

682/19

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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২৫/০১/২০১৯
 ১০:০০ PM
 S. 132727/2019
 ম. নং. ৩, ৬৪, ৯৫, ১০০/১

Visit Commission Case No. 178/19

Ratna Developers Pvt. Ltd.

Ratna Shome
Director

Ratna Shome

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS
THE 25th DAY OF JANUARY, TWO THOUSAND & NINETEEN



Confirm that the Document,
 Registration and the Signature &
 the Endorsement Sheet attached
 Document are part of this Document

Contd. P/2

[Signature]
 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

130 JAN 2019

[Handwritten signature]

SL NO. 37621 Date 11.1.2019
PURCHASER MYM Securities pvt. Ltd.
Full Address Burjebazar, Kol Katar-1
Total Value 5000/- Five Thousand only
Stamp Purchased from JPC Treasury-1

^{TBS}
STAMP VENDOR
JAYA HANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Ratna Developers Pvt. Ltd.

Sujit Sharm
Director



358

Ratna Developers Pvt. Ltd.

Sujit Sharm
Director



359

Sujit Sharm



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

Hairan Aggarwal
S/o. Late Ram Ardas Aggarwal
Miruli More Nival
Sukanto Sarani
Millampally Siliguri-734005
Dist: Darjeeling.

25 JAN 2019

Raina Developers Pvt. Ltd.

Soyu Stamp

Director

Soyu Stamp

DEED OF CONVEYANCE
(Municipal Corporation Area)

Land Area : 33.14 DECIMALS along with tin shed old structure being used for staff residential purposes measuring a little more or less 2000 Square Feet

Mouza : DABGRAM

Plot no. (R.S.) 382 , 383/902

Plot no. (L.R.) 48 , 48/106 & 47

Khatian No. (R.S.) 344

Khatian No.(L.R.) 67 & 149

R.S. Sheet No. 8

L.R. Sheet No.17

J.L. No.02

Ward No.43 (SMC)

P.S. Bhaktinagar

Dist. Jalpaiguri

Sale Consideration : Rs. 3,68,95,000/-

B E T W E E N

MVM SECURITIES PRIVATE LIMITED, a Private Limited company incorporated under the Companies Act , 1956 , bearing Certificate of Incorporation No.U74999WB2005PTC104318 , having its office at 1 , India Exchange Place , 1st Floor , Room No.110 , P.O. G.P.O. , P.S. Hare Street , Kolkata-700001 in the State of West Bengal , represented by one of its Directors – **SRI SUMIT AGARWAL** , S/o Late Motilal Agarwal , Hindu by Religion , Indian by Nationality , Hindu by Religion , Business by occupation , resident of 1 , India Exchange Place , 1st Floor , Room No.110 , P.O. G.P.O. , P.S. Hare Street , Kolkata-700001 in the State of West Bengal ----- hereinafter called the **"PURCHASER"** (which expression shall unless excluded or repugnant to the context be deemed to include its Directors , their successors-in-office , legal representatives , administrators and assigns) of the **"ONE PART"**. (PAN-AAECM3551F)

A N D

(Signature)



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JAN 2019

Ratna Developers Pvt. Ltd.

Director

Sri Sarju Sharma

Sri Sarju Sharma

1. **RATNA DEVELOPERS PRIVATE LIMITED** (PAN- AAECR2743L), a Private Limited company registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U51900WB2009PTC133085, dated- 24.02.2009, having its office at 9/12, Lal Bazar Street, Merchantile Building, 3rd Floor, E-Block, Room No.16, Post Office & Police Station Lal Bazar, Kolkata-700001 in the State of West Bengal, represented by one of its Directors - **SRI SARJU SHARMA**, S/o Sri Jagdish Prasad Sharma, Indian by Nationality, Hindu by Religion, Business by occupation, resident of Shastrinagar, Ward No.41 of S.M.C., Post Office - Sevoke Road, Police Station-Bhaktinagar, District-Jalpaiguri in the State of West Bengal
2. **SRI SARJU SHARMA** (PAN- AKOPS3325A), S/o Sri Jagdish Prasad Sharma, Indian by Nationality, Hindu by Religion, Business by occupation, resident of Shastrinagar, Ward No.41 of S.M.C., Post Office Sevoke Road, Police Station-Bhaktinagar, District-Jalpaiguri in the State of West Bengal

