

24/01/2024

24/01/24



K 557223

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

by
28/08/2024
Dh. 729338.

DEUTI DEVELOPERS

[Signature]

PARTNER

Megasun Merchants Pvt. Ltd.

[Signature]

Director

DEED OF CONVEYANCE (SALE)

[Signature]

MN/2024/0401/2073

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT Cont/2

Addl. Dist. Sub-Registrar
 Sliguri -II at Bagdogra

28 MAR 2024

N. J. Stamp

SL. No. 313 Date 15/03/24

Sold to Deuti Develping
Sillim

of.....
Value 5000/- Rupees Five Thousand only



J. Sanik

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



জয়ব্রতা বানিক
সি.এ.স.আর. কার্যালয়
বাগদোগা, দার্জিলিং

১৫/০৩/২৪

Audl. Dist. Sub-Registrar
Slg. H at Bagdogra Dist. Darjeeling

28 MAR 2024

DEUTI DEVELOPERS



PARTNER

Megasun Merchants Pvt. Ltd.



Director

AREA : 73.98 Katha
 KHATIAN No. : 3514 (L.R)
 PLOT NO. : 261 (L.R)
 J. L. NO. : 41
 MOUZA : Shishabari
 PARGANA. : Patharghata
 P.S. : Pradhan Nagar
 DISTRICT : Darjeeling
 CONSIDERATION : Rs. 2,48,00,000/-
 Under Gram Panchayat Area

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
 28th **DAY OF MARCH, 2024**

BETWEEN



28 MAR 2024

DEUTI DEVELOPERS

PARTNER

3

Megasun Merchants Pvt. Ltd.

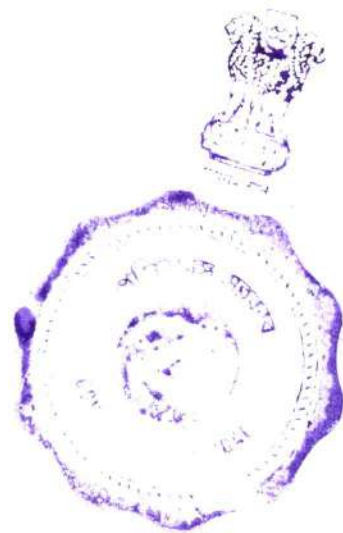
Director

DEUTI DEVELOPERS (PAN: AANFD7003P), A Partnership Firm, having its office at Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin. 734001, represented by its Partner **SHRI NARAYAN PRASAD AGARWAL S/O LATE SHREECHAND AGARWAL (PAN : ACKPA8811B)**, resident of Uttar Rathkhola, Bhimram, Naxalbari, District - Darjeeling, Pin - 734429, West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its office bearers, executors, successors, representatives, administrators and assigns) of the "**ONE PART** "

AND

MEGASUN MERCHANTS PRIVATE LIMITED (PAN- AAECM8521B), A Private Limited Company, having its office at Rajni Bagan, Hill Cart Road, P.O & P.S. Siliguri, Dist. Darjeeling, Pin- 734001, represented by its Director **SRI KISHAN AGARWAL S/O SURESH KUMAR AGARWAL (PAN. ACCPA8134B)**, resident of Flat No. D5, Metro Hights, 2nd Mile Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the state of West Bengal hereinafter called the "**VENDOR**" (Which expression shall mean and include unless excluded by or repugnant to the subject or context be deemed to include his legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **SECOND PART**.

(A)



Sub-Registrar
Dist. Dargwelling

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

4

Megasun Merchants Pvt. Ltd.

B. G. Aard.

Director

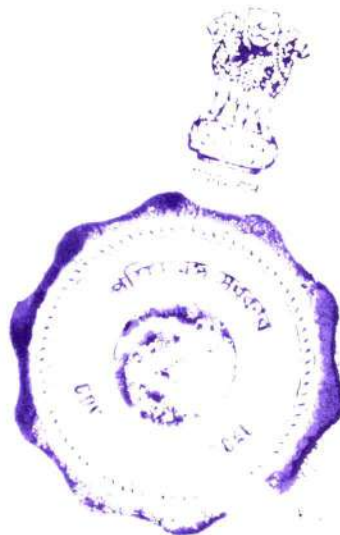
AND WHEREAS the vendor hereof became the sole and absolute owner in possession of vacant land measuring **73.98 Katha**, appertaining to and forming part of L.R. Plot No. 261, recorded in L.R. Khatian No. 2168, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling, by virtue of **Deed of Sale being No. I-10438 dated- 31.12.2021** executed by UNITED PROPERTIES PRIVATE LIMITED, registered in the office of A.D.S.R. Siliguri-II at Bagdogra, Dist-Darjeeling, recorded in Book-I, Vol No. 0403-2021, Page from 7518 to 7539 for the year 2021, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the vendor hereof mutated his name in the office of Right of Record in B.L. & L.R.O. Matigara, and gained a separate L.R. Khatian being No. 3514 in L.R Plot No. 261, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist – Darjeeling.

