

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AB 016593

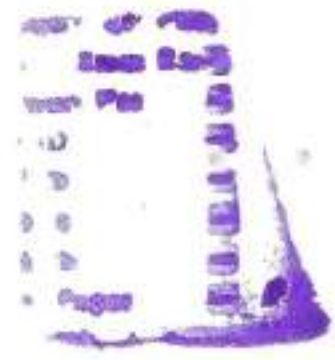
CERTIFIED COPY OF DOCUMENT NO. 815

BOOK NO. I FOR YEAR 2016



SI No. 2132 Dated 18/10/17
Name R. Saha
of S/L
Value Rs. 10/- (Rupees Ten Only)

SANDHYA SAHA GOON
GOVT STAMP VENDOR
SILIGURI COURT
L/No. - 174/RM OF 2015



10
10
22
252

4/7/18
8/11/18

Acharya
8/11/18

Dist. Sub-Registrar
Siliguri, Darjeeling



SL+983/16.

L. 815/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 234679

C 234679

B-0-387026
2016

CERTIFIED THAT THE SIGNATURE, SEALS AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDITIONAL DIST. SUB-REGISTRAR
SILIGURI
6/4/2016

Vijay Kumar Shah

6/4/16

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE
ON THIS THE 6th DAY OF APRIL,
TWO THOUSAND SIXTEEN



Contd...P/2

[Signature]
Bijay Kanti Ghosh

NON JUDICIAL STAMP

No. 1167 Date 05.04.16
D TO M/S Mech Industries Private Limited



Rs. 5000/- (Rupees) Kolkata - 01
Five Thousand only

(Sujit K. Sinha)
Govt. Stamp Vendor
Siliguri Court
L/No. - 196/R.M.

C 534258



Adtl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

06 APR 2016.



Vijay Kumar Das

DESCRIPTION OF THE LAND

Area of land : 19(Nineteen) Kathas 4(Four) Chhataks or .318 Acres (more or less) together with 1850 Sq. ft. 40 years old structure standing thereon

Khatian No. : 1138/1 & 180/1

Plot No. : 2153 (land 8 Katha 12 Chhatak)
2154 (land 7 Katha 3 Chhatak)
2143 (land 3 Katha 5 Chhatak)

Mouza : SILIGURI

J.L. No. : 110(88),

Police Station : SILIGURI

District : DARJEELING

SALE PRICE : Rs. 4,01,63,631/-




Pijush Kanti Ghosh
Advocate, Siliguri

Vijay Kumar Shah

BETWEEN

SRI VIJAY KUMAR SHAH, (PAN-AHVPS9403M), Son of Sri - Din Dayal Shah, Indian by Nationality, Hindu by religion, Business by occupation, resident of Mangal Pandey Road, Khalpara, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, PIN- 734005 (W.B.) - is hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

A N D


Pijush Kanti Ghosh
Advocate, Siliguri



Page 3 of 21

Vijay Kumar Shukla

M/S. MECH INDUSTRIES PRIVATE LIMITED, (PAN-AAECM3806D) a Private Limited Company incorporated under the Indian Companies Act, 1956, bearing Certificate of Incorporation No. U45201WB1957PTC023517 and having its registered office at 8, B. B. D. Bag (East), Police Station Hare Street, Kolkata-700001, West Bengal – is hereinafter called the “**VENDEE**” (which expression shall mean and include unless excluded by or repugnant to the context its successors, administrators and assigns) of the **OTHER PART**. The Vendee is represented through one of its Directors **SRI PANKAJ GARG**, Son of Late Radheshyam Agarwal, Indian by Nationality, Hindu by religion, Business by occupation, resident of Helipad Road, Post Office & Police Station Jaigaon, District Alipurduar, West Bengal.



Pijush Kanti Ghosh
Advocate, Siliguri



Page 4 of 21

Bijoy Kumar Shah

WHEREAS one Kajrilal Agarwal granted perpetual lease of the land measuring 1(One) Bigha 12(Twelve) Chhataks in favour of Bijay Kumar Agarwal and Radheshyam Agarwal by a perpetual lease deed registered in the Siliguri Sub-Registry Office and entered in Book No. 1, Volume No. 10, pages from 29 to 31 being No. 527 in the year 1959.

It is pertinent to mention herein that at the relevant time no survey settlement was made for which Plot Number & Khatian Number was not mentioned in the said perpetual lease deed.

