162/2015 I 236

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL B 652771

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

13 JAN 2015

DEED OF CONVEYANCE

Contd. To next sheet

Sl. No. 373 Date 06/01/2015

Sold to Sagar Mahla Projects Pvt. Ltd

of Siliguri

Rs. 5000/- (Rupees) Five thousand only

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
L.No. 544 / R.N.

ও লু রাম আগরওয়াল

(2A) (2A)

ও লু রাম আগরওয়াল

06/01/15

Ramesh Kr Goyal
S/o Shri Jai Karan Das
Sri Ram Colony
Sevoke Road
Siliguri

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
06th DAY OF JANUARY 2015

CONVEYANCE
PARGANA- PATHARGHATA
MOUZA-GOURCHARAN
P. S-MATIGARA
DIST. DARJEELING
AREA: 5.75(FIVE POINT SEVEN FIVE) DECIMALS
SET FORTH VALUE
Rs.14,00,000/=
L. R. KHATIAN NOS. 1238 & 1314
R. S. PLOT NO. 54
L. R. PLOT NO. 52
J. L. NO. 81
GRAM PANCHAYAT

BETWEEN

"SAGARMATHA PROJECTS PRIVATE LIMITED"(P. A. No.AAGCP5124M), a Private Limited Company, incorporated under the companies Act 1956, having its corporate Identity Number:- U45400WB2012PTC177267, Dtd. 22-08-2012, having its Registered Office at 16, Mangal Pandey Road, Khalpara, P.O. &. P.S. Siliguri-734005, Dist. Darjeeling, in the State of West Bengal, represented by its Directors **1. SRI TILAK BANSKOTA** S/O Bhola Nath Banskota, **2. SRI NARESH AGARWAL** S/O Ramsingh Agarwal & **3. SRI AMAR CHETRY** S/O Late Bhim Bahadur Chetry, all are Hindu by Religion, Nationality by Indian, Business by Occupation, No. 1 residing at Ambadhura, Salbari-734009, P.O-Sukna, P.S-Pradhan Nagar, Dist. Darjeeling, No. 2 residing at Mangal Pandey Road, Khalpara, Siliguri, P.O & P.S-Siliguri, Dist. Darjeeling, in the State of West Bengal & No.4 residing at 4th Floor, Dolphin Apartment, Ganeshguri, Guwahati, (Assam), hereinafter called the **"PURCHASER"**(Which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the **ONE PART.**

Contd. to next sheet

Addl. Dist. Magistrate
Sub. Div. II at Berhampur, Dt. Ganjam

06/01/15

AND

SRI TELURAM AGARWAL(P. A. No.AQMPA4385J) S/O Late Umrawmal Agarwal, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Jorethang, P.O-Jorethang, Dist. South Sikkim, in the State of Sikkim, hereinafter called the **"VENDOR"**(Which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the vendor is the absolute owner in possession of all that piece and parcel of land measuring 70(Seventy) Decimals, appertaining to R. S. Plot Nos. 54, 58 & 66 corresponding to L. R. Plot Nos. 52, 43 & 49, recorded in R. S. Khatian No. 8/1 corresponding to L. R. Khatian No. 869, situated at Mouza-GOURCHARAN, J. L. No. 81, Pargana-Patharghata, P.S-Matigara, District-Darjeeling, as fully described in the schedule below, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 3, pages from 2952 to 2962, Being Document No. 01155, for the year 2008, registered at Addl. Dist-Sub Registry Office Siliguri-II, at Bagdogra, District-Darjeeling, executed by **Smt. Sabitri Gupta** W/O Sri Badri Prasad Gupta of Matigara Bazar, Matigara, Dist. Darjeeling and shall ever since then the vendor has been possessing of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS thereafter the Vendor recorded the aforesaid land total measuring 70(Seventy) Decimals in his name at the Office of the then B. L. & L. R. O, Shivmandir and got new L. R. Khatian being No. 1238, U/S 50 of the West Bengal Land Reforms Act, 1955 and finally framed and published U/S 51(2) of the W.B.L.R Act 1955, West Bengal Act X of 1955 under rule 18(2) of West Bengal Non Agriculture Tenancy Act and shall ever since then the vendor is the absolute owner of the land total measuring 72(Seventy Two) Decimals as per his aforesaid Khatian Records.