--- hereinafter called the **"VENDORS"** (which expression shall unless excluded or repugnant to the context be deemed to include its Directors, their successors-in-office, legal representatives, administrators and assigns) of the **"OTHER PART"**

WHEREAS the **VENDOR No. 1** hereof became owner of a piece or parcel of land measuring **2.82 DECIMALS**, comprised in part of **R.S. Plot No.382** (corresponding to L.R. Plot No.48), recorded under **R.S. Khatian no. 344** (corresponding to L.R. Khatian No.107 & 108), situated within Ward No.43 of Siliguri Municipal Corporation, Mouza - DABGRAM, R.S. Sheet No.08, and L.R. Sheet No.17, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District. Jalpaiguri, purchased from 1. **SRI DINESH ROY**, S/o Late Suren Roy, 2. **SMT UPASI ROY**, W/o Sri Jagnath Roy, 3. **SMT BHADRI ROY**, W/o Late Janak Roy, 4. **SMT MILON ROY**, W/o Late Satish Chandra Roy, 5. **SRI SUNIL ROY**, S/o Late Satish Chandra Roy 6. **SRI MINTU ROY**, S/o Late Satish Chandra Roy, 7. **SRI SINTU ROY**, S/o Late Satish Chandra Roy, vide

[Signature]
Tarek K. S.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

Raina Developers Pvt. Ltd.

Sri's Stamp

Director

Sri's Stamp

Sale Deed being No. I-1062 , dt.10/02/2012 , registered before the office of Additional District Sub-Registrar Rajganj , Dist-Jalpaiguri , having permanent , heritable , transferable right , title and interest therein free from all encumbrances.

WHEREAS said **VENDOR No. 1** also became owner of a piece or parcel of land measuring **4.125 DECIMALS** , comprised in part of **R.S. Plot No.383/902** (corresponding to L.R. Plot No. 48 & 48/106) , recorded under **R.S. Khatian no. 344** (corresponding to L.R. Khatian No.107 & 108) , situated within Ward No.43 of Siliguri Municipal Corporation , Mouza – DABGRAM , R.S.Sheet No.08 , and L.R. Sheet No.17, J.L. No. 02 , Pargana- Baikunthapur, P.S. Bhaktinagar , District. Jalpaiguri , purchased from 1. **SRI DINESH ROY**, S/o Late Suren Roy , 2. **SMT UPASI ROY** , W/o Sri Jagnath Roy , 3. **SMT BHADRI ROY** , W/o Late Janak Roy , 4. **SMT MILON ROY** , W/o Late Satish Chandra Roy , 5. **SRI SUNIL ROY** , S/o Late Satish Chandra Roy 6. **SRI MINTU ROY** , S/o Late Satish Chandra Roy , 7. **SRI SINTU ROY** , S/o Late Satish Chandra Roy , vide Sale Deed being No. I-1063 , dt.10/02/2012 , registered before the office of Additional District Sub-Registrar Rajganj , Dist-Jalpaiguri , having permanent , heritable , transferable right , title and interest therein free from all encumbrances.

WHEREAS said **VENDOR No. 1** also became owner of a piece or parcel of land measuring **4.125 DECIMALS** ; comprised in part of **R.S. Plot No.383/902** (corresponding to L.R. Plot No. 48/106) , recorded under **R.S. Khatian no. 344** (corresponding to L.R. Khatian No.107 & 108) , situated within Ward No.43 of Siliguri Municipal Corporation , Mouza – DABGRAM , R.S.Sheet No.08 , and L.R. Sheet No.17, J.L. No. 02 , Pargana- Baikunthapur, P.S. Bhaktinagar , District. Jalpaiguri , purchased from 1. **SRI DINESH ROY**, S/o Late Suren Roy , 2. **SMT UPASI ROY** , W/o Sri Jagnath Roy , 3. **SMT BHADRI ROY** , W/o Late Janak Roy , 4. **SMT MILON ROY** , W/o Late Satish Chandra Roy , 5. **SRI SUNIL ROY** , S/o Late Satish Chandra Roy 6. **SRI MINTU ROY** , S/o Late Satish Chandra Roy , 7. **SRI SINTU ROY** , S/o Late Satish Chandra Roy , vide Sale Deed being No. I-1065 , dt.10/02/2012 , registered before the office of Additional District Sub-Registrar Rajganj , Dist-Jalpaiguri , having permanent , heritable , transferable right , title and interest therein free from all encumbrances.