AND WHEREAS the Vendor have now firmly and finally decided to sell and has offered for sale to the Purchaser all that piece or parcel of land measuring **73.98 Katha**, the said land is more particularly described in the Schedule given herein under, for a total consideration of **Rs. 2,48,00,000/- (Rupees Two Crore Forty Eight Lakhs)** only.

AND WHEREAS the Purchaser being in need of land in that area, has agreed to purchase the said plot of land measuring 73.98 Katha, morefully described in the schedule below for a total consideration of **Rs. 2,48,00,000/- (Rupees Two Crore Forty-Eight Lakhs)** only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever and the below Schedule Vacant Land is transferred in the manner hereinafter appearing.

A



Asst. Dist. Sub-Registrar
S/o. H. at Baidyogi, Dist. Dajeping

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

5

Megasun Merchants Pvt. Ltd.

Director

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of **Rs. 2,48,00,000/- (Rupees Two Crore Forty Eight Lakhs)** only, paid to the Vendor and the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the Schedule appended below and make over possession thereof together with all rights, titles interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under them subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The Vendor have represented, assured and guaranteed the Purchaser that the land hereby sold is free from all sorts of encumbrances like prior sale/agreement to sell, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, restrictive covenants, lispendis, order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force, and the land hereby sold has neither been acquired nor any acquisition proceedings has been initiated under the Land Acquisition Act, nor requisition proceedings, minor claims or claims of any other nature whatsoever are pending and there is no other legal defect in the title of the Vendor regarding ownership and they are fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.

The Vendor do hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part there of or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the land hereby sold or any part thereof in future.

(A)



Asih Dwi Sub Riyanti
Sis. Hs. Bg. Dpt. Dpt. Dpt. Dpt.

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

6

Megasun Merchants Pvt. Ltd.

Director

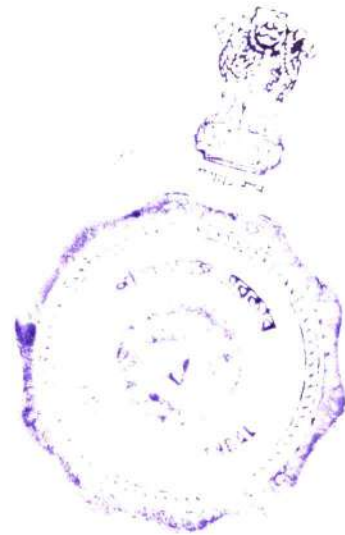
The Vendor do hereby further declare that they at the request and costs of the Purchaser does, execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the Vendor by these presents.

The Vendor do hereby further declare that the Purchaser with his own expenses shall get transferred / mutated the land hereby sold in his favor in the records of the Gram Panchayat Area or any other Government Department/ Authorities concerned on the basis of this Sale Deed even in the absence of the Vendor who shall have no objection in this regard and will also extend full cooperation to the Purchaser when asked for in this regard.

The Vendor do hereby further declare that all the previous taxes including arrears of Gram Panchayat Area or any other Government Authority/ies dues and demands in respect of the land hereby sold up to date of execution of this Sale deed shall be borne and paid by the Vendor and thereafter the same shall be borne and paid by the Purchaser.

The Vendor do hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the land hereby sold from the date of execution of this Sale Deed and the Vendor shall not demand any amount from the Purchaser hereinafter.

The Vendor do hereby further declare that the Purchaser is free to deal with the land hereby sold in any manner, whatsoever, he deems fit including the right to make additions, alterations and further construction as per rules of Gram Panchayat Area or any other local authority from the date of execution of this Sale Deed. The Purchaser shall be exclusively entitled with the exclusive right to have and to hold, own, possess and enjoy the land hereby sold with the exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of the land hereby sold in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the Vendor or any other person or persons claiming through or under the trust of the Vendor.



Andh Dist. St. Board
28 MAR 2024

DEUTI DEVELOPERS

PARTNER

Megasun Merchants Pvt. Ltd.

Director

That the Vendor have delivered the actual, physical, vacant and peaceful possession of the land hereby sold to the Purchaser at the time of execution of this Sale Deed.

The Vendor do hereby further declare, agree, undertake and bind themselves not to act in any manner contrary and prejudicial to the rights, title and interest of the Purchaser.

The Vendor do hereby further declare that there is no other subsisting agreement for sale or otherwise in respect of the land hereby sold in favor of any other person(s) except with the Purchaser.

