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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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D 980488

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DECLARED THAT THE INSTRUMENT IS ADMITTED TO REGISTRATION.  
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar,  
 Siliguri-4 of Bagdogra

16 MAY 2018

LUXMI TOWNSHIP & HOLDINGS LIMITED  
 ERSTWHILE LUXMI TOWNSHIP LIMITED

(Memanta Kalita)  
 Authorised Signatory

Panchpray Dealoomam Pvt. Ltd.

Director

# DEED OF ASSIGNMENT

21/01/18

NON JUDICIAL STAMP

Sl. No. 374 Dated 20/11/2018

Sold To Panch Pray Detcom Ltd

Address S. Lignei

Stamp Value of Rs. 5000/- Rupees Five thousand

0002.7

L. Chaki (RITA CHAKI)

Stamp Vendor

Licence No : 347/RM

A. D. S. R. Office, Bagdogra

Darjeeling

Dist. No.

720205

M. M. Prasad & Co. Pvt. Ltd

(Mauritius Kellea) (Mauritius Kellea)

ERSTWANTE TONACHIP LIMITED TONACHIP & HOLDINGS LIMITED

DEED OF ASSIGNMENT



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

LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)  
Authorised Signatory

Panchparv Dealcomm Pvt. Ltd.

Director

**THIS INDENTURE** is made this the 11<sup>th</sup> day of May  
Two Thousand and Eighteen

**BETWEEN**

**LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LIMITED** (PAN No. AAACL5480C) a Company within the meaning of the Companies Act, 1956 and having its registered office at 'Kishore Bhavan', 17, R N Mukherjee Road, P.O. R N Mukherjee Road, P.S. Hare Street Kolkata - 700001, **represented by its Authorised signatory MR. HEMANTA KALITA**, Son of Late Ganti Ram Kalita, resident of MIG Flat No. UTC-020004, Uttarayan, P.O. and P.S. Matigara, Dist. Darjeeling, in the State of West Bengal - hereinafter referred to as "**ASSIGNOR**" (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-interest and/or permitted assigns) of the **ONE PART.**

**AND**

**M/S PANCHPARV DEALCOMM PRIVATE LIMITED** (PAN No. AAGCP5123N) a Company within the meaning of the Companies Act, 1956 and having its registered office at 23, Third Floor, International Market, Sevoke Road, P.O. and P.S. Siliguri, District Darjeeling, in the State of West Bengal - **represented by its Director** ( authorised vide Resolution of the Board of Directors dated 10.05.2018 ) **MR. KAJAL SARKAR**, Son of Sri Kamal Sarkar - hereinafter referred to as the "**ASSIGNEE / TRANSFEREE**" (which expression shall, unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their successors in interest and/or permitted assigns) of the **OTHER PART:**

LUXMI TOWNSHIP & HOLDINGS LIMITED  
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Panchprab Deacom Pvt. Ltd.

Director

WHEREAS the Assignor obtained permission from the Government of West Bengal to occupy land for the purpose of setting up a Satellite Township.

AND WHEREAS the Government of West Bengal identified and earmarked All that the piece and parcel of land measuring about 393.25 acres, a little more or less in mouzas : Gourcharan, J.L.No. 81, P.S. Matigara, Mouza : Baragharla, J.L.No. 82, P.S.. Matigara and Mouza : Ujanu, J.L.NO. 86, P.S. Matigara, in Siliguri, in the District of Darjeeling.

AND WHEREAS with a view to enabling the Assignor to implement its project of setting up a modern satellite township, the Governor for the State of West Bengal, by an Indenture of Lease dated 21<sup>st</sup> Day of November, 2003 registered in the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, District - Darjeeling and recorded in Book No. I, Volume No. 69, pages 335 to 434 being Deed No. 3423 for the year 2003, hereinafter referred to as "the **PARENT LEASE**", granted in favour of the Assignor, a lease in respect of the said 393.25 acres of land mentioned above, as more fully and particularly described in the Schedule to the said Indenture of Lease dated 21<sup>st</sup> November, 2003 and also described in the **FIRST SCHEDULE** hereof and delineated on a sketch annexed hereto and thereon bordered in colour "**BLACK**", showing the total area demised in favour of the Assignor, hereinafter referred to as "the **SAID TOTAL AREA**".

AND WHEREAS the Parent Lease is for a period of 99 years from 23<sup>rd</sup> Day of April, 2002 with option for renewal of the same for a further period of 99 years and thereafter, successive like periods upon the same terms and conditions, save as to the rent, which may be increased or otherwise varied in accordance with the provisions of law, as may be in force from time to time;

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AND WHEREAS as the Lessee under the Parent Lease, the Assignor herein was required to develop the land demised in accordance with the development schemes approved by the Government of West Bengal and to divide and demarcate the land into plots of various sizes to be used for group residential, commercial and other purposes and to provide the infrastructural and support facilities and services for the proposed township.

AND WHEREAS under the Parent Lease, the Assignor is not permitted to transfer its leasehold rights in respect of part or whole of the said Total Area demised in favour of the Assignee without the prior permission in writing of the District Land and Land Reforms Officer.

AND WHEREAS the Assignor is entitled to allot and/or transfer and/or assign, the developed plots to the intending allottees and to receive all amounts receivable from such allottees in respect of such allotment and/or transfer and/or assignment and to appropriate the same, subject however to obtaining prior written permission of the concerned District Land & Land Reforms Officer.

AND WHEREAS the District Land and Land Reforms Officer of the Govt. of West Bengal, Darjeeling is authorised to grant the necessary permission to the Assignor to transfer and/or assign its right, title or interest in respect of the part or whole of the Said Total Area to the allottees and prospective Assignees, whenever applied by the Assignor in that behalf;

AND WHEREAS the Assignor took possession of the Said Total Area pursuant to and the terms of the Parent Lease, commenced and concluded the development of the said demised land by levelling the land, by opening out roads, by constructing pucca surface drains and dividing the Said Total Area of land into

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various plots of various sizes and description in various Blocks having separate distinctive numbers and also providing the different plot with infrastructural facilities and services for setting up residential-cum-commercial township, which has been named by the Assignor and is now known as "Uttorayon Township", (hereinafter referred to as the "UTTORAYON TOWNSHIP") which is within the jurisdiction of the Siliguri Jalpaiguri Development Authority (hereinafter referred to as the 'SAID AUTHORITY'),

AND WHEREAS the said Authority framed regulations for controlling the use and development of the land within the Said Uttorayon Township and for matters connected therewith,

AND WHEREAS the Assignor provisionally allotted the various plots to several parties applying for and intending to take such allotments;

AND WHEREAS the Assignee applied to the Assignor for provisional allotment of the a plot at Group Housing Plot "B" of the Uttorayon Township.

