Bl. 70/2025 I-69/2026

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL K 569451

Dt: 06/01/2026

Dkd. 327041 8.

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
Sliguri -II at Bagdogra

06 JAN 2026

Lunawat Realty Pvt. Ltd.
Director

DEED OF CONVEYANCE

Lunawat Realty Pvt. Ltd.
Director

CONVEYANCE:

MOUZA	:	MAHISMARI
P.S.	:	PRADHAN NAGAR
DISTRICT	:	DARJEELING
AREA	:	0.08 ACRE OR 8 DECIMAL
J.L. NO.	:	47
R.S. PLOT NO.	:	211
L.R. PLOT NOS.	:	441 & 441/597
L.R. KHATIAN NO.	:	1202
CONSIDERATION	:	Rs. 40,00,000/-

WITHIN THE LIMITS OF GRAM PANCHAYAT AREA

THIS INDENTURE IS MADE ON THIS THE 31ST DAY OF DECEMBER, 2025.

B E T W E E N

Lunawat Realty Pvt. Ltd.
Director

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".**

Lunawat Realty Pvt. Ltd.
Director

WHEREAS the abovenamed Vendor had purchased land in total measuring 0.7360 Acre from Sri Sanjay Gupta, Son of Ram Lakhan 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 0.08 Acre or 8 Decimal along with the sanctioned Building Plan for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakh 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 0.08 Acre or 8 Decimal along with the sanctioned Building Plan for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakh Only) and the aforesaid land is fully described in the Schedule below.

Lunawat Realty Pvt. Ltd.
Director

NOW THIS INDENTURE WITNESSES AS FOLLOWS:

1. That in pursuance of the said offer and acceptance and also in consideration of Rs. 40,00,000/- (Rupees Forty Lakh 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 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.

Lunawat Realty Pvt. Ltd.
Director

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.

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 0.08 Acre or 8 Decimal situated at Mouza - Mahismari, J.L. No. 47 within the limits of Gram Panchayat Area, under P.S. Pradhan Nagar, District - Darjeeling. The plot wise area is given in the chart below:

L.R. KHATIAN	R.S. PLOT	L.R. PLOTS	AREA
1202	211	441	0.03 Acre
		441/597	0.05 Acre
TOTAL AREA			0.08 ACRE

The said land is bounded and butted as follows:

North : 16 feet wide Kutcha Road;

South : Land of L.R. Plot No. 442;

East : 32 feet wide Metal Road;

West : Land of the Purchaser hereof;

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

WITNESSES:

1. Gopal Ray
S/o Sri Annesh war Roy
East Chayan Para
P.O - Chogoshi
P.S - Bhaktinagar
Dist - Jalpaiguri

Lunawat Realty Pvt. Ltd.
Babulal Jain
Director

VENDOR

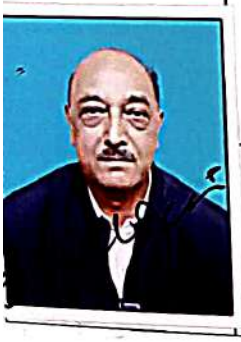
2. Mary Consepta Rozario
W/o. Mr. Peter Johny Rozario
South Electrical
P.O - Haldepara
P.S - Bhaktinagar
Dist - Jalpaiguri

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.

Babulal Jain

Director

Signature

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

GOLDMEDAL DEVELOPERS LLP

Designated Partner

Signature

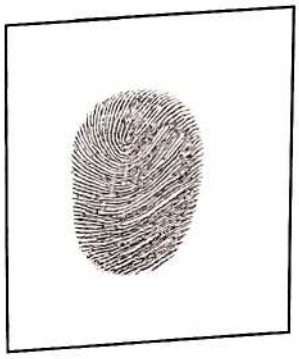
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
PHOTO	LEFT HAND					
	RIGHT HAND					

Signature

IDENTIFIER PHOTO SHEET

PHOTO

LEFT THUMB IMPRESSION



Gopal Roy

Signature of Identifier

Major Information of the Deed

Deed No :	I-0403-00069/2026	Date of Registration	06/01/2026
Query No / Year	0403-2003270418/2025	Office where deed is registered	
Query Date	04/12/2025 7:39:33 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. 40,00,000/-		Rs. 40,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,00,020/- (Article:23)		Rs. 40,400/- (Article:A(1), E,)	
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari, Jl 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
L3	LR-441 (RS :-)	LR-1202	Bastu	Bastu	0.03 Acre	15,00,000/-	15,00,000/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L4	LR-441/597 (RS :-)	LR-1202	Bastu	Bastu	0.05 Acre	25,00,000/-	25,00,000/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			8Dec	40,00,000 /-	40,00,000 /-	
	Grand Total :				8Dec	40,00,000 /-	40,00,000 /-	

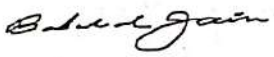
Seller Details :

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, 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-2XX3 , PAN No.:: abxxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri BABULAL JAIN (Presentant) Son of Punamchand Jain Date of Execution - 06/01/2026, , Admitted by: Self, Date of Admission: 06/01/2026, Place of Admission of Execution: Office	 Jan 6 2026 1:17PM	 Captured LTI 06/01/2026	 06/01/2026
	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)			
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 GOPAL ROY Son of Shri GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- GHOOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006		 Captured	
	06/01/2026	06/01/2026	06/01/2026
Identifier Of Shri BABULAL JAIN			

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	LUNAWAT REALTY PRIVATE LIMITED	GOLDMEDAL DEVELOPERS LLP-3 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	LUNAWAT REALTY PRIVATE LIMITED	GOLDMEDAL DEVELOPERS LLP-5 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
L3	LR Plot No:- 441, LR Khatian No:- 1202	Owner:লুনাবত রিয়টী পা. লি. ., Gurdian:ভাই. বাবুলাল জৈন, Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre,	LUNAWAT REALTY PRIVATE LIMITED
L4	LR Plot No:- 441/597, LR Khatian No:- 1202	Owner:লুনাবত রিয়টী পা. লি. ., Gurdian:ভাই. বাবুলাল জৈন, Address:নিজ , Classification:বাস্ত, Area:0.22000000 Acre,	LUNAWAT REALTY PRIVATE LIMITED

Endorsement For Deed Number : I - 040300069 / 2026

On 06-01-2026

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 13:12 hrs on 06-01-2026, 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 40,00,000/-

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

Execution is admitted on 06-01-2026 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

Indetified by Shri GOPAL ROY, , , Son of Shri GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOOGHOMALI, 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 40,400.00/- (A(1) = Rs 40,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by by online = Rs 40,400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2025 7:28PM with Govt. Ref. No: 192025260390282408 on 15-12-2025, Amount Rs: 40,400/-, Bank: SBI EPay (SBIePay), Ref. No. 4562757618117 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. 2,00,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 1,95,020/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 806, 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 7:28PM with Govt. Ref. No: 192025260390282408 on 15-12-2025, Amount Rs: 1,95,020/-, Bank: SBI EPay (SBIePay), Ref. No. 4562757618117 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

...te of Registration under section 60 and Rule 69.

...istered in Book - I

Volume number 0403-2026, Page from 6628 to 6643

being No 040300069 for the year 2026.

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2026.01.13 16:37:51 +00:00
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 13/01/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.