(Signature)

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Addl. Dist. Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JAN 2019

Ratna Developers Pvt. Ltd.

Sri Shankar

Director

Sri Shankar

WHEREAS said **VENDOR No. 1** also became owner of a piece or parcel of land measuring **4.125 DECIMALS**, comprised in part of **R.S. Plot No.383/902** (corresponding to L.R. Plot No. 48/106), recorded under **R.S. Khatian no. 344** (corresponding to L.R. Khatian No.107 & 108), situated within Ward No.43 of Siliguri Municipal Corporation, Mouza – DABGRAM, R.S.Sheet No.08, and L.R. Sheet No.17, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District. Jalpaiguri, purchased from 1. **SRI DINESH ROY**, S/o Late Suren Roy, 2. **SMT UPASI ROY**, W/o Sri Jagnath Roy, 3. **SMT BHADRI ROY**, W/o Late Janak Roy, 4. **SMT MILON ROY**, W/o Late Satish Chandra Roy, 5. **SRI SUNIL ROY**, S/o Late Satish Chandra Roy 6. **SRI MINTU ROY**, S/o Late Satish Chandra Roy, 7. **SRI SINTU ROY**, S/o Late Satish Chandra Roy, vide Sale Deed being No. I-1066, dt.10/02/2012, registered before the office of Additional District Sub-Registrar Rajganj, Dist-Jalpaiguri, having permanent, heritable, transferable right, title and interest therein free from all encumbrances.

WHEREAS said **VENDOR No. 1** also became owner of a piece or parcel of land measuring **4.125 DECIMALS**, comprised in part of **R.S. Plot No.383/902** (corresponding to L.R. Plot No.48/106), recorded under **R.S. Khatian no. 344** (corresponding to L.R. Khatian No.107 & 108), situated within Ward No.43 of Siliguri Municipal Corporation, Mouza – DABGRAM, R.S.Sheet No.08, and L.R. Sheet No.17, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District. Jalpaiguri, purchased from 1. **SRI DINESH ROY**, S/o Late Suren Roy, 2. **SMT UPASI ROY**, W/o Sri Jagnath Roy, 3. **SMT BHADRI ROY**, W/o Late Janak Roy, 4. **SMT MILON ROY**, W/o Late Satish Chandra Roy, 5. **SRI SUNIL ROY**, S/o Late Satish Chandra Roy 6. **SRI MINTU ROY**, S/o Late Satish Chandra Roy, 7. **SRI SINTU ROY**, S/o Late Satish Chandra Roy, vide Sale Deed being No. I-1067, dt.10/02/2012, registered before the office of Additional District Sub-Registrar Rajganj, Dist-Jalpaiguri, having permanent, heritable, transferable right, title and interest therein free from all encumbrances.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JUN 2019

Ratna Developers Pvt. Ltd.

S/o Shama

Director

S/o Shama

WHEREAS said **VENDOR No. 1** also became owner of a piece or parcel of land measuring **4 KATHAS**, comprised in part of **R.S. Plot No.383/902**, recorded under **R.S. Khatian no. 344**, situated within Ward No.43 of Siliguri Municipal Corporation, Mouza – DABGRAM, Sheet No.08, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District. Jalpaiguri, purchased from 1. **SRI BIJAY KUMAR MUNDHARA**, S/o Late Pokarmal Mundhara, 2. **SRI DILIP CHOUDHARY**, S/o Sri Amar Chand Choudhary, 3. **SMT SUSHMA DEVI CHOUDHARY**, W/o Sri Dilip Choudhary, vide Sale Deed being No. I-2560, dt.10/06/2009, registered before the office of Additional District Sub-Registrar Rajganj, Dist-Jalpaiguri, having permanent, heritable, transferable right, title and interest therein free from all encumbrances.

