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I - १५५८/२५



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 569452

डी. 18/12/25
 डी. 327 0184

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

Addl. Dist. Sub-Registrar
 Siuguri-II at Bagdogra

18 DEC 2025

Lunawat Realty Pvt. Ltd.

Babulal Jaisi
 Director

DEED OF CONVEYANCE

८२

Lunawat Realty Pvt. Ltd.

Babulul Jaisi
Director

[2]

CONVEYANCE:

MOUZA : MAHISMARI
P.S. : PRADHAN NAGAR
DISTRICT : DARJEELING
AREA : 0.6560 ACRE OR 65.60 DECIMAL
J.L. NO. : 47
R.S. PLOT NOS. : 211 & 212
L.R. PLOT NOS. : 440, 440/596, 441 & 441/597
L.R. KHATIAN NO. : 1202
CONSIDERATION : Rs. 2,00,00,000/-

WITHIN THE LIMITS OF GRAM PANCHAYAT AREA

THIS INDENTURE IS MADE ON THIS THE 18th DAY OF December, 2025.

BETWEEN

or

Lunawat Realty Pvt. Ltd.

Babulal Jain
Director

[3]

GOLDMEDAL DEVELOPERS LLP, a Limited Liability Partnership Firm, bearing LLP Identification No. ACC-4208, having its Registered Office at C/o P.C. Jain & Sons, Ground Floor, Nayar Bazar, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, District - Darjeeling in the State of West Bengal, represented by one of its Partners, **SRI MANISH KUMAR AGARWAL**, Son of Sri Kundan Mal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Metro Heights, A4, 2nd Mile, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal --- hereinafter called the "**PURCHASER/S**" (which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, successors-in-interest, representatives, administrators and permitted assignees) of the "**ONE PART**".

A N D

LUNAWAT REALTY PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, bearing CIN - U70102WB2010PTC153962, dated 11.10.2010, having its Registered Office at S.F. Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District - Darjeeling in the State of West Bengal, represented by one of its Directors, **SRI BABULAL JAIN**, Son of Late Punamchand Jain, Jain by Religion, Indian by Nationality, Business by Occupation, Resident of Shanti Enterprises, S.F. Road, P.O. Siliguri Bazar, P.S. Siliguri, District - Darjeeling in the State of West Bengal --- hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-interest, representatives, administrators and permitted assignees) of the "**OTHER PART**".

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Lunawat Realty Pvt. Ltd.

Babulal Kumar
Director

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WHEREAS the abovenamed Vendor had purchased land in total measuring 0.7360 Acre from Sri Sanjay Gupta, Son of Ram Lakhon Gupta, by virtue of 2 (Two) separate Registered Deeds of Conveyance, both dated 03.11.2010, being Document Nos. I - 8263 & I - 8264 for the year 2010 and both were registered in the Office of the Additional District Sub-Registrar, Siliguri – II at Bagdogra, District – Darjeeling, having permanent, heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Vendor being desirous of constructing a Ground Plus Six Storied Residential Building on the below Scheduled land and the plan for which was approved by the appropriate authority, vide Order No. 428/MPS/Planning, dated 18.11.2025, but the Vendor is now not interested in constructing the aforesaid Building.

AND WHEREAS the abovenamed Vendor being in need of fund has offered for sale land measuring 0.6560 Acre or 65.60 Decimal along with the sanctioned Building Plan for a total consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser/s having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and has agreed to purchase the above referred to land measuring 0.6560 Acre or 65.60 Decimal along with the sanctioned Building Plan for a total consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:

1. That in pursuance of the said offer and acceptance and also in consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only) paid by the Purchaser/s to the Vendor and the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser/s from the payment thereof, the Vendor does hereby grant, assign, convey and

18 DEC 2025

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Lunawat Realty Pvt. Ltd.

Babulal Ghosh
Director

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transfer unto the Purchaser/s the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser/s together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc., to the Superior Landlord the State of West Bengal.

2. AND THE VENDOR does hereby covenant with the Purchaser/s that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser/s in the manner aforesaid.

3. IT IS FURTHER DECLARED that there exists no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser/s for the loss or injury that the Purchaser/s may sustain in consequence thereof.

4. THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser/s is/are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser/s full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12% per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser/s.

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Lunawat Realty Pvt. Ltd.

Babulgan
Director

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5. THE VENDOR FURTHER DECLARES that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendor on the date of these presents.

