allotment Letter and agreed to make full payment of all amounts as specified in the Provisional Allotment Letter in the manner indicated therein and to observe and fulfill all the stipulations;

AND WHEREAS the Assignor duly completed the work of development in respect of the Said Plot to make it ready for possession;

AND WHEREAS after receiving the agreed payments as mentioned in the Provisional Allotment Letter referred to hereinabove, the Assignor has since delivered possession of the Said Plot to the Assignee on 06/09/2021;

AND WHEREAS the required permission to transfer the Said Plot has been obtained by the Assignor from the District Land & Land Reforms Officer, Darjeeling, vide Memo No. 1466/DLLRO-DJ/Uttorayon/21 Dated 27.08.2021;

AND WHEREAS the Assignee has fully satisfied itself with regard to the title of the Assignor, the area of the Said Plot, and the status of various common facilities and amenities in the Uttorayon Township and also the various provisions and restrictions under which the allotment has been made, namely allotment letter, general terms and conditions and general guidelines of construction as applicable to the said land.

AND WHEREAS the Allottee agrees to submit the plan for construction to appropriate authority upon obtaining No Objection Certificate (NOC) from the Assignor and cause compliance with the Terms & Conditions of the NOC letter and Parent Lease issued and comply with the provisions specified in the NOC thus issued to them apart from obtaining all necessary permissions from the

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Appropriate Authority as per law The Allottee further agrees to ensure and hold the Assignor harmless after this date arising out of or on account of this transaction and agrees to indemnify the Assignor in case any such liabilities are to be borne by the Assignor.

AND WHEREAS with a view to completing the title of the Assignee in respect of the Said Plot the Assignee has requested the Assignor to execute and register this Deed of Assignment on the terms, conditions, covenants and stipulation set out hereinbelow.

I. NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 58,42,48,500/- (Rupees fifty eight crore forty two lakhs forty eight thousand and five hundred) only paid by the Assignee to the Assignor (the receipt whereof the Assignor doth hereby as also by the Memo of payment enclosed as Annexure which have all been made to Chatterjee Asset Holdings Pvt. Ltd as per arrangement of the Tripartite Agreement as mentioned earlier hereunder written acknowledge), the Assignor hereby assigns in favour of the Assignee all its right, title and interest under the parent Lease in respect of the Said Plot, which Plot is more fully and particularly mentioned and described in the Second Schedule hereunder written and delineated in the MAP or PLAN annexed hereto and thereon bordered in colour "RED" TOGETHER WITH all rights, easements, privileges and entitlements appurtenant thereto belonging thereto with liberty and power to the Assignee to erect and/or complete building/s and structure/s thereon in accordance with the terms and conditions and covenants mentioned herein below and to lay out sewers, drains, water courses, pipes and cables thereunder and otherwise to exercise into, upon or the Said Plot all the rights and privileges given to all the allottees of the different plots in the Uttyorayon

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Township in accordance with the Development Control Rules of Uttarayan Township, Siliguri without any let or hindrance by the Assignor or any person or persons having or claiming title from, under or in Trust of the Assignor and with the right of user and enjoyment of only such of the common portions, areas, parts, amenities and facilities of the Uttarayan Township as more particularly described in the THIRD SCHEDULE hereto excluding those areas, amenities and spaces as more fully described in the FOURTH SCHEDULE, hereunder written, free from all encumbrances, trust, liens, lispendense and attachments but subject to the terms and conditions of the Parent Lease and the applicable Rules and Regulations made by the Said Authority i.e. Siliguri Jalpaiguri Development Authority or any other authority replacing the Said Authority by order of the Government of West Bengal TO HOLD the Said Plot of land unto the Assignee for all the unexpired residue now to come of the said term of 99 years commencing from 23rd Day of April, 2002 granted by the Parent Lease with an option for renewal for a further period of 99 years and thereafter, to successive renewals for like periods, save as to rent which may be increased or otherwise varied by the Government of West Bengal in accordance with the provisions of law as may be in force from time to time, YIELDING AND PAYING therefore the rent for the area of the Said Plot (as would be payable under the applicable law(s), in force from time to time) in the office of the District Land and Land Reforms Officer at Darjeeling or in other designated office as may be approved by the Government of West Bengal, within first 60 days of the year for which such rent is payable subject to the observance and performance of the covenants, stipulations, restrictions and obligations by the Assignee of the terms and conditions of the management, administration and maintenance of such of the common portions of Uttarayan Township as are mentioned in the Third Schedule hereto and subject further to the Assignee's paying and discharging all existing Taxes,

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Impositions, out-goings etc., on and from the date of the Provisional Allotment Letter or Possession date and also all future impositions, if any, in respect of the Said Plot and also proportionately for the common portions as mentioned in Third Schedule hereto enjoyed by the Assignee by reason of being the Assignee of the Said Plot.

II. OBLIGATIONS OF THE ASSIGNEE:

The Assignee covenants with the Assignor as follows:

- (1) To abide by and comply with all the terms & conditions as mentioned in the Parent Lease.
- (2) Pay the annual rent determined by the District Land and Land Reforms Officer, Darjeeling @0.03% of the land cost in respect of the land and of the Said plot within first sixty days of the year for which such rent is payable, in the office of the District Land and Land Reforms Officer, Darjeeling. In case of delay or default on the part of the Assignee herein in payment of rent and other charges payable under these presents, the Assignee shall be liable to pay without prejudice to the other rights of the Lessor, i.e. the Government of West Bengal interest @6¹/₄ % per annum on the amount of the rent in arrear till the day of payment. This payment indicated is as per prevalent rate and may change from time to time as per Government Notification.
- (3) pay, or cause to be paid, all rates and taxes or imposition which are now or hereinafter be assessed, charged or imposed upon the Assignee in respect of the land of the Said Plot as well as the building(s) and/or structure(s) to be erected thereon.

