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12-30
5000/-
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
08/09/2016
S.No. 1227746 dt 01/09/2016
G.R.N. 19201617002133604 2

C 212012

C 212012



Jitendra Kumar Ghosh

Aanchal Enclave Pvt. Ltd
Director
[Signature]

DEED OF CONVEYANCE

Certified that the document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to his document are part of this Document

[Signature]
District Sub-Registrar
JALPAIGURI

District Sub-Registrar
Jalpaiguri
08 SEP 2016

08 SEP 2016

Dibendra Kumar Golyan

Aanchal Enclave Pvt. Ltd.

Director

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This Indenture made this the 6th day of September
Two Thousand Sixteen.

Conveyance :
Market Value of :
Rs. 39,60,000/- only
Area : 8 Kathas
Or 0.132 acres
Pargana : Baikunthapur
Mouza : Dabgram
R. S. Khatian No. 840/11
L. R. Khatian No. 1187
R. S. Sheet No. 04
R. S. Plot No. 18
L. R. Plot No. 380
P.S. Bhaktinagar.
Dist. Jalpaiguri.
Under Municipal Corp.
Ward No. 42

B E T W E E N

AANCHAL ENCLAVE PVT. LTD. (*Permanent Account No. AAFCA4552R*), A company Incorporated under the Companies Act. 1956, having its Office at 2¹/₂ Mile, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, Pin- 734001, represented by its one of the Director **SRI ABHISHEK GOLYAN** (*Permanent Account No. AOTPG1056R*), **Son of Sri Gopal Golyan** Hindu by religion (*Citizen of India*), Business by occupation, residing at C/O Ashok Hardware Stores, D. S. Gurung Road, P.O. & P.S. Kalimpong, District Darjeeling, Pin- 734301, *here-in-after* called the "**PURCHASER**" (Which expression shall unless excluded by or repugnant to the context be deemed to include its director, executors, successors-in-office, administrators, representatives and assigns) of the **ONE PART.**

Jitendra Kumar Gupta

Aanchal Enclave Pvt. Ltd

Director

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A N D

SRI JITENDRA KUMAR GUPTA (*Permanent Account No. ADBPG7998M*), **Son of Late Brijnandan Sharan Gupta** Hindu by religion (*Citizen of India*), Business by occupation, residing at 2nd Mile, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, Pin-734001, *here-in-after* called the "**V E N D O R**" (Which expression shall mean and include unless excluded by or repugnant to the context, his heirs, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the Vendor has acquired by Purchase of raiyati land measuring 10 Kathas 11 Chh. 27 Sq.Ft. Or 0.1769 acres of land from one Sri Sunil Kumar Roy Son of Late Akshay Kumar Roy of Roy Bhawan, Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri District Darjeeling, by virtue of a Deed of Sale dated 10. 12. 2003 / 07.07.2004, in Book No. I, being Sale Deed No. 2074 for the Year 2004 registered at Addl. District Sub-Registry Office Rajganj District Jalpaiguri and the schedule below land of the Vendor was recorded in his name in L. R. Settlement under Khatian No. 1187, situated within Pargana Baikunthapur Mouza Dabgram, P.S. Bhaktinagar, A. D. S. R. Office Rajganj, and Dist. Jalpaiguri. And as such by the aforesaid facts and circumstances the Vendor has got right title and interest having permanent heritable and transferable interest therein and the said land is in khas, actual and physical possession of the Vendor and have possessing and enjoying the said land without any disturbance and obstruction from any other sides at the date of these presents.

A N D

WHEREAS the Vendor being in need of money has offered for sell 8 Kathas or 0.132 acres of land fully described in the Schedules below.

A N D

Tibendra Kumar Gupta.

