1) Khajana -> 2Pcs -> 84 25368 & 84 34746

2) NOC -> 2Pcs -> 4800 & 0054

3) Conversion certificate -> 1) 1279/SDC & LRO-5(g)/1
2) CN/2017/0401/217

4) Khatian -> 1Pcs -> 0401076

5) LUCC -> 2Pcs -> 1) 2188.09mt
2) 1776.76mt

6) Deed -> 2Pcs -> 1) 8414
2) 2369

West Bengal Form No. 1077

L&LR / SBP M

8434746

খাজনার দাখিলা এবং বিবিধ তলব

প্রজার অংশে

১। জেলার নাম	২। থানার নাম ও জেটিনি নং	৩। মৌজার নাম ও জে.এল. নং	৪। খতিয়ান নং
[illegible]	Mbr	[illegible]	[illegible]

৫। মৌজার নাম ও জে.এল. নং	৬। অমতাবী নং	৭। খতিয়ান নং	৮। দাগ নং	৯। জমির পরিমাণ
Kalam	76	404	178	0.0247 m

১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন

Sudhir Ch. Mazumder Suman MPG.

১১। কায়েম খাজা (পাকনা) সহিত হইবেক

+ Sagar [illegible] সালিয়ানা তলব Works Ltd

নগদ খাজনা	সাত টাকা	পণ্য কর	পূর্ত কর	শিক্ষা কর	বিবিধ: খাস খাটি খাজনা লাইসেন্স ফি ১৭ (ক)	বিবিধ: অন্যান্য ১৭ (খ)	প্রাপ্তি কর্মচারীর লাইসেন্স ফি: সাত টাকা ১৮ (ক)	প্রাপ্তি কর্মচারীর লাইসেন্স ফি: সেস ১৮ (খ)	মোট ১৯
১৫	১৬	১৭	১৮	১৯	72	2769/		2017	

1408 ওয়াশীল

	জিন সালের পর্যন্তকার	তৃতীয় সালের বাকি	দ্বিতীয় সালের বাকি	চলতি সালের পূর্বকার	চলতি	সুদ ৪৫	শাস্তির ৪৬
খাজনা	52	4	4	4	4	36	
সাত টাকা							
পণ্য কর	13	1	1	1	1	8	
পূর্ত কর	13	1	1	1	1	8	
শিক্ষা কর	13	1	1	1	1	8	
খাস খাটি খাজনা লাইসেন্স ফি							
অন্যান্য							
প্রাপ্তি কর্মচারীর লাইসেন্স ফি							
(ক) সাত টাকা	13	1	1	1	1	8	
(খ) সেস	76	2	2	2	2	18	
মোট	130	10	10	10	10	90	2
খাস মিনাহ							260

Two hundred [illegible]

*যে সালের খাজনা ওয়াশীল খাতায় লিখুন।
ইতিবা : (১) কেবল খাজা পাকনা) তেওয়া হইলে [illegible] খাতায় লিখিবেন কিন্তু বিবিধ হইবে।

মোট আদায় (কথায়)

আদায়কারী কর্মচারীর স্বাক্ষর ও তারিখ

Mos — [illegible] 12/6/17

SBP, Kolkata-700 015

Form No. 1077

L & L R / S B P M

8429368

খাজনার দাখিলা এবং বিবিধ তলব

প্রজার অংশ

১। জেলার নাম	২। থানার নাম ও ট্রাঁকি নং	৩। সার্কেলের নাম ও তহশীল কোড নং	৪। হালিকা তহশীল হালিকা নং
হাবিলিং	[illegible]	[illegible]-II	[illegible]

৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	[illegible]	৯। জমির পরিমাণ
[illegible]-৭৬	–	১২৭৮	১৭৭,	০.৯৫ [illegible]

১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন	১৮। কিস্তির খাজনা (খাজনা) দাখিল হইয়াছে
সুমন [illegible] প্রা:	১৭৯ [illegible] –

লি: [illegible] প্রজার উপর বকেয়া তলব

বকেয়া খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ: [illegible]	বিবিধ: অন্যান্য ১৭(খ)	গ্রামীণ কর্মসংস্থান আইন সেস: সেসের চার্জ ১৮(ক)	গ্রামীণ কর্মসংস্থান আইন সেস: সেস ১৮(খ)	মোট ১৯
[illegible]									

ওয়াশীল

	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	মূল ২০	[illegible] ২১
খাজনা	২৮৬	২৮৬	২৮৬	২৮৬	২৮৬	২৮৬	
সার চার্জ	—	—	—	—	—	—	
পথ কর	৯	৯	৯	৯	৯	৯	
পূর্ত কর	৬৬	৬৬	৬৬	৬৬	৬৬	৬৬	
শিক্ষা কর	৭৫	৭৫	৭৫	৭৫	৭৫	৭৫	
[illegible]	—	—	—	—	—	—	
অন্যান্য	—	—	—	—	—	—	
গ্রামীণ কর্মসংস্থান আইন সেস	—	—	—	—	—	—	
(ক) সার চার্জ	২২	২২	২২	২২	২২	২২	
(খ) সেস	৪৬	৪৬	৪৬	৪৬	৪৬	৪৬	
মোট	২৮৬	২৮৬	২৮৬	২৮৬	২৮৬	২৮৬	
বাকি দিনার							

[illegible] – ২৮৭৬/-

*যে সনের বকেয়া ওয়াশীল তাহা লিখুন।

মন্তব্য : জেলার খাজনা খাজনা সেসের হইলে [illegible] পরিমাণ বিস্তারিত লিখিতে হইবে।

মোট আদায় [illegible] (১৪২৭-১৪২৪)

[illegible] ১৪/[illegible]

SBP, Kolkata-700 015

Receipt No. 4900

Form 4

[See rules 8(2) and 31(2)]

MATIGARA- I GRAM PANCHAYAT

P.O. SUSHRUTA NAGAR, DIST. DARJEELING

Receipts for Tax, Rates and Fees as assessed by Gram Panchayat
(Duplicate to be made out by both sides carbon paper process)

1. Name and address of assessee [illegible] Holding No. (if any) [illegible]
2. Amount received on account of :

(a)	Tax on land and building for the period (quarter [illegible] year)	Rs. 1000/00
(b)	Fees on registration of vehicles for the period	Rs.
(c)	Fees for sanitary arrangement for the period	Rs.
(d)	Water rate for the period	Rs.
(e)	Lighting rate for the period	Rs.
(f)	Conservancy rate for the period	Rs.
(g)	Fees on trade registration certificate for the period	Rs.
(h)	Tolls on persons, vehicles, animals or ferry established by or under the management of Gram Panchayat for the period	Rs.
(i)	Fees for the use of burning ghat	Rs.
(j)	Fees for registration of shallow or deep tubewells for the period	Rs.
(k)	Fees on village produces and in village markets	Rs.
(l)	Fees on erection, exhibition, fixing any advertisement for public display for the period	Rs.
(m)	Penalty under bye-law in terms of sec. 47	Rs.
(n)	Others :	Rs.
	TOTAL	Rs. 1000/00

Dated 12 the 6 20 17

Note : (1) No member of the Panchayat shall be entrusted with this job.
(2) If any payment is made by cheque or draft its number and date shall be noted against the amount.

