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I-7181/19



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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V/c-1930

IT IS HEREBY DECLARED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ASSIGNMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Asst. District Sub-Registrar,
Siliguri at Koochuga

04 DEC 2019

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Sanjay Banerjee)
Authorised Signatory

PANCHPATRY DEALCOMM PVT. LTD.

Director

DEED OF ASSIGNMENT

NON JUDICIAL STAMP

Sl. No. 744 Dated 22/11/2019

Sold To Panchparv Dealcomm (P) Ltd.

Address Siliguri

Stamp Value of Rs 5000 Rupees Five thousand



LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

Sanjay Banerjee
(Sanjay Banerjee)
Authorised Signatory

R. Chakraborty
(RITA CHAKI)
Stamp Vendor
Licence No. 347 / RM
A.D.S.R. Office, Bagdogra
Darjeeling



5767

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

Sanjay Banerjee
(Sanjay Banerjee)
Authorised Signatory



5768

PANCHPARV DEALCOMM PVT. LTD.


Sankar
Director



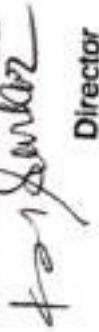
Adl. Dist-Sub Registrar
Siliguri - Bagdogra Road

Tanmay Goswami
So-Ratan Goswami
Santi Nagar,
Siliguri

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Sanjay Banerjee)
Authorised Signatory

PANCHPARV DEALCOMM PVT. LTD.


Director

THIS INDENTURE is made this the 3rd. day of December
Two Thousand and Nineteen

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. SANJAY BANERJEE** (Aadhaar No. 240359192549), son of Sri Sudhir Chandra Banerjee, - 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 (U51101WB2012PTC176686 PAN No. AAGCP5123N) a Company within the meaning of the Companies Act, 1956 and having its registered office at Office No. 23, Third Floor, International Market, Sevoke Road, Ward No. 10, P.O. and P.S. Silliguri, District Darjeeling, PIN - 734001, in the State of West Bengal - **represented by its Director - MR. KAJAL SARKAR** (Aadhaar No. 838367D652626 DIN 02319644, 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:**

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LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

PANCHPARY DEALCOMM PVT. LTD.



Director

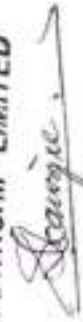
WHEREAS the Assignor obtained permission from the Government of West Bengal to occupy land for the purpose of setting up a Satellite Township.

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 : Baragharria, 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 21st 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 21st 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 23rd 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;

LUXMI TOWNSHIP & HOLDINGS LIMITED
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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 leveling the land, by opening out roads, by constructing pucca surface drains and dividing the Said Total Area of land into

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
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Director

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 29.03.2019 (hereinafter referred to as "the **PROVISIONAL ALLOTMENT LETTER**, bearing No. LT&H/PDPL/Allot-01") 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;

LUXMI TOWNSHIP & HOLDINGS LIMITED
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Sanjay Banerjee

Director

AND WHEREAS the Plot was previously allotted to CHATTERJEE ASSETS HOLDINGS PRIVATE LIMITED (CIN U70200WB1982PTC035346, PAN : AABCM5676L) vide a provisional allotment letter No. LT&H/CAHPL/Allot-01 dated 24.04.2017 referred to hereinafter as "Old Assignee". A tripartite agreement referred to as **FIFTH SCHEDULE** hereof was signed amongst Luxmi Township & Holdings Limited, Chatterjee Asset Holdings Private Limited and Panchparv Dealcomm Private Limited on 20.03.2019. By means of the this tripartite agreement Chatterjee Asset Holdings Private Limited transferred **their** allotment right to Panchparv Dealcomm Private Limited as mutually agreed and confirmed by all parties. Accordingly the Payment received from Panchparv Dealcom Pvt. Ltd. by Chatterjee Asset Holdings Ltd. have been reflected in the Memorandum of Payment reported. Chatterjee Asset Holdings Private Limited has on its part remitted the amount due to Luxmi Township & Holdings Limited in terms of the old Allotment and Tripartite Agreement in full.