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- (4) be entitled to take fresh lease after the expiry of the remaining unexpired period of the lease so assigned, on such terms and conditions and on payment of such annual rent as the State Government may then fix in granting such fresh lease.
- (5) Not to make any addition or alteration of the site or to the building and/or buildings erected and built as aforesaid, except with the prior approval of the District Land & Land Reforms Officer, Darjeeling or any other Officer and/or Siliguri Jalpaiguri Development Authority or any authority exercising their jurisdiction, power and authority at the relevant point of time, Such permission is also to be sought with prior notice to the Assignor or any other agency set up by the Assignor for the purpose of management and maintenance of the Uttorayon Township.
- (6) Not to engage in any activity, which is offensive, noxious or injurious to public health.
- (7) Not to construct or allow the construction of any structure/s in any part of the Said Plot as a place of public worship, without first obtaining the permission of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time. Such permission is also to be sought with prior notice to the Assignor or any other agency set up by the Assignor for the purpose of management and maintenance of the Uttorayon Township.
- (8) Not to use or allow any part of the Said Plot or building or buildings to be erected thereon for any illegal or immoral purposes or any other purpose, which may cause annoyance or inconvenience to the lawful users and occupiers or adjoining and neighboring plots.


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(9) Not to divide the Said Plot excepting with and in accordance with the permission to be obtained for such division from the District Land & Land Reforms Officer, Darjeeling and any other Officer exercising his jurisdiction, power and authority at the relevant point of time and such permission is to be obtained with prior notice to the Assignor or any other agency setup by the Assignor for the purpose of management and maintenance of the common areas and facilities of the Uttorayon Township.

(10) Not to assign underlet, sublease/transfer or part with possession of the Said Plot or any part thereof without first obtaining the written consent of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time. Such permission has to be sought with prior intimation to the Assignor or any other agency set up by the Assignor for the purpose of management and maintenance of Uttorayon Township. The permission to assign, underlet and sublease, the Said Plot and/or any part thereof in favour of any other person or persons shall have to be obtained on such conditions as may be prescribed by the Government of West Bengal for granting such permission. It is understood that the permitted assignment or sublease or transfer of interest or any transfer of any interest in the Said Plot created hereby will be subject to the same terms and conditions as provided herein and also subject to the terms and conditions of the Parent Lease.

(11) Not to mortgage or charge the lease hold interest of the Assignee created hereby in the Said Plot without the previous consent in writing of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time.

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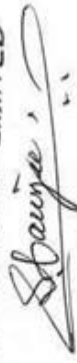
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- (12) Not to claim any right, title and interest of any nature whatsoever over and in respect of those areas, amenities and spaces as more fully described in the Fourth Schedule hereunder written.
- (13) To keep the Said Plot including, the buildings erected thereon and the sewers, drains, walls and appurtenances in clean and sanitary condition.
- (14) Not to excavate any part of the Said Plot excepting for the purpose of construction of building and/or buildings according to the plans to be sanctioned or any other Plan as may be approved by the concerned authorities and not to allow accumulation of waste or water or unwanted bushes and shrubs on it.
- (15) To keep the Said Plot reasonably clean and in habitable and sanitary condition and to keep the boundaries of the Said Plot well marked so that the demarcation may be easily recognized and identified.
- (16) To apply for and obtain connection of electricity / power at their own cost from the West Bengal State Electricity Distribution Company Limited (WBSEDCL) and to pay WBSEDCL deposits and comply with all other required formalities. It is understood that the Assignor Shall, in due course of time, hand over all offsite electrical distribution systems to WBSEB and after such handing over the installations will be the property of WBSEDCL which will be solely responsible for maintaining and managing the same.
- (17) To obtain all necessary permission from appropriate authority as per terms of parent lease LUCC granted to Assignor and/or specific from time to time by various government authorities involved in such approvals with intimation to Luxmi Township & Holdings Ltd. and comply with various NBC norms notified and valid at the time of such construction.

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(18) To install and maintain, at its own cost, deep tubewell (after obtaining permission as may be required from appropriate authority) of required capacity as per the requirement of the Assignee at a suitable location within the Said Plot as per approval from appropriate authority as required and also to apply and obtain water supply in case any water supply scheme is introduced or provided by the authorities concerned, the Assignee will be required to apply for getting individual water supply.

(19) To make arrangement for disposal of sanitary and sewerage and storm water to the nearest offsite facilities of the Uttorayon Township as per permission granted by the Said Authority to the Assignor. The cost of building additional capacity to be borne by the Assignee.

(20) The Assignee admits that all common areas, services and facilities such as roads, water system, drainage, garbage disposal, landscape, sewerage treatment plant and sewerage system etc., in the Uttorayon Township shall remain the property of the Assignor. The Assignor will be responsible for the maintenance and management, either through itself or through a management agency, which shall be formed for the maintenance And management of the Uttorayon Township. There will be no objection on the part of the Assignee for Assignor's transferring the said common areas, services and facilities and the responsibility of the maintenance and management thereof to the agency setup by the Assignor.

(21) To allow persons authorized by the Assignor to inspect, repair and clear the sewerage lines and manholes or to do any other work in connection with the Said Plot required for the proper maintenance and safety of the Said Plot and the adjoining plots without any obstruction or hindrance.

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(22) Not to claim, under any circumstances, any share or interest or any right of any nature outside the Said Plot excepting what is mentioned in the Third Schedule hereto.