SCHEDULE

All that piece or parcel of Vacant Bastu land measuring 0.6560 Acre or 65.60 Decimal, situated at Mouza - Mahismari, J.L. No. 47 within the limits of Gram Panchayat Area under P.S. Matigara, District - Darjeeling. The plot wise area is given in the chart below:

L.R. KHATIAN	R.S. PLOTS	L.R. PLOTS	AREA
1202	211	441	0.0700 Acre
		441/597	0.1700 Acre
	212	440	0.1662 Acre
		440/596	0.2498 Acre
TOTAL AREA			0.6560 ACRE

The said land is bounded and butted as follows:

North : 16 feet wide Kutcha Road;

South : Land of L.R. Plot Nos. 442 & 446;

East : Land of the Vendor hereof;

West : Land of Sri Sanjay Gupta;

Handwritten signature and stamp area.

Handwritten mark.

[7]

IN WITNESSES WHEREOF, the Vendor does hereunto set its respective hands on the day, month and year first above written.

WITNESSES:

1. Shuvradip Kundu
S/o Sri. S. K. Kundu
Vill. & P.O. Handeryara
P.S. Bhaktinagar,
Dist. Jalpaiguri

2. Anupam Roy
S/o Sri Animeshwar Roy
Gaur Chayan Para
P.O. - Ahogomohi
P.S. - Bhaktinagar
Dist. - Jalpaiguri

Lunawat Realty Pvt. Ltd.

Babulal Jain
Director

VENDOR

Drafted by me and printed in my office:












Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri

Enrolment No. F-505/434/1997












VENDOR

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

Lunawat Realty Pvt. Ltd.

Badrul Hasan
Director

Signature

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

GOLDMEDAL DEVELOPERS LLP

[Handwritten Signature]

Designated Partner,
Signature

403 238 11

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Shuvradip Kundu

Signature of Identifier

IDENTIFICATION UNIT
NEW YORK STATE POLICE
ALBANY, NY

2007 3-12-01

Major Information of the Deed

Deed No :	I-0403-09446/2025	Date of Registration	18/12/2025
Query No / Year	0403-2003270184/2025	Office where deed is registered	
Query Date	04/12/2025 7:12:39 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[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. 2,00,00,000/-	Rs. 2,16,48,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,98,900/- (Article:23)	Rs. 2,16,880/- (Article:A(1), E.)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, JI No: 47, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-440 (RS :-)	LR-1202	Bastu	Bastu	0.1662 Acre	50,00,000/-	54,84,600/-	Width of Approach Road: 16 Ft.,
L2	LR-440/596 (RS :-)	LR-1202	Bastu	Bastu	0.2498 Acre	80,00,000/-	82,43,400/-	Width of Approach Road: 16 Ft.,
L3	LR-441 (RS :-)	LR-1202	Bastu	Bastu	0.07 Acre	20,00,000/-	23,10,000/-	Width of Approach Road: 16 Ft.,
L4	LR-441/597 (RS :-)	LR-1202	Bastu	Bastu	0.17 Acre	50,00,000/-	56,10,000/-	Width of Approach Road: 16 Ft.,
		TOTAL :			65.6Dec	200,00,000 /-	216,48,000 /-	
		Grand Total :			65.6Dec	200,00,000 /-	216,48,000 /-	










Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LUNAWAT REALTY PRIVATE LIMITED S.F. ROAD, SILIGURI,, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOLDMEDAL DEVELOPERS LLP C/o P.c. Jain And Sons, Ground Floor, Naya Bazar, Khalpara,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-2XXX3 , PAN No.:: abxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri BABULAL JAIN (Presentant) Son of Punamchand Jain Date of Execution - 18/12/2025, , Admitted by: Self, Date of Admission: 18/12/2025, Place of Admission of Execution: Office </td> <td>  Dec 18 2025 12:14PM </td> <td>  Captured LTI 18/12/2025 </td> <td>  18/12/2025 </td> </tr> </tbody> </table> <p>Shanti Enterprises, S.f. Road,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , Aadhaar No: 46xxxxxxxx3932 Status : Representative, Representative of : LUNAWAT REALTY PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Shri BABULAL JAIN (Presentant) Son of Punamchand Jain Date of Execution - 18/12/2025, , Admitted by: Self, Date of Admission: 18/12/2025, Place of Admission of Execution: Office	 Dec 18 2025 12:14PM	 Captured LTI 18/12/2025	 18/12/2025
Name	Photo	Finger Print	Signature						
Shri BABULAL JAIN (Presentant) Son of Punamchand Jain Date of Execution - 18/12/2025, , Admitted by: Self, Date of Admission: 18/12/2025, Place of Admission of Execution: Office	 Dec 18 2025 12:14PM	 Captured LTI 18/12/2025	 18/12/2025						
2	Shri MANISH KUMAR AGARWAL Son of Shri Kundan Mal Agarwal Metro Heights, A4, 2nd Mile,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 44xxxxxxxx2711 Status : Representative, Representative of : GOLDMEDAL DEVELOPERS LLP (as PARTNER)								

