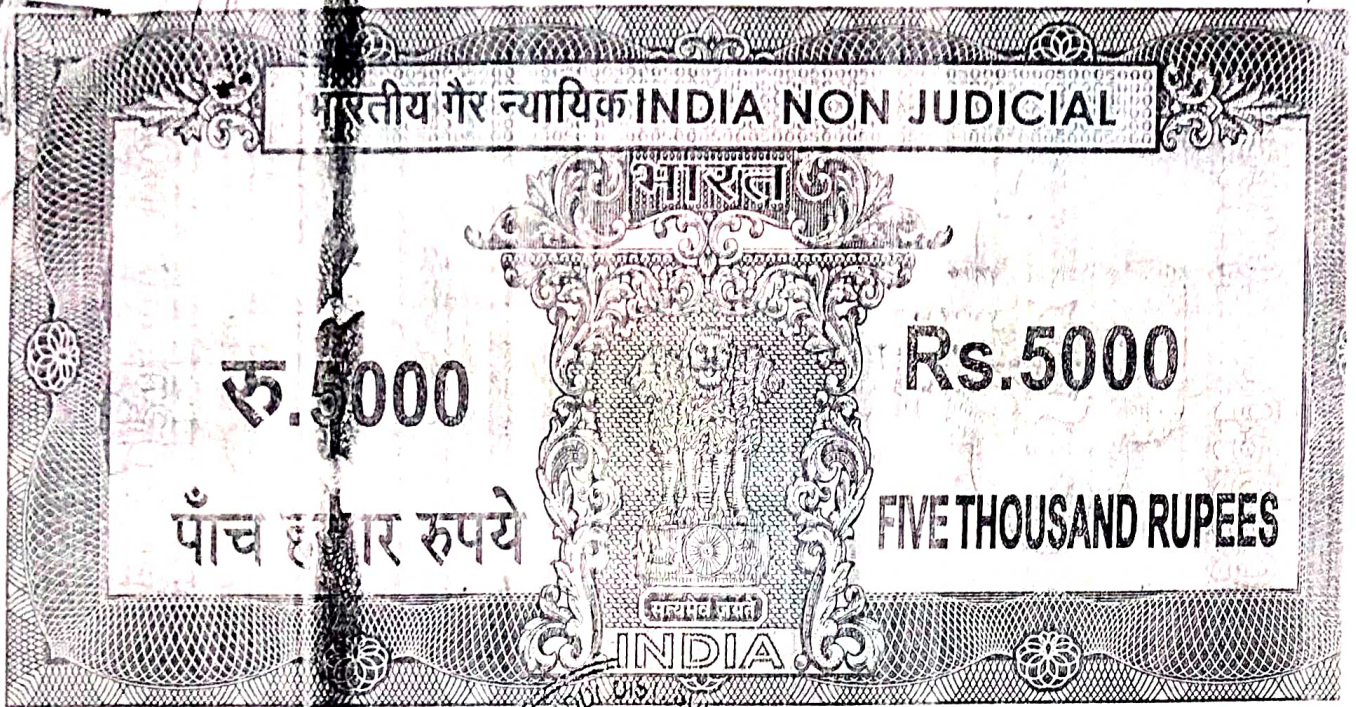
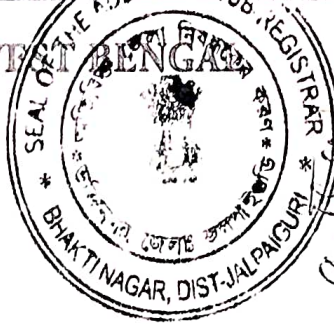


I- 737



भक्तिनगर पश्चिम बंगाल

C 21518



187904/17
 17/2/17

Certified that the Document is duly
 Registered and the Signature Sheet and
 the Endorsement Sheet attached to this
 Document are part of this Document

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

17 FEB 2017

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 17TH DAY OF
FEBRUARY 2017.

KANCHANJUNGA DEVELOPERS
Ranvijay Agarwal
 PARTNER

5000
 04/17

Agarwal

17 FEB 2017

: 2 :

Area : 4 Kathas 9 Chattaks 24 Sq.ft.
Plot No. : 186 (R.S.)
232 (L.R.)
Khatian No. : 82 (R.S.)
339 (L.R.)
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 8 (R.S.)
33 (L.R.)
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.35,38,000.00

BETWEEN

KANCHANJUNGA DEVELOPERS, a Partnership Firm, having its Office at Sevoke Road, Siliguri, P.O. and P.S. – Siliguri, District - Darjeeling, PIN – 734001, in the State of West Bengal, represented by its Partner – SRI PANKAJ AGARWAL, son of Late Kedarnath Agarwal, Hindu by faith, Indian by Nationality, Business by occupation, residing at Punjabipara, Siliguri, P.O. and P.S. – Siliguri, District - Darjeeling, PIN – 734001, in the State of West Bengal, hereinafter called the " **PURCHASER** " (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the " **FIRST PART** ". (I.T. PAN No.AAPFK6863N)

Sunder Ch. Gupta,

KANCHANJUNGA DEVELOPERS
Pankaj Agarwal
PARTNER

Ch. Gupta

: 3 :

AND

SRI DULAL CHANDRA DUTTA, son of Late Ramani Mohan Dutta, Hindu by faith, Indian by Nationality, Service by occupation, residing at East Bairagipara, Dabgram, Siliguri, P.O. - Rabindra Sarani, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734006, 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 his heirs, executors, successors, representatives, administrators and assigns) of the " **SECOND PART** ". (I.T. PAN No.AEHPD3822N).