AND WHEREAS by a letter dated 18<sup>th</sup> August, 2017 (hereinafter referred to as "the **PROVISIONAL ALLOTMENT LETTER**") the Assignor provisionally allotted to the Assignee herein one plot being part of the Group Housing Plot "B" (for construction of apartments) on the eastern side of the Uttorayon Township, Siliguri, which plot is more fully described in the **SECOND SCHEDULE** hereto and shown on a plan annexed hereto and thereon bordered in colour 'RED' (hereinafter referred to as "the **SAID PLOT**"), inter alia, on the terms and conditions contained in the Provisional Allotment Letter;

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AND WHEREAS the Assignee accepted the terms and conditions mentioned in the said provisional allotment under the Provisional Allotment Letter and agreed to make full payment of all amounts as specified in the Provisional Allotment Letter in the manner indicated therein and to observe and fulfil all the stipulations;

AND WHEREAS the Assignor duly completed the work of development in respect of the Said Plot to make it ready for possession;

AND WHEREAS after receiving the agreed payments as mentioned in the Provisional Allotment Letter referred to hereinabove, the Assignor has since delivered possession of the Said Plot to the Assignee on 18.08.2017;

AND WHEREAS the required permission to transfer the Said Plot has been obtained by the Assignor from the District Land & Land Reforms Officer, Darjeeling, vide Memo No. 1479/Special (Cell)/17 dated 06.07.2017.

AND WHEREAS the Assignee has fully satisfied itself with regard to the title of the Assignor, the area of the Said Plot, and the status of various common facilities and amenities in the Uttorayon Township.

AND WHEREAS with a view to completing the title of the Assignee in respect of the Said Plot the Assignee has requested the Assignor to execute and register this Deed of Assignment on the terms, conditions, covenants and stipulation set out hereinbelow.

**I. NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 16,36,00,000/- (Rupees sixteen crore thirty six lakhs) only paid by the Assignee to the Assignor (the receipt whereof the Assignor doth hereby as also

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Director

by the Memo hereunder written acknowledge), the Assignor hereby assigns in favour of the Assignee all its right, title and interest under the parent Lease in respect of the Said Plot, which Plot is more fully and particularly mentioned and described in the Second Schedule hereunder written and delineated in the MAP or PLAN annexed hereto and thereon bordered in colour "RED" TOGETHER WITH all rights, easements, privileges and entitlements appurtenant thereto belonging thereto with liberty and power to the Assignee to erect and/or complete building/s and structure/s thereon in accordance with the terms and conditions and covenants mentioned hereinbelow and to lay out sewers, drains, water courses, pipes and cables thereunder and otherwise to exercise into, upon or the Said Plot all the rights and privileges given to all the allottees of the different plots in the Uttyorayon Township in accordance with the Development Control Rules of Uttyorayon Township, Siliguri without any let or hindrance by the Assignor or any person or persons having or claiming title from, under or in Trust of the Assignor and with the right of user and enjoyment of only such of the common portions, areas, parts, amenities and facilities of the Uttorayon Township as more particularly described in the THIRD SCHEDULE hereto excluding those areas, amenities and spaces as more fully described in the FOURTH SCHEDULE, hereunder written, free from all encumbrances, trust, liens, lispense and attachments but subject to the terms and conditions of the Parent Lease and the applicable Rules and Regulations made by the Said Authority i.e. Siliguri Jalpaiguri Development Authority or any other authority replacing the Said Authority by order of the Government of West Bengal TO HOLD the Said Plot of land unto the Assignee for all the unexpired residue now to come of the said term of 99 years commencing from 23<sup>rd</sup> Day of April, 2002 granted by the Parent Lease with an option for renewal for a further period of 99 years and thereafter, to successive renewals for like periods, save as to rent



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which may be increased or otherwise varied by the Government of West Bengal in accordance with the provisions of law as may be in force from time to time, YIELDING AND PAYING therefore the rent for the area of the Said Plot (as would be payable under the applicable law(s), in force from time to time) in the office of the District Land and Land Reforms Officer at Darjeeling or in other designated office as may be approved by the Government of West Bengal, within first 60 days of the year for which such rent is payable subject to the observance and performance of the covenants, stipulations, restrictions and obligations by the Assignee of the terms and conditions of the management, administration and maintenance of such of the common portions of Uttarayan Township as are mentioned in the Third Schedule hereto and subject further to the Assignee's paying and discharging all existing Taxes, Impositions, out-goings etc., on and from the date of the Provisional Allotment Letter or Possession date and also all future impositions, if any, in respect of the Said Plot and also proportionately for the common portions as mentioned in Third Schedule hereto enjoyed by the Assignee by reason of being the Assignee of the Said Plot.

## II. OBLIGATIONS OF THE ASSIGNEE:

The Assignee covenants with the Assignor as follows:

- (1) To abide by and comply with all the terms & conditions as mentioned in the Parent Lease.
- (2) Pay the annual rent determined by the District Land and Land Reforms Officer, Darjeeling @0.03% of the land cost in respect of the land and of the Said plot within first sixty days of the year for which such rent is payable, in the office of the District Land and Land Reforms Officer, Darjeeling. In case of delay or default on the part of the Assignee herein in payment of rent and other

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charges payable under these presents, the Assignee shall be liable to pay without prejudice to the other rights of the Lessor, i.e. the Government of West Bengal interest @6<sup>1</sup>/<sub>4</sub> % per annum on the amount of the rent in arrear till the day of payment.


(3) pay, or cause to be paid, all rates and taxes or imposition which are now or hereinafter be assessed, charged or imposed upon the Assignee in respect of the land of the Said Plot as well as the building(s) and/or structure(s) to be erected thereon.

(4) be entitled to take fresh lease after the expiry of the remaining unexpired period of the lease so assigned, on such terms and conditions and on payment of such annual rent as the State Government may then fix in granting such fresh lease.