(Signature with date)
Secretary / Tax Collector of
Gram Panchayat

Receipt No. 0004

Form 4

[See rules 5(2) and 31(2)]

MATIGARA-I GRAM PANCHAYAT

MEDICAL MORE, P.O. SUSHRUTANAGAR, DIST. DARJEELING

Receipts for Tax, Rates and Fees as assessed by Gram Panchayat
(Duplicate to be made out by both sides carbon paper process)

1. Name and address of assessee (110) [illegible]

Holding No. (if any) [illegible] 825

2. Amount Received on account of [illegible]

(a) Tax on Land and Building for the period [illegible] / year)	Rs.
[illegible]	
(b) Fee on registration of Vehicles for the period [illegible]	Rs. 5000/-
(c) Fee for sanitary arrangement for the period	Rs.
(d) Water rate for the period	Rs.
(e) Lighting rate for the period	Rs.
(f) Conservancy rate for the period	Rs.
(g) Fee on trade licence or certificate for the period	Rs.
(h) Rent for temporary stalls, kiosks, shops or ferry established by or under the management of Gram Panchayat for the period	Rs.
(i) Fee for the use of burning ghat	Rs.
(j) Fee for registration of slaughter or dress tolerable for the period	Rs.
(k) Fee on village produces sold in village markets	Rs.
(l) Fee for erection, exhibition and any advertisement of public display for the period	Rs.
(m) Penalty under bye-law in terms of sec. 47	Rs.
(n) Others	Rs.
Total Rs.	5000/-

Rupees in words [illegible]

Signature of the Secretary/Tax Collector of Gram Panchayat with Date

Date 10 the 6 20 17

Note : (1) No member of the Panchayat shall be entrusted with this job.
(2) If any payment is made by cheque or draft, its number and date shall be noted against the amount.

GOVERNMENT OF WEST BENGAL
OFFICE OF THE SUB-DIVISIONAL LAND & LAND REFORMS OFFICER
SILIGURI

Memo No. 1274 / SDL&LRO-Sig/1 Date: 30/7/2012

CONVERSION CERTIFICATE

To
Sri Sun Sunny Housing Pvt. Ltd
Director Sri Vikash Bansal
S/O Sri Binod Kumar Bansal, S.P. Mukherjee Road, Siliguri
District- Darjeeling

Conversion Case No. 1078/XIII/MTG/2012

In terms of rule 184 of WBL&LR manual 1991 an enquiry has been made under the rule 5A of WBL&LR rules 1965. In accordance with the enquiry and report, conversion under section 4C of WBL&LR Act 1955 is granted in respect of schedule of land mention below from **Rupni & Danga to Comercial (Housing Complex)** in favour of **Sri Vikash Bansal S/O Sri Binod Kumar Bansal**. Subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.

SCHEDULE OF LAND

NAME OF MOUZA	Kalam
J.L. NO.	76
KHATIAN NO.	1278
PLOT NO.(L.R)	176, 177, 178 179=(0.10, 0.26, 0.08,0.51)
CLASSFIFICATION	Comercial (Housing Complex)
AREA	0.95 Acre
P.S.	Matigara
DISTRICT	Darjeeling

Sub-Divisional Land & Land Reforms Officer
Land Allotment Office,
Siliguri

Memo No. /1(4) / SDL&LRO-Sig/1 Date: / /2012

Copy forwarded for information to

1. The Block Land & Land Reforms Officer, Matigara
2. B.L.O. Office, Adhara Khas
3. Bhumi Rajaswa Adhara Khas
4. Office Copy

Sub-Divisional Land & Land Reforms Officer
Land Allotment Office,
Siliguri

S.L. AGARWALLA
Reg. No. 2301987
Central Govt.
Notary, Siliguri

Attested By
Notary Public
Siliguri

Government of West Bengal

Office of the Block Land & Land Reforms Officer

মাটিগাড়া, দার্জিলিং

To

SUMAN MFG WORKS LTD.

পিতা/স্বামীর নাম: শ্রী বিকাশ বনার্জি কি. নিলাম কুমার

গ্রাম/পাড়া: শিলিগুড়ি

P.S.: মাটিগাড়া District: দার্জিলিং

Sub: Prayer for change of character of land from one class to another

Ref: His/Her Application Dated: 04/07/2017

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up-to-date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him / her for conversion of land from one class to another as noted in the schedule - I below with effect from subject to the terms and condition as noted in schedule - II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no.CN/2017/0401/217)

Mouza With JL No. & PS	Khatian No.(LR)	Plot No	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
আমন	1278	178	0.0247	ডাঙ্গা	বাগান

J.L.No: 076

PS: মাটিগাড়া

Schedule – II

(Terms and conditions for conversion)

a) This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.

b) This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act,1979, if these are applicable to the land involved.

c) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.

d) This permission of conversion will also stand revoked if the land is used other than the purpose for which permission is given.

e) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no.4296 LR/1A-05/07GE(M)

Collector U/Sec. 4C of the WBLR Act, 1955

Block Land & Land Reforms Officer

Block Land & Land Reforms Officer

Matigara Block

31/07/2017

Government of West Bengal

Office of the Block Land & Land Reforms Officer

মাটিগাড়া, দার্জিলিং

Dated 17.09.2009 of the Commissioner General, Land and Land Reforms & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette,Extraordinary.

Collector U/Sec. 4C of the WBLR Act, 1955

Block Land & Land Reforms Officer

Dated:null Matigara Block

Memo: 4465

(i) The RI, of the আঠারখাই-II for information and taking necessary action.

Block Land & Land Reforms Officer

31/07/2017

Block Land & Land Reforms Officer

Matigara Block

OFFICE OF THE
MATIGARA PANCHAYAT SAMITI
P.O. KADAMTALA, DIST. DARJEELING

Memo. No. 858 /MPS/PI. Dated:- 21.06.2017

To,

Suman MFG works Ltd. Represented by Sri Vikash Bansal,
Khalpara, Siliguri,
P.O. & P.S. Siliguri,
Dist. Darjeeling.

