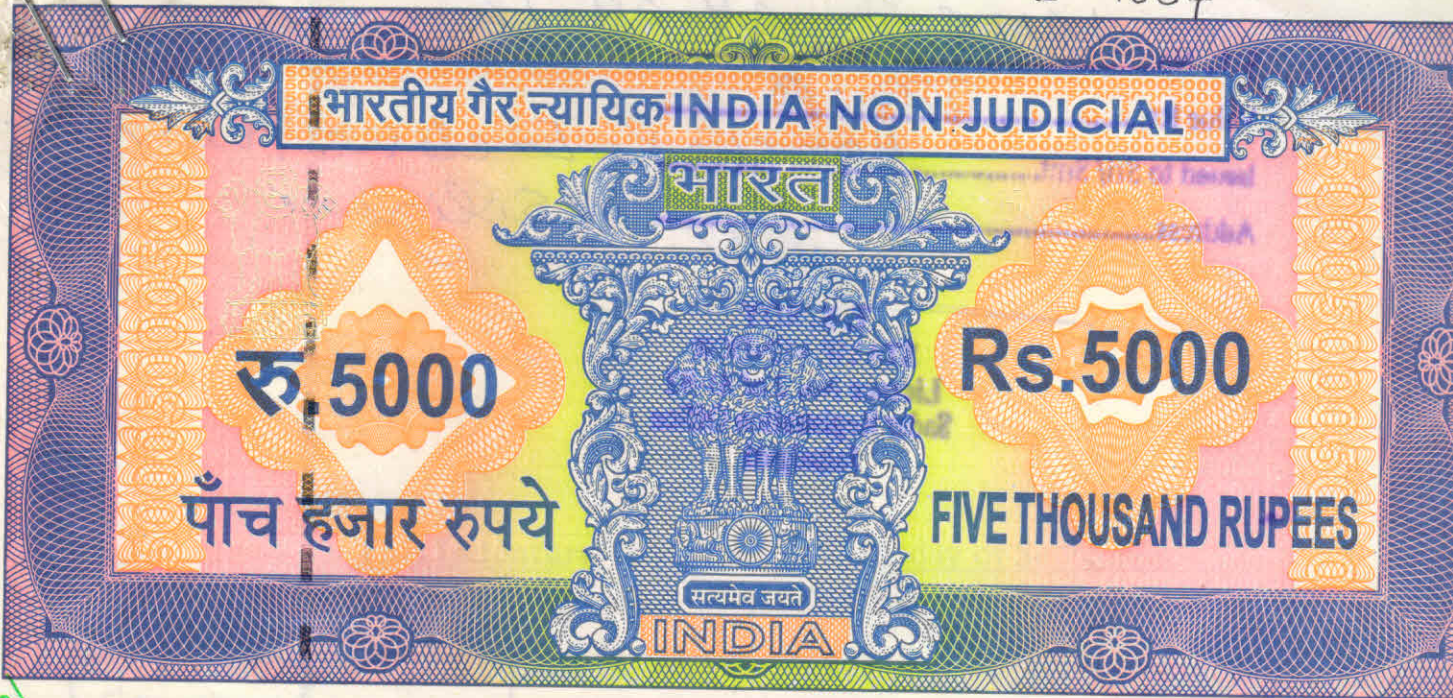


1764

T-1887



17-
5000/-
08/09/2016
GRN @ 1227776 dt 01/09/2016
GRN 19201617002134672

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 211974

C 211974



Tikendrakumar Gnjol

Aanchal Enclave Pvt. Lia
[Signature]
Director

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

09 SEP 2016

out. Hk

Sibendra Kumar Golyan

Aanchal Enclave Pvt. Ltd
Director

-2-

This Indenture made this the 7th day of September
Two Thousand Sixteen.

Conveyance :
Market Value of :
Rs. 14,83,763/- only
Area : 2 Kathas 11 Chh.
27 Sq.Ft. Or 0.0449 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

-3-

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 2 Kathas 11 Chh. 27 Sq.Ft. or 0.0449 acres of land fully described in the Schedules below.

A N D

Jibendra Kumar Ganguli

Aanchal Enclave Pvt. Ltd.

Director

-4-

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 2 Kathas 11 Chh. 27 Sq.Ft. or 0.0449 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. 14,83,763/- (Rupees Fourteen Lakhs Eighty Three Thousand Seven Hundred Sixty Three) 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 2 Kathas 11 Chh. 27 Sq.Ft. or 0.0449 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. 14,83,763/- (Rupees Fourteen Lakhs Eighty Three Thousand Seven Hundred Sixty Three) 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. 14,83,763/- (Rupees Fourteen Lakhs Eighty Three Thousand Seven Hundred Sixty Three) 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.

Tilendra Kumar Gogoi

Aanchal Enclave Pvt. Ltd

Director

-5-

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.