Aanchal Enclave Pvt. Ltd

Director

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WHEREAS the Purchaser being in need of land has accepted the said offer of the Vendor and have offered and agreed to purchase the said land measuring 8 Kathas or 0.132 acres of land of the Vendor fully described in the Schedule below and delineated in the plan shown by red colour annexed herewith and forming part of these presents for Rs. 39,60,000/- (Rupees Thirty Nine Lakhs Sixty Thousand) only, free from all encumbrances and whatsoever.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land measuring 8 Kathas or 0.132 acres of land of the Vendor fully described in the Schedule below and delineated in the plan shown by red colour annexed herewith and forming part of these presents for the sum of Rs. 39,60,000/- (Rupees Thirty Nine Lakhs Sixty Thousand) only, free from all encumbrance whatsoever, unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the aforesaid offer and acceptance and also in consideration for the sum of Rs. 39,60,000/- (Rupees Thirty Nine Lakhs Sixty Thousand) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby acknowledges and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, assign, sell and transfer unto the Purchaser the aforesaid land fully described in the Schedule below and make over vacant and khas possession thereof to the Purchaser together with all rights, liberties, easements, privileges, appendices, appurtenances whatsoever belonging to or in any way appertaining to the said land and the absolute estate, free from all encumbrances whatsoever hereby, conveyed, expressed or intended so to be, **TO HAVE AND TO HOLD** the same subject to the payment of rent and taxes etc. payable to the landlord the State of West Bengal.

Jitendra Kumar Gupta

Aanchal Enclave Pvt. Ltd

Director

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A N D

It is further covenanted that the land described in the Schedule below is held by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the said land hereby transferred or expressed or intended so to be or any part thereof at the date of these presents or any encumbrances whatsoever the Vendor shall be liable to be dealt with according to Law both Civil and Criminal as the case may be and shall also be liable to compensate the Purchaser for the loss or injury that the Purchaser shall have to suffer in consequence thereof.

A N D

The Vendor further covenants that all rents and taxes payable by the Vendor for the land hereby sold that have accrued due upto the date of these presents have been paid by the Vendor and in case if it transpires otherwise the Vendor shall indemnify the Purchaser for any loss resulting therefrom.

A N D

The Vendor further declares that the entire property forming subject matter of the present Conveyance is and was in khas, actual and physical possession of the Vendor 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 be deprived of possession or of enjoyment of the land hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money together with the prevailing market rate of interest percent per month from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser in consequence thereof.

Jitendra Kumar Gnyda

Aanchal Enclave Pvt. Ltd

Director

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A N D

It is further declared by the Vendor that the Vendor has not entered into any binding contract with any other persons whatsoever to sell or transfer or otherwise the land hereby conveyed by these presents or expressed or intended so to be or any part thereof and that there subsists no such contract of sale or transfer, charge, mortgage, attachment or encumbrances whatsoever existing with respect to the aforesaid land or any part thereof at the date of execution of these presents or if any of the recitals made herein are proved to be false or fraudulent the Vendor shall be liable to prosecution and shall also be liable to compensate the Purchaser adequately in consequence thereof.

S C H E D U L E O F L A N D

All that piece or parcel of raiyati Homestead Vacant land measuring 8 (Eight) Kathas or 0.132 (Zero Point One Three Two) acres of land, at an annual rent of Rs. 0.08 Paisa only, appertaining to and forming part of 5.22 acres of land at an annual rent of Rs. 22.34 Paisa only, the proportionate rent for the demised plot of land is payable to the Landlord the State of West Bengal, represented by the B. L. & L. R. O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Bhaktinagar, A.D.S.R. Office Rajganj and Dist Jalpaiguri, J.L. No.2, Touji No. 3, within Ward No. XXXXII of Siliguri Municipal Corporation, Recorded in R. S. Khatian No. 840/11 (Eight Hundred Forty by Eleven) at present L. R. Khatian No. 1187, R.S. Sheet No. 4 (Four), included in part of R. S. Plot No.18 (Eighteen) at present L. R. Plot No. 380 measuring 8 (Eight) Kathas or 0.132 (Zero Point One Three Two) acres of land is hereby sold by this sale deed and the demised plot of land is delineated in the plan and shown by red colour annexed herewith and forming part of these presents and the demised plot of land is bounded as follows :-

Tibendra Kumar Gofsi

Aanchal Enclave Pvt. Ltd

Director

[Signature]

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On the North : Land of Siliguri Motels Pvt. Ltd.