AND WHEREAS during the last survey settlement conducted under the provision of the West Bengal Estate Acquisition Act, 1953, the land measuring .45 Acres has been recorded in the joint names of Bijoy Kumar Agarwal and Radheshyam Agarwal each having 50% undivided share therein and the said total land measuring .45 Acres has been



Pijush Kanti Ghosh
Pijush Kanti Ghosh

Page 5 of 21

Bijoy Kumar Agarwal

recorded in R.S. Plot No. 2153 land measuring .17 Acres and R.S. Plot No. 2154 land measuring .28 Acres under Khatian No. 1138 presently 1138/1 of Mouza & Police Station Siliguri, J.L. No. 110, Touzi No. 3(Ja), District Darjeeling.

AND WHEREAS one Shyam Sundar Agarwal, being the owner, granted perpetual lease of the land measuring 12 Katha 4 Chhataks in favour of Bijoy Kumar Agarwal Radheshyam Agarwal by a perpetual lease deed registered in the office of the Sub-Registrar Siliguri and entered in the Book No. I. Volume No. 17, pages from 174 to 176, being Document No. 1449 in the year of 1960 and the said land recorded under R.S. Khatian No. 180 presently 180/1, part of Plot No. 2143 of Mouza & Police Station Siliguri, District Darjeeling.

AND WHEREAS said Radheshyam Agarwala and Bijoy Kumar Agarwala sold the total land measuring .372 Acres out of which land measuring 17 Kathas 8 Chhataks from Plot No.



Pijush Kanti Ghosh
Pijush Kanti Ghosh

Page 6 of 21

Vijay Kumar Shah

2153 & 2154 under Khatian NO. 1138 presently Khatian No. 1138/1 and land measuring 5 Katha from Plot NO. 2143 under Khatian No. 180 presently 180/1 of Mouza Siliguri to Hulashmal Todi by virtue of a Sale Deed registered in the Siliguri Sub-Registry Office and entered in the Book No. I, Volume No. 30, pages from 24 to 31, bearing No. 2432 for the year 1966, from their aforesaid total land measuring 1 Bigha 12 Kathas 2 Chhataks and 12 Kathas 4 Chhataks which they acquired by separate two perpetual lease deeds bearing NO. 527/1959 and bearing No. 1449/1960 respectively.

AND WHEREAS said Hulashmall Todi sold his aforesaid purchased land measuring 0.372 Acres out of which land measuring 17 Kathas 8 Chhataks recorded under Khatian NO. 1138 presently Khatian No. 1138/1 being Plot No. 2153 and 2154 and land measuring 5 Kathas recorded under Khatian No. 180 presently Khatian No. 180/1, being Plot No. 2143




Pijush Kanti Ghosh

Page 7 of 21

Vijay Kumar Shah

within Mouza Siliguri, to and in favour of Sri Om Prakash More, Son of Sri Prohlad More by virtue of a Sale Ded registered in the office of the Addl. District Sub-Registrar Siliguri and entered in Book No. I, Volume No 78, pages from 230 to 237, bearing No. 6494 for the year 1975.

AND WHEREAS said OM PRAKASH MORE, Son of Sri Prohlad More sold his aforesaid purchased land measuring .372 Acres or 22 Kathas 8 Chhataks out of which 17 Kathas 8 Chhataks recorded in Khatian No. 1138 presently Khatian No. 1138/1 being Plot No. 2153 & 2154 and land measuring 5 Kathas recorded in Khatian No. 180 presently 180/1 being Plot No. 2143 within Mouza Siliguri, District Darjeeling to and in favour of Rukmini Devi Mitruka, Wife of Late Chandanmal Mitruka by virtue of a Sale Deed registered in the Siliguri Sub-Registry Office and entered in Book No. 1



Pijush Kanti Ghosh
Advocate, Siliguri

Page 8 of 21



Vijay Kumar Sah

Volume No. 52, pages from 101 to 108, being Deed No. 3147
for the year 1978.

AND WHEREAS said RUKMINI DEVI MITRUKA, Wife
of Late Chandanmal Mitruka sold the land measuring
7(Seven) Kathas 8(Eight) Chhataks from her total purchased
land measuring 17 Kathas 8 Chhataks recorded under Khatian
NO. 1138 presently Khatian No. 1138/1 being Plot NO. 2153
& 2154, within Mouza Siliguri, to and in favour of SRI
VIJAY KUMAR SAH, Son of Sri Dindayal Shah, by virtue of
a Sale Deed registered in the office of the Addl. District Sub-
Registrar Siliguri and entered in Book No. I, Volume No. 36,
pages from 81 to 86, being no. 2124 for the year 1999.

