



NOI 2256
Stamp of Rs
2000 + 500 = 2500
Rs in 2 Sheets
only

NOI 2256



Certified that the deficit Stamp duty
No. 13.525.10 (Rupees ^{thirteen}
~~thousand five hundred twenty~~ ^{five}
has been
paid by State Bank of India. Issued by
S.B.I. No. 881603 Dt. 13.8.98
to make up the proper Stamp duty
which this document is chargeable.

Market Value assessed Rs. 3,20,500
(Rupees...)
Stamp duty... 16,025.00
(Rupees...)
Stamp... 2,500
(Rupees...)
Deficit Stamp... 13,525
(Rupees...)

Sd/- G. C. Kundu
Sub-Registrar
Jalpaiguri Dt. Jalpaiguri
17.8.98

Sd/- G. C. Kundu
Sub-Registrar
Jalpaiguri Dt. Jalpaiguri
11.8.98

Additional Regn Fees
Rs. 2981
Rupees ^{two thousand nine hundred}
~~eighty one~~
only is realised Vide Misc.
Receipt No. 9867/13
Dated... 17.8.98

Chargeable under Rule 21 duty
under the Indian Stamp
Act (Bengal Amendment) Act.
under Section 5 of the
L. R. Act 1985 Schedule No.
23 Fees Paid... 539.00
Process Fee... 7.50 in C. F. S.

539.00 Fees paid
90 50.00
90 3.00 (pro)
P.T.A 0.90 (pro)
Rs 53.90
Realised on 10.8.98

Sd/- G. C. Kundu
Sub-Registrar
Jalpaiguri Dt. Jalpaiguri
17.8.98

Sd/- G. C. Kundu
Sub-Registrar
Jalpaiguri Dt. Jalpaiguri
11.8.98

Sd/- G. C. Kundu
Sub-Registrar
Jalpaiguri Dt. Jalpaiguri
17.8.98
Copied and
read by
Sanjukta Ganguly
20.8.98
Compared by
20.8.98

₹362

B. Das

19/8/98

G.M.A.s

18/8/98 A

presented at his private residence
on the 10th day of Aug 1998 at
Siligumi
by Sajjan kr Agarwal

Sajjan kr Agarwala
Bijoy kr Agarwala
both S/o Ram Newash Agarwala
Anita Debi Agarwala
W/o Sajjan kr Agarwala
Pawan kr Mittal
S/o Jaikishan mittal
Subhash kr Agarwala
S/o Biseswarlal Agarwala
Pawan kr Agarwala
S/o Nar Singh Das Agarwala
of Siligumi Sevoke Road of Deyeebung
Ashoke kr Bansal
S/o Hanuman Prasad Bansal
as constituted attorney of
Vikash Bansal

of Siligumi Sevoke Road
Thana Siligumi... Dt Jalpaiguri.
By Caste... By Prof Business
Hindu

Identified by

Mahesh Kumar Bansal
40 dt. B.L. Bansal
of panjabi para
Thana Siligumi Dt Jalpaiguri
By Caste... By Prof...
Hindu

Mahesh Kumar Bansal

Sd/- G. C. Kundu
Sub-Registrar
Jalpaiguri Dt Jalpaiguri

10/8/98

Sajjan kr Agarwal

Sd/- G. C. Kundu

Sub-Registrar

Jalpaiguri Dt Jalpaiguri

10/8/98

B.I 3998

Sajjan kr Agarwala

B.I 3999

Bijoy kumar Agarwala.

B.I 4000

Anita Devi Agarwala

B.I 4001

Pawan kr Mittal

B.I 4002

Subhash kumar Agarwal

B.I 4003

Pawan kumar Agarwal

B.I 4004

Vikash Bansal

as constituted attorney of
Ashoke kr Bansal



Sd/- Sajjan Kumar Agarwal

Bijoy Kumar Agarwal

Pawan kumar Mittal

Subhash Kumar Agarwal

Pawan Kumar Agarwal

Vikash Bansal

as Constituted attorney of

Sri Ashoke kumar Bansal

DEED OF CONVEYANCE

[Faint signature and text]



Sd/-
K. K. Kedia
Adv

[Handwritten flourish]