Contd. to next sheet

Addl. Dist. Magistrate
Rly. Hat Bazar, Lucknow

06/01/15

AND WHEREAS the vendor is also the absolute owner in possession of all that piece and parcel of land measuring 68(Sixty Eight) Decimals, appertaining to R. S. Plot Nos. 54 & 66 corresponding to L. R. Plot Nos. 52 & 49, recorded in R. S. Khatian No. 8/1 corresponding to L. R. Khatian No. 863, situated at Mouza-GOURCHARAN, J. L. No. 81, Pargana-Patharghata, P.S-Matigara, District-Darjeeling, as fully described in the schedule below, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 16, pages from 4931 to 4941, Being Document No. 05869, for the year 2008, registered at Addl. Dist-Sub Registry Office Siliguri-II, at Bagdogra, District-Darjeeling, executed by **Smt. Santi Devi Choudhury** W/O Sri Ramaswar Choudhury of Matigara Bazar, Matigara, Dist. Darjeeling and shall ever since then the vendor has been possessing of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule below.

AND WHEREAS thereafter the Vendor recorded the aforesaid land measuring 68(Sixty Eight) Decimals in his name in the record of rights at the Office of the B. L. & L. R. O, Shivmandir and shall ever since one New L. R. Khatian, being Khatian No. 1314 was framed in the name of Vendor, as per provision of L. R. Act. 1955.

AND WHEREAS by virtue of the aforesaid Two Separate Deed of Sale & Record of Rights Vendor became the sole, absolute and exclusive owner of the aforesaid land total measuring 140(One Hundred Forty) Decimals, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of fund for investing the some lucrative business and for other family expenses have offer for sale the above referred land measuring 5.75(Five Point Seven Five) Decimals, out of 140(One Hundred Forty) Decimals, for a total consideration of Rs.14,00,000/-(Rupees Fourteen Lakhs) only and the aforesaid land is fully described in the Schedule herein below.

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Sig. II at Bangalore, Dt. [illegible]

06/01/15

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TELU RAM AGARWAL
UNRAMUL AGARWAL

01/01/1937

Permanent Account Number
AQMPA4385J

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू.टी.आई.टी.एस.एल.,
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

तेलुराम अग्रवाल

तेलुराम अग्रवाल

06/01/15

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the schedule herein below approached the Vendor and offered to Purchase the above referred to land measuring 5.75(Five Point Seven Five) Decimals, out of 140(One Hundred Forty) Decimals, for a total consideration of Rs.14,00,000/-(Rupees Fourteen Lakhs) only.

AND WHEREAS the Vendor finding the said offer of the Purchaser lucrative and profitable, have accepted the same and agreed to sell to the Purchaser the said land measuring 5.75(Five Point Seven Five) Decimals, out of 140(One Hundred Forty) Decimals, free from all encumbrances for a total consideration of Rs.14,00,000/-(Rupees Fourteen Lakhs) only.

AND

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.14,00,000/-(Rupees Fourteen Lakhs) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

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06/01/15

That the Vendor does hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendor or any person claiming through or under him.

AND

That the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THE VENDOR FURTHER DECLARES that he will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

IT IS FURTHER DECLARE That there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

Contd. to next sheet

06/01/15

THE VENDOR FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDOR FURTHER covenant that all rents, taxes and other public charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due up to the date of these presents, have been paid and all other covenants and conditions required to be observed or performed, have been so observed and performed and if it transpires otherwise, the Vendor shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non--performance as aforesaid.