Sub.: Land use Certificate

*In reference to his / her application dated **01.06.2017**on the subject quoted above, the proposed change of use of land from **vacant to Residential** development for an area of **1776.76 square metres** (Site Plan enclosed) at **Matigara I Gram Panchayat, Plot No- 176(P), 177(P), 178(P), 179(P), Mouza – Kalam, J.L. No. 76** under Matigara Police Station, he/she is hereby informed that the development /institution / change of use of land as proposed is hereby approved for land use as required under sub-Section12 of Section 114A of West Bengal Panchayat Act, 1973 as amended up to 2009. The development charge as leviable under the said Act for the proposed development / institution/ change of use of land has been paid vide money receipt No..... NIL..... Dated **17.06.2017** The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan/ enclosed .....X..... Square metres as out of total land area permissible under Regulation.*

Executive Officer
Matigara Panchayat Samity

CHALLAN

4th Copy
For Depositor

For Matigara Panchayat Samity
P.O. Kadamtala, Dist. Darjeeling

To
The Branch Manager
Indian Overseas Bank
Kawakhali / Siliguri / S.F. Road
Sevoke Road / Uttar Bagdogra
Dabgram-Thakurnagar / Haldenpara Branch

Sir,
Please credit to the Account No. 306501000005555 of Executive Officer, Matigara Panchayat Samity

1. Rs. 21921/- (Rupees Twenty one thousand Nine hundred and twenty one) Only
2. For (purpose) - Development Charge (Building / Land use) (Strike of which is not applicable)
3. As per Order No. 920/MPC/II. dt. 14/08/2018
4. Relating to (year) 2017 - 2018
5. On behalf of (Name with address) Sivoke MPG. Works Ltd. Rep by Vikash Pansari Khaffiss, Siliguri, P.O. & P.S. Siliguri Dist. - Darjeeling.

DD No 5001236
Signature in Reduction

Date _____ Signature of Depositor

For Bank's use only	For Office use only
Challan No. _____	
dt. _____	
(Seal)	
Signature of receiver	

N.B.: i) 3rd & 4th copy to be given to the depositor
ii) See overleaf for instruction

OFFICE OF THE
MATIGARA PANCHAYAT SAMITY
P.O. KADAMTALA, DIST. DARJEELING

APPLICATION FOR ASSESSMENT OF DEVELOPMENT CHARGES

[Under Sub-Section 15 of Section 118A of West Bengal Panchayat Act, 1973 as amended up to 2009]

The Executive Officer,
Matigara Panchayat Samity

182
01.06.17

Sir,

I intend to develop/institute/change the use of land/building as per details furnished in the statement below for which permission is required under this Act. I hereby request that you will be pleased to declare the liability of land and /or building to the levy of development charge and to determine the development charges payable and communicate the same to me.

Yours faithfully,

SUMAN MFG. WORKS LTD.
DIRECTOR

1. (a) Name of the Owner/ occupier: SUMAN MFG. WORKS LTD.
represented by Sri. Vikash Bansal

(b) Full Postal Address: 6, EXONS RANGE, UNIT No-2
5th FLOOR, KOLKATA- 700001

(c) Name of Applicant: Suman Mfg. Works Ltd.

(d) Date of Application: 01/06/2017

(e) Date of application for permission: 01/06/2017

2. Description of land/ land schedule or building for which development charge has to be assessed.
Mouza- Sukna ; Khatian No- 403, 404, 1278 (P); 54 (P); Plot No- 176, 174, 178, 119 (P) & 54 (P) No. 76, Bagana- Pokhrabata, PS- Matigara, Dist- Darjeeling.

3. Land

(a) Total area of land in square meters: 3879.333 (as per deed)
3564.85 (as per measurement)
1776.76 m² (to be developed)

(b) Present use (to filled in by the officer):

(c) Use proposed : Residential/Industrial/Commercial/Agricultural Residential

4. Building

(a) Plinth area of building & cubic metres of the content of such building or works

(b) Present use : Residential/Industrial/Commercial/Agricultural

(c) Use Proposed:

5. Any other particulars supporting the application:

Date 01/06/2017
Place Siliguri

SUMAN MFG. WORKS LTD.
DIRECTOR

SIGNATURE OF THE APPLICANT

N.B.: In case of change of use the application shall accompany
Document showing ownership right over the land property
Site Plan
Key Plan

OFFICE OF THE
MATIGARA PANCHAYAT SAMITI
P.O. KADAMTALA, DIST. DARJEELING

Memo. No. 859 /MPS/PI. Dated:- 21.06.2017

To,

Suman MFG works Ltd. Represented by Sri Vikash Bansal,
Khalpara, Siliguri,
P.O. & P.S. Siliguri,
Dist. Darjeeling,

Sub.: Land use Certificate

*In reference to his / her application dated **01.06.2017**on the subject quoted above, the proposed change of use of land from **vacant to Residential** development for an area of **2188.09 square metres** (Site Plan enclosed) at **Matigara I Gram Panchayat, Plot No- 176(P), 177(P), 178(P), 179(P), Mouza – Kalam, J.L. No. 76** under Matigara Police Station, he/she is hereby informed that the development /institution / change of use of land as proposed is hereby approved for land use as required under sub-Section12 of Section 114A of West Bengal Panchayat Act, 1973 as amended up to 2009. The development charge as leviable under the said Act for the proposed development / institution/ change of use of land has been paid vide money receipt No..... NIL..... Dated **17.06.2017** The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan/ enclosed .....X..... Square metres as out of total land area permissible under Regulation.*

Executive Officer
Matigara Panchayat Samity

CHALLAN

4th Copy
For Depositor

For Matigara Panchayat Samity
P.O.: Kadamtala, Dist.: Darjeeling

To
The Branch Manager
Indian Overseas Bank
Kawakhali / Siliguri / S.F. Road
Sevoke Road / Uttar Bagdogra
Dabgram-Thakurnagar / Halderpara Branch

Sir,
Please credit to the Account No. 306501000006555 of Executive Officer, Matigara Panchayat Samity

1. Rs. 26254/- (Rupees Twenty Six thousand two hundred and fifty four) Only
2. For (purpose):- Development Charge (Building+ Land use) (Strike of which is not applicable)
3. As per Order No. 3P/HPS/M. dt 14/06/2017
4. Relating to (year) 2017-2018
5. On behalf of (Name with address) Sunrise MPG Works LLP. Rep. by Mr. Vikas Agarwal M. 1 Pass, Siliguri P.O. & P.S.-Siliguri Dist-Darjeeling

DD No 073317

Date _____ Signature of Depositor

For Bank's use only	For Office use only
Challan No. _____	
Seal	
Signature of receiver	

N.B.: i) 3rd & 4th copy to be given to the depositor
ii) See overleaf for instruction

OFFICE OF THE
MATIGARA PANCHAYAT SAMITY
P.O. KADAMTALA, DIST. DARJEELING

APPLICATION FOR ASSESSMENT OF DEVELOPMENT CHARGES

[Section 15 of Section 118A of West Bengal Panchayat Act, 1973 as amended up to 2009]

183
01.06.17

To
The Sabhapati
Matigara Samity

I/We to develop/institute/change the use of land/building as per details furnished in the statement below for which permission is required under this Act, I hereby request that you will be pleased to declare the liability of land and/or building to be subject of development charge and to determine the development charges payable and communicate the same.