Tibendra Kumar Gupta

Aanchal Enclave Pvt. Ltd.

Director

-6-

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 2 (Two) Kathas 11 (Eleven) Chh. 27 (Twenty Seven) Sq.Ft. or 0.0449 (Zero Point Zero Four Four Nine) acres of land, at an annual rent of Rs. 0.02 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 2 (Two) Kathas 11 (Eleven) Chh. 27 (Twenty Seven) Sq.Ft. or 0.0449 (Zero Point Zero Four Four Nine) 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 :-

Titendra Kumar Gola

Aanchal Enclave Pvt. Ltd

Director

[Signature]

-7-

On the North : Land of Purchaser.

On the South : 30'-00" Wide Road.

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 : 32' -00", West : 33' - 05"

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. *Karlock B*
Boalmai
Jalpauri Guri

Typed by me
Pradip Kumar Saha
(PRADIP KUMAR SAHA)

Jalpaiguri

Titendra Kumar Gola

SIGNATURE OF THE VENDOR

Aanchal Enclave Pvt. Ltd

[Signature]
Director

SIGNATURE OF THE PURCHASER

Prepared by me

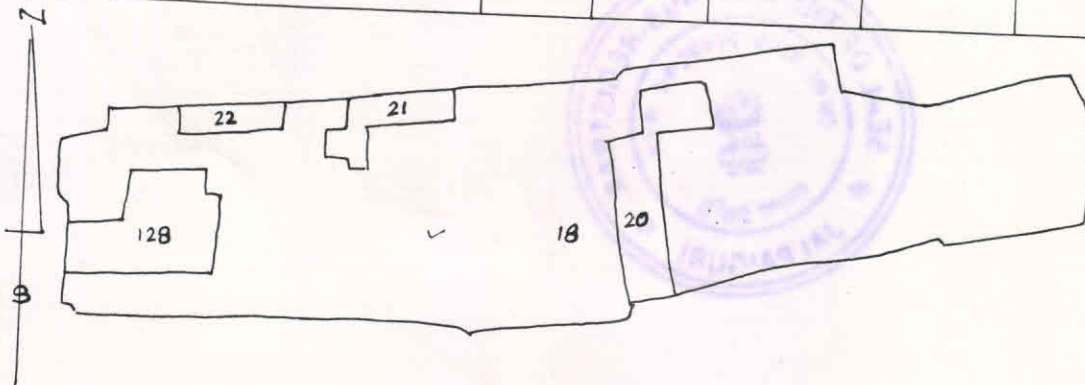
Rita Saha
(Smt Rita Saha)

(Advocate, Jalpaiguri)

Enrolment No. F-1115/1097 of 2001

THE SITE-PLAN SHOWING THE POSSESSION OF VACANT LAND TO-BE SOLD OF MOUZA - DABGRAM
 J.L.NO-2 SHEET NO-4 (R.S) SHEET NO-4 (L.R) PARAGANA-BAIKUNTHAPUR P.S. BHAKTINAGAR
 DIST. JALPAIGURI SCALE 20'00" = 1" INCH

NAME OF PURCHASER & ADDRESS	KHATAN NO		PLOT NO		AREA
	R.S	L.R	R.S	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	0.0449 ACRE OR 2 KATHA 11CHHATAK - 27'SFT



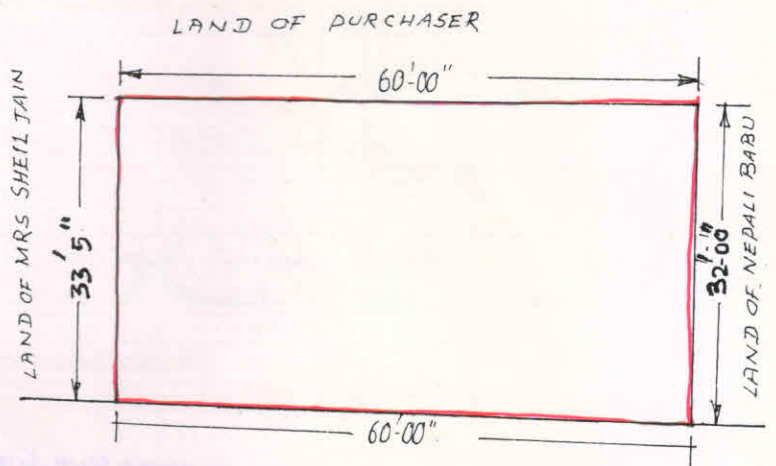
PART TRACE
 MAP OF MOUZA - DABGRAM
 J.L.NO-2 SHEET NO-4(R.S)
 SCALE 16" = 1 MILE