FEES PAID AS UNDER ARTICLES

Fees for F (1)	Rs.	
Fees for F (2)	Rs.	2.00
Fees for G (a)	Rs.	9.45
Fees for G (b)	Rs.	6.50
Value of Stamp supplied	Rs.	10.00
Value of Charge Paper	Rs.	4.50
Value of C. F. S.	Rs.	
Cost of Map etc.	Rs.	20
Plan Cost of 1/4" = 3 Rs.		
Total Rs.		32.65 Rs

Rupies thirty two and sixty five only

Copy prepared signed Sealed and

delivered to B. Das
 as per Order No 864 Dated 18.8.98
367

DEED OF CONVEYANCE



[Signature]
 Sub-Registrar
 Jalpaiguri Dt. Jalpaiguri
[Signature]

Sri- Sajjan kumar Agarwal
Sri- Bijay kumar Agarwal
Sri- Anuta Devi Agarwal
Sri- Pawan kr Mittal
Sri- Subhash kumar Agarwal
Sri- Pawan kumar Agarwal
Sri- Vikash Bansal
as Constituted attorney
Sri Ashoke kr Bansal

: 2 :

THIS INDENTURE IS MADE ON THIS THE 10th DAY OF August 1998.

Area : About 0.3521 Acres
Plot Nos. : 84 (P) and 85 (P)
Khatian No. : 82
Mouza : Dabgram
Pargana : Baikunthapur
Sheet No : 9
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs. 50,000=00

Sri.
K.K. Kedia
Adv

जयसिंगा वसुधैव कुटुम्बकम् ॥२॥
 जयसिंगा वसुधैव कुटुम्बकम् ॥२॥
 जयसिंगा वसुधैव कुटुम्बकम् ॥२॥
 जयसिंगा वसुधैव कुटुम्बकम् ॥२॥
 जयसिंगा वसुधैव कुटुम्बकम् ॥२॥
 जयसिंगा वसुधैव कुटुम्बकम् ॥२॥



॥ २॥
 ॥ २॥

THIS INDENTURE IS MADE ON
 Area : About 0.252 Acres
 Plot Nos. : 84 (P) and 85
 Khatian No. : 82
 Thana : Dabgram
 Pargana : Baikunthapur
 Sheet No. : 7
 P.S. : Bhaktinagar
 District : Jalpaiguri
 Consideration : Rs. 50,000=00

॥ २॥

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Sd/- Bijoy Kumar Agarwal
: :
Sd/- Anula Devi Agarwal
: :
Sd/- Pawan kr Mittal

Sd/- Subhash Kumar Agarwal
Sd/- Pawan Kumar Agarwal
Sd/- Vikash Bansal
as constituted attorney of
Sri Ashoke kr Bansal

BETWEEN

SMT. ASHA MITTAL, wife of Sri Kailash Nath Mittal, Hindu by faith, house-wife by occupation, residing at Sevoke Road, Siliguri, P.O. and P.S. Siliguri, in the district of Darjeeling, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " ONE PART " .

A N D

1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both are sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all are Hindu by faith, business by occupation, resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, in the district of Darjeeling, hereinafter collectively called the " VENDORS " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " OTHER PART " .

A N D

SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, the Vendor No. 7 of these present is being represented by and through his constituted attorney SRI VIKASH BANSAL, son of Late Biseswar Lal Bansal, of Punjabi Para, Siliguri, by virtue of Power of Attorney, being document No. IV-52, dated 25.02.1998, registered in the office of the Addl. Dist. Sub-Registrar, Siliguri.

WHEREAS one Dwarika Nath Singh of Dabgram had acquired ownership of all that piece or parcel of land measuring about 9.33 acres situated within Mouza-Dabgram, by virtue of Sale Deed, dtd. 11.04.1953, being Document No. 4407, entered in Book-I, Volume-49, Pages 260 to 262, registered in the Office of the District Sub-Registrar, Jalpaiguri.

Sd/-
K.K. Reddy
Adv

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Sd/- Sajjan kumar Agarwal
 Sd/- Bijoy kumar Agarwal
 : 4 :
 Sd/- Anita Devi Agarwal
 Sd/- Pawan kr Mittal
 Sd/- Subhash kumar Agarwal
 Sd/- Pawan kumar Agarwal
 Vikash Bansal
 as consulted attorney
 of Sri Ashoke kr Bansal

AND WHEREAS Sri Dwarika Nath Singh had transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 9.33 acres unto and in favour of Sri Kedar Nath More, son of Late Mangi Ram More of Burdwan Road, Siliguri, by virtue of Sale Deed, being Document No. 873, dated 23.02.1959, registered in the office of the District Sub-Registrar, Jalpaiguri and thereafter Sri Kedar Nath More became the sole, absolute and exclusive owner of the said land having permanent, heritable and transferable right title and interest therein.