SCHEDULE OF VACANT LAND HEREBY SOLD

All that piece and parcel of vacant land Measuring **73.98 Katha**, appertaining to and forming part of L.R. Plot No. 261 recorded in L.R. Khatian No. 3514, Under Mouza – Shishabari, J. L. No. 41, Pargana-Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling. Under Gram Panchayat Area. As per ROR Rupni & Proposed use of land Proposed Industrial Use.

The said land is butted and bounded as follows:-

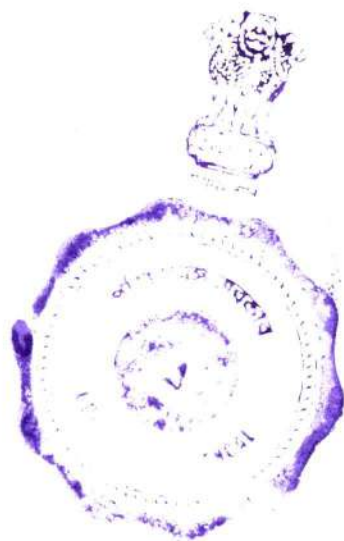
North: 17 Feet Wide Kutcha Road;

South: Land of Maya Sharma;

East: Land of United Properties Private Limited;

West: 43 Feet Wide Kutcha Road;

Within the aforesaid boundary the Vendor do hereby sell/sale the land measuring **73.98 Katha**, to the Purchaser is forming part of these presents.



Sud. Dist. Sub. Regional
Sig. Hal. Bupati/a. Dist. Dayeuhliang

28 MAR 2024

IN WITNESS WHEREOF THE VENDOR IN THIER GOOD HEALTH & FULL PRESENCE OF SOUND CONSCIOUS MIND HAS PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES: -

Amit U Saha
S/o Bhim Pd Saha
Souanto Sarani,
Mukhopadhyay St,
Siliguri-05

Amit Bhaui
s/o. B. Bhaui
Siliguri

The content of this document
have been gone through and
understood personally by the
Purchaser and the Vendor.

DEUTI DEVELOPERS



PARTNER

SIGNATURE OF THE PURCHASER

Megasun Merchants Pvt. Ltd.



Director

SIGNATURE OF THE VENDOR

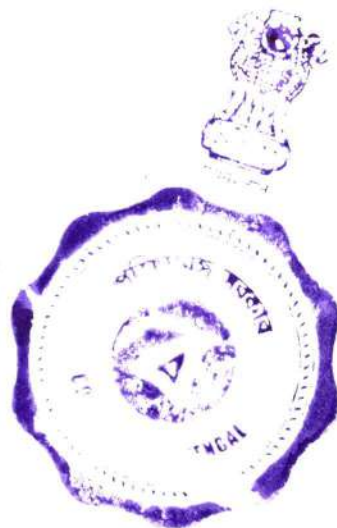
Drafted and explained by me to
parties & printed in my office :



(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006.



A. J. Dist. Sub-Registrar
S/o. W. S. Bagatara, Dist. Dargachery

28 MAR 2024


4A of Indian Registration Act, 1908

claimant sheet signature



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


DEUTI DEVELOPERS

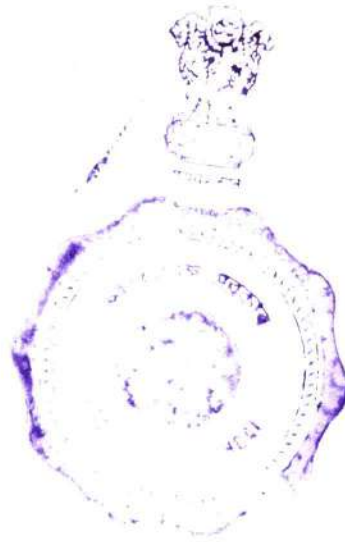

Signature with date _____



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

Megasun Merchants Pvt. Ltd.


Signature with date _____ Director



Audi Dist. 2024
Slg. II at Bapity. Dist. Duvvuru

28 MAR 2024

Company Master Data

CIN U51109WB2005PTC105949
Company Name MEGASUN MERCHANTS PRIVATE LIMITED
ROC Code RoC-Kolkata
Registration Number 105949
Company Category Company limited by Shares
Company SubCategory Non-govt company
Class of Company Private
Authorised Capital(Rs) 2000000
Paid up Capital(Rs) 1820000
Number of Members(Applicable in case of company without Share Capital) 0
Date of Incorporation 20/10/2005
Registered Address METRO HEIGHTS, 1ST FLOOR SEVOKE ROAD
SILIGURI Darjeeling WB 734001 IN
Address other than R/o where all or any books of account and papers are maintained -
Email Id aaecm8521b@gmail.com
Whether Listed or not Unlisted
ACTIVE compliance ACTIVE compliant
Suspended at stock exchange -
Date of last AGM 30/09/2022
Date of Balance Sheet 31/03/2022
Company Status(for e filing) Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
	1647000	12/07/2023	-	Open

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
01963916	DIPAK MUNDHRA	09/03/2011	-	
03364722	KISHAN AGARWAL	25/12/2010	-	

Megasun Merchants Pvt. Ltd.

