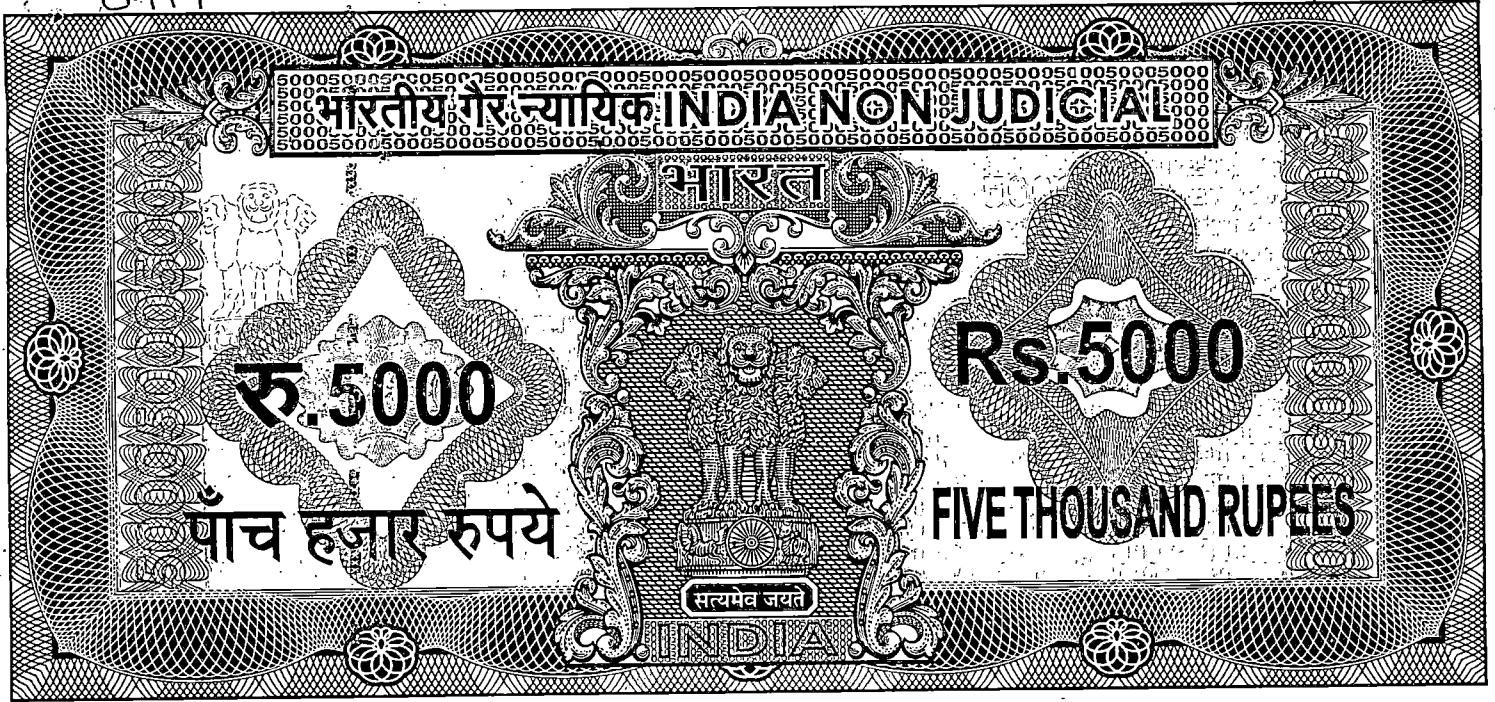


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 236660

C 236660

0/1226322  
V/C-1361

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.

*[Signature]*  
Addl. District Sub-Registrar,  
Siliguri-II at Bagdogra

09 SEP 2016

*Ratan Lal Sharma*

*[Signature]*

REVENUE OFFICER  
B. T. & R. O's Office  
Matigara Block

DEED OF CONVEYANCE

DEED OF CONVEYANCE made this 7th day of SEPTEMBER, Two Thousand  
Sixteen

Cont. ....P/2

**NON JUDICIAL STAMP**

N. 0005 1972 Date 24.8.16

For Sunelaban Residences LLP

at Kolkata

Value Rs ₹ 10000000 As ₹ 10000000

Stamping Vendor  
Bagooga  
Lic. No- 546/AM  
07 / Darjeeling



00000000000000000000

Ratan Lal Sharma.