Yours faithfully,

SUMAN MFG WORKS LTD.
Vikas Bansal
DIRECTOR

(i) Name of Present occupier: SUMAN MFG. WORKS LTD. represented by Sri. Vikas Bansal

(ii) Present address: 6, LYONS RANGE, UNIT NO-2 5TH FLOOR, KOLKATA-700001

(iii) Name of Applicant: Suman Mfg. Works Ltd.

(iv) Date of Application: 01/06/2017

(v) Date of application for permission: 01/06/2017

(vi) Description of land/ land schedule or building for which development charge has to be assessed:
Mouza- Matigara, Mouza No- 403, 404, 1778 (P.R); 59 (C.S), Plot No- 176, 177, 178, 179 (As per) Jl. No- 76, Pargana- Patharjhata, P.S- Matigara, Dist- Darjeeling.

(vii) Total area of land in square meters: 2979.933 (as per deed)
3964.85 (as per measurement)
2188.09 m² (to be developed)

(viii) Present use (to be filled in by the office):

Residential/Industrial/Commercial/Agricultural: Residential

(ix) Total area of building & cubic metres of the content of such building or works

(x) Present use : Residential/Industrial/Commercial/Agricultural

(xi) Use Proposed

(xii) Any other particulars supporting the application:

SUMAN MFG. WORKS LTD.
Vikas Bansal
DIRECTOR

01/06/2017
Siliguri

SIGNATURE OF THE APPLICANT

(xiii) Nature of use the application shall accompany
(xiv) Proof of ownership right over the land property

জেলা- দার্জিলিং খতিয়ান নং- ১২৭৮ [৫৪০১০৭৬]

মৌজা- কলম জে.এল.নং- ১৭৬ থানা- মাটিগাড়া

(১) খাজনা- ১১.০০ টাকা

(২) জমির পরিমাণ(১)- ০.৯৭৪৭ (৩) মোট খতিয়ান সংখ্যা- ৪

	(৪) অধিগ্রহণ সম্পর্কিত বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	CONNAK MFG WORKS LTD	ক্রয়সূত্র	
পিতা-	সতু বিকাশ বসাক পি. বিনোদ কুমার		
ঠিকানা-	মাটিগাড়া, দার্জিলিং		

(৭) অধিগ্রহণের নিম্ন গঠনীয় জমি

দাগ নং	জমির শ্রেণী মন্তব্য	দাগের মোট পরিমাণ(১)	দাগের মধ্যে অধিগ্রহণের অংশ	দাগের মধ্যে অধিগ্রহণের জমির অংশের পরিমাণ একর দশমিক
১৭৬	ফলনী	০.৫৬০০	০.২২৬৪	০.১০০০
১৭৭	ফলনী	০.০০০৮	০.৭৮৭৯	০.২৬০০
১৭৮	ডাঙ্গা	০.৫২০০	০.২৪৬২	০.১০৪৭
১৭৯	ফলনী	১.০৬০০	০.৪৬৭৮	০.৫১০০
	মোট দাগের সংখ্যা- চার দাগ			০.৯৭৪৭

at
দাগ নং

Certified to be a true copy

Revenue Officer
BL&LRO Office, Matigara at Shibmandir
Authorised under Section 76 of the
Indian Evidence Act 1872

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:6169

INDIA NON JUDICIAL

१000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 25TH DAY OF SEPTEMBER 2006 (TWO THOUSAND SIX).

Cont. P/2

Additional Dist. Sub-Registrar
Sr. II at Bardhaman, Burdwan

S. No. 3653 Date 29.9.2006

Sold to ... Bagdogra ... Hawaii ...

Sd. ... Rs. 1000/- Rupees One Thousand only

STAMP VENDOR.
Dilburt Court

13093

Addl. Dist. Sub-Registrar
Sub-Registrar Bagdogra, Darjeeling
25/9/06

Addl. Dist. Sub-Registrar
Sub-Registrar Bagdogra, Darjeeling

1000Rs

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Page - 3

B E T W E E N

1.SRI SANKAR GHOSH S/o Late, Gour Chandra Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling, and

Cont. ---.P/4

S. No. 3659 Date 20.9.2011

Sold to Kumar Housing

On behalf of

Rs. 10000/- Rupees One thousand only

STAMP VENDOR,
Siliguri Court

Advocate
Siliguri Court

27/9/06

1000Rs

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Sankar Ghosh.
Partha Sarathi Chakraborty
Advocate Siliguri
S/o Late Benimadhab

Page - 3

B E T W E E N

1.SRI SANKAR GHOSH S/o Late Gour Chandra Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling, and

Cont. p/4

1/3/12

S. No 3652 Date 20.9.2004

Sold to [illegible]

On [illegible]

Rs. 10000/- (Rupees [illegible])

DILIP VERMA
Siliguri Court

27/9/06

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Sudhir Chandra Mazumder
Sri Sudhir Ch. Mazumder

2.SRI SUDHIR CHANDRA MAZUMDER S/o Late Ananda Chandra Mazumder, Hindu by religion, Indian By Nationality, Business by occupation, resident of Shaktigarh, P.O. Siliguri Bazar, P.S. Siliguri in the District of Darjeeling ---- hereinafter jointly and collectively called the **FIRST PARTY / VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context ,their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART.**

Cont. ____p/5

S. No. 3605 Date 20.9.2005

Sold to Gautam Hansdah

Of

Rs. 1000/- (Rupees One Thousand only)

1000/- x 24 = 24000/-

STAMP VENDOR
Siliguri Court

Office of the D.S.R. Darjeeling
Siliguri & at Kalimpong

Addl. Dist. Sub-Registrar
Sub. D at Bagdogra, Darjeeling

25/7/06

WHEREAS Vendor No. 2 hereof **SRI SUDHIR CHANDRA MAZUMDER** represented by his constituted Attorney **SRI KRISHNENDU BHATTACHARYA** S/o Late Dibyendu Bhattacharya, Hindu by religion, Indian By Nationality, Business by occupation, resident of 95 Nivedita Road, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of a power of attorney registered at the office of the Additional District Sub Registrar, Kalimpong and recorded in Book No. IV, Pages 213 to 216 being G.P. No. 50 for the year 2004.

A N D

SUMAN HOUSING PRIVATE LIMITED A private Limited company registered under the Company Act 1956 having certificate of Incorporation No. U 45201 WB 2004 PTC 0 98174 Dated 24.3.2004 having its registered Office at Khalpara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling ---- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, Representatives and assigns) of the **OTHER PART** represented by one of its Director **SRI VIKASH BANSAL** S/o Sri Binod Kumar Bansal, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Khalpara Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling.

Cont. ----.p/6

Office of the A.D.S.R. Siliguri & Darjeeling Dist. Darjeeling

Registered by

Notary Public
Siliguri

A N D

M/S MILLENNIUM CONSTRUCTION COMPANY a partnership Firm, having its office at Sevoke More, Hill Cart Road Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling represented by its partners **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh & **SRI KRISHNENDU BHATTACHARYA** S/o Late Dibyendu Bhattacharya of Siliguri ---- hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, successors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS one **SMT BIBHABATI GHOSH** is/was the recorded owner of that entire piece and parcel of land recorded in Khatian No. 54 of Mouza - Kalam in the District of Darjeeling.