WHEREAS **Sri Bhadru Singh**, son of Late Kala Singh, the recorded owner had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.14 Acres, unto and in favour of **SRI DULAL CHANDRA DUTTA**, son of Late Ramani Mohan Dutta, by virtue of Sale Deed, Dtd.21-04-1986, being Document No.2853 for the year 1986, entered in Book - I, Volume No.26, Pages 255 to 258, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed **SRI DULAL CHANDRA DUTTA** (the Vendor of these present), became the sole, absolute and exclusive owner of the aforesaid land measuring 0.14 Acres but as per present actual physical possession the vendor is the absolute and exclusive owner of all that piece or parcel of land measuring 4 Kathas 9 Chattaks 24 Sq.ft. and the said land was recorded in his name in the record of rights, forming part of R.S. Plot No.186 corresponding to L.R. Plot No.232, recorded in R.S. Khatian No.82 corresponding to L.R. Khatian No.339, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.33, P.S. - Bhaktinagar, Registry Office and District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

Dulal Ch. Dutta.

KANCHANJUNGA DEVELOPERS
Ranuj Kumar
PARTNER

Devi

: 4 :

Bimal Ch. Sutta.

KANCHANJUNGA DEVELOPERS

Ranbir Agarwal
PARTNER

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered offered for sale to the purchaser the aforesaid land measuring 4 Kathas 9 Chattaks 24 Sq.ft., more particularly described in the Schedule given hereinunder, for a consideration of Rs.35,38,000.00 (Rupees thirty five lakhs thirty eight thousand) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 4 Kathas 9 Chattaks 24 Sq.ft., more particularly described in the Schedule given hereinunder for a consideration of Rs.35,38,000.00 (Rupees thirty five lakhs thirty eight thousand) only considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.35,38,000.00 (Rupees thirty five lakhs thirty eight thousand) only paid by the purchaser to the vendor the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

[Handwritten signature]

: 5 :

Arul Ch. Dutt

KANCHANJUNGA DEVELOPERS
Ranjay Goyal
PARTNER

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land conveyed at the cost of the purchaser.

Arul Ch. Dutt

Qulal ch. Dutta.

KANSHANJUNGA DEVELOPERS
Ranraj Agarwal
PARTNER

: 6 :

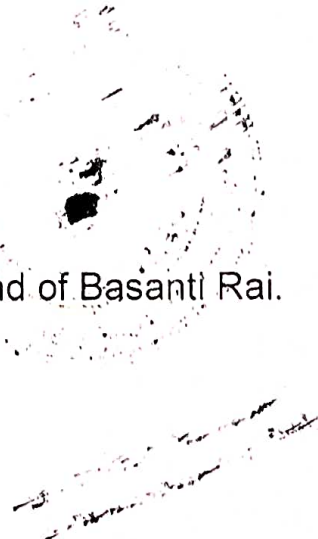
SCHEDULE

All that piece or parcel of vacant land measuring 4 Kathas 9 Chattaks 24 Sq.ft., forming part of R.S. Plot No.186 corresponding to L.R. Plot No.232, recorded in R.S. Khatian No.82 corresponding to L.R. Khatian No.339, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.33, P.S. - Bhaktinagar, under Siliguri Municipal Corporation area, Registry Office and District - Jalpaiguri.

The said bastu land is bound and butted as follows:

- NORTH :- Land of Teesta Homes
- SOUTH :- 24 Feet wide Road,
- EAST :- Land of Indrajit Dutta,
- WEST :- 24 Feet wide Road and land of Basanti Rai.

Qulal ch. Dutta



: 7 :

IN WITNESSES WHEREOF THE VENDOR AND SIGNATORIES OF THE PURCHASER IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THESE PRESENT ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. *Bivab Bose*
S/o. Sri Bijan Behari Bose
Sevoke Road, Siliguri,
P.O. & P.S. - Siliguri,
Dist. - Darjeeling.

The contents of this Document has been gone through and understood personally by the vendor and the purchaser.

Gulab Ch. Dutta.

VENDOR

2. *Santu Biswas*
S/o. Sri Sadhan Kr. Biswas
Sevoke Road, Siliguri,
P.O. & P.S. - Siliguri,
Dist. - Darjeeling.