On the South : Land of Purchaser.

On the East : Land of Nepali Babu.

On the West : Land of Mrs Sheil Jain.

Measurement of the sold land :-

North : 60' -00", South : 60' - 00", East : 96' -00", West : 96' - 00"

IN WITNESS WHEREOF, the Vendor and Purchaser does hereunto set their respective hands on the day, month and year first above written.

WITNESSES :-

1. *Barkha Sinhal*
(SMT BARKHA SINHAL)
Wife of Sri Abhishek Golyan
14, R. C. M. Road, Ward No. 3
Sinhal Electricals, 10th Mile
P.O. & P.S. Kalimpong
District Darjeeling, Pin- 734301
House-Wife by occupation

2. *Kartick Bh*
Boal mari
Jalpaiguri

Typed by me
Pradip Kumar Saha
(PRADIP KUMAR SAHA)

Jalpaiguri

Tibendra Kumar Gofsi
SIGNATURE OF THE VENDOR

Aanchal Enclave Pvt. Ltd

[Signature]

Director

SIGNATURE OF THE PURCHASER

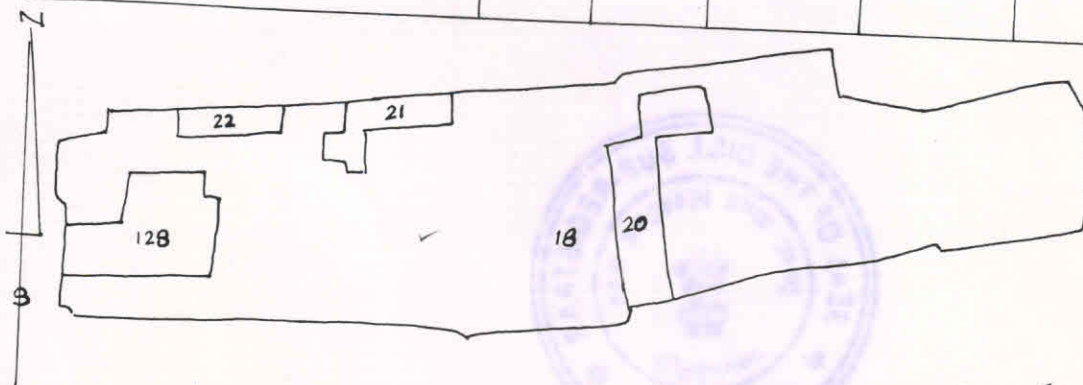
Prepared by me
Rita Saha
(Smt Rita Saha)

(Advocate, Jalpaiguri)

Enrolment No. F-1115/1097 of 2001

IN THE SITE-PLAN SHOWING THE POSSESSION OF VARIANT LAND TO BE SOLD OF MOUZA - DABGRAM
 J.L.NO-2 SHEET NO-4 (R.S) SHEET NO-4 (L.R) PARCANA-BAIKUNTHAPUR P.S. BHAKTINAGAR
 DIST. JALPAIGURI SCALE 30'00" = 1" INCH AREA SHOWN IN RED DEMARCATION

NAME OF PURCHASER & ADDRESS	KHATAN.NO		PLOT . NO		AREA
	R.S	L.R	RS	L.R	
AANCHAL ENCLAVE PVT.LTD 2 1/2 MILE SEVOKE ROAD SILIGURI P.O. SEVOKE ROAD P.S. BHAKTINAGAR DIST. JALPAIGURI	840/11	1187	18 PART	380	8 KATCHA OR 0.132 ACRE



PART TRACE
 MAP OF MOUZA - DABGRAM
 J.L.NO-2 SHEET NO-4 (R.S)
 SCALE 16" = 1 MILE

VENDOR
 SRI JITENDRA KUMAR GUPTA
 S/O SRI BRIJNANDAN SHARAN GUPTA
 2 ND MILE SEVOKE ROAD SILIGURI
 P.O. SEVOKE ROAD P.S. BHAKTINAGAR
 DIST. JALPAIGURI WEST-BENGAL