(23) Not to interfere with in any manner, in any project or activity for the Uttarayan Township outside the Said Plot.

(24) To apply for and have the Said Plot separately assessed and mutated in the name of the Assignee in the records of the Said Authority and shall pay taxes accordingly.

(25) Assignee agrees to the further following terms:

a) Agrees to allow the entire project to be held in lien by assignor till all payments effects are cleared including uncleared cheques, documentation charges and all other miscellaneous charges as may be applicable for the plot.

b) All maintenance charges due on the said plot whether due to Assignor or others at the time of this Deed of Conveyance.

(26) To file with the Assignor a certified copy of this Deed of Assignment within ninety days of the admission of the document by the registering authority.

III. Obligations of the Assignor :

(1) The Assignor shall, at the request and cost of the Assignee, do all such further acts, deeds, matters and things to perfect the Assignment or any other matter relating to the Said Plot or any other matter related to the sole, absolute and peaceful enjoyment of the Said Plot by the Assignee and also sign and execute all such other deeds, documents, papers and undertakings and render such co-operation and consent to such requests as may be required by the

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Assignee in terms of the Parent Lease as may be deemed fit to meet such requirements by the Assignor.

(2) To make arrangement, at its own costs and expenses, for the sanitary, sewerage and storm water disposal net work/system for the Uttorayon Township and to obtain required approval(s) of the concerned authorities including the Said Authority for the same other than those specified in Para II (Obligation of Assignee)

(3) To maintain, either by itself or through its nominee(s), the common areas of Uttorayon Township (including the areas mentioned in the Third Schedule hereunder written) for a period of eighteen months from the date of delivery of physical possession as stated hereinabove and thereafter to set up suitable mechanism to ensure transfer of responsibility of maintenance to a Township Management Company and/or similar such body, as the case may be.

(4) Obtain necessary permission from all authorities required under various acts namely SJDA, Gram Panchayat, Housing & Industries Regularity Authorities and all others as applicable.

IV. Commencement Date

It is agreed and declared that irrespective of actual date of taking possession of the Said Plot by the Assignee, this Deed of Assignment shall be deemed to have commenced on and from the 06/09/2021

V. Assignee deemed Assignor :

From the date hereto, the Assignee will be deemed to be the Lessee of the Said Plot as if the Lease had been executed by the State Government in favour of the Assignee.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

(Particulars of the said land)

Mouza – Gourcharan, J.L. No. 81, P.S.-Matigara

<u>Plot No.</u>	<u>Area in Acres</u>
311	0.62
313	0.04
320	2.21
303	3.37
319	0.45
310	0.36
310/447	0.58
309	1.28
304	0.58
147/166	0.15
147/163	0.17
147/168	0.21
147/161	0.23
157	0.20
147/177	0.23
148/176	2.02
147/170	0.21
129	12.59
129/154	0.22
129/156	0.02
129/155	0.67
129/159	0.09
129/158	0.05
129/152	0.21
175	0.16
147/164	1.06
147/165	1.89
147/167	3.93
147/162	19.00
169	0.62
148 (PART)	1.64
147/178 (PART)	0.42
147	8.43
147/160	3.37
147/171	10.35
147/173	15.32
174	3.43
	<u>96.38</u>

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Mouza – Baragharia, J.L. No. 82, P.S. Matigara

<u>Plot No.</u>	<u>Area in Acres</u>
463 (PART)	0.01
461	0.28
504 (PART)	5.22
467	0.32
473	8.80
472	0.28
471	4.60
466 (PART)	32.07
468 (PART)	10.32
475 (PART)	0.27
477 (PART)	10.29
478	0.26
498 (PART)	4.99
500 (PART)	40.27
489	33.17
487	5.38
493	5.80
496	0.28
495	5.38
488	0.60
497	0.60
492	0.16
494	0.18
501	0.38
499	0.66
474	0.30
457 (PART)	5.70
461 (PART)	13.68
465	0.20
464	2.27
	<u>192.72</u>

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Mouza – Ujanu, J.L. No. 86, P.S. Matigara

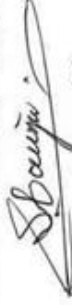
<u>Plot No.</u>	<u>Area in Acres</u>
451 (PART)	0.68
297 (PART)	1.02
299	6.16
245/437	2.90
340	6.20
296/439	6.25
469	0.86
299/440	0.64
338/447	3.10
346	0.60
335	6.00
466	0.98
446	5.81
370/470	0.88
305	1.94
304	1.44
303	0.72
342	0.86
295/453	0.90
338	2.52
300	0.56
301	0.10
340/471 (PART)	1.20
343 (PART)	2.77
344	2.60
345	0.40
349	1.74
295/455 (PART)	7.58
295/456	0.23
295/457	0.40
454	0.08
295/458 (PART)	8.25
297/459 (PART)	5.03
295 (PART)	13.65
74	3.02
73	0.25
72	4.65
336	0.46
75	0.72
	104.15

TOTAL AREA OF LAND:

Mouza – Gourcharan	96.38 Acres
Mouza – Baragharua	192.72 Acres
Mouza – Ujanu	104.15 Acres
	393.25 Acres

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LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

S. C. Aggarwal



THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the leasehold right, title and interest in respect of the land comprised in the Plot measuring an area of more or less 2.61 Acre or 157.905 Cottah approx, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307, R.S. Plot No. 451, L.R. Plot No. 504, area 0.68 acre R.S. Plot No. 297, L.R. Plot No. 505, area 0.95 acre and R.S. Plot No. 466, L.R. Plot No. 508, area 0.98 acre under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** annexed hereto and butted and bounded as follows:

ON THE NORTH : Land of Luxmi Township Ltd and Chandmoni T.E.;

ON THE SOUTH : National Highway . ;

ON THE EAST : Land of Chandmoni Tea Estate ;

ON THE WEST : 35 M wide metal road ;

(Sanjay Banerjee)
Authorised Signatory

S. C. Agarwal

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Common portions, areas, parts, amenities and facilities)

1. **Open Space:** All green spaces with all trees, bushes, shrubs, flower beds etc. together with all areas forming an integral part of the Uttorayon Complex, which are open to sky.
2. **Internal Roads:** Metalled roads, finished with carpet and seal - coat cover W.B.M. including pathways (brick/concrete) paving stones, if any.
3. **Sewerage:** Underground sewerage network to discharge toilet waste with manholes.
4. **Boundary Wall:** Common boundary walls.
5. **Street Lights:** All street light posts together with the electrical fittings and fixtures.
6. **Garbage disposal:** All garbage disposal vats including any open or covered area for such purpose as may be designated by ASSIGNOR or any other agency setup by the ASSIGNOR for the purpose of management and maintenance of the common areas and facilities of the Uttorayon Township.
7. **Gate complex** along with security room.
8. **Others:** Such other common parts, areas, equipments, installations, fittings, fixtures, toilets and spaces (both open and covered), if any, in or about the Uttorayon Township as are necessary for user in common by the allottees/purchasers of various plots in Township.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

S. U. Agarwal



9. Power sub-station rooms: All power Sub-station rooms given to the power supply utility agency on rent excluding all the machinery, transformers, etc., which shall be the exclusive properties of such agency.

10. In case water supply is obtained through water supply network of the "Uttorayon Township", the following will be applicable :

- a) **Water Supply Network : Pipe Lines laid** under ground to raise water from the semi underground reservoir to roof top tanks.
- b) **Deep Tubewells :** Deep Tubewells laid underground together with pumps and their equipments.
- c) **Pump House :** Pump house with doors, collapsible gate, lock with keys, G M Sluice valves, C I sluice valve(s), gate valve(s) etc. and centrifugal pump(s)/submersible pumps, if any and other equipments.
- d) **Iron Removal & Softening Plant:** Iron removal & softening plant and machinery together with all equipments and fittings as may be provided therein.


(Sanjay Banerjee)
Authorised Signatory


THE FOURTH SCHEDULE ABOVE REFERRED TO:

(The areas, spaces and amenities excluded out of common areas)

1. Banquet Hall along with the Land appurtenant thereto.
2. Amphitheatre and adjacent park.
3. Club premises along with open spaces adjacent thereat.
4. Shopping areas and open spaces adjacent thereat.
5. Open space and club adjacent to 'The Residency' and within 'The Residency'.
6. Open spaces, community centre within the 'Efficiency' and 'Comfort' blocks and within the said demarcated area.
7. Open spaces in or around the market areas.
8. The entire southern portion of the project being south of National Highway-31.
9. Cable TV and Telephone network and installations.
10. Open spaces and land adjacent to schools, nursing homes, hospitals, hospital areas, shopping and marketing areas, institutional areas, power installations, cluster park and designated parking areas, water supply systems, pump and reservoir areas, sewerage treatment plant and sewerage network.
11. Any other areas and spaces (both open and covered) adjacent to any service/utility.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

S. C. Agarwal



THE FIFTH SCHEDULE ABOVE REFERRED TO:

Tripartite Agreement amongst Luxmi Township & Holdings Limited (Assignor),
Chatterjee Asset Holdings Private Limited (Confirming Party)) and Mr. Sushil
Kumar Agarwal and Mr. Sunil Kumar Agarwal (Assignee) dated 21st August, 2020.

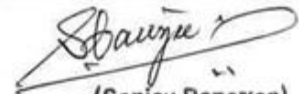
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the **ASSIGNOR** above named through its authorized officer Mr. Sanjay Banerjee authorized by Board Resolution dated 30th Day of October, 2019 in the presence of:

Sunandita Guha
Uttorayan, Matigara

The contents of this deed is written as per our instructions :

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Sanjay Banerjee)
Authorised Signatory

SIGNED, SEALED AND DELIVERED by the **ASSIGNEE** above named at Bagdogra the presence of:

Bagamal Pritam Agawal
S/O Kamlesh Kr Agawal
Singam, East Sikkim
737134

The Contents of this deed understood personally by me / us

S. C. Agawal
✓ Sushil Kumar Agawal

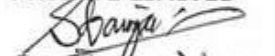
✓ Agawal
Sumit Kumar Agawal

SIGNED, SEALED AND DELIVERED by the **CONFIRMING PARTY** above named at Bagdogra the presence of:

Seema Singha Roy
Uttora, Gossainpur
Bagdogra, Darjeeling

The Contents of this deed understood personally by me / us


CHATTERJEE ASSET HOLDINGS
PRIVATE LIMITED


Authorised Signatory

Drafted by me as per the instructions of the assignor of this deed.