AND WHEREAS said Rumkini Devi Mitruka sold her
remaining land measuring 15 Kathas to and in favour of Vijay
Kumar Sah, Son of Sri Dindayal Shah from her total
purchased land measuring 22 Kathas 8 Chhataks recorded in


Pijush Kumar Ghosh
Advocate, Siliguri

Page 9 of 21

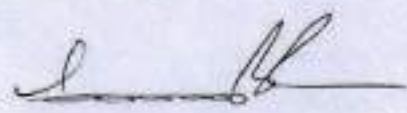


Vijay Kumar Shah

Khatian No. 1138 & 180 presently Khatian No. 1138/1 and Plot No. 2153, 2154 and Khatian No. 180/1, being Plot NO. 2143 within Mouza Siliguri by virtue of a Sale Deed registered in the office of the Addl. District Sub-Registrar Siliguri, entered in Book No. I, Volume No. 36, pages from 87 to 92, bearing No. 2125 for the year 1999.

AND WHEREAS in the aforesaid manner said Rukmini Devi Mitruka sold her total land measuring 22 Kathas 8 Chhataks to and in favour of Vijay Kumar Shah, Son of Sri Dindayal Shah by virtue of aforesaid two Sale Deeds bearing No. 2124 for the year 1999 and being No. 2125 for the year 1999.

AND WHEREAS thus in the aforesaid manner Sri Vijay Kumar Shah, Son of Sri Dindayal Shah, the Vendor has acquired all heritable and transferable right, title and interest over the aforesaid purchased land and he has/had been



Pijush Kanti Ghosh
Advocate, Siliguri

Page 10 of 21



Vijay Kumar Shah

enjoying and possessing the said land peacefully and without any disturbance since the date of aforesaid purchased.

AND WHEREAS the Vendor got mutated his name in the B.L. & L.R.O., Siliguri with respect to his aforesaid purchased land vide Mutation Case No. 1312/IX-II/13-14 and accordingly he has been paying the land revenue to the State of West Bengal and Municipal Tax to the Siliguri Municipal Corporation with respect to his aforesaid purchased land.

AND WHEREAS the Vendor hereof being in urgent need of money for the purpose of investment elsewhere has decided to sell and has also proposed to sell the schedule mentioned land together with 40 years old dilapidated tin shed structure, as fully described in the schedule below, free from all encumbrances and charges whatsoever.


Pijush Kanti Ghosh
Advocate, Siliguri



Page 11 of 21

Vijay Kumar Shah

AND WHEREAS the Vendee being in search of a suitable plot of land, decided to purchase the Schedule land and offered a sum of Rs. 4,01,63,631/- (Rupees Four Crore One Lac Sixty-three Thousand Six Hundred Thirty-one) only in total to Vendor as full sale price/consideration money for purchasing the Schedule mentioned land together with old dilapidated tin shed structure standing thereon and the Vendor accepted the said offer of the Vendee as highest market price and agreed to sell, transfer and convey all his right, title and interest and quit physical possession in absolute free from all encumbrances whatsoever in nature in the Schedule mentioned land. As such the Schedule mentioned land together with old dilapidated tin shed structure standing therein is sold today to and in favour of the Vendee and the consideration money/sale price amounting to Rs. 4,01,63,631/- (Rupees Four Crore One Lac Sixty-three


Pijush Kanti Ghosh
Advocate, Siliguri

Page 12 of 21



Vijay Kumar Shah

Thousand Six Hundred Thirty-one) only has already been paid to the Vendor by the Vendee.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said proposal, offer, acceptance and in payment of full consideration money/sale price of Rs. 4,01,63,631/- (Rupees Four Crore One Lac Sixty-three Thousand Six Hundred Thirty-one) only to the Vendor by the Vendee (the receipt of the entire consideration money/sale price whereof by the aforesaid manner the Vendor doth hereby admit, acknowledge and from the same every part thereof acquit release and discharge the Vendee for ever by the execution of these presents) and the Vendor hereby doth grant convey, transfer, assign free from all encumbrances and deliver actual quite physical possession UNTO THE VENDEE for ever ALL THE PREMISES fully described in the schedule below and the Vendee SHALL HAVE AND