A N D

WHEREAS thereafter at the time of L.R. Settlement, the aforesaid land of the **VENDOR COMPANY** has been duly recorded in its name under L.R. Khatian No. 67, land comprised in part of L.R. Plot No. 48 & 48/106 situated within the Ward No.43 of Siliguri Municipal Corporation, Mouza – DABGRAM, L.R. Sheet No.17, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District. Jalpaiguri and **THUS** the **VENDOR No. 1** of this presents by virtue of its aforesaid purchases as detailed above became absolute owner of above purchased land(though purchased a little more but having physical possession of a little less land) ie. having as per physical possession land measuring **22.64 DECIMALS** and the **VENDOR** constructed tin shed residential structures on the above land measuring a little more or less 2000 Square Feet having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

A N D

WHEREAS the **VENDOR No.2** hereof became owner of a piece or parcel of land measuring **12 DECIMALS** comprised in part of **R.S. Plot No.383/902**, recorded under **R.S. Khatian no. 344**, situated within Ward No.43 of Siliguri Municipal Corporation, Mouza – DABGRAM, R.S. Sheet No.08 and L.R. Sheet No.17, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District. Jalpaiguri, purchased from 1. **SRI DINESH ROY**, S/o Late

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10/06/09

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

Ratna Developers Pvt. Ltd.

Surya Sharma

Director

Surya Sharma

Suren Roy , 2. **SMT UPASI ROY** , W/o Sri Jagnath Roy , 3. **SMT BHADRI ROY** , W/o Late Janak Roy , 4. **SMT MILON ROY** , W/o Late Satish Chandra Roy , 5. **SRI SUNIL ROY** , S/o Late Satish Chandra Roy 6. **SRI MINTU ROY** , S/o Late Satish Chandra Roy , 7. **SRI SINTU ROY** , S/o Late Satish Chandra Roy , vide Sale Deed being No. I-5800, dt.07/06/2013 , registered before the office of Additional District Sub-Registrar Rajganj , Dist-Jalpaiguri , having permanent , heritable , transferable right , title and interest therein free from all encumbrances.

A N D

WHEREAS thereafter at the time of L.R. Settlement , the aforesaid land of the VENDOR No.2 has been duly recorded in his name under L.R. Khatian No. 149 , land comprised in part of L.R. Plot No. 48 , 48/106 & 47 situated within the Ward No.43 of Siliguri Municipal Corporation , Mouza - DABGRAM , L.R. Sheet No.17 , J.L. No. 02 , Pargana- Baikunthapur , P.S. Bhaktinagar , District. Jalpaiguri and **THUS** the VENDOR No.2 of this presents by virtue of his aforesaid purchase as detailed above became absolute owner of above purchased land(though purchased a little more but having physical possession of a little less land) ie. having as per physical possession land measuring **10.50 DECIMALS** having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

A N D

WHEREAS NOW the said Vendor No.1 being in need of money for its various purposes has decided to sale all that its aforesaid piece or parcel of land measuring **IN TOTAL 22.64 DECIMALS** along with tin shed residential structures measuring a little more or less.2000 Square Feet , as morefully described in the schedule-A below and offered to the PURCHASER of this presents for buying the same.

AND NOW the said Vendor No.2 being in need of money for his various purposes has decided to sale all that his aforesaid piece or parcel of land measuring **IN TOTAL 10.50 DECIMALS** , as morefully described in the schedule -B below and offered to the PURCHASER of this presents for buying the same.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jammu

25 JAN 2019

Ratna Developers Pvt. Ltd.
Suju Shankar
Director

Suju Shankar

A N D

WHEREAS the purchaser being in need of plot of a land in that area for its purposes & relying on all the above statements of the vendors, has accepted the offer of Vendors and agreed to purchase the said area of land of the VENDORS in joint manner, measuring IN TOTAL (22.64 Decimals+10.50 Decimals) = **33.14 DECIMALS** along with tin shed residential structures more particularly described in the Schedule below and offered a sum of Rs.3,68,95,000/- (Rupees Three Crores Sixty Eight Lakhs & Ninety Five Thousand) only, to the VENDORS for their total below scheduled land which is free from all encumbrances and charges whatsoever.