Himanchi Mohanta
Advocate, Siliguri

Regd. No. WB 1034 of 2002


 (Sanjay Banerjee)
 Authorised Signatory


 S. C. Agarwal



AMOUNT RECEIVED from Assignee by Old Assignee the within mentioned sum of Rs. 58,42,48,500/- (Rupees fifty eight crore forty two lakhs forty eight thousand and five hundred) only as per details below:

MEMO OF CONSIDERATION

Received from Sushil Kumar Agarwal

<i>Date of amount received</i>	<i>Mode of payment</i>	<i>Amount received in Bank (Rupees)</i>	<i>Tax Deducted at Source (Rupees) *</i>
17.08.2020	RTGS UTR No.UTIBR52020081700354598	2,00,00,000	
18.08.2020	RTGS UTR No. AXSK202310029491	1,00,00,000	
19.08.2020	RTGS UTR No. UTIBR52020081900350016	1,00,00,000	77,549
01.10.2020	RTGS UTR No.UTIBR52020100100065489	2,00,00,000	
01.10.2020	RTGS UTR No. BARBR52020100100863959	1,50,00,000	2,62,500
16.10.2020	RTGS UTR No. BARBR52020101600860507	1,50,00,000	1,12,500
25.11.2020	RTGS UTR No. BARBR52020112500783373	2,40,00,000	1,80,000
13.01.2021	RTGS UTR No. UTIBR52021011300644164	60,00,000	-
13.01.2021	RTGS UTR No. BARBR52021011300939074	1,00,00,000	-
22.01.2021	As per 26AS	-	1,95,000
25.01.2021	RTGS BARBR52021012500872391	1,00,00,000	
20.02.2021	RTGS UTR No. AXSK210510029129	1,40,66,948	-
07.03.2021	As per 26AS	-	1,05,502
11.03.2021	RTGS UTR No. BARBR52021031100955930	1,20,00,000	
11.03.2021	RTGS UTR NO. UTIBR52021031100637288	78,50,000	
31.03.2021	As per 26AS	-	1,48,875
31.08.2021	RTGS UTR NO. HDFCR52021083161990357	2,47,50,000	2,50,000
01.09.2021	RTGS UTR NO. UTIBR520211090100359355	99,00,000	
	TDS to be Deposited		12,25,950
03.09.2021	Axis bank Cheque No. 484081 dated 03.09.2021	**2,00,00,000	

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LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Sanjay Banerjee)
Authorised Signatory

S. C. Agarwal

[Signature]

03.09.2021	Axis bank Cheque No. 484082 dated 03.09.2021	**2,00,00,000	
03.09.2021	Axis bank Cheque No. 484085 dated 03.09.2021	**1,74,59,987	
	Gross Total (A)	26,60,26,935	25,57,876
		26,85,84,811	

Received from Sunil Kumar Agarwal

Date of amount received	Mode of payment	Amount received in Bank (Rupees)	Tax Deducted at Source (Rupees) *
14.08.2020	RTGS UTR No. UBINR22020081400082006.	6,00,00,000	-
01.10.2020	RTGS UTR No. CBINR52020100110005337	3,00,00,000	-
14.10.2020	RTGS UTR No. CBINR52020101410008040	2,00,00,000	-
13.11.2020	RTGS UTR No. 000165687103	2,00,00,000	-
14.11.2020	As per 26AS	-	3,80,098
05.12.2020	RTGS UTR No. CBINR52020120510442598	2,50,00,000	-
19.12.2020	RTGS UTR No.UBINR22020121901059233	4,00,00,000	6,45,187
25.01.2021	RTGS UTR NO. CBINR 52021012510012398	3,86,82,402	-
15.02.2021	RTGS UTR No. CBINR52021021510005473	4,00,00,000	5,94,577
31.08.2021	RTGS UTR NO.UBINR22021083101727123	3,96,00,000	
	TDS to Be Deposited		7,61,425
	Gross Total (B)	31,32,82,402	23,81,287
		31,56,63,689	

Summary :

Received from Sushil Kumar Agarwal
Received from Sunil Kumar Agarwal

26,85,84,811
31,56,63,689

Gross Total (A+B)

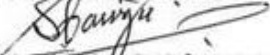
58,42,48,500

(Rupees fifty eight crore forty two lakh forty eight thousand five hundred) only

*Subject to submission of TDS Certificate.

**Subject to realization of cheques

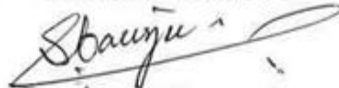
**CHATTERJEE ASSET HOLDINGS
PRIVATE LIMITED**


Authorised Signatory

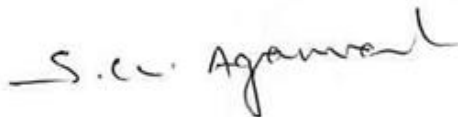
(Confirming Party)

Affirmed by Assignor of receipt of all amounts due to Assignor in terms of Tripartite Agreement in full and final settlement from Chatterjee Asset Holdings Private Limited (Old Assignee).

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**


**(Sanjay Banerjee)
Authorised Signatory**

(ASSIGNOR)







GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT LAND & LAND REFORMS OFFICER
DARJEELING

Memo No. 1466.....DLLRO-DJ /Uttorayon/21

Dated 27.VIII : 2021

To : The Chief Operating Officer,
Luxmi Township Limited

Sub : Transfer of leasehold land

Ref. : Memo No. 1088/SDL&LRO-SLG/21 dated 24.08.2021

With reference to above referred memo permission is hereby accorded to The Chief Operating Officer, Luxmi Township Limited to assign his lease hold right in respect of plot No. 451, 297, 466(RS) and 504, 505, 508(LR), Mouza- Ujanu JL No. 86 having an area of 2.910 Acres to (1) Sushil Kumar Agarwal s/o Masani Lal Agarwal r/o M L Agarwal & Brothers, Church Road, Ward No. 10, Siliguri-734001 and (2) Sunil Kumar Agarwal s/o Khajanchi Ram Agarwal, Singtam Nagar Panchayat, Mandir Line, Singtam Forest Block, East Sikkim, 737134 detailed in the schedule below, for the unexpired period of lease on the same terms and conditions as mentioned in the original lease deed of Luxmi Township Limited in addition to the following terms and conditions.

