

9-833/15

288



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 729546

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13/01/15
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DEED OF CONVEYANCE

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.

8/813

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

13 JAN 2015

Contd. To next sheet

0005 SL No. 15964 Date 3.1.2015
PURCHASER Sagarbhatn Projects
Full Address Silvassa Pvt. Ltd
Total value.....
Stamp Purchased from JPG Treasury on.....

Jay,
STAMP VENDOR,
(JAYA DAS)
Licence no-1 of 99-2000
Add. DSR Office, Raiganj, Jalpaiguri

B 259248



Aditi D. S. Registrar
Sig. II at Baguwa, Di. Daman/Diu

13 JAN 2015

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
13/1 DAY OF JANUARY 2015

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-GOURCHARAN

P. S-MATIGARA

DIST. DARJEELING

AREA: 2(TWO) DECIMALS

SET FORTH VALUE

Rs.2,60,000/=

L. R. KHATIAN NO. 1238

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 Bholu 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.3 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.

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Adtl. Dist. Sub-Registrar
Sd/- at Bangalore, Karnataka

13 JAN 2015

1012 2012 here (2/12)

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 recorded owner & in possession of all that piece and parcel of land, appertaining to R. S. Plot Nos. 54, corresponding to L. R. Plot Nos. 52 recorded in R. S. Khatian No. 8/1 corresponding to L. R. Khatian No. 1238,869, situated at Mouza-GOURCHARAN, J. L. No. 81, Pargana-Patharghata, P.S-Matigara, District-Darjeeling, as fully described in the schedule below, 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 by virtue of the aforesaid Record of Rights Vendor became the sole, absolute and exclusive owner of the below mentioned land, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of fund for investing in some lucrative business and for other family expenses have offered for sale of the above referred land measuring 2(Two) Decimals, for a total consideration of Rs.2,60,000/- (Rupees Two Lacs Sixty Thousand) only and the aforesaid land is fully described in the Schedule herein below.

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Adm. Dist. Registrar
Sig. Rat Bahadur Singh, Durgam

13 JAN 2015

1016 260000/-

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 2(Two) Decimals, for a total consideration of Rs.2,60,000/-(Rupees Two Lacs Sixty Thousand) 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 2(Two) Decimals, free from all encumbrances for a total consideration of Rs.2,60,000/-(Rupees Two Lacs Sixty Thousand) only.

AND

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.2,60,000/-(Rupees Two Lacs Sixty Thousand) 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.

1016

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Addl. District Registrar
Sig. II at Bagdogra, D. Darjeeling

13 JAN 2015

1/1/2018
Rupni

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.

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.

May

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Addl. Dist. Sub-Registrar
Sgt. Post Bagdoga, Dist. Darjeeling

13 JAN 2015

SCHEDULE

(Land hereby Sold)

All that piece or parcel of vacant **Bastu** land measuring **(2(Two))** Decimals, appertaining to R. S. Plot No. **54** corresponding to L. R. Plot No. **52**, recorded in L. R. Khatian No. **1238**, 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 : Land of Purchaser

By the South : Land of Purchaser

By the East : Land of Purchaser

By the West : Land of Purchaser

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

WITNESSES:

1. Pradulla Banner

S/o Lt. Haran Banner

Villa Pathar Galang

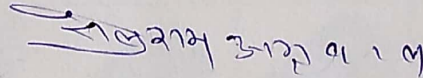
PO - Matigara, Siliguri

Darjeeling

Kailash Poddan

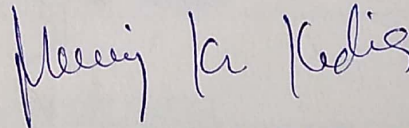
S/o 2. Late Rajanand Poddan

Sevak More, Siliguri



VENDOR

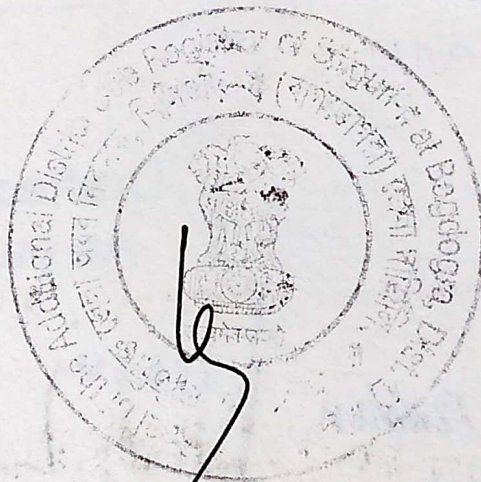
Drafted and Printed in my Office
As per instruction of the party



(MANOJ KUMAR KEDIA)

Advocate, Siliguri.