1634

Ratan Lal Sharma.

NON JUDICIAL STAMP  
Value Rs 10000000 As 10000000  
Stamping Vendor Bagooga Lic. No- 546/AM 07 / Darjeeling

Stamping Vendor Bagooga Lic. No- 546/AM 07 / Darjeeling



Nabin Basu.  
S/O. S.N. Basu.  
Nischintapur T.E.  
P.O + P.S. Matigara.  
Dist. Darjeeling

Addl. Dist. Sub Registrar  
Siliguri II at Bagdogra, Dist. Darjeeling

07 SEP 2016

Page - 2

BETWEEN

Ratan Lal Sharma.

**SRI RATAN LAL SHARMA (PAN:- AKOPS4739C)** S/o Shri Krishna Sharma, by faith Hindu, by occupation Business, resident of Matigara Bazar-734010, P.O. & P.S. Matigara, District- Darjeeling - hereinafter referred to as the **VENDOR** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include of his respective heirs executors administrators and legal representatives) of the **ONE PART**

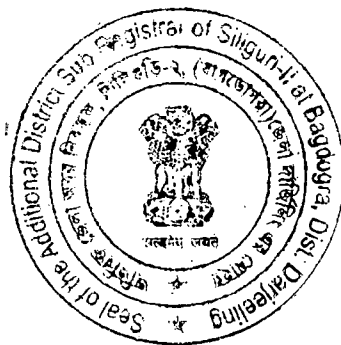
AND

**SUNDARBAN RESIDENCES LLP (PAN:- ACWFS9734R)** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 51, Shakespeare Sarani, P.O. Shakespeare Sarani, P.S. Beniapur, Kolkata-700017 represented by its Authorised Signatory **SRI MANISH KUMAR AGARWAL** S/o Durga Prasad Agarwal, Hindu by Religion, Indian by Nationality, resident of Naya Bazar, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter called **PURCHASER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, heirs, successors, representative, administrators, executors and assigns) of the **FIRST PART**.

**A. WHEREAS:**

- i) That the Vendor is the absolute owner of **ALL THAT** the piece and parcel of land recorded as "**Rupani**", containing an area of **0.25 Acres** comprised in **L.R.Dag No.952, 981**, recorded in **L.R. Khatian No. 492, 603**, in Mouza Guria, Pargana Patharghata, J.L. No.56, P.S. Matigara, District Darjeeling, West Bengal.
- ii) The Vendor herein being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure to the Purchaser **ALL THAT** the piece and parcel of land recorded as "**Rupani**", containing an area of **0.25 Acres** comprised in **L.R.Dag No.952, 981**, recorded in **L.R. Khatian No. 492, 603**, in Mouza Guria, Pargana Patharghata, J.L. No.56, P.S. Matigara, District Darjeeling, West Bengal (for the sake of brevity referred to as "**the SAID PROPERTIES**" and more fully and particularly described in the **Schedule** hereunder written.
- iii) That there are no orders or impediments or constraints under any proceeding whatsoever or otherwise in the Vendor conveying his respective right title and interests in the said properties.

Cont. ....P/3

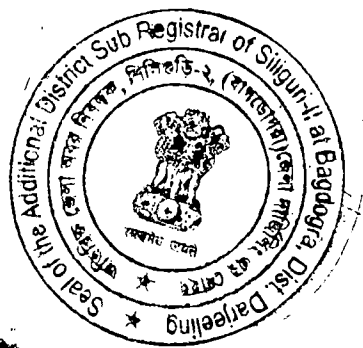


Addl. Dist. Sub Registrar  
Siliguri II, at Bagdogra, Dist. Darjeeling

07 SEP 2016

Ranem Lal Sharmah

- iv) That the said Properties of the Vendor are free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- v) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Properties and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for his personal use and cultivation;
- vi) That no part or portion of the said Properties has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- vii) That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Properties, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;
- viii) That the said Properties or any portion thereof are not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;
- ix) That no declaration has been made or published for acquisition or requisition of the said Properties or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Properties or any of them or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- x) That the said Properties or any of them or any portion thereof are not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;



Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist - Darjeeling

07 SEP 2018

Rahim Jalil Stamp

- xi) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Properties.
  - xii) That no action, suit, appeal or litigation in respect of the said Properties or in any way concerning the said Properties or any of them or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Properties or any of them or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Properties or any of them or any part thereof.
  - xiii) That the said Properties or any of them or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- B. The Purchaser has agreed to purchase the said Properties relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Properties.
- C. The Purchaser has at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed consideration and has called upon the Vendor to grant this conveyance in favour of the Purchaser.



Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist - Darjeeling

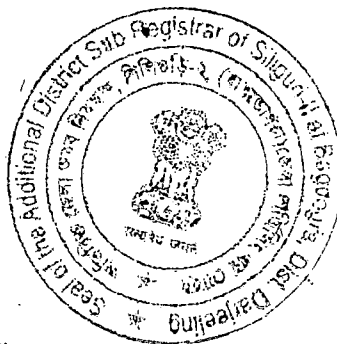
07 SEP 2016



Ratnam Lal Sharma

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum **Rs. 20,00,000/- (Rupees Twenty Lakh) Only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the **Vendor** paid at or before the execution hereof the receipt whereof the Vendor doth hereby as also by the receipt and **memo of consideration** hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the said properties and all benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, the **Vendor** doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THOSE THE SAID PROPERTIES**, fully described in the **SCHEDULE** hereunder written **WITH** all ownership shares rights title and interest of the Vendor in the said Dag with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor and each of them in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Properties and/or meant for beneficial use and enjoyment of the said Properties **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Properties or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat

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Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist - Darjeeling

07 SEP 2016

Ratnam Lal Sharma

encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER, as follows:**

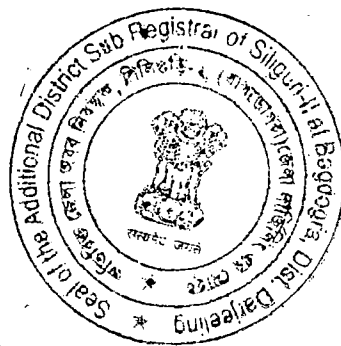
(i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in herself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure her respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title.

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Addl. Dist-Sub Registrar  
Siliguri II. at Bagdogra, Dist. Darjeeling

07 SEP 2016

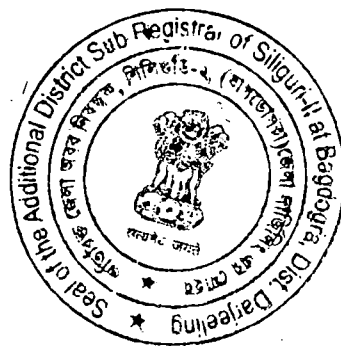
Rantern Lal Sharma

(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.

(vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

(vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

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Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist - Darjeeling

07 SEP 2016

Return 1/1/2019

(viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendor to his properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDOR DO HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) **AND THAT** the respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendor's own direct cultivation and that there is no Bargadar or Bhag Chasi therein or in any part thereof;

iii) **AND THAT** the Vendor has duly complied with all provisions of law prior to sale of the said Properties to the Purchaser;

iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Properties hereby sold and conveyed by the Vendor;



Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist- Darjeeling

07 SEP 2016



v) **The Vendor doth hereby** covenant with the Purchaser that in case at any time hereafter, if the Vendor desires to sell the remaining land held by the Vendor in the said Dags or any other Plots, then the Vendor shall first offer the same to the Purchaser herein in writing stating therein the terms and conditions of such sale, including the price, schedule of payment etc. Within 20 (twenty) days of such offer, the Purchaser shall have to exercise the right of purchase on the terms and conditions so offered and without seeking modifications thereto (but can seek clarifications), failing which the offer shall forthwith stand lapsed and the Vendor after giving notice to the Purchaser thereafter shall be at liberty to effect the sale on the same terms as offered to the Purchaser. The offer to be made and also to be accepted as aforesaid shall be deemed to have been duly made / delivered / accepted if sent by prepaid registered post at the last notified address of the Vendor and the Purchaser respectively.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(Description of the said properties)**

**ALL THAT** the piece and parcel of land recorded as "**Rupani**", containing an area of **0.25 Acres** comprised in **L.R.Dag No. 952, 981**, recorded in **L.R. Khatian No. 492, 603**, in Mouza-Guria, Pargana-Patharghata, J.L. No. 56, P.S. Matigara, District-Darjeeling, West Bengal. Classification of Land:- Rupni/Rupni.