SIGNATURE

Jitendra Kumar Gupta

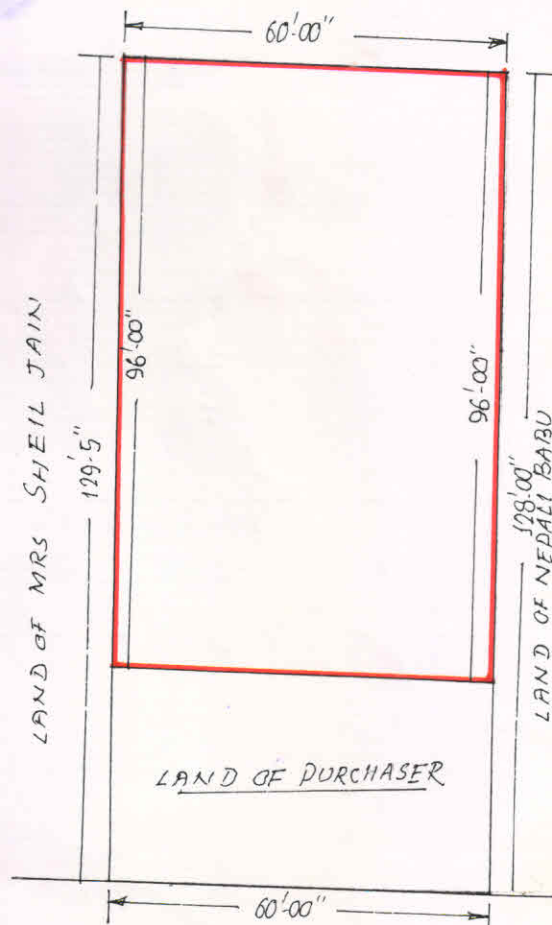
Aanchal Enclave Pvt. Ltd

[Signature]
Director

[Signature]

B. SHOME
 RET GOVT. AMIN
 M.D. ROAD, SILIGURI
 DIST. DARJEELING

LAND OF SILIGURI MOTELS PVT.LTD



- 30'00" WIDE ROAD -

CLAIMANT		Thumb	Fore	Middle	Ring	Little
Photo	Left					

		Thumb	Fore	Middle	Ring	Little
Photo	Left					
	Right					

EXECUTANT		Thumb	Fore	Middle	Ring	Little
Photo	Left					

		Thumb	Fore	Middle	Ring	Little
Photo	Left					
	Right					

INDIAN OVERSEAS BANK
B.O. :SEVOKE ROAD
Branch Code :0271537

WESTBENGAL GRIPS RECEIPT SCROLL(Collecting Br - Report)

S.No	Name of the Assessee	Portal challan Id	Payment Mode	Inst No	Inst Date	Bank Drawn on	Total (Rs.)
1	DILIP KUMAR AGARWAL	192016170021336042	TRANSFER	773321	06/09/2016	IOB FSST	276198.0
Total							276198.0



District Sub-Registrar
West Bengal
06 SEP 2016

Major Information of the Deed



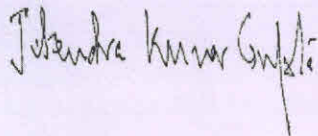
Deed No :	I-0702-01879/2016	Date of Registration	9/8/2016 12:48:57 PM
Query No / Year	0702-0001227746/2016	Office where deed is registered	
Query Date	01/09/2016 12:51:17 PM	D.S.R. JALPAIGURI, District: Jalpaiguri	
Applicant Name, Address & Other Details	RITA SAHA JALPAIGURI, Thana : Jalpaiguri, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9434042387, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 39,60,000/-	Rs. 39,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,37,610/- (Article:23)	Rs. 43,588/- (Article:A(1), E, M(b), H)		
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, Mouza: Dabgram Sheet No - 4

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-18	RS-840/11	Bastu	Dahala	8 Katha	39,60,000/-	39,60,000/-	Property is on Road
Grand Total :					13.2Dec	39,60,000 /-	39,60,000 /-	