(5) Not to make any addition or alteration of the site or to the building and/or buildings erected and built as aforesaid, except with the prior approval of the District Land & Land Reforms Officer, Darjeeling or any other Officer and/or Siliguri Jalpaiguri Development Authority or any authority exercising their jurisdiction, power and authority at the relevant point of time, Such permission is also to be sought with prior notice to the Assignor or any other agency set up by the Assignor for the purpose of management and maintenance of the Uttorayon Township.

(6) Not to engage in any activity, which is offensive, noxious or injurious to public health.

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(7) Not to construct or allow the construction of any structure/s in any part of the Said Plot as a place of public worship, without first obtaining the permission of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time. Such permission is also to be sought with prior notice to the Assignor or any other agency set up by the Assignor for the purpose of management and maintenance of the Uttorayon Township.

(8) Not to use or allow any part of the Said Plot or building or buildings to be erected thereon for any illegal or immoral purposes or any other purpose, which may cause annoyance or inconvenience to the lawful users and occupiers or adjoining and neighboring plots.

(9) Not to divide the Said Plot excepting with and in accordance with the permission to be obtained for such division from the District Land & Land Reforms Officer, Darjeeling and any other Officer exercising his jurisdiction, power and authority at the relevant point of time and such permission is to be obtained with prior notice to the Assignor or any other agency setup by the Assignor for the purpose of management and maintenance of the common areas and facilities of the Uttorayon Township.

(10) Not to assign underlet, sublease or part with possession of the Said Plot or any part thereof without first obtaining the written consent of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time. Such permission has to be sought with prior intimation to the Assignor or any other agency set up by the Assignor for the purpose of management and maintenance of Uttorayon Township. The permission to assign, underlet and sublease, the Said Plot and/or

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any part thereof in favour of any other person or persons shall have to be obtained on such conditions as may be prescribed by the Government of West Bengal for granting such permission. It is understood that the permitted assignment or sublease or transfer of interest or any transfer of any interest in the Said Plot created hereby will be subject to the same terms and conditions as provided herein and also subject to the terms and conditions of the Parent Lease.

(11) Not to mortgage or charge the lease hold interest of the Assignee created hereby in the Said Plot without the previous consent in writing of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time.

(12) Not to claim any right, title and interest of any nature whatsoever over and in respect of those areas, amenities and spaces as more fully described in the Fourth Schedule hereunder written.

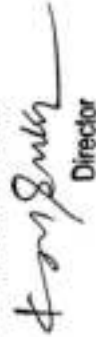
(13) To keep the Said Plot including, the buildings erected thereon and the sewers, drains, walls and appurtenances in clean and sanitary condition.

(14) Not to excavate any part of the Said Plot excepting for the purpose of construction of building and/or buildings according to the plans to be sanctioned or any other Plan as may be approved by the concerned authorities and not to allow accumulation of waste or water or unwanted bushes and shrubs on it.

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Director

(15) To keep the Said Plot reasonably clean and in habitable and sanitary condition and to keep the boundaries of the Said Plot well marked so that the demarcation may be easily recognized and identified.

(16) To apply for and obtain connection of electricity / power from the West Bengal State Electricity Distribution Company Limited (WBSEDCL) and to pay WBSEDCL deposits and comply with all other required formalities. It is understood that the Assignor Shall, in due course of time, hand over all offsite electrical distribution systems to WBSEB and after such handing over the installations will be the property of WBSEDCL which will be solely responsible for maintaining and managing the same.

(17) To install and maintain, at its own cost, deep tube well of required capacity as per the requirement of the Assignee at a suitable location within the Said Plot and also to apply and obtain water supply in case any water supply scheme is introduced or provided by the authorities concerned, the Assignee will be required to apply for getting individual water supply.

(18) To make arrangement for disposal of sanitary and sewerage and storm water to the nearest offsite facilities of the Uttorayon Township as per permission granted by the Said Authority to the Assignor.

(19) The Assignee admits that all common areas, services and facilities such as roads, water system, drainage, garbage disposal, landscape, sewerage treatment plant and sewerage system etc., in the Uttorayon Township shall remain the property of the Assignor and is managed and maintained by the Township Maintenance authority.

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(20) To allow persons authorized by the Assignor or the Township Maintenance authority to inspect, repair and clear the sewerage lines and manholes or to do any other work in connection with the Said Plot required for the proper maintenance and safety of the Said Plot and the adjoining plots without any obstruction or hindrance.

(21) It is clearly explained by the Assignor and understood by the Assignee that some of the Residents have raised some issue in respect of the said land being allotted though no cases are known to be pending in any court at this point of time. The Assignee have agreed to deal with the same without any consequences to Luxmi Township & Holdings Ltd (erstwhile Luxmi Township Ltd) if any such claims arise in the future.

(22) The overall township and its various facilities are now maintained by Township Maintenance Authority on cost sharing basis. Cost of such maintenance shall be borne by you effective from 1<sup>st</sup> July 2017. The internal maintenance of the land / and or constructed area within the same shall be the responsibility of M/S Panchparv Dealcom Pvt Ltd.

(23) The amounts and rates are identified based on the applicable rates, taxes, levies of various Govt. authorities. In case there is any retrospective/future amendment necessitating any payment in future arising in respect of the plot area of 69.58 cottah (approx), you agree to indemnify Luxmi Township & Holdings Ltd for all such costs and also ensure payment of such levies post the date of allotment.

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(24) Luxmi Township & Holdings Ltd or its assigns, may at a suitable date in future make necessary changes or formulate new rules to be observed by all allottees in the project area so as to maintain the overall integrity, beauty and or otherwise for any suitable reason. As an Assignee you are agreeing to comply with all such rules, regulations procedures thus made.

(25) The Assignee has understood that the land shall be used for only Group Housing Project.

(26) The Building Plan shall be required to be sanctioned by Siliguri-Jalpaiguri Development Authority (SJDA) or such other authority as may be notified by the appropriate Government authority from time to time, in accordance with all the applicable rules and by laws.

(27) Uttorayon Township Master plan envisages certain level of ambience, structural and also aesthetic aspects. This should not be compromised under any circumstances in the building plan. To ensure compliance, the Assignee will ensure that before submission of building plan for approval to the appropriate authority, necessary concurrence will be obtained from the Assignor or its assigns.

(28) The Assignee have no rights or accesses to other Group Housing Construction like HIG, LIG/MIG apartments constructed or to be constructed in future in Uttorayon Township.

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Director

(29) Uttorayon Township has provision for STP (Sewerage Treatment plant) and a connection shall be provided to the plot area. All apartments constructed are to be provided with internal sewerage connections within the constructed area.