THE VENDOR FURTHER DECLARE that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendor at the date of these presents and the present position of land is Rupni & proposed use of land is Bastu.

IT IS FURTHER DECLARE by the Vendor that the Vendor has not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendor, is proved to be false, the Vendor shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

Contd. to next sheet

Addl. Dist. Sub-Registrar
Sty. II at Bagdogra, Dt. Darjeeling
06/01/15

SCHEDULE

(Land hereby Sold)

All that piece or parcel of vacant **Bastu** land measuring **5.75(Five Point Seven Five)** Decimals, appertaining to R. S. Plot No. **54** corresponding to L. R. Plot No. **52**, recorded in L. R. Khatian Nos. **1238 & 1314**, situated at Mouza-**GOURCHARAN**, J. L. No. **81**, Pargana-Patharghata, Police Station-Matigara, Addl. Dist-Sub Registry Office Siliguri-II, at Bagdora, District-Darjeeling.

The above schedule land is butted and bounded as follows: -

By the North : Public House,

By the South : Land of Jiten Oraon & Others

By the East : Land of Vendor

By the West : 40 Ft. wide Metal Road

IN WITNESS WHEREOF THE VENDOR IN GOOD HEALTH AND CONCIOUS MIND HAS PUT HIS SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. Ramesh Ch Goyal
S/o Shri Jai Karan Das
Sri Ram colony
Sevoke Road
Siliguri

VENDOR

Drafted and Printed in my Office
As per instruction of the party

(MANOJ KUMAR KEDIA)
Advocate, Siliguri.
Regn No. WB/94/1997

2. Santu Chakraborty
S/o- Ashim Chakraborty
32, VS Road, Khalpara
Siliguri
Dist- Darjeeling

06/01/15

EXECUTANT FINGER PRINT SHEET

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

CLAIMANT FINGER PRINT SHEET

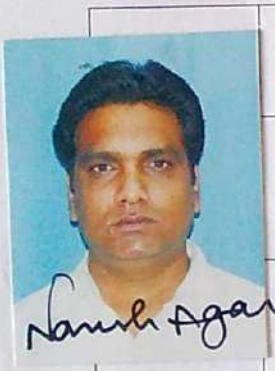
Tilak Bankata

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

Tilak Bankata

Tilak Bankata

CLAIMANT FINGER PRINT SHEET



Naresh Agarwal

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

Naresh Agarwal.

Naresh Agarwal.

CLAIMANT FINGER PRINT SHEET

Amar Chatry

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

Amar Chatry

Amar Chatry

Signature of Identifier

Signature of R.O.

Signature

06/01/15

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू.टी.आई.टी.एस.एल.
प्लाट नं: 3, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Tilak Banskota