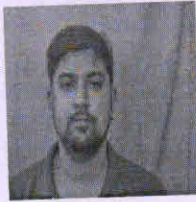


Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Shri JITENDRA KUMAR GUPTA Son of Late BRIJNANDAN SHARAN GUPTA Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 08/09/2016 ,Place : Office	 <small>08/09/2016</small>	 <small>LTI 08/09/2016</small>	 <small>08/09/2016</small>
2ND MILE, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPG7998M, Status :Individual				

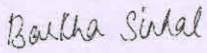
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AANCHAL ENCLAVE PVT. LTD 2.5 MILE SEVOKE RAOD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 PAN No. AAFCA4552R, Status :Organization

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri ABHISHEK GOLYAN Son of Shri GOPAL GOLYAN Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 8 2016 , Place of Admission of Execution: Office			
	Sep 8 2016 12:52PM	LTI Sep 8 2016 12:52PM	Sep 8 2016 12:52PM
ASHOK HARDWARE STORES, D S GURUNG ROAD, P.O:- KALIMPONG, P.S:- Kalimpong, District:- Darjeeling, West Bengal, India, PIN - 734301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOTPG1056R, Status : Representative, Representative of : AANCHAL ENCLAVE PVT. LTD (as DIRECTOR)			

Identifier Details :

Name & address	
Mrs BARKHA SINHAL Wife of Shri ABHISHEK GOLYAN 14 R C M RAOD WARD NO 3, SINHAL ELCETRICALS,10 MIL, P.O:- KALIMPONG, P.S:- Kalimpong, District:- Darjeeling, West Bengal, India, PIN - 734301, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Shri JITENDRA KUMAR GUPTA, Shri ABHISHEK GOLYAN	08/09/2016
	

Endorsement For Deed Number : I - 070201879 / 2016

On 01-09-2016

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 39,60,000/-



Chandan Kumar Maity
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

On 08-09-2016

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.

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

ed for registration at 12:30 hrs on 08-09-2016, at the Office of the D.S.R. JALPAIGURI by Shri JITENDRA
AR GUPTA ,Executant.

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

Execution is admitted on 08/09/2016 by Shri JITENDRA KUMAR GUPTA, Son of Late BRIJNANDAN SHARAN GUPTA, 2ND MILE, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mrs BARKHA SINHAL, Wife of Shri ABHISHEK GOLYAN, 14 R C M RAOD WARD NO 3, SINHAL ELCETRICALS,10 MIL, P.O: KALIMPONG, Thana: Kalimpong, , Darjeeling, WEST BENGAL, India, PIN - 734301, By caste Hindu, By Profession House wife

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

Execution is admitted on 08/09/2016 by Shri ABHISHEK GOLYAN DIRECTOR, AANCHAL ENCLAVE PVT. LTD, 2.5 MILE SEVOKE RAOD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Mrs BARKHA SINHAL, Wife of Shri ABHISHEK GOLYAN, 14 R C M RAOD WARD NO 3, SINHAL ELCETRICALS,10 MIL, P.O: KALIMPONG, Thana: Kalimpong, , Darjeeling, WEST BENGAL, India, PIN - 734301, By caste Hindu, By Profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,588/- (A(1) = Rs 43,549/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,588/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2016 1:39AM with Govt. Ref. No: 192016170021336042 on 01-09-2016, Amount Rs: 43,588/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1609061509004363 on 06-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,37,610/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,32,610/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15697, Amount: Rs.5,000/-, Date of Purchase: 06/09/2016, Vendor name: TK Roy

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2016 1:39AM with Govt. Ref. No: 192016170021336042 on 01-09-2016, Amount Rs: 2,32,610/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1609061509004363 on 06-09-2016, Head of Account 0030-02-103-003-02

Chandan Kumar Maity
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0702-2016, Page from 30830 to 30844

being No 070201879 for the year 2016.



Chandan

Digitally signed by CHANDAN KUMAR
MAITY

Date: 2016.09.08 15:48:27 +05:30

Reason: Digital Signing of Deed.

(Chandan Kumar Maity) 08/09/2016 15:48:26

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. JALPAIGURI

West Bengal.

(This document is digitally signed.)