Pijush Kanti Ghosh
Siliguri, Siliguri

Page 13 of 21



Vijay Kumar Shah

HOLD in full ownership or howsoever or otherwise the Schedule mentioned land and the entire old dilapidated tin shedded structure hereby sold transferred or expressed or intended so to be and every part thereof NOW ARE or is heretofore were or was situate butted and bounded called known number described or distinguished together with all liberties easement interest possession profits all water courses privileges issues advantages right of way right of drain and all other rights and standing trees, plants, if any, all estates claims demands whatsoever both at law and equity of the Vendor in or upon the Schedule mentioned land and the entire old dilapidated tin shedded structure hereby sold which is described in the Schedule below subject to payment of rents to the state of West Bengal AND THAT THE VENDOR has not done or knowingly suffered to be done to the contrary or been party or privy to any act deed things whereby the Schedule mentioned land and the entire old dilapidated tin




Pijush Kanti Ghosh

Vijay Kumar Shah

shedded structure standing thereon hereby sold or any part thereof are or can be impeached or affected in title interest and possession or otherwise howsoever and it shall be lawful for the Vendee from time to time and at all times hereafter peacefully and quietly enter upon HAVE HOLD AND OCCUPY POSSESS AND ENJOY the said land hereby sold without any trouble, denial eviction interruption claim demand and hindrance whatsoever by and from the Vendor or any one legally or equitably claiming or to claim by or from the Vendor by any person having or claiming any estate in or to the Schedule mentioned land hereby sold or any part thereof will at all times at the request and at the cost of the Vendee do such assurance and things for further and more effectually assuring the title, enjoying and possession of the Vendee in the Schedule mentioned land and entire old dilapidated tin shed structure hereby demised and every part thereof as shall be reasonably required AND it is covenanted


Pijush Kanti Ghosh
Advocate, Siliguri

Page 15 of 21



Vijay Kinnial Shah

by the Vendor that there exists no charge mortgage, attachment nor any kind of encumbrances whatsoever in nature on the Schedule mentioned land and the old dilapidated tin shedded structure standing thereon hereby sold or any part thereof and in the event of discovery of any charge, mortgage, attachment or any encumbrances the Vendor shall be liable to prosecution and be liable to return back entire consideration money along with 18% interest per annum AND it is covenanted by the Vendor that the Schedule mentioned land and the old dilapidated tin shedded structure standing thereon hereby sold or any part thereof has never acquisitioned or requisitioned by any authority and the same has been under exclusive physical and quiet possession of the Vendor and in case it transpires otherwise in future the Vendor shall be liable for action at law for any loss or damage the Vendee may have to sustain in consequence thereof AND it is clearly covenanted by the Vendor that there was no sale made or nor


Pijush Kanti Ghosh
Advocate, Siliguri

Page 16 of 21



Vijay Kumar Datta

contract or agreement for sale made or entered into for sale or transfer otherwise by the Vendor of the Schedule mentioned land and the old dilapidated tin sheded structure standing thereon hereby sold with any other party previous to these presents and in the event of discovery of any such sale contract for sale or agreement for sale or otherwise transfer in respect of all the Schedule mentioned land and the old dilapidated tin sheded structure standing thereon hereby sold or any part thereof or any of the recitals made herein this Deed is/are proved to be false the Vendor shall be liable for criminal prosecution and be liable to return back the entire consideration money with all incidental costs and 18% interest per annum and the Vendor further be liable to compensate the Vendee adequately for any loss or injury the Vendee may have to sustain in consequence thereof AND it is further covenanted by the Vendor that all rents upto this date have been paid and all condition to be performed or observed



Pijush Kanti Ghosh
Pijush Kanti Ghosh
Advocate, Siliguri

Vijay Kumar Shah

in law have been fulfilled and in case it transpires otherwise the Vendor indemnifying the Vendee against any loss that may arise in consequence thereof and the Vendee against any loss that may arise in consequence thereof and the Vendee shall be entitled to put its own name in the records of Government in place of the Vendor or his predecessor through mutation process AND it is further covenanted by the Vendor that if for any defect in right, title, interest or possession of the Vendor in the Schedule mentioned land and the entire old dilapidated tin sheded structure standing thereon hereby sold the Vendee is deprived for possession or title or exclusive enjoyment from the land or from the old dilapidated tin sheded structure hereby sold or any part thereof the Vendor in that case shall be liable to return back proportionate or full consideration money as the case may be together with costs adequate compensation and interest at the rate of 18% per


Pijush Kanti Ghosh
Advocate, Siliguri

Page 18 of 21



Vijay Kumar Ghosh

annum till full realization from the date of deprivation or dispossession.

SCHEDULE

(Description of the land hereby sold)

ALL THAT PIECE OR PARCEL of land measuring 19(Nineteen) Kathas 4(Four) Chhataks, situates in the District Dieseling, Police Station and Mouza Siliguri, J.L. No. 110(Now 88), Touzi No. 3(Ja), Pargana-Baikunthapur.