Addl. Dist. Sub-Registrar
Sadar, Darjeeling

06/01/15

भारत गणराज्य REPUBLIC OF INDIA

For Regional Passport Officer
कोलकाता /Kolkata

भारत गणराज्य REPUBLIC OF INDIA

P IND J4860534

BANSKOTA

TILAK

INDIAN M 31/12/1982

BANSKOTA

KOLKATA

04/02/2011 03/02/2021

P<INDBANSKOTA<<TILAK<<<<<<<<<<<<<<<<<<<<<<<<

J4860534<3IND8212317M2102034<<<<<<<<<<<<<<<8

Tilak Banskota

Addl. Dist. Sub-Registrar
Sq. II at Bhowanipur, Alipore
06/01/15

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

BHOLA NATH BANSKOTA

माता का नाम / Name of Mother

TIKA MAYA BANSKOTA

पति या पत्नी का नाम / Name of Spouse

पता / Address

AMBADHUKA SALBARI

PO SUKNA

DARJEELING-734009

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

फाइल नं. / File No

CALA08355310

ADDL. DIST. SUB-REGISTRAR
Sub-Reg. II at Bagnan, Dt. Howrah

06/01/15

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARESH AGARWAL

RAMSINGH AGARWAL

24/09/1968

Permanent Account Number

ACHPA8732A

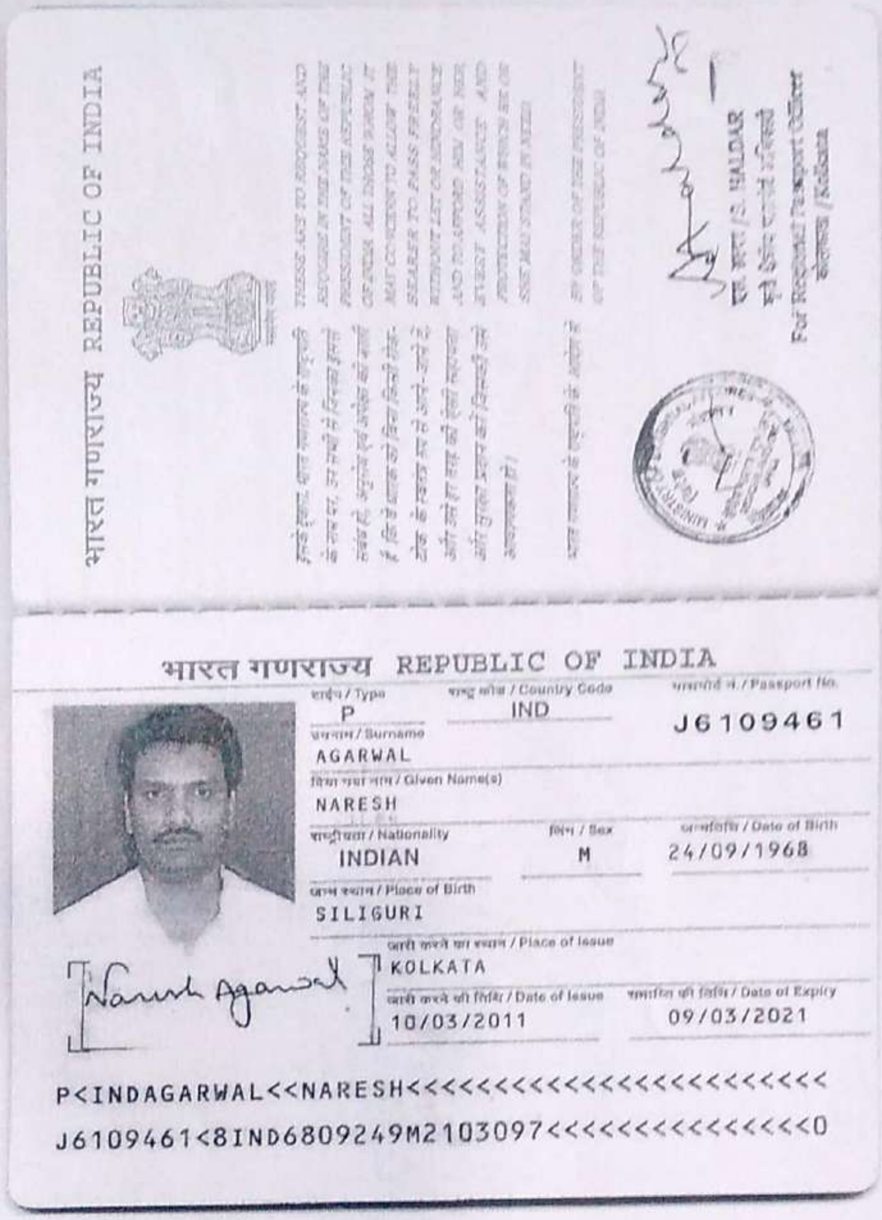
Signature

10072013

06/01/15

Sub-Registrar

Sub. Dist. Darjeeling



भारत गणराज्य REPUBLIC OF INDIA

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

S. HALDAR
For Regional Passport Officer
Kolkata

भारत गणराज्य REPUBLIC OF INDIA

टाईप / Type: P
देश कोड / Country Code: IND
पासपोर्ट नं. / Passport No.: J6109461
उपनाम / Surname: AGARWAL
दिया गया नाम / Given Name(s): NARESH
राष्ट्रीयता / Nationality: INDIAN
लिंग / Sex: M
जन्मतिथि / Date of Birth: 24/09/1968
जन्म स्थान / Place of Birth: SILIGURI
जारी करने का स्थान / Place of Issue: KOLKATA
जारी करने की तिथि / Date of Issue: 10/03/2011
समाप्ति की तिथि / Date of Expiry: 09/03/2021

Naresh Agarwal

P<INDAGARWAL<<NARESH<<<<<<<<<<<<<<<<<<<<<<<<<
J6109461<8IND6809249M2103097<<<<<<<<<<<<<<<0

Sub-Registrar
Sub. Reg. II at Darjeeling, Dt. Darjeeling

06/01/15

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

RAMSINGH AGARWAL

माता का नाम / Name of Mother

DROPATI DEVI AGARWAL

पति या पत्नी का नाम / Name of Spouse

MIRA AGARWAL

पता / Address

MANGAL PANDEY ROAD KHALPARA

SILIGURI

DARJEELING -734005 W.B

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

फाईल नं. / File No.

CALA10658510

Addl. Dist. Sub-Registrar
Reg. II at Siliguri, Dt. Darjeeling
06/01/15

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMAR CHETRY

BHIM BAHADUR CHETRY

11/10/1965

Permanent Account Number

AECPC2226C

Amar Chetry

Signature

Amar Chetry