A N D

WHEREAS Vendor No. 1 hereof **SRI SANKAR GHOSH** acquired all that piece and parcel of Land measuring 2.43 acres appertaining to and forming part of Plot No. 178, 179, 180, 416 recorded in Khatian No. 54 of Mouza - Kalam in the District of Darjeeling by virtue of a Deed of Conveyance executed by **SMT BIBHABATI GHOSH** and registered at the office of the Additional Registrar of Assurance- III Calcutta and recorded in Book No. I, Volume No. 8 Pages 26 to 33 being document NO. 322 for the year 2003.

A N D

WHEREAS Vendor No. 2 hereof **SRI SUDHIR CHANDRA MAZUMDAR** acquired all that piece and parcel of Land measuring 4.72 acres appertaining to and forming part of Plot No. 168, 176, 177, 178, 179 etc. recorded in Khatian No. 54 of Mouza - Kalam in the District of Darjeeling by virtue of a Deed of Conveyance executed by **SMT BIBHABATI GHOSH** and registered at the office of the Additional Registrar of Assurance- III Calcutta and recorded in Book No. I, Volume No. 8, Pages 34 to 41, being document NO. 323 for the year 2003

Office of the A.D.S.R. Bijbehara, Distt. Anantnag

Bijbehara at Pandgam

Registered by

Nomey Tunjin

Bijbehara

A N D

WHEREAS vendors hereof alongwith 12 others formed and constituted a Partnership firm for the purpose of carrying on business of Real Estate, Development, promotion, sale & purchase of Plot of Land etc. under the name and style of **M/S MILLENNIUM CONSTRUCTION COMPANY (CONFIRMING PARTY HEREOF)** and executed a Deed of Partnership dated 1.4.2003 and on account of the capital contribution the vendors had contributed the schedule Land as their capital in the said firm. Later on 31st August 2004 by deed of retirement of 12 partners of the firm retired from the partnership firm leaving **SRI SANKAR GHOSH & SRI KRISHNENDU BHATTACHARYA** as sole representative and partner of the Firm.

A N D

WHEREAS confirming party hereof has developed the land and vendors/confirming party hereof in need of fund for the purpose of other development scheme /plans have firmly and finally decided to sell the land more fully described in the schedule below and as such Vendors/confirming party have offered to sale all that piece and parcel of land measuring 58 Katha more fully described in the schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only free from all encumbrances whatsoever.

A N D

WHEREAS the Vendors/confirming party have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sale the land more fully described in the schedule below for Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only, free from all encumbrances whatsoever.

Cont. ___P/8

Office of the A.D.S.R. Siliguri & Naxalbari, Darjeeling

Notary Public
Siliguri

A N D

WHEREAS vendors hereof have requested the purchaser to make the payment of the Land hereby sold and transferred by Cheque/Draft in the name of the Confirming party.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only, paid by Bankers Cheque issued by Centurion Bank, Siliguri Branch Vide Bankers Cheque No.027950 dated 21.9.2006 by the purchaser to the confirming party at the request of the Vendors/Confirming Party (the receipt whereof the confirming party / Vendors do hereby jointly and severely acknowledge and grand full discharge to the purchaser from payment thereof) the Vendors/confirming party do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and delineated in the plan by red border annexed herewith and forming part of these presents and make over Khas and physical possession thereof to the purchaser togethen with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free form all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE** and **TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

Cont. _____P/9

Office of the A.D.S.R. Siliguri Urban Dist. Darjeeling

Registry Branch
Siliguri

AND the Vendors/confirming party hereby covenanted with the purchaser that the interest which the Vendors professes to transfer subsists and the Vendors have full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the Vendors/confirming party or any person claiming under them shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below is hold by the Vendors/confirming party have not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendors/confirming party shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THE Vendors/confirming party further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents have been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors/confirming party shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

Cont. _____ P/10

Office of the A.O.S.R. Darjeeling

Notary Darjeeling

THE Vendors/Confirming Party further declares that the entire land forming subject matter of the present conveyance were/are in Khas and actual possession of the Vendors/Confirming Party at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the Vendors/confirming party shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendors / confirming party that the Vendors / confirming party have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendors/confirming party shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

IT is hereby further declared by the **SRI KRISHNENDU BHATTACHARYA** Constituted Attorney of Vendor No. 2 hereof that he is putting his signature on this Indenture/documents for and on behalf of **SRI SUDHIR CHANDRA MAZUMDER** as his constituted Attorney and power Given by said **SRI SUDHIR CHANDRA MAZUMDER** is valid one and was not revoked by him.

Cont. _____P/11

Office of the A.D.S.R. Silchar, Cachar, Assam

Notary Public
Silchar

SCHEDULE OF LAND

All that piece and parcel of Land measuring 58 (five eight) Katha appertaining to and forming part of Plot Nos. 176 (one seven six), 177 (one seven seven), 178 (one seven eight), 179 (one seven nine), recorded in Khatian No. 54 (five four) old, 403 (four zero three) & 404 (four zero four) new of Mouza - Kalam, Pargana - Patharghata, J.L. No. 076 P.S. Matigara in the District of Darjeeling.

Land hereby sold by the Vendors hereby are delineated in the plan by red border annexed herewith and the said land is butted and bounded as follows:

A Road of 20'-0" Wide divided the Land into two part.

PART "A" is butted and bounded as follows:

BY THE NORTH : LAND & HOUSE OF SAROJ CHHETRI DOLMA TAMANG & OTHERS,

BY THE SOUTH : 20'-0" WIDE ROAD,

BY THE EAST : 20'-0" WIDE ROAD & LAND & HOUSE OF DOLMA TAMANG & OTHERS,

BY THE WEST : LAND & HOUSE OF MD. KAYIM,

PART "B" is butted and bounded as follows:

BY THE NORTH : LAND & HOUSE OF NIMA BHUTIA, SAGAR RAI & OTHERS,

BY THE SOUTH : 20'-0" WIDE ROAD,

BY THE EAST : 12'-0" WIDE ROAD,

BY THE WEST : 20'-0" WIDE ROAD,

Cont. _____P/12

Office of the A.D.S.R. Siliguri & at Naxalbari, Darjeeling

Notary Darjeeling

INWITNESS WHEREOF the Vendors/Confirming Party do hereunto set their hands on the Day, Month and Year first above written.

WITNESSESS:-

1. Shyamal Kanti Biswas
S/o L.K. S.N. Biswas
Collegepara
Shiliguri, Deshbandhu
P.O. Kadamtala

The contents of this document have been gone through and understood personally by the Purchaser, Confirming Party & Vendors.