The ASSIGNEE should get his name registered in the office of the DLLRO, Darjeeling within three calendar months after obtaining possession of the land and will possess and use the land and will bound by terms, covenants and conditions in such lease deed.

The ASSIGNEE shall pay such rent as may be determined by the DL&LRO, Darjeeling at the rate of 0.03% of the land cost, within first 60 days of the year for which such rent is payable in the office of the SDL&LRO, Siliguri

The ASSIGNEE shall be entitled to take fresh lease after expiry of unexpired period of lease on such terms and conditions and on payment of such Salami and annual rent as the State Government may then fix granting such fresh lease.

SCHEDULE:-

District	Mouza	J.L.No.,	Plot No., (RS)	Plot No. (LR)	Area
Darjeeling	Ujanu	86	451	504	2.910 Acres
			297	505	
			466	508	

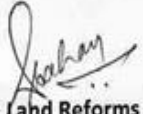

District Land & Land Reforms Officer
Darjeeling

Memo No. 1466/1/2.....DLLRO-DJ /Uttorayon/21

Dated 27.VIII ; 2021

Copy forwarded for information to:-

1. The Sub-Divisional Land & Land Reforms Officer, Siliguri.
2. (1) Sushil Kumar Agarwal s/o Masani Lal Agarwal r/o M L Agarwal & Brothers, Church Road, Ward No. 10, Siliguri-734001 and (2) Sunil Kumar Agarwal s/o Khajanchi Ram Agarwal, Singtam Nagar Panchayat, Mandir Line, Singtam Forest Block, East Sikkim, 737134


District Land & Land Reforms Officer
Darjeeling

LUXMI TOWNSHIP & HOLDINGS LTD.
 " UTTORAYON - THE NEW TOWNSHIP ", SILIGURI
 PLAN ZONE - COMMERCIAL DEVELOPMENT

COMMERCIAL DEVELOPMENT PLOT



DRAWING SCALE = 1:3500

LAND SCHEDULE:

Mouza with J.L. No.=UJANU No.-86
 P.s.- Matigara, Dist.- Darjeeling.
 KHATIAN No.- 307 (L.R.)

Plot. No.-	Rs.	Lr.	Area In Acre.
451	504		0.680
297	505		0.950
466	508		0.980

Total = 2.610 Acre.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Signature)
 (Sanjay Banerjee)
 Authorised Signatory

S. U. Agarwal
 Susmit Kumar Agarwal

(Signature)
 Susmit Kumar Agarwal











PREPARED BY:

(Signature)

M/S. B.M. DAS & SONS
 (GOVT. APPROVED SURVEYOR)
 (REGD. NO.-L-65555)

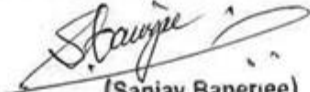


EXECUTANT SHEET

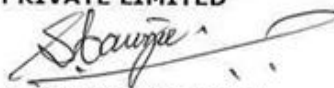
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Left Hand					
Right Hand					



LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED













 (Sanjay Banerjee)
 Authorised Signatory

CHATTERJEE ASSET HOLDINGS
PRIVATE LIMITED

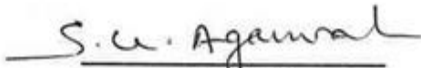

 Authorised Signatory

 Signature





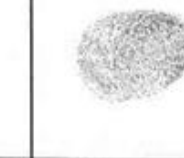






CLAIMANT SHEET

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	Left Hand					
	Right Hand					


S. U. Agawal



 Signature

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

S. U. Agawal



 Signature

CHATTERJEE ASSET HOLDINGS PRIVATE LIMITED

KISHORE BHAVAN, 17, R. N. MUKHERJEE ROAD, KOLKATA - 700 001
CIN : U70200WB1982PTC035346

Extract of the Minutes of the Meeting of the Board of Directors of Chatterjee Asset Holdings Private Limited held on Monday, the 30th day of August, 2021 at Kishore Bhawan, 17 R N Mukherjee Road, Kolkata- 700 001 at 11 a.m.

Sub: Authorization to execute Deed of Assignment as Confirming Party

“RESOLVED THAT the following representative of the company be and are hereby severally authorize to execute and authenticate the Deed of Assignment to be entered into by the Company, as Confirming Party, for commercial plot “B” on the eastern side of “Uttorayon Township Project” Siliguri and be filed before the Additional District Sub-Registrar at Bagdogra for and on behalf of the Company:

Sr. No.	Name of the Signatories	Designation
1.	Col Dipankar Dhar (retd)	Authorised Signatory
2.	Mr Sanjay Banerjee	Authorised Signatory

RESOLVED FURTHER THAT a copy of this resolution be forwarded to the concerned authorities for necessary action, with specimen signature of the signatories for the purpose of identification.”

Certified to be true copy
For Chatterjee Asset Holdings Private Limited

Rudra Chatterjee

Rudra Chatterjee
Director
DIN – 01504650

Specimen Signature

Col Dipankar Dhar (retd):

[Signature]
.....

Mr Sanjay Banerjee:

[Signature]
.....

Rudra Chatterjee
Attested by Rudra Chatterjee



LUXMI TOWNSHIP & HOLDINGS LIMITED

(Formerly known as Luxmi Township Limited)

KISHORE BHAVAN : 17, R. N. MUKHERJEE ROAD, KOLKATA - 700 001

Tel. : (91) (33) 2248-4437, 2248-4227, Fax : (91) (33) 2243-0177, E-mail : mail@luxmitea.com

CIN : U70101WB1994PLC063441

Extract of the Minutes of Management Committee Meeting of Luxmi Township & Holdings Limited held on Wednesday, the 30th day October, 2019 at the registered office of the Company at 17 R.N. Mukherjee Road, Kolkata-700001 at 11.00 a.m.