AND WHEREAS Sri Kedar Nath More had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 1.00 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all of Sevoke Road, Siliguri, by virtue of Sale Deed, being Document No. 4752, dated 30.08.1991, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS Sri Kedar Nath More had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 1.00 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of Sri Ujjal Sarkar, son of Sri Ramendra Chandra Sarkar and Sri Prakash Ghose, son of Sri Narayan Chandra Ghose of Ashrampara, Siliguri, by virtue of Sale Deed, Dtd. 15.06.1991, being Document No. 3733, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri and thereafter Sri Ujjal Sarkar and Sri Prakash Ghose had transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 1.00 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all of Sevoke Road, Siliguri, by virtue of Sale Deed, being Document No. 4751, dated 30.08.1991, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

Sd/-
 K.K. Kedia
 Adv

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Sri Sajjan Kumar Agarwal
Sri Bijoy Kumar Agarwal
Sri Anita Devi Agarwal
Sri Pawan Lal Mittal
Sri Subhash Kumar Agarwal
Sri Pawan Kumar Agarwal
Sri Vikash Bansal
as constituted attorney
of Sri Ashoke Kumar Bansal

AND WHEREAS Sri Kedar Nath More had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 0.66 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of Smt. Shefali Choudhury, wife of Sri Sishir Choudhury of Ashrampara, Siliguri, by virtue of Sale Deed, Dtd. 15.06.1991, being Document No. 3734, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri and thereafter Smt. Shefali Choudhury had transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 0.66 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all of Sevoke Road, Siliguri, by virtue of Sale Deed, being Document No. 4750, dated 30.08.1991, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, 3. SMT. ANITA DEVI AGARAWALA, 4. SRI PAWAN KUMAR MITTAL, 5. SRI SUBHAS KUMAR AGARWALA, 6. SRI PAWAN KUMAR AGARWALA, AND 7. SRI ASHOK KUMAR BANSAL, (THE VENDORS NO. 1 TO 7 OF THESE PRESENT) by virtue of the aforesaid three Sale Deeds, being Document Nos. 4750 to 4752, became the sole, absolute and exclusive owners of the said land IN TOTAL MEASURING ABOUT 2.66 ACRES, more particularly described in the Schedule-A given hereinunder, having permanent, heritable and transferable right title and interest therein and the same is in their khas actual and physical possession.

Sri.
K.K.Kedia
Adv

AND WHEREAS the Vendors of these presents for making investment in some other profitable business have firmly and finally decided to sell a part of the land and have offered for sale to the purchaser all that piece or parcel of land measuring about 0.3521 acres, more particularly described in the schedule-B given hereinunder and delineated with red border lines and identified by the mark of C in the site plan enclosed herewith, for a consideration of Rs. 50,000/- (Rupees fifty thousand).

AND WHEREAS the purchaser being in need of land in that area has agreed to purchase the said land measuring about 0.3521 acres, more particularly described in the schedule-B given hereinunder for a consideration of Rs. 50,000/- (Rupees fifty thousand) only, considering it to be highest prevailing market price free from all encumbrances and charges whatsoever.

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Sd/- Sajjan Kumar Agarwal
Sd/- Bijay Kumar Agarwal
Sd/- Anula Devi Agarwal
Sd/- Pawan K. Mittal
Sd/- Subhash Kumar Agarwal
Sd/- Pawan Kumar Agarwal
Sd/- Vikash Bansal
as constituted attorney
of Ashoke Kumar Bansal

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 50,000/- (Rupees fifty thousand) only paid by the purchaser to the vendors, the receipt of which is acknowledged by the vendors by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendors/constituted attorney do hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule-B 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 vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors/constituted attorney or any person claiming under them 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.