2. Tarun K. Gupta,
S/o H. K. C. Gupta,
Tarachhaya Apartment,
Indira Sarani,
Ashrampara,
Siliguri.

VENDORS
M/s. Millennium Countries Co.
Partner

CONFIRMING PARTY
Partner

Drafted by me and printed at My office.

Rajesh Kumar Agarwal
Advocate / Siliguri
Reg. No.WB/73 /97

Office of the A.D.S.R. Siliguri & ex-officio Addl. Dist. Registrar

Notary Public
Siliguri

MEMO OF RECEIPT

Rs. 2,90,000/-

RECEIVED of and from the within named PURCHASER Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only by within named VENDORS / CONFIRMING PARTY the within sum of Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only paid by the PURCHASER to the VENDORS / CONFIRMING PARTY by Bankers Cheque as mentioned below in respect of the property conveyed herein.

MEMO OF CONSIDERATION

Bankers Cheque Number	*Name of the Bank*	*Date*	*Amount Rs.*
No.027950	*Centurion Bank*	*21.9.2006*	*2,90,000/-*
			2,90,000/-

Office of the A.D.S.R. Siliguri & ex Nandagram

Notary Public
Siliguri

NAME OF PROMOTER

M/S MODERNO PRIVATE LIMITED

SMT. [illegible], TOLIGUNJ

CONFERRED AT [illegible] ITS DIRECTOR

SRI. VIKASH BANSAL, -
S/O SRI BINOD KR BANSAL
KHALPARA, SILIGURI.

NAME OF OWNERS

1. SRI SHAHRAD [illegible]
S/O LATE [illegible]
SANGITPARA, SILIGURI

2. SRI SUDHIR CH. MAZUMDER
S/O LATE ANANDA CH. MAZUMDER
SHANTIPARA, SILIGURI

NAME OF CONSTITUTED ATTORNEY OF
SRI. SUDHIR CH. MAZUMDER IN

SRI KRISHNENDU DATTA-
CHARTED
S/O LT. DHARMAN BHATTACHARJEE
P.E.C.
PRADHAN NAGAR, SILIGURI.

SITE PLAN

SCALE 1=500'-0"

LAND SCHEDULE

MOUZA : PALASHI J.L. NO-70,
PARGANA : DABGRAM, THANA-PHANSIDEWA

PARCEL	PLOT NO.	AREA
	[illegible]	
A	178	32 CAT. 15 CH.
	179	
	177	
B	177	[illegible] CAT. 1 CH.
	178	
TOTAL		33 CATTHA

BOUNDARY OF 'A'

NORTH : LAND OF [illegible] OF [illegible] PARGANA [illegible]

SOUTH : 60' WIDE ROAD

EAST : 30' WIDE [illegible] OF DELHI [illegible]

WEST : LAND OF [illegible]

BOUNDARY OF 'B'

NORTH : LAND OF [illegible] PARGANA [illegible]

SOUTH : 60' WIDE ROAD

EAST : 60' WIDE ROAD

WEST : 30' WIDE ROAD

PREPARED BY
[illegible]
[illegible]

Office of the A.D.S.R. Siliguri Dist. Darjeeling

EXECUTANT SHEET

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT

RIGHT

SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

SIGN WITH DATE

CLAIMANT SHEET

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT

RIGHT

Suman Housing Pvt. Ltd.

Director

Suman Housing Pvt. Ltd.

SIGNTURE OF R.O.

SIGNTURE WITH DATE

Office of the A.D.S.R. Siliguri at Darjeeling, Govt. of India

Primary Market
Siliguri

Government Of West Bengal

Office Of the ADSR Siliguri-II at Bagdogra

District:-Darjeeling

Endorsement For Deed Number : I - 08414 of 2010

(Serial No. 05541 of 2006)

On 25/09/2006

Payment of Fees:

Amount By Cash

Rs. 3179/-, on 25/09/2006

(Under Article : A(1) = 3179/- on 25/09/2006)

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.-3480000/-

Certified that the required stamp duty of this document is Rs.- 174000 /- and the Stamp duty paid as: Impresive Rs.- 4000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 9500/- is paid, by the draft number 061203, Draft Date 21/09/2006, Bank Name STATE BANK OF INDIA, Mangaldeep, received on 25/09/2006
2. Rs. 1000/- is paid, by the draft number 245943, Draft Date 23/09/2006, Bank Name STATE BANK OF INDIA, Mangaldeep, received on 25/09/2006

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

Presented for registration at 13.40 hrs on :25/09/2006, at the Office of the ADSR Siliguri-II at Bagdogra by Sankar Ghosh , one of the Executants.

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

Execution is admitted on 25/09/2006 by

1. Sankar Ghosh, son of Lt. Gour Chandra Ghosh , Dangipara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business

   Identified By Ajay Prasad, son of Sri D. Prasad, Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Krishnendu Bhattacharya, son of Lt. Dibyendu Bhattacharya , 95 Nivedita Road, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri By Caste Hindu By Profession: Business,as the constituted attorney of Sudhir Chandra Mazumder is admitted by him.

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

1/5/12

Government Of West Bengal

Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 08414 of 2010

(Serial No. 05541 of 2006)

Identified By Ajay Prasad, son of Sri D. Prasad, Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-, By Caste: Hindu, By Profession: Business.

On 15/11/2010

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/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 12500/- is paid, by the Bankers cheque number 747798, Bankers Cheque Date 29/10/2010, Bank Name State Bank of India, Mangaldeep, received on 15/11/2010
2. Rs. 49000/- is paid, by the Bankers cheque number 747793, Bankers Cheque Date 29/10/2010, Bank Name State Bank of India, Mangaldeep, received on 15/11/2010
3. Rs. 49000/- is paid, by the Bankers cheque number 747794, Bankers Cheque Date 29/10/2010, Bank Name State Bank of India, Mangaldeep, received on 15/11/2010
4. Rs. 49000/- is paid, by the Bankers cheque number 747795, Bankers Cheque Date 29/10/2010, Bank Name State Bank of India, Mangaldeep, received on 15/11/2010

Payment of Fees:

Amount By Cash

Rs. 35090/-, on 15/11/2010

(Under Article : A(1) = 35090/- on 15/11/2010)

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

Seal of the Executive District Sub Registrar of Gulbarga-II as ex-officio Chief Executive Officer of Gulbarga Urban Land Development Authority, Gulbarga-4 (Hereinafter)

ate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 4602 to 4623
being No 08414 for the year 2010.

(Partha Sarathi Chakrabarty) 15-November-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal

Seal of the Additional District Sub Registrar of Documents at Bagdogra Cum Darjeeling

INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

0 333101

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, Sonarpur, Kolkata

11 MAY 2017

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 04 DAY OF MAY 2017 (TWO THOUSAND SEVENTEEN).