Sub: Authorization to execute Deed of Assignment

Subsequent to the resignation of Mr. Hemant Kalita it was proposed to renew the authorization given earlier, to the company's representative to execute Deed of Assignment. The matter was discussed and the following resolution was unanimously passed:

"RESOLVED THAT in supersession of all the earlier resolution passed in this regard, the following representative / officials of the company be and are hereby severally authorize to execute and authenticate the Deed of Assignment to be entered into by the Company with different allottees in connection with "Uttorayon Township Project" at Siliguri of the Company and be filed before the Additional District Sub-Registrar at Bagdogra for and on behalf of the Company:

Sr. No.	Name of the Signatories	Designation
1.	Col. (Retd.) Dipankar Dhar	Chief Operating Officer
2.	Mr. Sanjay Banerjee	Authorised Signatory
3.	Mr. Sudip Prafulla Chakraborty	Authorised Signatory

RESOLVED FURTHER THAT a copy of this resolution be forwarded to the concerned authorities for necessary action, with specimen signature of the signatories for the purpose of identification."

Certified to be true copy
For Luxmi Township & Holdings Limited

Rudra Chatterjee
Director
DIN - 01504650

Specimen Signature

Col. (Retd.) Dipankar Dhar:

Mr. Sanjay Banerjee:

Mr. Sudip Prafulla Chakraborty:

Attested by Rudra Chatterjee

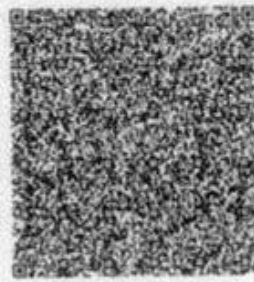
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACVPA7535P



नाम / Name
SUSHIL KUMAR AGARWAL

पिता का नाम / Father's Name
MASANILAL AGARWAL

04062020

जन्म की तारीख /
Date of Birth
14/10/1970

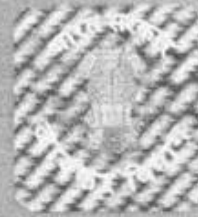
S. U. Agarwal

PAN Application Digitally Signed. Card Not
Valid unless Physically Signed

S. U. Agarwal

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDI,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

 **भारत सरकार**
Government of India


सुशील कुमार अग्रवाल
Sushil Kumar Agarwal
पिता : मासानी लाल अग्रवाल
Father : Masani Lal Agarwal


जन्म तिथि / DOB: 14/10/1970
पुरुष / Male

2991 2706 7649



मेरा आधार, मेरी पहचान




S. U. Agarwal

 **आधार** **भारतीय विशिष्ट पहचान प्राधिकरण**
Unique Identification Authority of India




पता: एम.एल. अग्रवाल एंड ब्रदर्स,
चर्च रोड, शिलिगुरी, वार्ड नं
10, शिलिगुरी (नौरसता), शिलिगुरी,
दार्जिलिंग, पश्चिम बंग, 734001

Address: M.L. AGARWAL AND
BROTHERS, CHURCH ROAD,
SILIGURI, WARD NO 10, Siliguri
(M. Corp), Siliguri, Darjeeling,
West Bengal, 734001

2991 2706 7649

 1947  help@uidai.gov.in  www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SUNIL KUMAR AGARWAL
KHAJANCHI RAM AGARWAL
27/12/1965
Permanent Account Number
ANXPA0212G
Signature



[Handwritten signature]



भारत सरकार
Government of India

Issue Date: 29/01/2013

 Pritam Agarwal
DOB: 07/02/1988
MALE

4754 3848 1517

मेरा आधार, मेरी पहचान

P. Agarwal

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 06/03/2021

Address: S/O: Kamlesh Agarwal, Singtam
Nagar Panchayat, Mandir Line, Singtam
Forest Block, East Sikkim, Sikkim, 737134

4754 3848 1517

1947 help@uidai.gov.in www.uidai.gov.in

P. Agarwal

Major Information of the Deed

Deed No :	I-0403-06167/2021	Date of Registration	06/09/2021
Query No / Year	0403-2001694981/2021	Office where deed is registered	
Query Date	04/09/2021 7:36:56 AM	0403-2001694981/2021	
Applicant Name, Address & Other Details	R Datta Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832017295, Status :Solicitor firm		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[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. 58,42,48,500/-	Rs. 58,42,48,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,33,69,960/- (Article:63)	Rs. 58,42,499/- (Article:A(1), E,)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Ujanu, JI No: 86, Pin Code : 734010


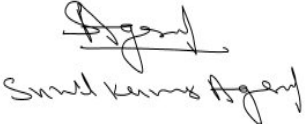
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-451	RS-307	Commercial use	Bastu	0.68 Acre	15,22,18,000/-	15,22,18,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	LR-505 (RS :-)	LR-307	Commercial use	Bastu	0.95 Acre	21,26,57,500/-	21,26,57,500/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	LR-508 (RS :-)	LR-307	Commercial use	Bastu	0.98 Acre	21,93,73,000/-	21,93,73,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			261Dec	5842,48,500 /-	5842,48,500 /-	
	Grand Total :				261Dec	5842,48,500 /-	5842,48,500 /-	

Transferor Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited Kishore Bhavan 17 R N Mukherjee Road, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: Axxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