<u>R.S. Khatian No.</u>	<u>Land Type</u>	<u>R.S. Plot No.</u>	<u>Area</u>
1138/1	Danga Puratan Patit	2153	8 Kathas 12 Chhataks
	Danga Puratan Patit	2154	7 Kathas 3 Chhataks
180/1	Nala	2143	<u>3 Kathas 5 Chhataks</u>
TOTAL =			19 Kathas 4 Chhataks


Pijush Kanti Ghosh
Advocate, Siliguri

Page 19 of 21



Vijay Kumar Shah

Total land 19 Kathas 4 Chhataks or .318 Acres (more or less) is hereby sold by this Deed of Conveyance.

The said land is butted and bounded as follows: -

- By North : Land & House of Santi Bansali;
By South : Land of M/s.Mech Industries Pvt. Ltd.;
BY East : Vendor's land and approach 7 ft. wide common passage therein;
By West : Vendor's land.

There is 40 years old dilapidated tin sheded structure measuring 1850 Sq. ft. standing over the aforesaid land.

The said land standing within the Siliguri Municipal Corporation's Ward No. V part of Holding No. 765/V/11/1.

The aforesaid land will be utilized for the purpose of any industry related purpose.

Total consideration money is Rs. 4,01,63,631/-
Paid 1% T.D.S. Rs. 4,01,637/-
Rs. 3,97,61,994/-

Amount of Rs. 3,97,61,994/- (Rupees Three Crore Ninety-seven Lacs Sixty-one Thousand Nine Hundred Ninety-four) only is paid to the Vendor.


Pijush Kanti Ghosh
Additional District Sub Registrar

Page 20 of 21



Vijay Kumar Shah

Details of payment of consideration money is shown in the Memo of Consideration annexed herewith forming part of these presents.

IN WITNESSES WHEREOF the Vendor and the Vendee hereto have set and subscribed their respective hands in their sound health and conscious mind on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Ratan Sarkar
S/O Dulal Sarkar
Hakimpurca
P.O & P.S. Siliguri
Dist. Dooars
Pin - 734001

Vijay Kumar Shah
(SIGNATURE OF THE VENDOR)

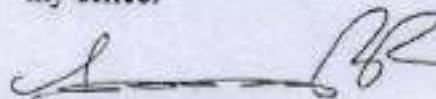
MECH INDUSTRIES PVT. LTD.

P. H. G. T.
DIRECTOR

2. Shiv kr. More
S/O Syam kr More
S.F. Road
P.O & P.S. Siliguri - 05
Dist: Dooars

(SIGNATURE OF THE VENDEE)

Drafted as per instructions of the Executant, readover and explained by me & printed in my office:



(PIJUSH KANTI GHOSH)
Advocate, Siliguri
Enrolment No. WB/426/1980



MEMO OF CONSIDERATION

Received the sum of Rs. 4,01,63,631.00 (Rupees Four crores one lakh sixty three thousand six hundred and thirty one only), being the total sale consideration amount,

as per Memo below:

Following Amounts received in favour of the SELLER - Vijay Kumar Shah:












DATE	CHEQUE NO. / BANK AC. NO.	AMOUNT
29-09-2014	CHQ NO: 000050, FT DR- 05281930002507	HDFC #12668640000022 1899900.00
29-09-2014	CHQ NO: 000048, FT DR- 05281930002507	HDFC #12668640000022 1575000.00
29-09-2014	CHQ NO: 000049, FT DR- 05281930002507	HDFC #12668640000022 1425000.00
17-11-2014	CHQ NO: 000058, FT-DR-05281930002507	HDFC #12668640000022 1650000.00
17-11-2014	CHQ NO: 000057, FT-DR-05281930002507	HDFC #12668640000022 1850000.00
18-11-2014	CHQ NO: 000059, FT DR 05281930002507	HDFC #12668640000022 1500000.00
22-11-2014	CHQ NO: 000067, FT DR, 05281930002507	HDFC #12668640000022 2400000.00
22-11-2014	CHQ NO: 000068, FT DR, 05281930002507	HDFC #12668640000022 2260213.00
22-11-2014	CHQ NO: 000069, FT DR, 05281930002507	HDFC #12668640000022 2600100.00
22-12-2014	CHQ NO: 000099, FT DR, 05281930002507	HDFC #12668640000022 1700000.00
22-12-2014	CHQ NO: 000098, FT DR, 05281930002507	HDFC #12668640000022 2250000.00
22-12-2014	CHQ NO: 000100, FT DR, 05281930002507	HDFC #12668640000022 1000312.00
22-12-2014	CHQ NO: 000096, FT DR, 05281930002507	HDFC #12668640000022 2635000.00
22-12-2014	CHQ NO: 000095, FT DR, 05281930002507	HDFC #12668640000022 2500000.00
22-12-2014	CHQ NO: 000097, FT DR, 05281930002507	HDFC #12668640000022 2450000.00
22-12-2014	FT-DR- 05281930002507, CHQ NO- 000094	HDFC #12668640000022 2475000.00
22-12-2014	FT-DR- 05281930002507, CHQ NO: 000093	HDFC #12668640000022 2250500.00
04-02-2015	FT-DR- 05281930002507	HDFC #01332320000730 1000000.00
12-02-2015	FT-DR- 05281930002507	HDFC #12668640000022 2000000.00
18-03-2015	CHQ NO: 000013, FT- DR- 05281930002507	HDFC #01332320000730 1000000.00
07-05-2015	000132	HDFC #12668640000022 1000000.00
06-04-2016	000228	HDFC #12668640000022 340969.00
06-04-2016	TDS @ 1.0 %	CHALLAN SL. NO. 00123 401637.00
TOTAL :		40163631.00