A N D

WHEREAS the vendors considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate have agreed to jointly sale their said land measuring in total **33.14 DECIMALS** along with tin shed residential structures to the Purchaser at or for the total price of Rs.3,68,95,000/- (Rupees Three Crores Sixty Eight Lakhs & Ninety Five Thousand) only, which is fully described in the Schedule below and which is free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.3,68,95,000/- (Rupees Three Crores Sixty Eight Lakhs & Ninety Five Thousand) only, paid by the purchaser to the Vendor (the receipt whereof in full is hereby acknowledged by the Vendor and the Vendor grants full discharge to the Purchaser from the payment and every part thereof), the Vendor does hereby grant, sell, convey and transfer unto the Purchaser all that piece or parcel of land measuring **33.14 DECIMALS** along with tin shed residential structures, described in the schedule below and forming part of these presents and transfer the possession of the same unto the purchaser together with all rights, liberties, privileges, easements appendices and appurtenances belonging to or any way appertaining to the said land hereby sold or expressed or intended so to be, **TO HAVE AND TO HOLD** the same as an absolute estate peaceably quietly with permanent, heritable and

(Signature)

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JAN 2019

Ratna Developers Pvt. Ltd.

Sgt. Shams

Director

Sgt. Shams

interest and without any interference or interruption from the vendors or any person/s claiming under them subject to the payment of rent to the Superior Land lord , the State of West Bengal.

AND the Vendors also do hereby covenant with the Purchaser that the interest which they profess to transfer hereby subsist as on the date of these presents and that the vendors have full authority and good power to transfer the said land , expressed or intended so to be unto the purchaser in the manner aforesaid and the vendor or any person/s claiming under them shall and will at all times hereafter at the request and cost of the purchaser do execute all such acts , deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall & may required.

AND it is further covenanted that there exist no charge , mortgage , attachment or any other encumbrances whatsoever on the land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge , mortgage , attachment or any other encumbrances whatsoever the vendors shall be liable to be dealt with according to law as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

AND the Vendors further declare that the entire land forming subject matter of the present conveyance has been in khas and actual possession of the vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is/are deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendors shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

Sgt. Shams
16/3

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Addl. Dist Sub-Registrar
Bhaktinagar, Dist-Jalpaiguri

25 JAN 2019

Ratna Developers Pvt. Ltd.

Sujit Sharma

Director

Sujit Sharma

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

SCHEDULE-A

All that piece or parcel of Land measuring 22.64 DECIMALS,

Wherein :-

Land measuring 2.82 DECIMALS comprised in part of R.S. Plot No.382,

Land measuring 19.82 DECIMALS comprised in part of R.S. Plot No.383/902,

IN TOTAL LAND MEASURING 22.64 DECIMALS recorded under R.S. Khatian No. 344, the above sold land measuring 22.64 DECIMALS is corresponding to L.R. Plot No. 48 & 48/106, recorded under L.R. Khatian No. 67, situated within R.S. Sheet No. 08, corresponding to L.R. Sheet No.17 of Mouza - DABGRAM, J.L. No.02, Pargana- Baikunthapur, situated at near to Bhanu Bhakta Road, Dasrathpally, within Ward No.43 of Siliguri Municipal Corporation, P.S. Bhaktinagar, District. Jalpaiguri along with tin shed old structures being used for staff residential purposes measuring a little more or less 2000 Square Feet is hereby sold by Vendor No.1.

(The above structure is more then 6 years old, having cemented flooring and tin shed roof)

(In L.R. the Vendor is having recorded 0.1320 Acres in L.R. Plot No. 48 and 0.1934 Acres in L.R. Plot No. 48/106, In Total 0.3254 Acres recorded under L.R. Khatian No. 67, out of which land measuring 22.64 Decimals is hereby sold)

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

Ratna Developers Pvt. Ltd.

Sd/- Stamp

Director

Sd/- Stamp

SCHEDULE-B

All that piece or parcel of Vacant Land measuring **10.5 DECIMALS** comprised in part of **R.S. Plot No.383/902**, recorded under **R.S. Khatian No.344**, the above sold land measuring 12 DECIMALS is corresponding to **L.R. Plot No. 48, 48/106 & 47**, recorded under **L.R. Khatian No. 149**, situated within R.S. Sheet No. 08, corresponding to L.R. Sheet No.17 of Mouza - DABGRAM, J.L. No.02, Pargana- Baikunthapur, situated at near to Bhanu Bhakta Road, Dasrathpally, within Ward No.43 of Siliguri Municipal Corporation, P.S. Bhaktinagar, District. Jalpaiguri is hereby sold by Vendor No.2.