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SHUVRADIP KUNDU Son of Shri Subrata Kumar Kundu Haiderpara, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	 18/12/2025	 Captured 18/12/2025	 18/12/2025
Identifier Of Shri BABULAL JAIN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	LUNAWAT REALTY PRIVATE LIMITED	GOLDMEDAL DEVELOPERS LLP-16.62 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	LUNAWAT REALTY PRIVATE LIMITED	GOLDMEDAL DEVELOPERS LLP-24.98 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	LUNAWAT REALTY PRIVATE LIMITED	GOLDMEDAL DEVELOPERS LLP-7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	LUNAWAT REALTY PRIVATE LIMITED	GOLDMEDAL DEVELOPERS LLP-17 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, JI No: 47, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 440, LR Khatian No:- 1202	Owner:নূনাবত রিয়টী প্া. পি. ., Gurdian:ডাই. বাবুলাল জৈন, Address:নিজ , Classification:বাঙ্গ, Area:0.17000000 Acre,	LUNAWAT REALTY PRIVATE LIMITED
L2	LR Plot No:- 440/596, LR Khatian No:- 1202	Owner:নূনাবত রিয়টী প্া. পি. ., Gurdian:ডাই. বাবুলাল জৈন, Address:নিজ , Classification:বাঙ্গ, Area:0.25000000 Acre,	LUNAWAT REALTY PRIVATE LIMITED
L3	LR Plot No:- 441, LR Khatian No:- 1202	Owner:নূনাবত রিয়টী প্া. পি. ., Gurdian:ডাই. বাবুলাল জৈন, Address:নিজ , Classification:বাঙ্গ, Area:0.10000000 Acre,	LUNAWAT REALTY PRIVATE LIMITED
L4	LR Plot No:- 441/597, LR Khatian No:- 1202	Owner:নূনাবত রিয়টী প্া. পি. ., Gurdian:ডাই. বাবুলাল জৈন, Address:নিজ , Classification:বাঙ্গ, Area:0.22000000 Acre,	LUNAWAT REALTY PRIVATE LIMITED

Endorsement For Deed Number : I - 040309446 / 2025

On 18-12-2025

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

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

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

Presented for registration at 12:03 hrs on 18-12-2025, at the Office of the A.D.S.R. BAGDOGRA by Shri BABULAL JAIN ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,16,48,000/-

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

Execution is admitted on 18-12-2025 by Shri BABULAL JAIN, DIRECTOR, LUNAWAT REALTY PRIVATE LIMITED (Private Limited Company), S.F. ROAD, SILIGURI,, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005

Identified by Shri SHUVRADIP KUNDU, , , Son of Shri Subrata Kumar Kundu, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,16,880.00/- (A(1) = Rs 2,16,480.00/- ,E = Rs 400.00/-) and Registration Fees paid by by online = Rs 2,16,880/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2025 7:41PM with Govt. Ref. No: 192025260390305758 on 15-12-2025, Amount Rs: 2,16,880/-,
Bank: SBI EPay (SBIEPay), Ref. No. 9014285242829 on 15-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,98,900/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 12,93,900/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 807, Amount: Rs.5,000.00/-, Date of Purchase: 08/12/2025, Vendor name: S S Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2025 7:41PM with Govt. Ref. No: 192025260390305758 on 15-12-2025, Amount Rs: 12,93,900/-,
Bank: SBI EPay (SBIEPay), Ref. No. 9014285242829 on 15-12-2025, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Gate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0403-2025, Page from 198442 to 198457
Serial No 040309446 for the year 2025.



[Handwritten signature]

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.12.29 14:02:14 +00:00
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 29/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.