Plot wise detail of the land hereby sold is as follows:

<u>L.R. PLOT NO.</u>	<u>AREA</u>
952	0.07 ACRE
981	0.06 ACRE
981	0.12 ACRE
	-----
	0.25 ACRE
	=====

Land hereby sold is butted and bounded as follows:-

NORTH :- LAND OF PURCHASER,

SOUTH:- LAND OF PURCHASER,

EAST :- LAND OF PURCHASER,

WEST :- LAND OF PURCHASER,



Addl. Dist. Sys. Registrar  
Siliguri 0-20 Bagdogra, Dist. Darjeeling

07 SEP 2015'

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed his hands the day month and year first above written.

**SIGNED AND DELIVERED** by the abovenamed **VENDOR** at Siliguri in the presence of :

1.

Nabin Basu.  
S/o. S.N. Basu.  
Nischintapur T. E.  
P.O + P.S. - Matigara,  
Dist - Darjeeling

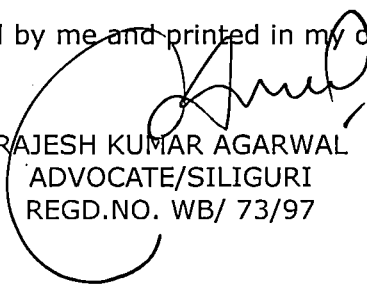
Ratam Lal Sharma.

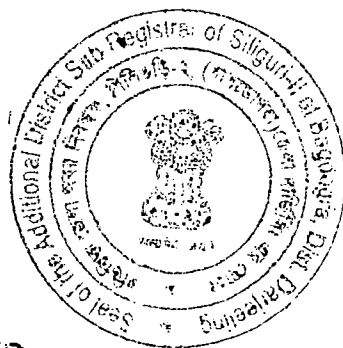
**VENDOR**

2.

Rajiv Sharma  
S/o. R.C. Sharma  
Matigara Bazar  
P.O + P.S. - Matigara  
Dist. Darjeeling.

Drafted by me and printed in my office,

  
RAJESH KUMAR AGARWAL  
ADVOCATE/SILIGURI  
REGD.NO. WB/ 73/97



Addl. Dist-Sub Registrar  
Siliguri II - Darjeeling, Dist - Darjeeling

07 SEP 2016

**MONEY RECEIPT**

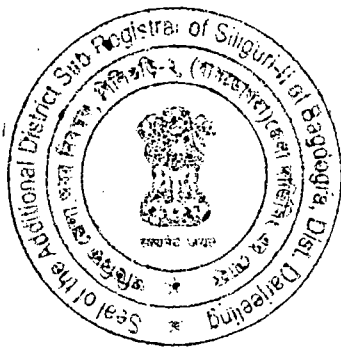
**RECEIVED** of and from the withinnamed Purchaser the within mentioned sum of **Rs. 20,00,000/- (Rupees Twenty Lakh) only** being the consideration in full payable under these presents to the **Vendor** as per memo written hereinbelow:

**MEMO OF CONSIDERATION**

<b>Date</b>	<b>Cheque No</b>	<b>Drawn on</b>	<b>Name</b>	<b>Amount (Rs.)</b>
16.06.2016	000015	HDFC BANK	RATAN LAL SHARMA	<u>15,00,000/-</u>
07.09.2016	000047	HDFC BANK	RATAN LAL SHARMA	<u>5,00,000/-</u>
<b>TOTAL</b>				<u>20,00,000/-</u>