(In L.R. the Vendor is having recorded 0.0328 Acres in L.R. Plot No. 48 and 0.0464 Acres in L.R. Plot No. 48/106 and 0.0408 Acres in L.R. Plot No. 47, In Total 0.12 Acres recorded under L.R. Khatian No. 149, out of which, as per possession, land measuring 10.50 Decimals is hereby sold)

The above land measuring in TOTAL 33.14 DECIMALS is butted and bounded as follows :-

- North : Land of Ratna Developers (P) Ltd. , now sold and part land of Plot No. 382(R.S.) , 49(L.R.) & others ;
- South : Land of Teta Orow and Thota Orow & Others ;
- East : Land of Smt. Rajeshwari Roy & Others ;
- West : Sold land of Smt. Rajeshwari Roy & Others.

(Classification of the land as per ROR is Sahari / Bastu and proposed land use is Bastu)

T. K. Das

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist Jalpaiguri

25 JAN 2019

IN WITNESS WHERE OF the VENDORS hereto have signed this DEED OF SALE on the date first above written.

WITNESSES :

1. Kailash Aggarwal
S/o, Late Ramkrishna Aggarwal
Mamta More Nivas
Sukanto Sarani
Millimally
Siliguri-734005
2. Dishi Dasgupta

Suresh Kr. Aggarwal
8/10 Shambhu dasgupta Aggarwal
357/1, P. A. Shah Road
Ward - 68

Ratna Developers Pvt. Ltd.

Sujit Sharma
Director

Sujit Sharma

VENDORS

Drafted by me & typed in computer in my office

Bipul Kumar Sharma

Bipul Kumar Sharma
WB/1093/2000
(Advocate/Siliguri)

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

" MEMO OF CONSIDERATION / RECEIPT "

I, **RATNA DEVELOPERS PRIVATE LIMITED**, a Private Limited company, represented by one of its Directors – **SRI SARJU SHARMA**, S/o Sri Jagdish Prasad Sharma (VENDOR hereof) do hereby acknowledge of receiving with thanks from the Purchaser **MVM SECURITIES PRIVATE LIMITED**, a Private Limited, represented by one of its Directors – **SRI SUMIT AGARWAL**, S/o Late Motilal Agarwal -- the below mentioned sum as full & final consideration in respect of all that above Schedule "A" property being sold by the Vendor No.1 to the Purchaser hereof.

<u>DD/Cheque /RTGS/NEFT</u>	<u>Date</u>	<u>Amount</u>
By RTGS/ <i>cheque</i>	25/01/2019	Rs.2,52,95,000/-
		----- Rs.2,52,95,000/- -----

(Rupees Two Crores Fifty Two Lakhs & Ninety Five Thousand) only

Ratna Developers Pvt. Ltd.

Sarju Sharma
Director

VENDOR NO.1

12



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Addl. Dist. Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JAN 2019

" MEMO OF CONSIDERATION / RECEIPT "

I, **SRI SARJU SHARMA**, S/o Sri Jagdish Prasad Sharma (VENDOR hereof) do hereby acknowledge of receiving with thanks from the Purchaser **MVM SECURITIES PRIVATE LIMITED**, a Private Limited, represented by one of its Directors - **SRI SUMIT AGARWAL**, S/o Late Motilal Agarwal -- the below mentioned sum as full & final consideration in respect of all that above Schedule "B" property being sold by the Vendor No.2 to the Purchaser hereof.

<u>DD/Cheque /RTGS/NEFT</u>	<u>Date</u>	<u>Amount</u>
By RTGS/cheque	25/01/2019	Rs.1,16,00,000/-
		<u>Rs 1,16,00,000 /-</u>

(Rupees One Crore Sixteen Lakhs) only

Sarju Sharma

 VENDOR No.2

14



Adl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

EXECUTANT SHEET

(FINGER PRINTS SHEET OF VENDOR)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
 <i>Saye Shams</i>	Right Hand					

Ratna Developers Pvt. Ltd.

Saye Shams

Director

Signature



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon

25 JAN 2019

EXECUTANT SHEET

(FINGER PRINTS SHEET OF VENDOR)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
 <i>Sajid Shave</i>	Right Hand					

Signature *Sajid Shave*



↖
Addl. Dist. Sub-Registrar
Shahi Nagar, Dist. Jalandhar

25 JAN 2019

CLAIMANT SHEET

FINGERPRINTS OF PURCHASER

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

For MYM SECURITIES PVT. LTD.