AND WHEREAS the Assignee accepted 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 fulfill 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 26.11.2019;

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LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

PANCHPARI DEVELOPERS PVT. LTD.



Director

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. 2869/DLLRO-DJ/Uttorayon/19 Dated 22.11.2019;

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 also the various provisions and restrictions under which the allotment has been made, namely allotment letter, general terms and conditions and general guidelines of construction as applicable to the said land.

AND WHEREAS the Allottee agrees to submit the plan for construction to appropriate authority upon obtaining No Objection Certificate (NOC) from the Assignor and clause compliance with the Terms & Conditions of the NOC letter issued and comply with the provisions specified in the NOC thus issued to them apart from obtaining all necessary permissions from the Appropriate Authority as per law. The Allottee further agrees to ensure and hold the Assignor harmless after this date arising out of or on account of this transaction and agrees to indemnify the Assignor in case any such liabilities are to be borne by the Assignor.

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.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



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PANCHPANI DEALCOMM PVT. LTD.



Director

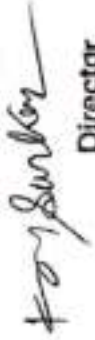
1. **NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 12,60,00,000/- (Rupees twelve crore sixty lakhs) only paid by the Assignee to the Assignor (the receipt whereof the Assignor doth hereby as also by the Memo of payment enclosed as Annexure which have all been made to Chatterjee Asset Holdings Pvt. Ltd as per arrangement of the Tripartite Agreement as mentioned earlier 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 Uttorayon Township in accordance with the Development Control Rules Uttorayon 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, lispendense 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 Jaipaiguri Development Authority or any other authority

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PANCHSARA DEALCOMM PVT. LTD.



Director

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 23rd 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 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 Uttorayan 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's covenants with the Assignor as follows:

- (1) To abide by and comply with all the terms & conditions as mentioned in the Parent Lease.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
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PANCHPARI GEALCOORAT PVT. LTD.



Director

(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 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^{1/4} % 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 for any other agency set up

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PANCHAYAT DEWALCOON PVT. LTD.



Director

by the Assignor or 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.

(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.

LUXMI TOWNSHIP & HOLDINGS LIMITED
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PANCHPARV DEALCOMM PVT. LTD.



Director

(10) Not to assign underlet, sublease/transfer 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 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.

LUXMI TOWNSHIP & HOLDINGS LIMITED
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Director

(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.

(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 at their own cost 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 tubewell of required capacity as per the requirement of the Assignee at a suitable location within the Said Plot as per approval from appropriate authority as required 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 Uttarayan Township as per permission granted by the Said Authority to the Assignor.

LUXMI TOWNSHIP & HOLDINGS LIMITED
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Director

(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 Uttarayan Township shall remain the property of the Assignor. The Assignor will be responsible for the maintenance and management, either through itself or through a management agency, which shall be formed for the maintenance And management of the Uttarayan Township. There will be no objection on the part of the Assignee for Assignor's transferring the said common areas, services and facilities and the responsibility of the maintenance and management thereof to the agency setup by the Assignor.

(20) To allow persons authorized by the Assignor 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) 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.

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

(23) To apply for an 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.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



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PANCHPARY DEALCOMM PVT. LTD.



Director

(24) 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 as may be deemed fit to meet such requirements by the Assignor.

(2) To make arrangement, at its own costs and expenses, for the sanitary, sewerage and storm water disposal net work/system for the Uttorayon Township and to obtain required approval(s) of the concerned authorities including the Said Authority for the same.

(3) To maintain, either by itself or through its nominee(s), the common areas of Uttorayon Township (including the areas mentioned in the Third Schedule hereunder written) for a period of eighteen months from the date of delivery of physical possession as stated hereinabove and thereafter to set up suitable mechanism to ensure transfer of responsibility of maintenance to a Township Management Company and/or similar such body, as the case may be.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



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PANCHPRABH DEALCOMM PVT. LTD.