Cont. P/2

350 3/5/17

Suman Mfg. Works Limited
Kolkata

VALUE 5000/-

(S. K. SARKAR)
STAMP VENDOR
A.D.S.R. Office, Siliguri
Licence No.-8/1975

Sagar Thapa

704

Sagar Thapa

Thapa Hotel Another Unit
S/o Pokhy Chandra Thapa
Bhandari, Jorebungalow Road,
Sukhnagar, Siliguri Town
Darjeeling (W.B.)

TOTAL CONSIDERATION	: RS. 1,90,000/-
AREA OF LAND	: 1 KATHA 8 CHHATAKS
PLOT NO.	: 95 (OLD), 178 (L.R.)
KHATIAN NO.	: 404 (L.R.)
J.L. NO.	: 76
MOUZA	: KALAM
PARGANA	: PATHARGHATA
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING

WITHIN THE AREA OF GRAM PANCHAYAT

Cont. P/3

Adi Pitoko [illegible]
Sekretaris [illegible]

04 MAY 2017

BETWEEN

SRI SAGAR THAPA, Son of Munu Thapa, Hindu by religion, Indian by Nationality, Business by occupation, resident of Chandbar Jot, Atharokhai, P.O. & P.S. Matigara-734433 in the District of Darjeeling --- hereinafter called **FIRST PARTY/VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART.**

AND

SUMAN MFG. WORKS LIMITED, a Limited Company incorporated under the Companies Act, 1956 being Certificate of Incorporation no. U15209WB2004PLC098174, Dated 24.3.2004 and having its registered Office at 6 Lyons Range, Unit No. 2, 5th Floor, Kolkata-700001, in the State of West Bengal represented by one of it's Directors **SRI VIKASH BANSAL** son of Sri Binod Kumar Bansal, Hindu by religion, Indian by nationality, Director of the above named company by occupation, resident of Biswakarma Mandir Road, Khalpara, Siliguri, P.O. & P.S. Siliguri, in the District of Darjeeling --- hereinafter called **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS one **BIBHABATI GHOSH** is/was the recorded owner of that entire piece and parcel of land recorded in L.R. Khatian No. 54 of Mouza – Kalam in the District of Darjeeling.

AND WHEREAS one **SUDHIR CHANDRA MAZUMDAR** acquired all that piece and parcel of land measuring 472 Decimal appertaining to and forming part of Plot Nos. 168, 176, 177, 178, 179 etc. recorded in Khatian No. 54 of Mouza – Kalam in the District of Darjeeling by virtue of a Deed of Conveyance executed by the above named **BIBHABATI GHOSH** duly registered in the Office of the Additional Registrar of Assurance-III, Kolkata, recorded in the Book No. I, Volume No. 8, Pages 34 to 41, being Document No. 323 for the year 2003.

Cont. P/4

ASO (Pro-Sub Registrar)
Siliguri Sub-Registrar, Darjeeling

04 MAY 2017

Sagar Thapa

AND WHEREAS possessing the aforesaid property the above named **SUDHIR CHANDRA MAZUMDAR** prayed for the mutation of the aforesaid landed property in his respective name with the office of the B.L&L.R.O., Matigara and the said office after verifying all the documents, deeds mutated the aforesaid landed property in his name and duly opened up L.R. Khatian No. 404 in his name.

AND WHEREAS vendor hereof **SRI SAGAR THAPA** acquired all that piece and parcel of land measuring 1.5 Katha appertaining to and forming part of Plot No.-178 recorded in Khatian No. 54 of Mouza – Kalam in the District of Darjeeling by virtue of a Deed of Conveyance executed by the above named **SUDHIR CHANDRA MAZUMDAR (through his constituted attorney Krisnendu Bhattacharya)** duly registered in the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, recorded in the Book No. 1, being Document No. 1842, CD Volume No. 5, from pages 5142 to 5159, for the year 2009.

AND WHEREAS since the Vendor hereof is in actual, Khas and physical possession of all that piece and parcel of aforesaid land without any objection, interruption, claim, demand, whatsoever from anybody whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of funds for acquiring more profitable properties has offered to sell the purchaser hereof the land as more fully described in the schedule herein below forming part and parcel of the larger aforesaid landed property.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase the land as more fully described in the schedule below for Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only free from all encumbrances whatsoever.

Cont. P/5

Addl. Distt. Sub Registrar
Singur II, Hooghly, Dist. Hooghly

0 4 MAY 2017

AND WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the land as more fully described in the schedule below for Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only, paid by the purchaser to the Vendor does hereby grant, convey, assign and transfer unto and in favor of the purchaser the below scheduled property and forming part of these presents and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE and TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the purchaser that the interest which the vendor professes to transfer subsists and the vendor have full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the vendor or any person claiming under him shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, 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.

Cont. P/6

Add. Dist. Magistrate
Nagaon D. [illegible]

0 4 MAY 2017

IT is further covenanted that the land described in the schedule below is held by the vendor have not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THE Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents has been paid and all other covenants and conditions required to be observed and performed were duly observed and performed and in case it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendor further declares that the entire land forming subject matter of the present conveyance were in Khas and actual possession of the vendor on the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the vendor shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury to be sustained by the purchaser.

Cont. P/7

ARB Dan Ma [illegible]
Nilgao Ei [illegible] Jhunjhunu

0 4 MAY 2017

IT is hereby further declared by the Vendor that the vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the said landed property conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE

All that piece and parcel of the vacant land measuring 1 (One) Katha 8 (Eight) Chhataks appertaining to R.S. Plot No. 95 (Nine Five) corresponding to L.R. Plot No. 178 (One Seven Eight) recorded in L.R. Khatian No. 404 (Four Zero Four) of Mouza – Kalam, J.L. No. 76 (Seven Six), Pargana - Patharghata, P.S. Matigara in the District of Darjeeling. Classification of Land : Bastu.

Land sold by the vendor as more fully described in the schedule above is delineated in red line in the map annexed here with and is butted and bounded as follows:

BY THE NORTH	: LAND OF PLOT NO. 178 (L.R.),
BY THE SOUTH	: LAND OF PURCHASER HEREOF,
BY THE EAST	: LAND OF PURCHASER HEREOF,
BY THE WEST	: LAND OF PURCHASER HEREOF AND 20 FEET WIDE KUTCHA ROAD.

Cont. P/8

Ketua Dewan Pengurus Yayasan Pendidikan Dr. Soetomo Surabaya

Ketua Dewan Pengurus Yayasan Pendidikan Dr. Soetomo Surabaya

0 4 MAY 2017

IN WITNESS WHEREOF the vendor hereto set his respective hands and seals the day, month and the year first above written.

WITNESSES: -

1. Prashant Kumar Roy
S/o Abhay Chandra Roy
Sahuriya Khaling Singh Road,
Bidhannagar, Siliguri-734012
Darjeeling (W.B)

2. सिता थापा
मनु थापा
कलम मीत
दार्जीलिङ

Sagar Thapa
VENDOR

Drafted by me and printed at my office,

RAJDEEP SINGH
Advocate/Siliguri
WB/F/1879/2028/2013

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

04 MAY 2017

MEMO OF CONSIDERATION

Rs. 1,90,000/-

RECEIVED of and from the within-named PURCHASER Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only by within-named VENDOR the within-mentioned sum of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only paid by the PURCHASER to the VENDOR in respect of the property conveyed herein.