Director

Signature

27



[Handwritten signature]

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MVM SECURITIES PRIVATE LIMITED



21/07/2005

Permanent Account Number

AAECM3551F

0000000000



For MVM SECURITIES PVT. LTD.

[Signature]
Director

[Faint handwritten text]

21/07/2005

12



12/01/2019

✓

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

आयकर विभाग

INCOME TAX DEPARTMENT

SUMIT AGARWAL

MOTILAL AGARWAL

05/02/1988

Permanent Account Number

AKXPA1401E



Signature



भारत सरकार

GOVT. OF INDIA



AKXPA1401E





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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019



भारत सरकार
GOVERNMENT OF INDIA



Sumit Agarwal
Date of Birth/DOB: 05/02/1988
Male/ MALE



5254 9464 6321

আমার আধার, আমার পরিচয়

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

1ST FLOOR, ROOM NO 110 AND 111, 1,
INDIA EXCHANGE PLACE, WRITERS
BUILDING, Kolkatta G.P.O., Kolkata,
West Bengal - 700001



1547
1800 300 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Signature

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Addl. Dist. Sub-Registrar
Bhaktinagar, Dist. Jalpaiguri

25 JAN 2019



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019



ভারত সরকার

Unique Identification Authority of India

জাতিকাত্তির নম্বর/Enrolment No.: 1215/10157/15762

To
সরজু শর্মা
Sarju Sharma
SHASTRINAGAR
ISKONMANDIR ROAD SEVOKE ROAD
WARD NO-41
NEAR SHIU MANGAL HIGH SCHOOL
Siliguri (n.corp.)
Jalpaiguri Sevoke Road
West Bengal - 734001
9564664431

Download Date: 12/02/2017

Generation Date: 22/01/2014

Valid as shown



আপনার আধার সংখ্যা / Your Aadhaar No. :

8066 5645 3591

আমার আধার, আমার পরিচয়



সরজু শর্মা
Sarju Sharma
জন্মতারিখ/ DOB: 19/02/1967
পুরুষ / MALE



8066 5645 3591

আমার আধার, আমার পরিচয়

Sarju Sharma



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-033419664-1 Payment Mode Online Payment
GRN Date: 25/01/2019 16:11:34 Bank: HDFC Bank
BRN: 701319513 BRN Date: 25/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 07110000132727/6/2019
[Query No./Query Year]

Name : MVM SECURITIES PRIVATE LIMITED
Contact No. : Mobile No. : +91 9830010110
E-mail :
Address : 1 INDIA EXCHANGE PLACE KOLKATA 700001
Applicant Name : Shri Sumit Agarwal
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	07110000132727/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	2577670
2	07110000132727/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	358954
Total				2946634

In Words : Rupees Twenty Nine Lakh Forty Six Thousand Six Hundred Thirty Four only

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Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name : Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110000132727/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sarju Sharma Shastrinagar, Ward No.41 Of S.M.C., P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District-Jalpaiguri, West Bengal, India, PIN - 734001	Represent ative of Seller [RATNA DEVELOP ERS PRIVATE LIMITED]			 Ratna Developers Pvt. Ltd. Director
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Sarju Sharma Shastrinagar, Ward No.41 Of S.M.C., P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District-Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
SI No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Kailash Agarwal Son of Late Ramavtar Agarwal Sukanta Sarani, Milanpally, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005	Shri Sumit Agarwal, Shri Sarju Sharma, Shri Sarju Sharma			

Digitally signed by Shri Kailash Agarwal
DN: cn=Shri Kailash Agarwal, o=Shri Kailash Agarwal, ou=Shri Kailash Agarwal, email=kailash.agarwal@gmail.com, c=IN

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BHAKTINAGAR

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Addl. Dist Sub-Registrar
Shakti Nagar, Dist-Jalpaiguri

25 JAN 2019



সংগ্রহীত
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[Handwritten signature]