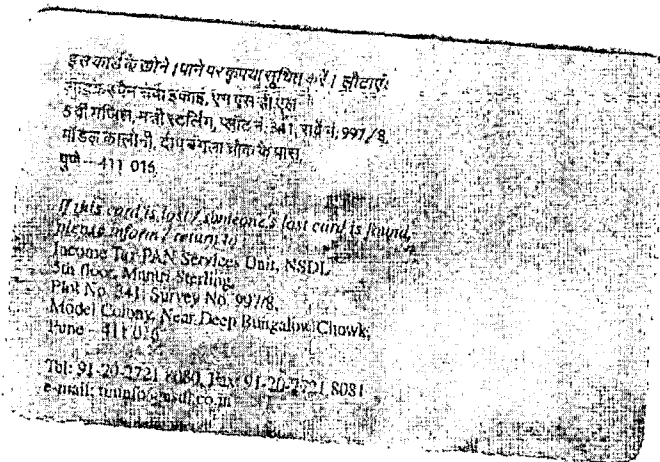
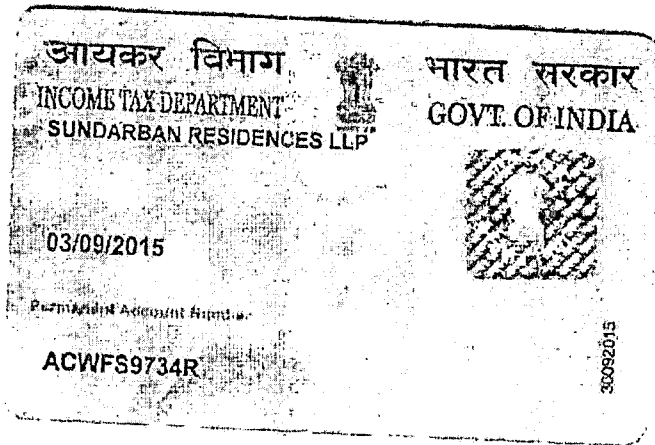
*Ratan Lal Sharma*

(Vendor)

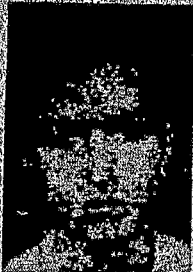




Addl. Dist. Sub Registrar  
Siliguri II- at Bagdogra, Dist. Darjeeling

07 SEP 2016



Manish Kumar Aggarwal

	स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER <b>AEFPA5395F</b>	
	नाम / NAME <b>MANISH KUMAR AGARWAL</b>	
	पिता का नाम / FATHER'S NAME <b>DURGA PRASAD AGARWAL</b>	
	जन्म तिथि / DATE OF BIRTH <b>21-07-1983</b>	
हस्ताक्षर / SIGNATURE <i>MANISH Kumar Agarwal</i>		
	नामपर आयुक्त, प. व. III COMMISSIONER OF INCOME TAX, W.B. - III	


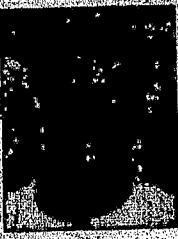
इस कार्ड के खो / गिरल जान पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पी-7,  
चौरांग्डी स्क्वैर,  
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 069.



**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** GLQ4035994  
 পরিচয় পত্র

**Elector's Name** Manish Agarwal  
 নির্বাচকের নাম মনিষ আগরওয়াল


**Father's Name** Durga Prasad Agarwal  
 পিতার নাম দুর্গা প্রসাদ আগরওয়াল

**Sex** M  
 লিঙ্গ পুরুষ

**Age as on 1.1.2005** 21  
 ১.১.২০০৫-এ বয়স ২১

6007624  
 Manurem Compound, Ward no-8, Siliguri Darjeeling  
 734408

বিতান :  
 মামুরাম কম্পাউন্ড, ওয়ার্ড নং-৮, সিলিগুরি দার্জিলিং ৭৩৪৪০৮



Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 28-Siliguri  
 বিধানসভা নির্বাচন কেন্দ্র : ২৮-সিলিগুরি