Director

(4) Obtain necessary permission from all authorities required under various acts namely SIDA, Gram Panchayat, Housing & Industries Regularity Authorities and all others.

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 26.11.2019

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.

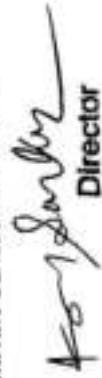


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PANCHPARY DEALCOMM PVT. LTD.



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
	96.38

LUXMI TOWNSHIP & HOLDINGS LIMITED
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(Sanjay Banerjee)
Authorised Signatory

FANCHIPRV DEALCOMM PVT. LTD.




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

	192.72

LUXMI TOWNSHIP & HOLDINGS LIMITED
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PANCHPARV DEVALCOMM 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
	104.15

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

Sanjay Banerjee
(Sanjay Banerjee)
Authorised Signatory

PANCHPARV DEALCOMM PVT. LTD.

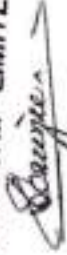
K. S. Banerjee
Director

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 0.5206 Acre or 31.5 Cottah approx, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307, R.S. Plot No. 297/459, 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 23rd 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 Panchparv Dealcomm Pvt. Ltd. ;
ON THE SOUTH : Land of Luxmi Township and Holdings Ltd. ;
ON THE EAST : Land of Chandmora Tea Estate ;
ON THE WEST : 35 M wide meta road ;

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

PANCHPARY DEALCOMM 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



(Sanjay Banerjee)
Authorised Signatory

ERSTWHILE LUXMI TOWNSHIP LIMITED



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.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorized Signatory

PANCHPARV DEALCOMM PVT. LTD.



Director

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.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Tripartite Agreement amongst Luxmi Township & Holdings Limited (Assignor), Chatterjee Asset Holdings Private Limited (Old Assignee) and Panchparv Dealcomm Private Limited (Assignee) dated 20th March, 2019.

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. Sanjay Banerjee authorized by Board Resolution dated 30th Day of October 2019 in the presence of:

Sunandilá Guha
Uttorayan, Matigara

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

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

Sanjay Banerjee

(Sanjay Banerjee)
Authorised Signatory

SIGNED, SEALED AND DELIVERED by the

ASSIGNEE above named at Bagdogra the presence of:

The Contents of this deed understood personally by me / us

Tanmay Goswami
S/o-Ratan Goswami
Santi Nagar,
P.O. Rabin Das Sarani
Siliguri
Jalpaiguri - 734004.

PANCHIPARV DEALCOMM PVT. LTD.


Kon Sarkar

Director

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

Himankumar Mohanta
Advocate, Siliguri

Regd. No. WB-1034 of 2002.



(Sanjay Banerjee)
Authorised Signatory

AMOUNT RECEIVED from Assignee by Old Assignee the within mentioned sum of Rs.
12,60,00,000/- (Rupees twelve crore sixty lakhs) only as per details below:


MEMO OF CONSIDERATION

Date of amount received	Mode of payment	Amount received in Bank (Rupees)	Tax Deducted at Source (Rupees) *
26.03.2019	RTGS, UTR No. ORBCR52019032600000908	49,50,000/-	50,000/-
25.04.2019	RTGS, UTR No. ORBCR52019042500057457	49,50,000/-	50,000/-
29.04.2019	RTGS, UTR No. ORBCR52019042900076181	49,50,000/-	50,000/-
14.05.2019	NEFT, UTR No. SAA69942090	49,50,000/-	50,000/-
14.05.2019	NEFT, UTR No. SAA69941449	49,50,000/-	50,000/-
17.05.2019	RTGS, UTR No. ORBCR52019051700061235	49,50,000/-	50,000/-
09.07.2019	RTGS, UTR No. ORBCR52019070900003590	49,50,000/-	50,000/-