(Rupees Four crores one lakh sixty three thousand six hundred and thirty one only)


(SELLER / RECEIPT)



CLAIMANT SHEET

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

P. H. L.
MECH INDUSTRIES PVT. LTD.

DIRECTOR











P. H. L.
MECH INDUSTRIES PVT. LTD.
SIGNATURE


DIRECTOR



EXECUTANT SHEET

(FINGER PRINTS OF VENDOR)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Photo with full signature of the Person	Left Hand					
	Right Hand					


Vijay Kumar Shah

Vijay
KS

Signature Vijay Kumar Shah



PERMANENT ACCOUNT NUMBER
AHVPS9403M

नाम / NAME
VIJAY KUMAR SHAH

पिता का नाम / FATHER'S NAME
DIN DAYAL SHAH

जन्म तिथि / DATE OF BIRTH
15-04-1966

प्रमाण / SIGNATURE


COMMISSIONER OF INCOME-TAX SYSTEMS, BHILONG

Vijay Kumar Shah

इस कार्ड के साथ / मिल खाने पर कृपया जारी करने वाले अधिकारी को सूचित / पता कर दें
 आम्बर आयुक्त (सिस्टम),
 कम्प्यूटर केंद्र, आम्बर बाजार,
 पो.बो.नं. - 20,
 झिलोंग - 793 001.

In case this card is lost/lost/damagedly intervention to the issuing authority :
 Commissioner of Income-tax (Systems),
 Computer Centre, Ambar Bazaar,
 Post Box No.-20,
 Sillong - 793 001.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PANKAJ GARG
RADHEY SHYAM AGARWAL

25/01/1979
Permanent Account Number
ADCPA0132E

Pt. L.
Signature



Pt. L.



आयकर विभाग
INCOME TAX DEPARTMENT
MECH INDUSTRIES PRIVATE
LIMITED
10/07/1957
Proprietor Account Number
AAECM3806D