District: Darjeeling জেলা: দার্জিলিং  
 Date: 22.03.2005 তারিখ: ২০.০৩.২০০৫

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RATAN LAL SHARMA

KRISHNA SHARMA

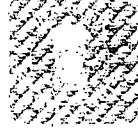
29/05/1958

Permanent Account Number

AKOPS4739C

*Ratan Lal Sharma*

Signature



30042011



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

**IDENTITY CARD**

পরিচয় পত্র

WB/04/025/0201695



Elector's Name : Sharma Ratanlal

নির্বাচকের নাম : শর্মা রতনলাল

Father/Mother/  
Husband's Name : Shrikrishna

পিতা/মাতা/স্বামীর নাম : শ্রীকৃষ্ণ

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95 35

০১.০১.৯৫ -এ বয়স : ৩৫

Address :

**Matigara Hat**

**Matigara**

**Darjeeling**

ঠিকানা :

মাটিগাড়া হাট

মাটিগাড়া

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

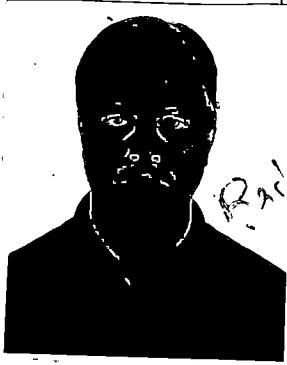
Place : Siliguri

স্থান : শিলিগুড়ি

Date : 25.02.95

তারিখ : ২৫.০২.৯৫

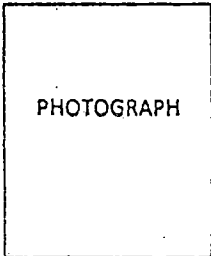
SPECIMEN FORM FOR TEN FINGERPRINTS



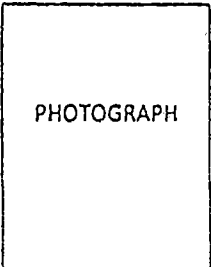
*Rajendra Lal Sharma*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*Rajendra Lal Sharma*



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



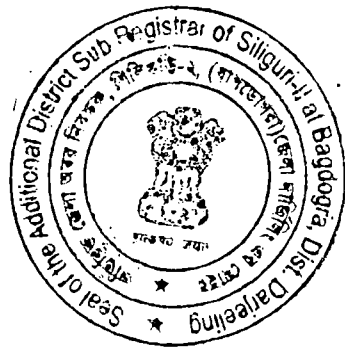
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



*Manish Kumar Agarwal*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*Manish Kumar Agarwal*



Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist - Darjeeling

07 SEP 2016



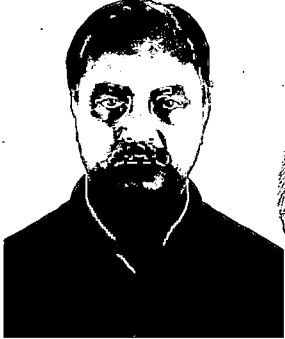


Government of West Bengal

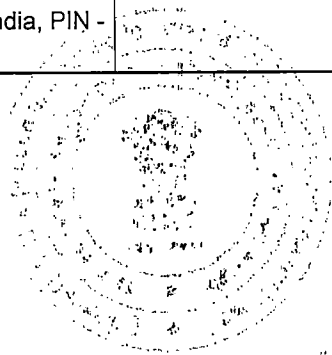
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

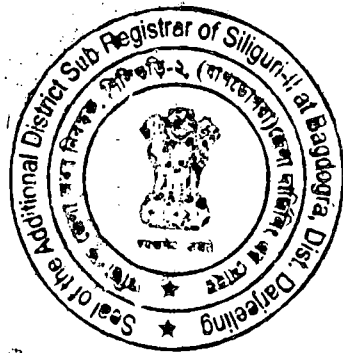
Signature / LTI Sheet of Query No/Year 04030001226322/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri RATAN LAL SHARMA Matigara Bazar, P.O:- MATIGARA, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734010	Seller			Ratan Lal Sharma
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Navin Basu Son of S Basu Nischintapur Tea Eastate, P.O:- Matigara, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734010	Shri RATAN LAL SHARMA			



(Suraj Lepcha)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BAGDOGRA  
Darjeeling, West Bengal



Handwritten signature  
Addl. Dist-Sub Registrar  
Siliguri II- at Bagdogra, Dist - Darjeeling