(30) Arranging for disposal of sanitary and sewerage and storm water will be made to the nearest off-site facilities as per permissions granted by the appropriate Government authorities. All other wastes (solid wastes included) would also to be similarly disposed under arrangement of the Assignee.

(31) All vehicles pertaining to the plot or occupants of the constructed area shall be parked inside the allotted area.

(32) The land shall be used for Group Housing Project purpose. Alternative usage of such land is allowed only if such usage uses lesser facility.

(33) Aviation Clearance certificate for high rise building as applicable is to be obtained from concerned authority by the Assignee.

(34) Township maintenance charges as applicable shall be payable to the Township Authorities effective from 01.07.2017. All other government levies paid by the Assignor to be reimbursed to the assignor within 7 days of such payments.

(35) This Deed Of Assignment is executed on the understanding that M/s Panchparv Dealcom Pvt. Ltd. have read understood and satisfied themselves about the overall development plans of Uttorayon Township and the Assignor or its Assigns retains the right of making any suitable changes in the said layout,



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Director

the structures, infrastures as they may deem fit and proper and in accordance with the provisions of laws and rules. M/s Panchparv Dealcom Pvt. Ltd. agrees that they do not have any objection in this regard in so far as such changes are not in respect of the below scheduled land.

(36) Not to claim, under any circumstances, any share or interest or any right of any nature outside the Said Plot excepting what is mentioned in the Third Schedule hereto.

(37) Not to interfere with in any manner, in any project or activity for the Uttorayon Township outside the Said Plot.


(38) To apply for and have the Said Plot separately assessed and mutated in the name of the Assignee in the records of the Said Authority and shall pay taxes accordingly.

(39) To file with the Assignor a certified copy of this Deed of Assignment within ninety days of the admission of the document by the registering authority.

### III. Obligations of the Assignor :

(1) The Assignor shall, at the request and cost of the Assignee, do all such further acts, deeds, matters and things to perfect the Assignment or any other matter relating to the Said Plot or any other matter related to the sole, absolute and peaceful enjoyment of the Said Plot by the Assignee and also sign and execute all such other deeds, documents, papers and undertakings and render such co-operation and consent to such requests as may be required by the Assignee in terms of the Parent Lease.

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Director

(2) The Assignor shall, in due course of time, handover all off site electrical distribution systems to WBSEDCL and shall ensure that after such handling over all such installations become the property of WBSEDCL.

#### **IV. Commencement Date**

It is agreed and declared that irrespective of actual date of taking possession of the Said Plot by the Assignee, this Deed of Assignment shall be deemed to have commenced on and from the 18.08.2017.

#### **V. Assignee deemed Assignor :**

From the date hereto, the Assignee will be deemed to be the Lessee of the Said Plot as if the Lease had been executed by the State Government in favour of the Assignee.

LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED

*H.K.*  
(Hemanta Kalita)  
Authorised Signatory

Panchprav Dealocram Pvt. Ltd.

*[Signature]*  
Director

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Particulars of the said land)

Mouza - Gourcharan, J.L. No. 81, P.S.-Matigara

<u>Plot No.</u>	<u>Area in Acres</u>
311	0.62
313	0.04
320	2.21
303	3.37
319	0.45
310	0.36
310/447	0.58
309	1.28
304	0.58
147/166	0.15
147/163	0.17
147/168	0.21
147/161	0.23
157	0.20
147/177	0.23
148/176	2.02
147/170	0.21
129	12.59
129/154	0.22
129/156	0.02
129/155	0.67
129/159	0.09
129/158	0.05
129/152	0.21
175	0.16
147/164	1.06
147/165	1.89
147/167	3.93
147/162	19.00
169	0.62
148 (PART)	1.64
147/178 (PART)	0.42
147	8.43
147/160	3.37
147/171	10.35
147/173	15.32
174	3.43
	<b><u>96.38</u></b>

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Director

Mouza - Baragharia, J.L. No. 82, P.S. Matigara

<u>Plot No.</u>	<u>Area in Acres</u>
463 (PART)	0.01
461	0.28
504 (PART)	5.22
467	0.32
473	8.80
472	0.28
471	4.60
466 (PART)	32.07
468 (PART)	10.32
475 (PART)	0.27
477 (PART)	10.29
478	0.26
498 (PART)	4.99
500 (PART)	40.27
489	33.17
487	5.38
493	5.80
496	0.28
495	5.38
488	0.60
497	0.60
492	0.16
494	0.18
501	0.38
499	0.66
474	0.30
457 (PART)	5.70
461 (PART)	13.68
465	0.20
464	2.27
	<b>192.72</b>

LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)  
Authorised Signatory

Panchprav Dealcomm Pvt. Ltd.

Director

Mouza - Ujanu, J.L. No. 86, P.S. Matigara

<u>Plot No.</u>	<u>Area in Acres</u>
451 (PART)	0.68
297 (PART)	1.02
299	6.16
245/437	2.90
340	6.20
296/439	6.25
469	0.86
299/440	0.64
338/447	3.10
346	0.60
335	6.96
446	5.81
370/470	0.88
305	1.94
304	1.44
303	0.72
342	0.86
295/453	0.90
338	2.52
300	0.56
301	0.10
340/471 (PART)	1.22
343 (PART)	2.77
344	2.60
345	0.40
349	1.74
295/455 (PART)	7.58
295/456	0.23
295/457	0.40
454	0.08
295/458 (PART)	8.25
297/459 (PART)	5.03
295 (PART)	13.65
74	3.02
73	0.25
72	4.65
336	0.46
75	0.72
	<b>104.15</b>

**TOTAL AREA OF LAND:**

Mouza - Gourcharan  
Mouza - Baragharua  
Mouza - Ujanu

96.38 Acres  
192.72 Acres  
**104.15 Acres**  
**393.25 Acres**

LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED

  
(Hemanta Kalita)  
Authorised Signatory

Panchpray Dealoumm Pvt. Ltd.

  
Director

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the leasehold right, title and interest in respect of the land comprised in the Plot measuring an area of more or less 69.58 Cottah, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307, R.S. Plot No. 459, L.R. Plot No. 817, under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23<sup>rd</sup> day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** annexed hereto and butted and bounded as follows:

ON THE NORTH : Land of Mega Builders ;  
ON THE SOUTH : Land of Assignor hereof ;  
ON THE EAST : Land of Chandmoni Tea Estate ;  
ON THE WEST : 35 M wide metal road ;

LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED

  
(Hemanta Kalita)  
Authorised Signatory

Panchprab Desai.com Pvt. Ltd.