भारत सरकार
GOVT OF INDIA

PH 47



জেলা দার্জিলিং মহাল শিলিগুড়ি টোল এলাকা নং SSO খতিয়ান নং ১১০৮ থানা শিলিগুড়ি মহাল বৈকুণ্ঠপুর ভেরিফাইড মার্কেট নং ১(১৫)					
উপস্থিত স্বত্বের স্বত্বাধিকারীর নাম (স্বত্বাধিকারী) পরামর্শের স্থান খাজানা সেশ পুর বিলা		আর স্বত্বের সেশ খাজানা সেশ পুর বিলা		অন্যথা বাকী মতে উক্তদের তারিখ ইত্যাদি স্বাক্ষর সেশ পুর বিলা	
১১০৮ চন্দ্রশর্মা (১) স্বত্বাধিকারী আত্মসম্মতি ১১ ১১ ১১ ১১		১১ ১১ ১১ ১১		১১ ১১ ১১ ১১	
আর স্বত্বের বিবরণ ও বনালসার ১১ ১১ ১১ ১১		আর স্বত্বের বিবরণ ও বনালসার ১১ ১১ ১১ ১১		আর স্বত্বের সেশ এবং বিশেষ বিবরণ স্বত্বের ১১ ১১ ১১ ১১	
১১ ১১ ১১ ১১		১১ ১১ ১১ ১১		১১ ১১ ১১ ১১	
১১ ১১ ১১ ১১		১১ ১১ ১১ ১১		১১ ১১ ১১ ১১	
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কর্তৃপক্ষের নাম		অন্য ব্যক্তির নাম		তারিখ	
ক্রম নং	অতিরিক্ত তথ্য	স্বাক্ষরিত হইবে		স্বাক্ষরিত হইবে	
		এই	স্বাক্ষরিত হইবে	এই	স্বাক্ষরিত হইবে
2200	৬২৪০ পূর্ণাঙ্গ ৩১/১১/১৬	—	—	২	২৭
2208	৬২৪১ পূর্ণাঙ্গ ৩১/১১/১৬	—	—	২	২৬
<p>COPIED BY Rone's 24/11/16</p> <p>COMPARED BY [Signature] 24/11/16</p> <p>Sub Registrar [Signature] 24/11/16</p>		<p>Certified to be a True Copy or Copy of a Records of Rights, which is being Prepared under Chapter VII of the West Bengal Land Reforms Act, 1955. The subject of this copy has been completed on 24/11/16.</p> <p>Officer authorized under Section 76 of the Indian Evidence Act 1879</p>			
অতিরিক্ত স্বাক্ষরিত খসড়া		এই স্বাক্ষরিত হইবে			
অতিরিক্ত স্বাক্ষরিত খসড়া		এই স্বাক্ষরিত হইবে			
অতিরিক্ত স্বাক্ষরিত খসড়া		এই স্বাক্ষরিত হইবে			
অতিরিক্ত স্বাক্ষরিত খসড়া		এই স্বাক্ষরিত হইবে			



জিলা শিলিগুড়ি পৌর শিলিগুড়ি ব্লক এলাকা নং ১		পরিচয় নং ২৮০/১	
থানা শিলিগুড়ি পুরানা বেহুস্তপুর প্রতিমিত সার্কেল নং ৩৭		হোল্ডিং নং ৩৭	
উপস্থিত ব্যক্তির		অত্র ব্যক্তির পিতা:	
পরিচয় নং (নয় খণ্ড)	বিবরণ ও লক্ষণসমূহ (সংক্ষিপ্ত)	পরামর্শের স্থান	স্বাক্ষর
২৮০	(বি) অত্র প্রান্তে আওতাধীন	স্বাক্ষর	পিতা পিতা পিতা
অত্র ব্যক্তির বিবরণ ও লক্ষণসমূহ		অত্র	অত্র ব্যক্তির পিতা ও লক্ষণসমূহ
(বি) অত্র প্রান্তে আওতাধীন		৪ নং বিধিমাতে যাত্রত লক্ষণী বৃত্ত বিশিষ্ট	অত্র খতিয়ানসমূহের অধীন বলবৎ থাকিবে Sd/- illegible
১ নং হোল্ডিং নং বোর্ড বা পরিবর্তন (যদি কোনটিই না হয় তবে)		অত্র খতিয়ানসমূহের অধীন বলবৎ থাকিবে Sd/- illegible	



স্বীকৃতি নং: ২২৪৩
 তার: ১৭/০৫/১৬



COPIED BY
 [Signature]

COMPARED BY
 [Signature]

Copy to: _____
 Appl. No: _____
 Date: _____
 Rate: _____
 Address: _____
 Number: _____
 Type: _____
 Status: _____
 Plan No: _____
 Section: _____
 Sub-section: _____
 Block: _____
 Panchayat: _____
 District: _____
 State: _____
 [Signature]

Certified to be a True Copy or Copy of a Records of Rights, Which is being Prepared under Chapter VII of the West Bengal Land Reforms Act, 1955. The copy has been completed.

Officer authorized under Section 76 of the Indian Evidence Act, 1976.

নিজ স্বাক্ষর করে দেওয়া হল ... ০৮ ৩৪

স্বীকৃতি সংক্রান্ত প্রাপ্তির তারিখ (যদি থাকে)

স্বীকৃতি সংক্রান্ত স্বাক্ষর



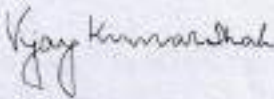




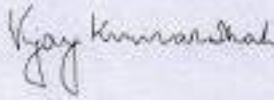
স্বীকৃতি সংক্রান্ত স্বাক্ষর ...