B. Agard

Director



Audi. Dist. Sub-Registrar
Sdg. II at Bardhaman, Dist. Bardhaman

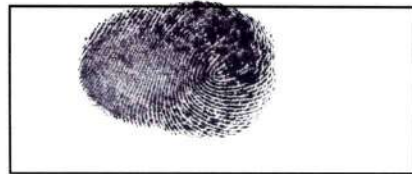
28 MAR 2024

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Amit U Saha

SIGNATURE OF IDENTIFIER



Audl. Dist. Sub-Registrar
Slg. II at Bardonia Dist. Darjeeling

28 MAR 2024

28 MAR 2024

Major Information of the Deed

Deed No :	I-0403-02467/2024	Date of Registration	28/03/2024
Query No / Year	0403-2000729338/2024	Office where deed is registered	
Query Date	16/03/2024 1:41:11 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,48,00,000/-	Rs. 2,70,04,980/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,80,219/- (Article:23)	Rs. 2,70,064/- (Article:A(1), E.)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-261 (RS :-)	LR-3514	Proposed Industrial Use	Rupni	73.98 Katha	2,48,00,000/-	2,70,04,980/-	Width of Approach Road: 43 Ft.,
Grand Total :					122.067Dec	248,00,000 /-	270,04,980 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MEGASUN MERCHANTS PRIVATE LIMITED RAJNI BAGAN, HILL CART ROAD, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



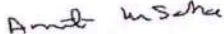
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEUTI DEVELOPERS SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Shri NARAYAN PRASAD AGARWAL Son of Late SHREECHAND AGARWAL UTTAR RATHKHOLA, BHIMRAM, NAXALBARI, City:- Not Specified, P.O:- NAXALBARI, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEUTI DEVELOPERS (as partner)			
2	Name	Photo	Finger Print	Signature
	Shri KISHAN AGARWAL (Presentant) Son of Shri SURESH KUMAR AGARWAL Date of Execution - 28/03/2024, , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office		 Captured	
		Mar 28 2024 1:06PM	LTI 28/03/2024	28/03/2024
HILL CART ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 52xxxxxxxx6171 Status : Representative, Representative of : MEGASUN MERCHANTS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT KUMAR SAHA Son of Mr BHIM PRASAD SAHA 6/33D, SUKANTA SARANI, MILANPALLY EAST, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	28/03/2024	28/03/2024	28/03/2024
Identifier Of Shri NARAYAN PRASAD AGARWAL, Shri KISHAN AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MEGASUN MERCHANTS PRIVATE LIMITED	DEUTI DEVELOPERS-122.067 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 261, LR Khatian No:- 3514	Owner:মেগাসন মার্চেন্টস প্রাইভেট লিমিটেড, Gurdian:শ্রী কিশান আগরওয়াল, Address:মিজ , Classification:বৃপনী, Area:1.22000000 Acre,	MEGASUN MERCHANTS PRIVATE LIMITED

Endorsement For Deed Number : I - 040302467 / 2024

On 28-03-2024

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.

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

Presented for registration at 11:23 hrs on 28-03-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri KISHAN AGARWAL .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,70,04,980/-

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

Execution is admitted on 28-03-2024 by Shri KISHAN AGARWAL, DIRECTOR, MEGASUN MERCHANTS PRIVATE LIMITED (Private Limited Company), RAJNI BAGAN, HILL CART ROAD, City:- Not Specified, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Mr AMIT KUMAR SAHA, , Son of Mr BHIM PRASAD SAHA, 6/33D, SUKANTA SARANI, MILANPALLY EAST, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,70,064.00/- (A(1) = Rs 2,70,050.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,70,064/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 5:47PM with Govt. Ref. No: 192023240434143048 on 21-03-2024, Amount Rs: 2,70,064/-, Bank: SBI EPay (SBlePay), Ref. No. 3219788468729 on 21-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,80,219/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10,75,219/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 313, Amount: Rs.5,000.00/-, Date of Purchase: 15/03/2024, Vendor name: J Bank

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 5:47PM with Govt. Ref. No: 192023240434143048 on 21-03-2024, Amount Rs: 10,75,219/-, Bank: SBI EPay (SBlePay), Ref. No. 3219788468729 on 21-03-2024, 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 0403-2024, Page from 47944 to 47960

being No 040302467 for the year 2024.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.04.03 12:29:35 +06:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 03/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.