  
Director

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Common portions, areas, parts, amenities and facilities)

1. **Open Space:** All green spaces with all trees, bushes, shrubs, flower beds etc. together with all areas forming an integral part of the Uttorayon Complex, which are open to sky.
2. **Internal Roads:** Metalled roads, finished with carpet and seal - coat cover W.B.M. including pathways (brick/concrete) paving stones, if any.
3. **Sewerage:** Underground sewerage network to discharge toilet waste with manholes.
4. **Boundary Wall:** Common boundary walls.
5. **Street Lights:** All street light posts together with the electrical fittings and fixtures.
6. **Garbage disposal:** All garbage disposal vats including any open or covered area for such purpose as may be designated by ASSIGNOR or any other agency setup by the ASSIGNOR for the purpose of management and maintenance of the common areas and facilities of the Uttorayon Township.
7. **Gate complex** along with security room.
8. **Others:** Such other common parts, areas, equipments, installations, fittings, fixtures, toilets and spaces (both open and covered), if any, in or about the Uttorayon Township as are necessary for user in common by the allottees/purchasers of various plots in Township.

LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED

  
(Hemanta Kalita)  
Authorised Signatory

Panchprav Deacom Pvt. Ltd.

  
Director

9. **Power sub-station rooms:** All power Sub-station rooms given to the power supply utility agency on rent excluding all the machinery, transformers, etc., which shall be the exclusive properties of such agency.

10. In case water supply is obtained through water supply network of the "Uttorayon Township", the following will be applicable :

- a) **Water Supply Network : Pipe Lines laid** under ground to raise water from the semi underground reservoir to roof top tanks.
- b) **Deep Tubewells :** Deep Tubewells laid underground together with pumps and their equipments.
- c) **Pump House :** Pump house with doors, collapsible gate, lock with keys, G M Sluice valves, C I sluice valve(s), gate valve(s) etc. and centrifugal pump(s)/submersible pumps, if any and other equipments.
- d) **Iron Removal & Softening Plant:** Iron removal & softening plant and machinery together with all equipments and fittings as may be provided therein.



**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

(The areas, spaces and amenities excluded out of common areas)

1. Banquet Hall along with the Land appurtenant thereto.
2. Amphitheatre and adjacent park.
3. Club premises along with open spaces adjacent thereat.
4. Shopping areas and open spaces adjacent thereat.
5. Open space and club adjacent to 'The Residency' and within 'The Residency'.
6. Open spaces, community centre within the 'Efficiency' and 'Comfort' blocks and within the said demarcated area.
7. Open spaces in or around the market areas.
8. The entire southern portion of the project being south of National Highway-31.
9. Cable TV and Telephone network and installations.
10. Open spaces and land adjacent to schools, nursing homes, hospitals, hospital areas, shopping and marketing areas, institutional areas, power installations, cluster park and designated parking areas, water supply systems, pump and reservoir areas, sewerage treatment plant and sewerage network.
11. Any other areas and spaces (both open and covered) adjacent to any service/utility.


**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the **ASSIGNOR** above named through its authorized officer Mr. Hemanta Kalita authorized by Board Resolution dated 21 Day of August, 2017 in the presence of:

Nabanita Ghosh  
Uttorayan, Matigara.

The contents of this deed is written as per our instructions :

**LUXMI TOWNSHIP & HOLDINGS LIMITED**  
**ERSTWHILE LUXMI TOWNSHIP LIMITED**

  
**(Hemanta Kalita)**  
Authorised Signatory

**SIGNED, SEALED AND DELIVERED** by the **ASSIGNEE** above named at Bagdora the presence of:

Susanta Bose  
5/0 late Sarat Ch. Bose  
Sevoke Road  
Siliguri

The Contents of this deed understood personally by me / us

Panchprav Dealcomm Pvt. Ltd.

  
Director

Drafted by me as per the instructions of the assignor of this deed.

Himanshu Mohanta  
Advocate, Siliguri

Regd. No. WB-1034 of 2002.

**RECEIVED** of and from the within named ASSIGNEE the within mentioned sum of Rs. 16,36,00,000/- (Rupees sixteen crore thirty six lakhs) only being the full amount of Selami or Premium payable under these presents in the manner mentioned herein below:

Rs. 16,36,00,000/-

**MEMO OF CONSIDERATION**

By Demand Drafts / Banker Cheque


Rs. 16,36,00,000/-

Total: Rs. 16,36,00,000/-

=====

( Rupees sixteen crore thirty six lakhs ) only

**LUXMI TOWNSHIP & HOLDINGS LIMITED  
ERSTWHILE LUXMI TOWNSHIP LIMITED**

  
**(Hemanta Kalita)**  
Authorised Signatory

(ASSIGNOR)

**GOVERNMENT OF WEST BENGAL**  
**OFFICE OF THE DISTRICT LAND & LAND REFORMS OFFICE**  
**DARJEELING**

Memo No. 1479/ Special(Cell)/17

Dated: 6/07/2017

**From :** The District Land & Land Reforms Officer,  
Darjeeling.,  
**To :** The Director,  
Luxmi Township Ltd,  
Kishore Bhawan,  
17, R.N. Mukherjee road,  
Kolkata - 1.  
**Sub :** Transfer of leasehold Land.  
**Ref :** Memo No 1117/SDLLRO/Slg. dated 05/07/2017

With reference to above ref memo permission is hereby accorded to the Lessee, Luxmi Township Ltd to assign his lease hold right in respect of Plot No 459 (RS), 817 (LR) in Mouza Ujanu, J.L. No. 86 having an area 1.15 acre of his lease hold interest to M/s Panchparv Dealcom Pvt. Ltd of Uttarayan as detailed in the schedule below, for the unexpired period of lease on the same terms and conditions as mentioned in the original lease deed of Luxmi Township Limited in addition to the following terms and conditions.

The ASSIGNEE should get his name registered in the office of the DLLRO, Darjeeling within three calendar months after obtaining possession of the land and will possess and use the land and will bound by terms, covenants and conditions in such lease deed.

The ASSIGNEE shall pay such rent as may be determined by the DL&LRO, Darjeeling at the rate of 0.03% of the land cost, within first 60 days of the year for which such rent is payable, in the office of the SDL&LRO, Siliguri.