(Sanjay Banerjee)
Authorised Signatory

09.07.2019	RTGS, UTR No. ORBCR52019070900004362	49,50,000/-	50,000/-
09.07.2019	RTGS, UTR No. ORBCR52019070900003949	49,50,000/-	50,000/-
18.07.2019	RTGS, UTR No. ORBCR52019071800077021	49,50,000/-	50,000/-
18.07.2019	RTGS, UTR No. ORBCR52019071800074599	49,50,000/-	50,000/-
24.07.2019	RTGS, UTR No. ORBCR52019072400006282	49,50,000/-	50,000/-
24.07.2019	RTGS, UTR No. ORBCR52019072400006000	49,50,000/-	50,000/-
02.08.2019	RTGS, UTR No. ORBCR52019080200018293	49,50,000/-	50,000/-
02.08.2019	RTGS, UTR No. ORBCR52019080200018566	49,50,000/-	50,000/-
02.08.2019	RTGS, UTR No. ORBCR52019080200018752	49,50,000/-	50,000/-

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Sanjay Banerjee)
Authorised Signatory

02.08.2019	RTGS, UTR No. ORBCR52019080200020883	49,50,000/-	50,000/-
06.08.2019	RTGS, UTR No. ORBCR52019080600085325	49,50,000/-	50,000/-
14.08.2019	NEFT, UTR No. SAA73518268	49,50,000/-	50,000/-
14.08.2019	RTGS, UTR No. SAA73518019	49,50,000/-	50,000/-
22.08.2019	RTGS, UTR No. ORBCR52019082200090186	49,50,000/-	50,000/-
31.08.2019	RTGS, UTR No. ORBCR52019083100014454	49,50,000/-	50,000/-
31.08.2019	RTGS, UTR No. ORBCR52019083100014673	49,50,000/-	50,000/-
09.09.2019	RTGS, UTR No. ORBCR520190900056616	49,50,000/-	50,000/-
25.11.2019	RTGS, UTR No. CORPR22019112500728186	59,40,000/-	60,000/-
Total		12,47,40,000/-	12,60,000/-

(Rupees twelve crore sixty lakhs) only

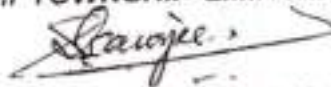
*Subject to submission of TDS Certificate

Sunandita Guha
Uttorayan, Matigara

(OLD ASSIGNEE)

Affirmed by Assignor of receipt of all amounts due to Assignor in terms of Tripartite Agreement in full and final settlement from Chatterjee Asset Holdings Private Limited (Old Assignee).

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED



(Sanjay Banerjee)
Authorised Signatory

(ASSIGNOR)



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

Memo no. 2869 DLLRO-DJ/Uttorayan/19

Dated 22.11.19

To ✓ : The Chief Operating Officer
Luxmi Township & Holdings Ltd.
Kishore Bhavan, 17 R.N Mukherjee Road
Kolkata- 700 001

Sub : Transfer of leasehold land
Ref : Memo No. 1238/SDLRO/SLG /19 dated. 07.08.2019

With reference to above referred memo permission is hereby accorded to The Chief Operating Officer, Luxmi Township & Holdings Ltd. Kishore Bhavan, 17 R.N Mukherjee Road Kolkata- 700 001 to assign his lease hold right in respect of plot No. 297/459 (RS) and 817(LR), Mouza- Ujanu, JL No. 86 having an area of 0.5206 acres of his lease hold interest to M/s Panchparv Dealcomm Pvt Ltd, represented by its Director Mr. Kajal Sarkar, r/o 3rd Floor, Sevoke Road, Siliguri- 734001, 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 granting such fresh lease.

SCHEDULE:-

District	Mouza	J.L.No.,	Plot No., (RS)	Plot No. (LR)	Area
Darjeeling	Ujanu	86	297/459	817	0.5206 acres


District Land & Land Reforms Officer
Darjeeling

Dated.....