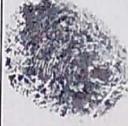


Regn No. WB/94/1997



Addl. Dist. Sub-Registrar
Slo. II at Bangalore, Dt. Bangalore

3 JAN 2015

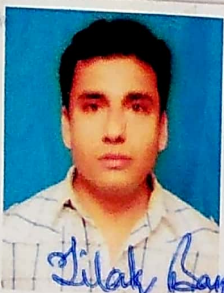










EXECUTANT FINGER PRINT SHEET

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

21/11/2017

21/11/2017












CLAIMANT FINGER PRINT SHEET

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	Left Hand					
<i>Silak Banskota</i>	Right Hand					

Silak Banskota

Silak Banskota











CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
<i>Banshi Aggarwal</i>	Right Hand					

Banshi Aggarwal

Banshi Aggarwal

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
<i>Anur Chetry</i>	Right Hand					

Anur Chetry

Anur Chetry
Signature

Signature of Identifier

Signature of R.O



Addl. Dist. Registrar
Sgt. II at Baidyashree, Dt. Darjeeling

13 JAN 2015



इस कार्ड के खोने/पाने पर तुरन्त सूचित करें/सीटारें।
आपका पैन सेवा इकाई, एन एस डी यूएल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, 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, NSDL,
5th 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: ahaha@nsdl.co.in



Addl. Dir. C. & P. Division
Sig. II at Bagdogra, Lt. Jangshoo

13 JAN 2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TELU RAM AGARWAL
UNRAMUL AGARWAL



01/01/1937

Permanent Account Number

AQMPA4385J

तेलु राम अगारवाल

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
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,
प्लॉट नं: ३, सेक्टर ११, सी बी डी बेलपुर,
नवी मुंबई-४०० ६१४.



Addl. Dist. Sub. Registrar
Sig. II at Bagmati, Dt. Darjeeling

13 JAN 2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TILAK BANSKOTA
BHOLA NATH BANSKOTA
31/12/1982
Permanent Account Number
AGYPB3214B



[Handwritten Signature]
Signature



Adml. Dist. Sub-Registrar
Sly. II at Bagdogra, Dt. Darjeeling

13 JAN 2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NARESH AGARWAL

RAMSINGH AGARWAL

24/09/1968

Permanent Account Number

ACHPA8732A

Naresh Agarwal

Signature



10072013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी 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, NSDL
5th 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



Addl Dist. Sub- Registrars.
No. 14 at Bagdogra, Darjeeling.

13-1-15



Additional District Sub-Registrar
Sg. II at Bagdogra, Dt. Darjeeling

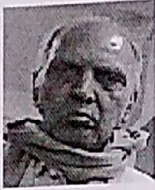

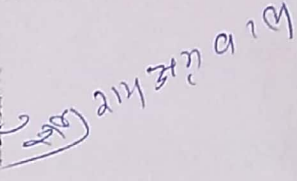
13 JAN 2015

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BAGDOGRA, District- Darjeeling
Signature / LTI Sheet of Serial No. 00333 / 2015, Deed No. (Book - I , 00288/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Teluram Agarwal Jorethang, P.O. :-Jorethang, District:-South Sikkim, SIKKIM, India	 13/01/2015	 LTI 13/01/2015	 13/01/2015

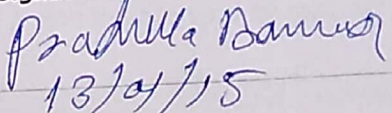
II . Signature of the person(s) admitting the Execution at Office.

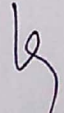
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Teluram Agarwal Address -Jorethang, P.O. :-Jorethang, District:-South Sikkim, SIKKIM, India	Self	 13/01/2015	 LTI 13/01/2015	

Name of Identifier of above Person(s)

Prafulla Barman
 Pathar Colony, Thana:-Matigara, P.O. :-Matigara,
 District:-Darjeeling, WEST BENGAL, India

Signature of Identifier with Date


13/01/15



(Kaushik Ray)

A.D.S.R. Siliguri-II at Bagdogra
 Office of the A.D.S.R. BAGDOGRA





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

Endorsement For Deed Number : I - 00288 of 2015
(Serial No. 00333 of 2015 and Query No. 0403L000000813 of 2015)

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. 2860.00/-, on 13/01/2015

(Under Article : A(1) = 2860/- on 13/01/2015)

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.-2,60,520/-

Certified that the required stamp duty of this document is Rs.- 13026 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 7030/- is paid , by the draft number 962580, Draft Date 13/01/2015, Bank : State Bank of India, Uttorayan, received on 13/01/2015
2. Rs. 1000/- is paid , by the draft number 575412, Draft Date 10/12/2014, Bank : State Bank of India, I A F CAMP BAGDOGRA, received on 13/01/2015

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

Presented for registration at 14.00 hrs on :13/01/2015, at the Office of the A.D.S.R. BAGDOGRA by Teluram Agarwal ,Executant.

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

Execution is admitted on 13/01/2015 by

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

Identified By Prafulla Barman, son of Late Haren Barman, Pathar Colony, Thana:-Matigara, P.O. :-Matigara, District:-Darjeeling, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

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

(Kaushik Ray)

A.D.S.R. Siliguri-II at Bagdogra

EndorsementPage 1 of 1

13/01/2015 17:08:00



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2101 to 2116
being No 00288 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