The ASSIGNEE shall be entitled to take fresh lease after expiry of unexpired period of lease on such terms and conditions and on payment of such Salami and annual rent as the State Government may then fix in granting such fresh lease.

SCHEDULE :-

District	P.S.	Mouza	J.L. No.	Plot No(RS)	Plot No(LR)	Area (in Sq ft / Acre)
Darjeeling	Matigara	Ujanu,	86	459	817	1.15acre

*6/7/2017*  
District Land & Land Reforms officer  
DARJEELING

Memo No. 1479/1(2)/ Special(Cell)/17

Date: 6/07/2017

Copy forwarded for information to :-

- (1) The Sub-Divisional Land & Land Reforms Officer, Siliguri.
- (2) M/s Panchparv Dealcom Pvt. Ltd

*6/7/2017*  
District Land & Land Reforms officer



# LUXMI TOWNSHIP & HOLDINGS LIMITED

(Formerly known as Luxmi Township Limited)

KISHORE BHAVAN : 17, R. N. MUKHERJEE ROAD, KOLKATA - 700 001

Tel. : (91) (33) 2248-4437, 2248-4227, Fax : (91) (33) 2243-0177, E-mail : mail@luxmitea.com

CIN : U70101WB1994PLC063441

Extract of the Minutes of Management Committee Meeting of Luxmi Township & Holdings Limited held on Monday, the 21st day August, 2017 at the registered office of the Company at 17 R.N. Mukherjee Road, Kolkata-700001 at 3:30 p.m.

## Sub: Authorization to execute Deed of Assignment

The Committee was informed that subsequent to the change of name of the company from Luxmi Township Limited to Luxmi Township & Holdings Limited, it is necessary to renew the authorization given earlier, to the company's representative to execute Deed of Assignment. The matter was discussed and the following resolution was unanimously passed:

**"RESOLVED THAT** in supersession to all the resolution passed earlier in this regard, the following representative / officials of the company be and hereby severally authorize to execute and authenticate the Deed of Assignment to be entered into by the Company with different allottees in connection with "Uttorayon Township Project" at Siliguri of the Company and be filed before the Additional District Sub-Registrar at Bagdogra for and on behalf of the Company:

Sr. No.	Name of the Signatories	Designation
1.	Col. (Retd.) Dipankar Dhar	Chief Operating Officer
2.	Mr. Hemanta Kalita	President - Marketing & Customer Care
3.	Mr. Sudip Prafulla Chakraborty	Authorised Signatory

**RESOLVED FURTHER THAT** a copy of this resolution be forwarded to the concerned authorities for necessary action, with specimen signature of the signatories for the purpose of identification."

Certified to be true copy  
For Luxmi Township & Holdings Limited

Rudra Chatterjee  
Director  
DIN - 01504650

Specimen Signature of Col. (Retd.) Dipankar Dhar.....

Specimen Signature of Hemanta Kalita .....

Specimen Signature of Sudip Prafulla Chakraborty .....

Attested by Rudra Chatterjee

**UTTORAYON**

# PANCHPARV DEALCOMM PRIVATE LIMITED

Office No.-23, Third Floor, International Market, Sevoke Road, Ward No-10, Silliguri-734001

CIN NO : U51101WB2012PTC176686

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PANCHPARV DEALCOMM PRIVATE LIMITED HELD ON THURSDAY THE 10<sup>TH</sup> DAY OF MAY, 2018 AT 01.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT pursuant to the applicable provisions of Companies Act, 2013 consent of the board of directors of the company be and is hereby accorded to acquire by purchase or otherwise the Plot, or other property situated at "UTTARAYON" Matigara, Silliguri for business purpose on such terms and conditions as may be consider appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. Kajal Sarkar, Director of the Company be and is hereby authorized to negotiate and finalize the terms of such acquisition and to sign and execute sale/lease deed and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

Certified True Copy

For Panchparv Dealcomm Private Limited

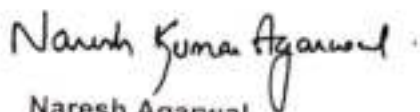
Panchprav Dealcomm Pvt. Ltd.