KANCHANJUNGA DEVELOPERS

Rajendra Jha
PARTNER

PURCHASER

Drafted, readover and explained by me and typed in my office.

Kamal Kr. Kedia

Kamal Kr. Kedia
Advocate, Siliguri
E.No.F/6/92.



Dulal Ch. Dutta

FINGER PRINTS OF SRI DULAL CHANDRA DUTTA (VENDOR)

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



Pankaj Agarwal

Dulal Ch. Dutta

SIGNATURE

FINGER PRINTS OF SRI PANKAJ AGARWAL PARTNER OF KANCHANJUNGA DEVELOPERS (PURCHASER)

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

KANCHANJUNGA DEVELOPERS

Pankaj Agarwal

SIGNATURE

PARTNER

Major Information of the Deed



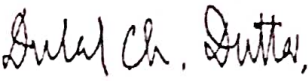
Deed No.	I-0711-00737/2017	Date of Registration	17/02/2017
Query No./Year	0711-0000187904/2017	Office where deed is registered	
Query Date	14/02/2017 11:32:53 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	PANKAJ AGARWAL Punjabipara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734 Mobile No. : 9733181915, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 35,38,000/-	Rs. 35,38,787/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,12,327/- (Article:23)	Rs. 38,918/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(U area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (In Rs.)	Other Detail
L1	RS-186	RS-82	Bastu	Sahari	4 Katha 9 Chatak 24 Sq Ft	35,38,000/-	35,38,787/-	Width of Apprc Road: 24 Ft., Adjacent to Me Road,
Grand Total:					7.5831Dec	35,38,000 /-	35,38,787 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri DULAL CHANDRA DUTTA Son of Late Ramani Mohan Dutta Executed by: Self, Date of Execution: 17/02/2017 , Admitted by: Self, Date of Admission: 17/02/2017 ,Place : Office			
		17/02/2017	LTI 17/02/2017	17/02/2017
East Bairagipara, Dabgram, Siliguri, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AEHPD3822N, Status :Individual				


Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KANCHANJUNGA DEVELOPERS Sevoke Road, Siliguri, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN 734001 PAN No. AAPFK6863N, Status :Organization			

Representative Details:

Name, Address, Photo, Finger print and Signature			
No	Name	Photo	Signature
1	Shri PANKAJ AGARWAL Son of Late Kedarnath Agarwal Date of Execution : 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office	 Feb 17 2017 1:49PM	 L1 17/02/2017
Punjabipara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : KANCHANJUNGA DEVELOPERS (as PARTNER)			

Identifier Details :

Name & address	
Shri Santu Biswas Son of Shri Sadhan Kumar Biswas Sevoke Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri DULAL CHANDRA DUTTA, Shri PANKAJ AGARWAL	17/02/2017
	

Endorsement For Deed Number : I - 071100737 / 2017

On 15-02-2017

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 35,38,787/-



Jiban Krishna Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAI
Jalpaiguri, West Bengal

17-02-2017

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 : : of Indian Stamp Act 1899.

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

Presented for registration at 13:09 hrs on 17-02-2017, at the Office of the A.D.S.R. BHAKTINAGAR by Shri DULAL CHANDRA DUTTA, Executant.

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

Execution is admitted on 17/02/2017 by Shri DULAL CHANDRA DUTTA, Son of Late Ramani Mohan Dutta, East Bairagipara, Dabgram, Siliguri, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Service

Identified by Shri Santu Biswas, , Son of Shri Sadhan Kumar Biswas, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 17-02-2017 by Shri PANKAJ AGARWAL, PARTNER, KANCHANJUNGA DEVELOPERS, Sevoke Road, Siliguri, P.O: SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006

Identified by Shri Santu Biswas, , Son of Shri Sadhan Kumar Biswas, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,918/- (A(1) = Rs 38,918/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,918/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 14/02/2017 7:06PM with Govt. Ref. No: 192016170045149221 on 14-02-2017, Amount Rs: 38,918/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 27111535 on 14-02-2017, Head of Account 0030-03-104-0016

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,12,327/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,07,327/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 21111, Amount: Rs.5,000/-, Date of Purchase: 09/02/2017, Vendor name: Jay Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 14/02/2017 7:06PM with Govt. Ref. No: 192016170045149221 on 14-02-2017, Amount Rs: 2,07,327/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 27111535 on 14-02-2017, Head of Account 0030-02-104-003-02



Jiban Krishna Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

ate of Registration under section 60 and Rule 69.

Registered in Book -
Volume number 0711/2017, Page from 13842 to 13854
being No 071100737 for the year 2017.



Digitally signed by JIBAN KRISHNA DAS
Date: 2017.02.22 15:26:34 +05:30
Reason: Digital Signing of Deed.

(Jiban Krishna Das) 22/02-2017 15:26:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)