Mitt Div Kab [illegible]
Nilgiri [illegible]

0 4 MAY 2017

MEMO OF CONSIDERATION

Rs. 1,90,000/-

RECEIVED of and from the within-named PURCHASER Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only by within-named VENDOR the within-mentioned sum of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only paid by the PURCHASER to the VENDOR in respect of the property conveyed herein.

0 4 MAY 2017

EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Sagar Thapa

Sagar Thapa
SIGNATURE

CLAIMENT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

SIGNATURE

AMR Dhi Kus [illegible]
Sayal D. [illegible]

04 MAY 2017

SAGAR THAPA

Father : MANU THAPA

Year of Birth : 1993

Male

8230 4310 2193

আধার – সাধারণ মানুষের অধিকার

আধার

Address:
KALAM JOTE, SHUSHRUT NAGAR, Kalam, Sushrut Nagar, Darjiling, West Bengal, 734012

8230 4310 2193

Sagar Thapa

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD GLQ4214205

পরিচয় পত্র

Elector's Name Sagar Thapa

Father's Name Mona Thapa

Sex M

Age as on 1.1.2006 22

Address

Chandbar Jot, Adhikarikhal Mutijara Darjeeling 734433

Facsimile Signature

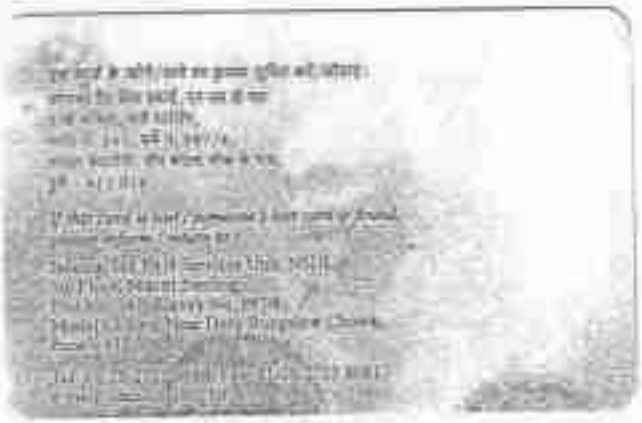
Electoral Registration Officer

Assembly Constituency 25-Siliguri

District Darjeeling

Sagar Thapa


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUMAN MFG. WORKS LIMITED
24/03/2004
Permanent Account Number
AAICS5510J




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIKASH BANSAL
ACHPB7267H

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403000564/2017	Date of Application	03/05/2017
Query No / Year	0403000095258/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Rajdeep Singh		
Stampduty Payable	Rs 28,462/-		
Registration Fees Payable	Rs 5,692/-		
Applicant Name of the Visit Commission	Mr R SINGH		
Applicant Address	SILIGURI		
Place of Commission	SILIGURI		
Expected Date and Time of Commission	03/05/2017 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			

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 04030000595258/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SAGAR THAPA Chandbar Jot, Atharokhai, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734433	Seller			Sagar Thapa 4/05/17

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Prashant Kumar Jha Son of Shri Abhay Chandra Jha Shantipur Kharagsing Road, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010	Shri SAGAR THAPA, Shri VIKASH BANSAL	

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

Major Information of the Deed

Deed No :	I-0403-02369/2017	Date of Registration	11/05/2017
Query No / Year	0403-0000595258/2017	Office where deed is registered	
Query Date	02/05/2017 4:16:17 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Rajdeep Singh Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832039596, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 1,90,000/-		Rs. 5,69,250/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 28,462/- (Article:23)		Rs. 5,692/- (Article:A(1))	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-176	LR-404	Bastu	Rupni	1 Katha 8 Chatak	1,90,000/-	5,69,250/-	Width of Approach Road: 20 Ft.,
	Grand Total :				2.475Dec	1,90,000 /-	5,69,250 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri SAGAR THAPA (Presentant)** Son of Munu Thapa Chandbar Jot, Atherokhai, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734433 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 04/05/2017 , Admitted by: Self, Date of Admission: 04/05/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUMAN MFG. WORKS LIMITED (Private Limited Company)** 6 Lyons Range, Unit No. 2, 5th Floor, P.O:- Kolkata, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri VIKASH BANSAL** Son of Shri Binod Kumar Bansal Biswakarma Mandir Road, Khalpara, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SUMAN MFG. WORKS LIMITED (as Director)

...er Details :

Name & address	
...i Prashant Kumar Jha Son of Shri Abhay Chandra Jha Shantipur Kharagsing Road, P.O:- Matigara, P.S:- Mangara, District:-Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri SAGAR THAPA, Shri VIKASH BANSAL	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SAGAR THAPA	SUMAN MFG. WORKS LIMITED-2.475 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 178(Corresponding RS Plot No:- 95), LR Khatian No:- 404	Owner:সুমন ঢাস মজুমদার, Gurdian:অজয় ঢাস (মৃত), Address:নিজ, Classification:ডাঙা, Area:0.07000000 Acre,

Endorsement For Deed Number : I - 040302369 / 2017

On 03-05-2017

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 5,69,250/-

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

On 04-05-2017

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

Presented for registration at 11:54 hrs on 04-05-2017, at the Private residence by Shri SAGAR THAPA ,Executant.

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

Execution is admitted on 04/05/2017 by Shri SAGAR THAPA, Son of Munu Thapa, Chandbar Jot, Atharokhal, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734433, by caste Hindu, by Profession Business

...lied by Shri Prashant Kumar Jha, , , Son of Shri Abhay Chandra Jha, Shantipur Kharagsing Road, P.O: Mafigara, ...na: Mafigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Service

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

On 05-05-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,692/- (A(1) = Rs 5,692/-) and Registration Fees paid by by online = Rs 5,692/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2017 11:10AM with Govt. Ref. No: 192017180008156332 on 02-05-2017, Amount Rs: 5,692/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 65718124 on 04-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,462/- and Stamp Duty paid by by online = Rs 23,462/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2017 11:10AM with Govt. Ref. No: 192017180008156332 on 02-05-2017, Amount Rs: 23,462/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 65718124 on 04-05-2017, 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

On 11-05-2017

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.

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 28,462/- and Stamp Duty paid by Stamp Rs 5,000/-
escription of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 350, Amount: Rs.5,000/-, Date of Purchase: 03/05/2017, Vendor name: S K SARKAR

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

.ificate of Registration under section 60 and Rule 69.

.gistered in Book - I

Volume number 0403-2017, Page from 46289 to 46311

being No 040302369 for the year 2017.

Digitally signed by Suraj Lepcha
Date: 2017.05.11 18:04:09 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 11/05/2017 18:04:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)