Director

Kajal Sarkar  
Director  
DIN- 02319644

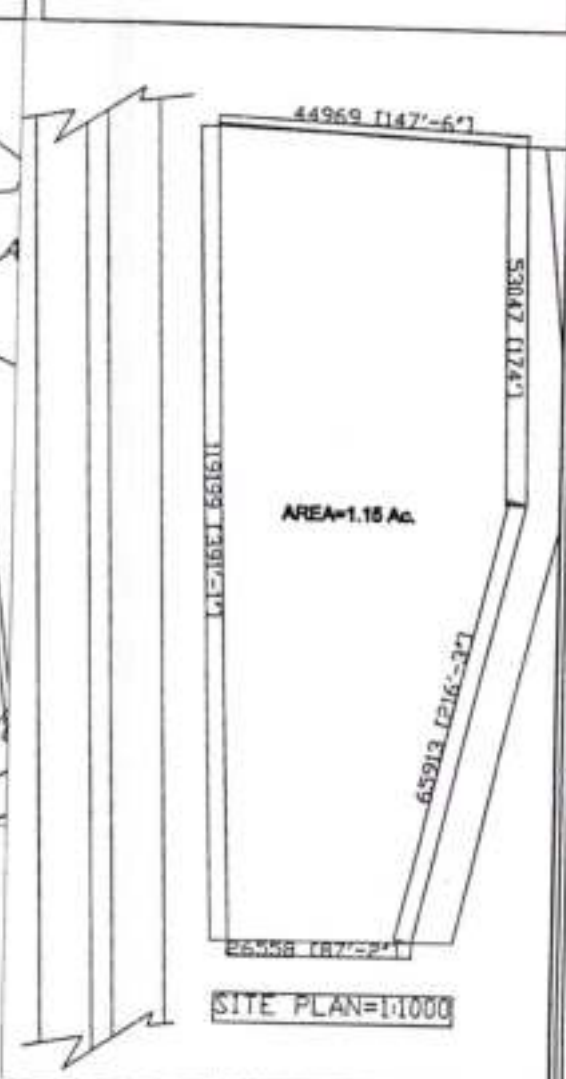
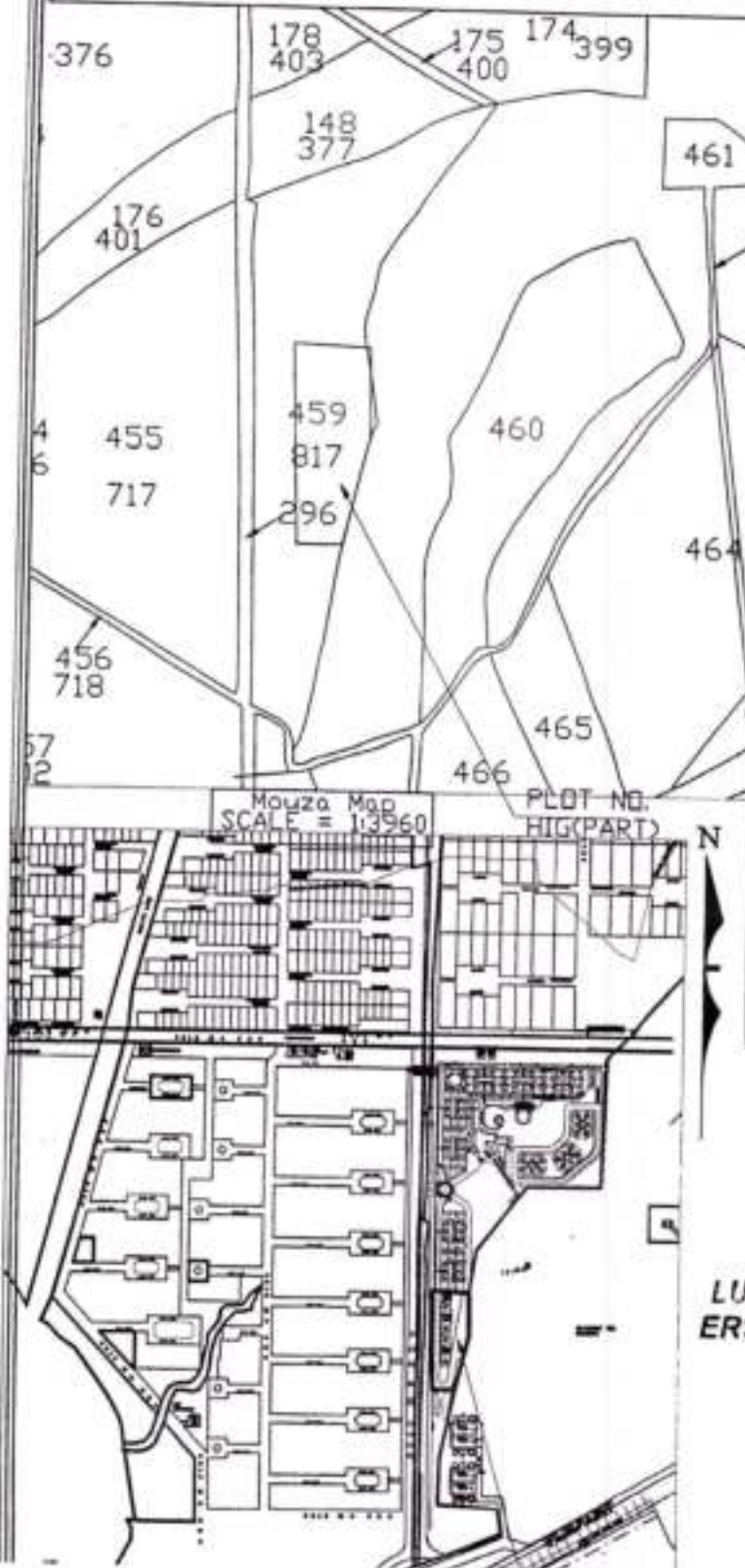
For Panchparv Dealcomm Private Limited



Naresh Agarwal  
Director  
DIN- 00482213

"UTTARAYON - THE NEW TOWNSHIP", SILIGURI  
PLAN ZONE -HG

PLOT NO. = HIG (PART)



**LAND SCHEDULE:**

Mouza with J.L. No.-UJANU-88  
P.a.- Matigara, Dist.- Darjeeling.  
KHATAN No.- 300 (L.R.)  
Plot No.- Ra. Lr. Area in Acrs.  
459 817 1.150  
OR 89 KATHA 09 CHATAK 09 SQFT / 89.5% Khata

**LUXMI TOWNSHIP & HOLDINGS LIMITED**  
**ERSTWHILE LUXMI TOWNSHIP LIMITED**

(Hemanta Kalita)  
Authorised Signatory

**PREPARED BY:**

Panchprab Dealcomm Pvt. Ltd.  
*K. M. Sube*  
Director

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



**LUXMI TOWNSHIP & HOLDINGS LIMITED**  
**ERSTWHILE LUXMI TOWNSHIP LIMITED**

Signature

**(Hemanta Kalita)**  
**Authorised Signatory**

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

Signature

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



Panchprav Dealcomm Pvt. Ltd.

Director

Signature



# **PANCHPARV DEALCOMM PRIVATE LIMITED**

Office No.-23, Third Floor, International Market, Sevoke Road, Ward No-10, Siliguri-734001

CIN NO : U51101WB2012PTC176686

Date: 21/02/2018

To,  
The Board of Directors  
Luxmi Township Limited  
17, R. N. Mukherjee Road  
Kolkata-700001

Sub- Payment Details

Sir,

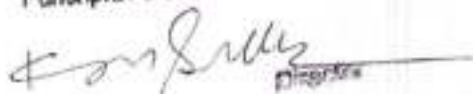
We have made payment to you of ₹.16,50,00,000.00/- ( ₹ Sixteen Crore Fifty Lakhs only) inclusive TDS which details given below.