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने, पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस एल,
प्लाट नं. 3, सेक्टर 11, सी बी डी बेलापुर,
नवी मुंबई-४००६१४

Addl. Dist. Sub-Registrar
Sdr. II at Kurseong, Dt. Darjeeling
06/01/15

Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 00236 of 2015

(Serial No. 00162 of 2015 and Query No. 0403L000000401 of 2015)

On 06/01/2015

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

Presented for registration at 22.20 hrs on :06/01/2015, at the Private residence by Teluram Agarwal ,Executant.

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

Execution is admitted on 06/01/2015 by

1. Teluram Agarwal, son of Late Umrawmal Agarwal , Jorethang, , Thana:-Jorethang, P.O. :-Jorethang, District:-South Sikkim, SIKKIM, India, By Caste Hindu, By Profession : Business

Identified By Ramesh Kr Goyal, son of J. K. Das, Sriram Colony, Sevoke Road, SILIGURI MC, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Tsering Doma Bhutia)
A.D.S.R. Siliguri-II at Bagdogra

On 08/01/2015

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.-14,00,000/-

Certified that the required stamp duty of this document is Rs.- 70000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Tsering Doma Bhutia)
A.D.S.R. Siliguri-II at Bagdogra

On 13/01/2015

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 15389.00/-, on 13/01/2015

(Under Article : A(1) = 15389/- on 13/01/2015)

Deficit stamp duty

Deficit stamp duty

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

Government Of West Bengal

Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 00236 of 2015

(Serial No. 00162 of 2015 and Query No. 0403L000000401 of 2015)

1. Rs. 32505/- is paid , by the draft number 608180, Draft Date 06/01/2015, Bank : State Bank of India, Salbari, received on 13/01/2015
2. Rs. 32505/- is paid , by the draft number 608179, Draft Date 06/01/2015, Bank : State Bank of India, Salbari, received on 13/01/2015

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

Seal of the Additional District Sub Registrar of Siliguri-II at Bagdogra, Dist. Darjeeling

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 1251 to 1271
being No 00236 for the year 2015.

(Kaushik Ray) 31-January-2015
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal

Additional District Sub Registrar of Siliguri-II at Bagdogra, Dist Darjeeling ★ Seal of the