তারিখ: ০৮ ৩৪

Seller, Buyer and Property Details

A. Seller & Buyer Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Vijay Kumar Shah Son of Mr Din Dayal Shah Mangal Pandey Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	 06/04/2016 1:22:22 PM	 LTI 06/04/2016 1:22:28 PM
		 06/04/2016 1:23:10 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Vijay Kumar Shah Son of Mr Din Dayal Shah Mangal Pandey Road, Khalpara, 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, PAN No. AHVPS9403M,; Status : Individual; Date of Execution : 06/04/2016; Date of Admission : 06/04/2016; Place of Admission of Execution : Office	 06/04/2016 1:22:22 PM	 LTI 06/04/2016 1:22:28 PM
		 06/04/2016 1:23:10 PM	



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s. Mech Industries Pvt. Ltd. 8, B.B.D. Bag East, First Floor., P.O:- BBD Bag, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECM3806D.; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Pankaj Garg Kolkata, 8 B.B.D. Bag East., P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADCPA0132E.; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Ratan Sarkar Son of Mr Dulal Sarkar Hakimpara, 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,	Mr Vijay Kumar Shah	 06/04/2016 1:24:05 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 2153 , RS Khatian No:- 1138/1	8 Katha 12 Chatak	1,85,98,753/-	1,85,98,753/-	Proposed Use: Industrial Use, ROR: Da: Puratan Patit, Width of Approach Road: 7 Ft., Adjacent to Metal Road.



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 2154, RS Khatian No:- 1138/1	7 Katha 3 Chatak	1,52,78,440/-	1,52,78,440/-	Proposed Use: Industrial Use, ROR: Da: Puratan Patit, Width of Approach Road: 7 Ft., Adjacent to Metal Road,
L3	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 2143, RS Khatian No:- 180/1	3 Katha 5 Chatak	56,36,250/-	56,36,250/-	Proposed Use: Industrial Use, ROR: Da: Puratan Patit, Width of Approach Road: 7 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1850 Sq Ft.	0/-		Semi Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1, L2, L3	1850 Sq Ft.	6,50,188/-	6,50,188/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Vijay Kumar Shah	M/s. Mech Industries Pvt. Ltd.	14.4375	100
L2	Mr Vijay Kumar Shah	M/s. Mech Industries Pvt. Ltd.	11.8594	100
L3	Mr Vijay Kumar Shah	M/s. Mech Industries Pvt. Ltd.	5.46562	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Pijush Karfi Ghosh
Address	Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL

Details of the applicant who has submitted the requisition form	
Applicant's Name	Pijush Kanti Ghosh
Address	Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. SILIGURI, District: Darjeeling
Endorsement For Deed Number : I - 040200815 / 2016

Query No/Year	04020000387026/2016	Serial no/Year	0402000983 / 2016
Deed No/Year	I - 040200815 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Vijay Kumar Shah	Presented At	Office
Date of Execution	06-04-2016	Date of Presentation	06-04-2016

Remarks

On 01/04/2016

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 4,01,63,631/-

Acharya

(Amitabha Acharya)

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

On 06/04/2016

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 4,41,807/- (A(1) = Rs 4,41,793/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,41,807/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 4,41,807/- is paid, by online on 06/04/2016 12:41PM with Govt. Ref. No. 192016170000407721 on 06-04-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 217497435 on 06/04/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,11,474/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 28,06,474/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 28,06,474/- is paid, by online on 06/04/2016 12:41PM with Govt. Ref. No. 192016170000407721 on 06-04-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 217497435 on 06/04/2016, Head of Account 0030-02-103-003-02

07/04/2016 Query No.-04020000387026 / 2016 Deed No : I - 040200815 / 2016, Document is digitally signed.



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

Presented for registration at 13:10 hrs on : 06/04/2016, at the Office of the A.D.S.R. SILIGURI by Mr Vijay Kumar Shah ,Executant.

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

Execution is admitted on 06/04/2016 by

Mr Vijay Kumar Shah, Son of Mr Din Dayal Shah, Mangal Pandey Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Business

Identified by Mr Ratan Sarkar, Son of Mr Dulal Sarkar, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,11,474/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 28,06,474/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1167, Purchased on 05/04/2016, Vendor named S K Sinha.

Acharya

(Amitabha Acharya)

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



Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 0402-2016, Page from 18446 to 18484
being No 040200815 for the year 2016.



Digitally signed by AMITABHA ACHARYA
Date: 2016.04.07 10:59:52 +01:00
Reason: Digital Signing of Deed.

Acharya

(Amitabha Acharya) 07/04/2016 10:59:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.



(This document is digitally signed.)



[Handwritten signature]

Copied By Compered By

True Copy
[Handwritten signature]
Add. Dist. Sub-Registrar
Siliguri-1, Dist. Darjeeling