Payment Made From	Mode	Amount	TDS	NET TO PAY	CHEQUE PAID
Natural Suppliers Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Natural Suppliers Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Natural Suppliers Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Natural Suppliers Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Sejal Commercial Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
Sejal Commercial Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
Sejal Commercial Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
Sejal Commercial Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
Lifetime Distributors Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Lifetime Distributors Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Lifetime Distributors Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
Lifetime Distributors Pvt Ltd	Cheque	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
<b>Total</b>		<b>600,00,000.00</b>	<b>6,00,000.00</b>	<b>594,00,000.00</b>	<b>598,00,000.00</b>

Date	Payment Made From	Mode	Amount	TDS	NET TO PAY	CHEQUE PAID
12/05/2017	Panchparv Dealcomm P Ltd	NEFT	50,00,000.00	50,000.00	49,50,000.00	49,50,000.00
15/05/2017	Panchparv Dealcomm P Ltd	RTGS	40,00,000.00	40,000.00	39,60,000.00	39,60,000.00
15/05/2017	Panchparv Dealcomm P Ltd	RTGS	45,00,000.00	45,000.00	44,55,000.00	44,55,000.00
15/05/2017	Panchparv Dealcomm P Ltd	RTGS	45,00,000.00	45,000.00	44,55,000.00	44,55,000.00
21/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
21/11/2017	Panchparv Dealcomm P Ltd	RTGS	25,00,000.00	25000.00	24,75,000.00	25,00,000.00
21/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
21/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
29/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	50,00,000.00
29/11/2017	Panchparv Dealcomm P Ltd	RTGS	30,00,000.00	30000.00	29,70,000.00	27,45,000.00
29/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
30/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
30/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
30/11/2017	Panchparv Dealcomm P Ltd	RTGS	45,00,000.00	45000.00	44,55,000.00	44,55,000.00
30/11/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
01/12/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
01/12/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
05/12/2017	Panchparv Dealcomm P Ltd	RTGS	40,00,000.00	40,000.00	39,60,000.00	39,60,000.00
05/12/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
19/02/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
19/02/2017	Panchparv Dealcomm P Ltd	RTGS	50,00,000.00	50000.00	49,50,000.00	49,50,000.00
20/02/2017	Panchparv Dealcomm P Ltd	RTGS	37,00,000.00	37000.00	36,63,000.00	36,63,000.00
21/02/2017	Panchparv Dealcomm P Ltd	RTGS	43,00,000.00	43000.00	42,57,000.00	42,57,000.00
		<b>Total</b>	<b>105,000,000.00</b>	<b>1,050,000</b>	<b>103,950,000</b>	<b>103,950,000</b>

For Panchparv Dealcomm Pvt Ltd

Panchparv Dealcomm Pvt. Ltd.



**Kajal Sarkar**  
**Director**  
**DIN- 02886261**

आयकर विभाग

INCOME TAX DEPARTMENT

KAJAL SARKAR

KAMAL SARKAR

25/02/1978

Permanent Account Number

AVQPS9559R

*Kamal Sarkar*

Signature



भारत सरकार

GOVT. OF INDIA



001-00014

*Kamal Sarkar*



Panchparv Dealcomm Pvt. Ltd.

*[Handwritten Signature]*

Director

### Major Information of the Deed

Deed No :	I-0403-03149/2018	Date of Registration	16/05/2018
Query No / Year	0403-0000685365/2018	Office where deed is registered	
Query Date	01/05/2018 10:55:49 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	K Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9999999999 Status : Solicitor firm		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 16,36,00,000/-	Rs. 16,36,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 98,16,020/- (Article:63)	Rs. 16,36,014/- (Article:A(1), E, E)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-459	RS-260	To Be Use By Company	Bastu	69.58 Katha	16,36,00,000/-	16,36,00,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>						<b>1636,00,000 /-</b>	<b>1636,00,000 /-</b>	



#### Transferor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>LUXMI TOWNSHIP AND HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD</b> Kishore Bhavan 17 R N Mukherjee Road, P.O:- R N Mukherjee Road, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACL5480C, Status :Organization, Executed by: Representative, Executed by: Representative

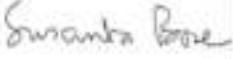
#### Transferee Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>PANCHPARV DELCOMM PRIVATE LIMITED</b> 23 Third Floor International Market Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAGCP5123N, Status :Organization, Executed by: Representative

**Representative Details :**

No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr Hemanta Kalita</b> <b>(Presentant)</b> Son of Late Ganti Ram Kalita Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office	 May 11 2018 2:11PM	 LTI 11/05/2018	 11/05/2018
Uttaraopn, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : LUXMI TOWNSHIP AND HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD (as Authorised Signatory)				
2	<b>Name</b> <b>Mr Kajal Sarkar</b> Son of Kamal Sarkar Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office	 May 11 2018 2:12PM	 LTI 11/05/2018	 11/05/2018
Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PANCHPARV DELCOMM PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr Susanta Bose Son of Late Sarat Chandra Bose Serpur Hari Pur 9 Ashok Nagar, P.O:- Ashoknagar, P.S:- Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN - 743222, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Hemanta Kalita, Mr Kajal Sarkar	11/05/2018
	

Major Information of the Deed :- I-0403-03149/2018-16/05/2018

Endorsement For Deed Number : I - 040303149 / 2018

On 11-05-2018

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

Presented for registration at 13:42 hrs on 11-05-2018, at the Office of the A.D.S.R. BAGDOGRA by Mr Hemanta Kalita ..

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 16,36,00,000/-

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

Execution is admitted on 11-05-2018 by Mr Hemanta Kalita, Authorised Signatory, LUXMI TOWNSHIP AND HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD, Kishore Bhavan 17 R N Mukherjee Road, P.O:- R N Mukherjee Road, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Susanta Bose, , Son of Late Sarat Chandra Bose, Serpur Hari Pur 9 Ashok Nagar, P.O: Ashoknagar, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Service

Execution is admitted on 11-05-2018 by Mr Kajal Sarkar, DIRECTOR, PANCHPARV DELCOMM PRIVATE LIMITED, 23 Third Floor International Market Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Susanta Bose, , Son of Late Sarat Chandra Bose, Serpur Hari Pur 9 Ashok Nagar, P.O: Ashoknagar, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Service



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

On 16-05-2018

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 : 63 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,36,014/- ( A(1) = Rs 16,36,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,36,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/05/2018 12:00AM with Govt. Ref. No: 192018190235797372 on 09-05-2018, Amount Rs: 16,36,014/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 110520180016904 on 11-05-2018, Head of Account 0030-03-104-001-16

**ayment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 98,16,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 98,11,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 374, Amount: Rs.5,000/-, Date of Purchase: 30/04/2018, Vendor name: R Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/05/2018 12:00AM with Govt. Ref. No: 192018190235797372 on 09-05-2018, Amount Rs: 98,11,020/-,

Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 110520180016904 on 11-05-2018, 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**

Major Information of the Deed :- I-0403-03149/2018-16/05/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2018, Page from 62879 to 62921

being No 040303149 for the year 2018.



Digitally signed by Suraj Lepcha  
Date: 2018.05.16 16:52:39 +05:30  
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to read "Suraj Lepcha".

(Suraj Lepcha) 16/05/2018 16:52:22  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)