Memo no.....DLLRO-DJ/Uttorayan/19

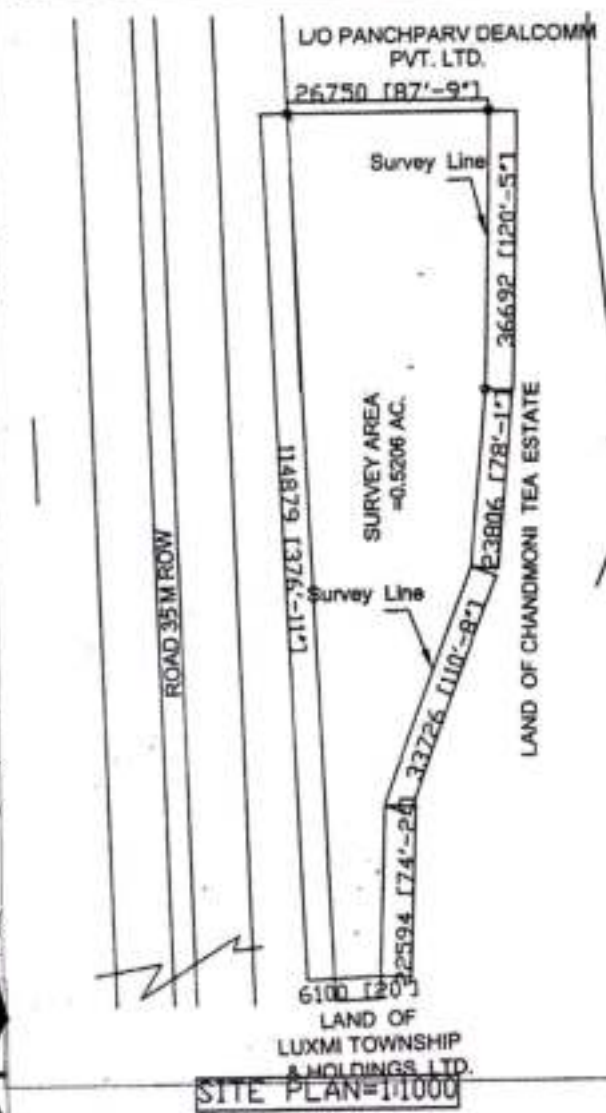
Copy forwarded for information to:-

1. The Sub-Divisional Land & Land Reforms Officer, Siliguri.
2. M/s Panchparv Dealcomm Pvt Ltd, represented by its Director Mr. Kajal Sarkar, r/o 3rd Floor, Sevoke Road, Siliguri- 734001

District Land & Land Reforms Officer
Darjeeling

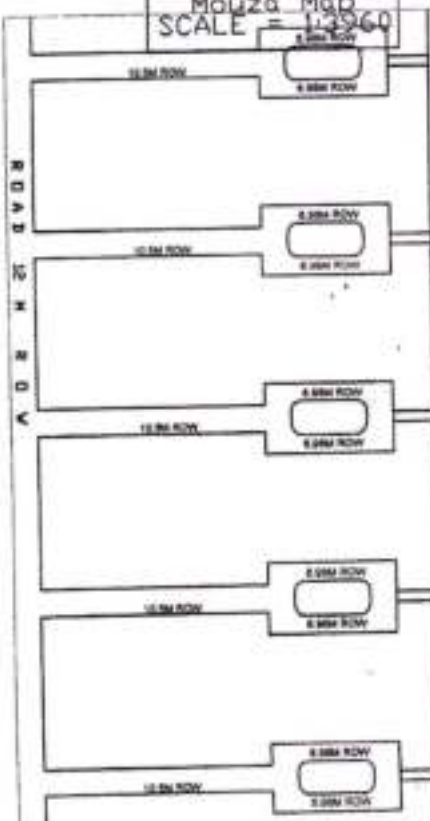
"UTTARAYAN - THE NEW TOWNSHIP", SILIGURI
 PLAN ZONE -GRUHOUSING PLOT -B

PLOT NO. = GROUP HOUSING
 PLOT -B (PART)



Mouza Map
 SCALE = 1:2500

PLOT NO. GROUPHOUSING
 PLOT-B(PART)



LAND SCHEDULE:

Mouza with J.L. No.=UJANU-86

P.s.- Matigara, Dist.- Darjeeling.