The vendors/constituted attorney declares that the interest which they professes to transfer hereby subsists as on the date of these presents and the vendors/constituted attorney have not previously transferred, mortgaged, contracted for sale or otherwise the said below scheduled 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 vendors/constituted attorney shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors/constituted attorney further covenants with the purchasers that if for any defect of title or for any act done or suffered to be done by the vendors/constituted attorney, the purchaser is deprived of ownership or of possession of the schedule-B land/property or any part thereof in future, the vendors/constituted attorney shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest @ 18% P.A. from the date of such deprivation of ownership or of possession and the vendors/constituted attorney shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

Sd/-
K.K. Kedia
Adv

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Sd/- Sajjan Kumar Agarwal
 Sd/- Bijay Kumar Agarwal
 Sd/- Anula Devi Agarwal
 : Sd/- Pawan Kumar Mittal
 : Vikash Bansal
 as Co
 Sd/- Subhash Kumar Agarwal
 Sd/- Pawan Kumar Agarwal
 Sd/- Vikash Bansal
 as constituted attorney
 of Sri Ashoke Kumar Bansal

The vendors/constituted attorney 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.

SCHEDULE-A

All that piece or parcel of land measuring about 2.66 Acres comprised in C.S. Plot Nos. 84 and 85, recorded in Khatian No. 163 (sabek), 82 (Hal), situated within Mouza- Dabgram, J.L.No.2, Sheet No.9, Pargana-Baikunthapur, , P.S. Bhaktinagar, in the district of Jalpaiguri.

SCHEDULE-B

All that piece or parcel of land measuring about 0.3521 Acres or 1 (one) Bigha 1 (one) Katha 5.5 (Five point five) Chattak comprised in C.S. Plot Nos. 84 and 85, recorded in Khatian No. 163 (sabek), 82 (Hal), situated within Mouza- Dabgram, J.L.No.2, Sheet No.9, Pargana-Baikunthapur, P.O. Sevoke Road, P.S. Bhaktinagar, in the district of Jalpaiguri.

The said land delineated with red border lines and identified by the Mark of C in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

By North : Land of the vendors sold today to Sri Ashok Anand Singhal,

By South : Land of the vendors sold today to Sri Kailash Nath Mittal,

Sd/-
 K.K. Keeliga
 Adv

By East : 16 feet wide common private road of purchasers ,

By West : 42 feet wide road .

Yearly rent of the land hereby sold is Rs. 0.10 paise payable to the superior Landlord - now the Govt. of West Bengal.

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Sd/- Sajjan Kumar Agarwal
Sd/- Bijoy Kumar Agarwal
Sd/- Anita Devi Agarwal
Sd/- Pawan Kr Mittal
Sd/- Subhash Kumar Agarwal
Sd/- Pawan Kr Agarwal
Vikash Bansal
As Constituted attorney
of Ashoke Bansal.

IN WITNESSES WHEREOF THE VENDORS/CONSTITUTED ATTORNEY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Sd/- Mahesh Kumar Bansal
S/o B.L. Bansal
Panjabi para
Siliguri (W.B)

2. Sushil Kr Ghosh
S/o Sudhir Kr Ghosh
Devoke Road
Siliguri.

The contents of this document has been gone through and understood personally by the vendors/constituted attorney and the purchaser.

Sd/- Sajjan Kr Agarwal
Bijoy Kr Agarwal
Anita Devi Agarwal
Pawan Kr Mittal
Subhash Kumar Agarwal
Pawan Kumar Agarwal
Vikash Bansal
As Constituted attorney of
Ashoke Kr Bansal

VENDORS/
CONSTITUTED ATTORNEY

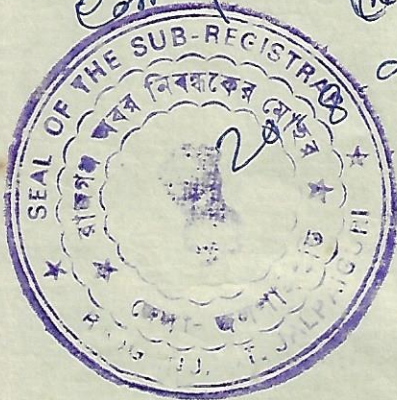
Drafted, readover and explained by me and typed in my office.

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

SL No 946 Dated 7.8.98 paid to Asha Mittal
of Seliguri nonjudicial Stamp worth 2500/- Scri-
lligible Stamp Head clerk Seliguri Treasury-1
SL No 946 Dated 7.8.98 Paid to Asha Mittal of Seliguri
nonjudicial Stamp worth 2500/- Scri lligible
Stamp Head clerk Seliguri Treasury-1

Copied and read by
Sanjukta Ganguly
20.8.98
Compared by
Dnyanesh

Certified to be a true copy of
an incomplete document
which has not yet been
transcribed in the Register
Book.



Sub-Registrar
Jalpaiguri Dt. Jalpaiguri
20/8/98