Adit. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JAN 2019

Major Information of the Deed

Deed No :	I-0711-00643/2019	Date of Registration	30/01/2019
Query No / Year	0711-0000132727/2019	Office where deed is registered	
Query Date	24/01/2019 8:14:14 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Sumit Agarwal India Exchange Place , 1st Floor , Room No.110 , Burrobazar, Thana : Burrobazar, District : Kolkata, WEST BENGAL, Mobile No. : 9830011171, Status : Buyer/Claimant		
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. 3,68,95,000/-		Rs. 3,68,95,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 25,82,670/- (Article 23)		Rs. 3,68,964/- (Article:A(1), E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Dasharath Pally, Mouza: Dabgram Sheet No - 8 Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-382	RS-344	Bastu	Bastu	2.82 Dec	23,97,000/-	23,97,000/-	Width of Approach Road: 1 Ft, Adjacent to Metal Road,
L2	RS-383/902	RS-344	Bastu	Bastu	30.32 Dec	3,34,98,000/-	3,34,98,000/-	Width of Approach Road: 1 Ft, Adjacent to Metal Road,
		TOTAL :			33.14Dec	358,95,000 /-	358,95,000 /-	
		Grand Total :			33.14Dec	358,95,000 /-	358,95,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	2000 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	2000 sq ft	10,00,000 /-	10,00,000 /-	

Major Information of the Deed :- I-0711-00643/2019-30/01/2019

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RATNA DEVELOPERS PRIVATE LIMITED Lal Bazar Street , Merchantile Building , 3rd Floo, P.O:- Lal Bazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAECR2743L, Status :Organization, Executed by: Representative, Executed by: Representative
2	Shri Sarju Sharma (Presentant) Son of Jagdish Prasad Sharma Shastrinagar , Ward No.41 Of S.M.C., P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKOPS3325A, Status :Individual, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MVM SECURITIES PRIVATE LIMITED India Exchange Place , 1st Floor , Room No.110 , B, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAECM3551F, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sarju Sharma Son of Jagdish Prasad Sharma Shastrinagar , Ward No.41 Of S.M.C., P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RATNA DEVELOPERS PRIVATE LIMITED (as Director)
2	Shri Sumit Agarwal Son of Late Motilal Agarwal 1st Floor Room No 110, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : MVM SECURITIES PRIVATE LIMITED (as director)

Identifier Details :

Name & address
Shri Kailash Agarwal Son of Late Ramavtar Agarwal Sukanta Sarani , Milanpally, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Sarju Sharma, Shri Sarju Sharma

Major Information of the Deed :- I-0711-00643/2019-30/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RATNA DEVELOPERS PRIVATE LIMITED	MVM SECURITIES PRIVATE LIMITED-2.82 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RATNA DEVELOPERS PRIVATE LIMITED	MVM SECURITIES PRIVATE LIMITED-19.82 Dec
2	Shri Sarju Sharma	MVM SECURITIES PRIVATE LIMITED-10.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RATNA DEVELOPERS PRIVATE LIMITED	MVM SECURITIES PRIVATE LIMITED-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 071100643 / 2019

On 25-01-2019

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

Presented for registration at 20:00 hrs on 25-01-2019, at the Private residence by Shri Sarju Sharma , one of the Executants.

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 3,68,95,000/-

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

Execution is admitted on 25/01/2019 by Shri Sarju Sharma, Son of Jagdish Prasad Sharma, Shastrinagar , Ward No.41 Of S.M.C. , P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Kailash Agarwal, , Son of Late Ramavtar Agarwal, Sukanta Sarani , Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

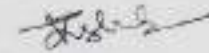
Execution is admitted on 25-01-2019 by Shri Sarju Sharma, Director, RATNA DEVELOPERS PRIVATE LIMITED (Private Limited Company), Lal Bazar Street , Merchantile Building , 3rd Floo, P.O:- Lal Bazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Major Information of the Deed :- I-0711-00643/2019-30/01/2019

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Witnessed by Shri Kailash Agarwal, . . Son of Late Ramavtar Agarwal, Sukanta Sarani, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 30-01-2019

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,68,964/- (A(1) = Rs 3,68,950/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,68,964/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2019 12:00AM with Govt. Ref. No: 192018190334196641 on 25-01-2019, Amount Rs: 3,68,964/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 701319513 on 25-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

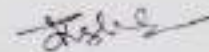
Certified that required Stamp Duty payable for this document is Rs. 25,82,670/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 25,77,670/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 34624, Amount: Rs 5,000/-, Date of Purchase: 11/01/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2019 12:00AM with Govt. Ref. No: 192018190334196641 on 25-01-2019, Amount Rs: 25,77,670/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 701319513 on 25-01-2019, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0711-00643/2019-30/01/2019

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 18019 to 18050
being No 071100643 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.02.01 17:50:08 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 01-02-2019 17:48:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)

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