KHATIAN No.- 307 (L.R.)

Plot No.-	Rs.	Lr.	Area in Acre.
459	817		0.5206

OR 31 KATHA 07CHATAK 42.36 SQFT / 31.496 Cottah

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

PANCHPARV DEALCOMM PVT. LTD.

[Signature]

Director

[Signature]

(Sanjay Banerjee)
 Authorised Signatory

PREPARED BY:

[Signature]

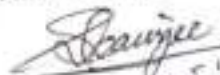
PLOT NO. GROUPHOUSING
 PLOT-B(PART)

M/S. B.M. DAS & SONS
 (C.O.T. APPROVED SURVEYOR)

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



LUXMI TOWNSHIP & HOLDINGS LIMITED
 ERSTWHILE LUXMI TOWNSHIP LIMITED

 Signature
 (Sanjay Banerjee)
 Authorised Signatory

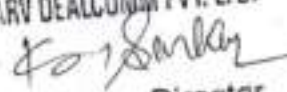
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	Left Hand					
	Right Hand					

 Signature



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

PANCHPARV DEALCOMM PVT. LTD.

 Director
 Signature









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 04030001833480/2019

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	Mr Sanjay Banerjee Uttora, Gossainpur, P.O:- Bagdogra, P.S:- Naxalbari, District:- Darjeeling, West Bengal, India, PIN - 734010	Represent ative of Transferor [Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited]			LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LIMITED  (Sanjay Banerjee) Authorized-Signatory
2	Mr Kajal Sarkar 3rd Floor Hotel Mayor, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Transfere e [PANCHP ARV DEALCO MM PRIVATE LIMITED]			PANCHPARV DEALCOMM PVT. LTD.  Director

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tanmoy Goswami Son of Ratan Goswami Santinahar, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734006	Mr Sanjay Banerjee			

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAJAL SARKAR

KAMAL SARKAR

25/02/1978
Permanent Account Number

AVQPS9559R

Kamal Sarkar
Signature



20120014

Kamal Sarkar



ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

চলিতকারী আইডি / Enrolment No. : 1215/91258/05063

To
Kajal Sarkar
কাজল সরকার
23/07/2014
DAKSHAK SARANI
BHAKTINAGAR
Biligiri (M Corp.)
Bhaktinagar Jalpaiguri
West Bengal - 734007
9434047385



KL367017974FT
96701797



আপনার আধার সংখ্যা / Your Aadhaar No. :

8383 6765 2626

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম / Name
Kajal Sarkar
পিতা / Father's Name
Father : KAMAL SARKAR
বয়স / DOB: 25/02/1978
স্বাক্ষর / Signature



8383 6765 2626

আধার - সাধারণ মানুষের অধিকার

Kajal Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PANCHPARV DEALCOMM PRIVATE
LIMITED

22/03/2012

पञ्चपार्व डीलकॉम प्राइवेट लिमिटेड

AAGCP5123N



05/04/2012

PANCHPARV DEALCOMM PVT. LTD.

K. Sankar
Director



ভাৰতৰ নিৰ্বাচন কমিছন
 Election Commission of India
 IDENTITY CARD

WOB1203272



নিৰ্বাচকেৰ নাম : তন্ময় গোস্বামী
 Elector's Name : Tannoy Goswami
 পিতাৰ নাম : রতন গোস্বামী
 Father's Name : Ratan Goswami
 লিঙ্গ/Sex : পুৰ্ণ M
 জন্ম তাৰিখ
 Date of Birth : XXGX/1986

WOB1203272

ঠিকনা
 শান্তিনগৰ গাংসীক, ডাৰগ্ৰাম, জলপাইগুৰি,
 জলপাইগুৰি, 734006

Address:
 SHANTINAGAR GANGSHIK, DABGRAM,
 BHAKTINAGAR, JALPAIGURI, 734006

Date: 12/12/2010

19-ডাৰগ্ৰাম-ফুলবাৰী নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক
 অফিচিয়েল স্বাক্ষৰ
 Facsimile Signature of the Electoral
 Registration Officer for
 19-Dabgram-Phulbari Constituency