2	Chatterjee Asset Holdingsprivate Limited Kishore Bhavan 17 R N Mukherjee Road, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
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Transferee Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sushil Kumar Agarwal Son of Masani Lal Agarwal Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office	Photo  <small>06/09/2021</small>	Finger Print  <small>LTI 06/09/2021</small>	Signature  <small>06/09/2021</small>
Son of Masani Lal Agarwal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5P, Aadhaar No: 29xxxxxxxx7449, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office				
2	Name Mr Sunil Kumar Agarwal Son of Kajanchi Ram Agarwal Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office	Photo  <small>06/09/2021</small>	Finger Print  <small>LTI 06/09/2021</small>	Signature  <small>06/09/2021</small>
Son of Kajanchi Ram Agarwal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2G, Aadhaar No: 55xxxxxxxx3011, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sanjay Banerjee Son of Mr Sudhir Chandra Banerjee Date of Execution - 06/09/2021, , Admitted by: Self, Date of Admission: 06/09/2021, Place of Admission of Execution: Office	Photo  <small>Sep 6 2021 2:08PM</small>	Finger Print  <small>LTI 06/09/2021</small>	Signature  <small>06/09/2021</small>
Uttora Gossainpur, City:- , P.O:- Matigara, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , Aadhaar No: 24xxxxxxxx2549 Status : Representative, Representative of : Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited (as Authorised Signatory)				

2	Name	Photo	Finger Print	Signature
	Mr Sanjay Banerjee (Presentant) Son of Mr Sudhir Chandra Banerjee Date of Execution - 06/09/2021, , Admitted by: Self, Date of Admission: 06/09/2021, Place of Admission of Execution: Office			
		Sep 6 2021 2:09PM	LTI 06/09/2021	06/09/2021
Uttora Gossainpur, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , Aadhaar No: 24xxxxxxxx2549 Status : Representative, Representative of : Chatterjee Asset Holdingsprivate Limited				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pritam Agarwal Son of Mr Kamlesh Agarwal Singtam Nagar Panchayat Mandir Lane, Block/Sector: Singtam Forest Block, City:- , P.O:- Singtam, P.S:-SINGTAM, District:- East, Sikkim, India, PIN:- 737134			
	06/09/2021	06/09/2021	06/09/2021
Identifier Of Mr Sanjay Banerjee, Mr Sushil Kumar Agarwal, Mr Sunil Kumar Agarwal, Mr Sanjay Banerjee			

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Ujanu, JI No: 86, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 451, RS Khatian No:- 307		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 505, LR Khatian No:- 307	Owner:লক্ষ্মী টাউনশিপ অ্যান্ড হোল্ডিংস, Gurdian:লিমিটেড , Address:মাটিগাড়া , Classification:বালু, Area:0.95000000 Acre,	Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited
L3	LR Plot No:- 508, LR Khatian No:- 307	Owner:লক্ষ্মী টাউনশিপ অ্যান্ড হোল্ডিংস, Gurdian:লিমিটেড , Address:মাটিগাড়া , Classification:বালু, Area:0.98000000 Acre,	Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited

On 06-09-2021

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 : 63 of Indian Stamp Act 1899.

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

Presented for registration at 13:54 hrs on 06-09-2021, at the Office of the A.D.S.R. BAGDOGRA by Mr Sanjay Banerjee ,.

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 58,42,48,500/-

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

Execution is admitted on 06/09/2021 by 1. Mr Sushil Kumar Agarwal, Son of Masani Lal Agarwal, M L Agarwal And Brothers Church Road Ward No. 10, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr Sunil Kumar Agarwal, Son of Kajanchi Ram Agarwal, Singtam Nagar Panchayat Mandir Lane, Sector: Singtam Forest Block, P.O: Singtam, Thana: SINGTAM, , East, SIKKIM, India, PIN - 737134, by caste Hindu, by Profession Business

Indetified by Mr Pritam Agarwal, , , Son of Mr Kamlesh Agarwal, Singtam Nagar Panchayat Mandir Lane, Sector: Singtam Forest Block, P.O: Singtam, Thana: SINGTAM, , East, SIKKIM, India, PIN - 737134, by caste Hindu, by profession Business

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

Execution is admitted on 06-09-2021 by Mr Sanjay Banerjee, Authorised Signatory, Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited, Kishore Bhavan 17 R N Mukherjee Road, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Pritam Agarwal, , , Son of Mr Kamlesh Agarwal, Singtam Nagar Panchayat Mandir Lane, Sector: Singtam Forest Block, P.O: Singtam, Thana: SINGTAM, , East, SIKKIM, India, PIN - 737134, by caste Hindu, by profession Business

Execution is admitted on 06-09-2021 by Mr Sanjay Banerjee, Authorised Signatory, Chatterjee Asset Holdingsprivate Limited, Kishore Bhavan 17 R N Mukherjee Road, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Pritam Agarwal, , , Son of Mr Kamlesh Agarwal, Singtam Nagar Panchayat Mandir Lane, Sector: Singtam Forest Block, P.O: Singtam, Thana: SINGTAM, , East, SIKKIM, India, PIN - 737134, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 58,42,499/- (A(1) = Rs 58,42,485/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 58,42,499/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2021 1:58PM with Govt. Ref. No: 192021220071584461 on 06-09-2021, Amount Rs: 58,42,499/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 319852638 on 06-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,33,69,960/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,33,64,960/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 192, Amount: Rs.5,000/-, Date of Purchase: 03/09/2021, Vendor name: S S Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/09/2021 1:58PM with Govt. Ref. No: 192021220071584461 on 06-09-2021, Amount Rs: 2,33,64,960/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 319852638 on 06-09-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 163546 to 163591

being No 040306167 for the year 2021.



(Yogen Tshering Bhutia) 2021/09/15 03:44:49 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)