07 SEP 2016

## Major Information of the Deed

Deed No :	I-0403-05794/2016	Date of Registration	9/9/2016 3:18:56 PM
Query No / Year	0403-0001226322/2016	Office where deed is registered	
Query Date	01/09/2016 10:48:46 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9434020016, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,00,000/- (Article:23)	Rs. 21,989/- (Article:A(1))		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Guria

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-952	LR-492	Industrial use	Rupni	0.07 Acre	5,60,000/-	5,60,000/-	Property is on Road
L2	LR-981	LR-492	Industrial use	Rupni	0.06 Acre	4,80,000/-	4,80,000/-	Property is on Road
L3	LR-981	LR-603	Industrial use	Rupni	0.12 Acre	9,60,000/-	9,60,000/-	Property is on Road
		<b>TOTAL :</b>			<b>25Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	
		<b>Grand Total :</b>			<b>25Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri RATAN LAL SHARMA</b> Son of Shri Krishna Sharma Matigara Bazar, P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKOPS4739C, Status :Individual, Executed by: Self, Date of Execution: 07/09/2016 , Admitted by: Self, Date of Admission: 07/09/2016 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SUNDARBAN RESIDENCES LLP</b> 51, Shakespeare Sarani, Kolkata, P.O:- Shakespeare Sarani, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. ACWFS9734R, Status :Organization



**Identifier Details :**

Name & address	
Shri Navin Basu Son of S Basu Nischintapur Tea Eastate, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri RATAN LAL SHARMA	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN LAL SHARMA	SUNDARBAN RESIDENCES LLP-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN LAL SHARMA	SUNDARBAN RESIDENCES LLP-6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN LAL SHARMA	SUNDARBAN RESIDENCES LLP-12 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Guria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 952(Corresponding RS Plot No:- 352), LR Khatian No:- 492	Owner:রতন লাল শর্মা, Gurdian:কৃষ্ণ, Address:মাটিগাড়া বাজার, Classification:ডাঙ্গা, Area:0.07000000 Acre,
L2	LR Plot No:- 981(Corresponding RS Plot No:- 353), LR Khatian No:- 492	Owner:রতন লাল শর্মা, Gurdian:কৃষ্ণ, Address:মাটিগাড়া বাজার, Classification:ডাঙ্গা, Area:0.06000000 Acre,
L3	LR Plot No:- 981(Corresponding RS Plot No:- 353), LR Khatian No:- 603	Owner:রতন লাল সর্মা, Gurdian:মৃত এস. কে., Address:নিজ, Classification:ডাঙ্গা, Area:0.12000000 Acre,

Endorsement For Deed Number : I - 040305794 / 2016

**On 02-09-2016**

**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 20,00,000/-



**Suraj Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

**On 07-09-2016**

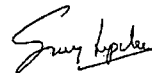
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 10:37 hrs on 07-09-2016, at the Private residence by Shri RATAN LAL SHARMA ,Executant.

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

Execution is admitted on 07/09/2016 by Shri RATAN LAL SHARMA, Son of Shri Krishna Sharma, Matigara Bazar, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business

Indetified by Shri Navin Basu, Son of S Basu, Nischintapur Tea Eastate, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, By caste Hindu, By Profession Others



**Suraj Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

**On 09-09-2016**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,989/- ( A(1) = Rs 21,989/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,989/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2016 11:22AM with Govt. Ref. No: 192016170022287251 on 09-09-2016, Amount Rs: 21,989/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1038993046 on 09-09-2016, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,00,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 95,000/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1972, Amount: Rs.5,000/-, Date of Purchase: 24/08/2016, Vendor name: T ROY  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/09/2016 11:22AM with Govt. Ref. No: 192016170022287251 on 09-09-2016, Amount Rs: 95,000/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 1038993046 on 09-09-2016, Head of Account 0030-02-103-003-02



**Suraj Lepcha**

**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 0403-2016, Page from 121135 to 121158  
being No 040305794 for the year 2016.**



Digitally signed by SURAJ LEPCHA  
Date: 2016.09.09 16:28:38 +05:30  
Reason: Digital Signing of Deed.

**(Suraj Lepcha) 09/09/2016 16:28:37**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.**

**(This document is digitally signed.)**

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