কোন পৰিৱৰ্তন হ'লে আপুনি নিৰ্বাচন কেন্দ্ৰৰ পৰিচালকক লিখি
 আপুনিৰ নাম আৰু নতুন ঠিকনা সন্নিৱেশ কৰিবলৈ আবেদন কৰিব
 আৰু নতুন আইডি নম্বৰ প্ৰাপ্ত কৰিব।
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Tannoy Goswami

Major Information of the Deed

Deed No :	I-0403-07181/2019	Date of Registration	04/12/2019
Query No / Year	0403-0001833480/2019	Office where deed is registered	
Query Date	29/11/2019 12:09:59 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Kajal Sarkar 3rd Floor Hotel Mayor, Sevoke Road, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434047385, Status :Buyer/Claimant		
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. 12,60,00,000/-	Rs. 12,60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,60,020/- (Article:63)	Rs. 12,60,014/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Ujanu, JI No: 86, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-287/459	RS-260	To Be Use By Company Bastu	0.5206 Acre	12,60,00,000/-	12,60,00,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :				52.06Dec	1260,00,000 /-	1260,00,000 /-	

Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited 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, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Transferee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANCHPARV DEALCOMM PRIVATE LIMITED Office No. 23, 3rd. Floor, International Market, Block/Sector: Sevoke Road Ward No. 10, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: AAGCP5123N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Banerjee Son of Mr Sudhir Chandra Banerjee Uttora, Gossainpur, P.O:- Bagdogra, P.S:- Naxalbari, District:- Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Aadhaar No: 24xxxxxxxx2549 Status : Representative, Representative of : Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited (as Authorised Signatory)
2	Mr Kajal Sarkar (Presentant) Son of Mr Kamal Sarkar 3rd Floor Hotel Mayor, 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, Aadhaar No: 83xxxxxxxx2626 Status : Representative, Representative of : PANCHPARV DEALCOMM PRIVATE LIMITED (as Director)

Identifier Details :

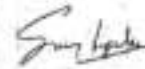
Name	Photo	Finger Print	Signature
Mr Tanmoy Goswami Son of Ratan Goswami Santinagar, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734006			
Identifier Of Mr Sanjay Banerjee			

Endorsement For Deed Number : I - 040307181 / 2019

On 29-11-2019

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 12,60,00,000/-



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

Darjeeling, West Bengal

On 03-12-2019

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

Presented for registration at 10:25 hrs on 03-12-2019, at the Private residence by Mr Kajal Sarkar ..

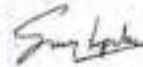
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 03-12-2019 by Mr Sanjay Banerjee, Authorised Signatory, Luxmi Township And Holdings Limited Erstwhile Luxmi Township Limited, 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

Identified by Mr Tanmoy Goswami, . . Son of Ratan Goswami, Santinagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Private Service

Execution is admitted on 03-12-2019 by Mr Kajal Sarkar, Director, PANCHPARV DEALCOMM PRIVATE LIMITED, Office No. 23, 3rd. Floor, International Market, Block/Sector: Sevoke Road Ward No. 10, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Personally known to me



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

On 04-12-2019

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 12,60,014/- (A(1) = Rs 12,60,000/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 12:00AM with Govt. Ref. No: 192019200101897262 on 02-12-2019, Amount Rs: 12,60,014/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 021220190019858 on 02-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

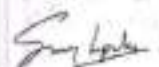
Certified that required Stamp Duty payable for this document is Rs. 75,60,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 75,55,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 744, Amount: Rs.5,000/-, Date of Purchase: 22/11/2019, Vendor name: R CHAKI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 12:00AM with Govt. Ref. No: 192019200101897262 on 02-12-2019, Amount Rs: 75,55,020/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 021220190019858 on 02-12-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 166729 to 166770
being No 040307181 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.12.10 10:05:08 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2019/12/10 10:05:08 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)