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

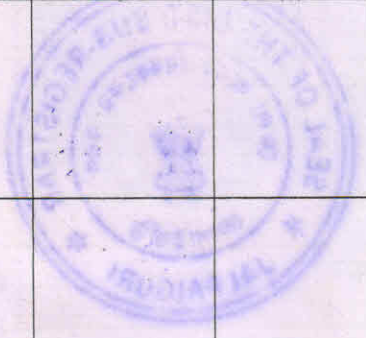
- 30'00" WIDE ROAD -

[Signature]
 B. SHOME
 RET GOVT AMIN
 K. D. ROAD SILIGURI
 I. T. DANELLING

CLAIMANT		Thumb	Fore	Middle	Ring	Little
Photo	Left					

[Handwritten signature]

		Thumb	Fore	Middle	Ring	Little
Photo	Left					
	Right					

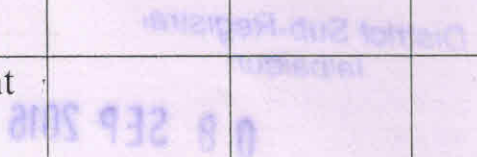


EXECUTANT		Thumb	Fore	Middle	Ring	Little
Photo	Left					

[Handwritten signature]

Jitendra Kumar Gupta

		Thumb	Fore	Middle	Ring	Little
Photo	Left					
	Right					









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 07020001227776/2016

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 JITENDRA KUMAR GUPTA 2ND MILE, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			<i>Jitendra Kumar Gupta</i> 8/9/2016
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri ABHISHEK GOLYAN ASHOK HARDWARE STORES, D S GURUNG ROAD, P.O:- KALIMPONG, P.S:- Kalimpong, District:-Darjeeling, West Bengal, India, PIN - 734301	Representative of Buyer [AANCHAL ENCLAVE PVT. LTD]			<i>Abhishek Golyan</i> 8/9/2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mrs BARKHA SINHAL Wife of Shri ABHISHEK GOLYAN 14 R C M ROAD, WARD NO 3, SINHAL ELECTRICALS, 10TH, P.O:- KALIMPONG, P.S:- Kalimpong, District:-Darjeeling, West Bengal, India, PIN - 734301	Shri JITENDRA KUMAR GUPTA, Shri ABHISHEK GOLYAN		<i>Barkha Sinhal</i> 8/9/2016	

Maity
(Chandan Kumar Maity)

DISTRICT SUB-REGISTRAR

08/09/2016

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	192016170021334672	TRANSFER	773322	07/09/2016	IOB FSST	100388.0
Total							100388.0

Major Information of the Deed

No :	I-0702-01887/2016	Date of Registration	9/9/2016 11:34:33 AM
Query No / Year	0702-0001227776/2016	Office where deed is registered	
Query Date	01/09/2016 12:54:19 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. 14,83,763/-	Rs. 14,83,763/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 89,036/- (Article:23)	Rs. 16,352/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-18	RS-840/11	Bastu	Dahala	2 Katha 11 Chatak 27 Sq Ft	14,83,763/-	14,83,763/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					4.4963Dec	14,83,763 /-	14,83,763 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri JITENDRA KUMAR GUPTA Son of Late BRIJNANDAN SHARAN GUPTA 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, Executed by: Self, Date of Execution: 07/09/2016 , Admitted by: Self, Date of Admission: 08/09/2016 ,Place : Pvt. Residence

Buyer Details :

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

ive Details :

Name,Address,Photo,Finger print and Signature

Shri ABHISHEK GOLYAN

Son of Shri GOPAL GOLYAN 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 ROAD, WARD NO 3, SINHAL ELECTRICALS, 10TH, 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

Endorsement For Deed Number : I - 070201887 / 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 14,83,763/-



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

On 08-09-2016**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:00 hrs on 08-09-2016, at the Private residence by Shri JITENDRA KUMAR 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 ROAD, WARD NO 3, SINHAL ELECTRICALS, 10TH, P.O: KALIMPONG, Thana: Kalimpong, , Darjeeling, WEST BENGAL, India, PIN - 734301, By caste Hindu, By Profession House wife

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

admitted on 08/09/2016 by Shri ABHISHEK GOLYAN DIRECTOR, AANCHAL ENCLAVE PVT. LTD, 2.5
VIKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001
ed by Mrs BARKHA SINHAL, Wife of Shri ABHISHEK GOLYAN, 14 R C M ROAD, WARD NO 3, SINHAL
ELECTRICALS, 10TH, P.O: KALIMPONG, Thana: Kalimpong, , Darjeeling, WEST BENGAL, India, PIN - 734301, By
aste Hindu, By Profession House wife

Rnaly

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

On 09-09-2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,352/- (A(1) = Rs 16,313/- ,E = Rs 7/- ,H =
Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,352/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2016 3:12AM with Govt. Ref. No: 192016170021334672 on 01-09-2016, Amount Rs: 16,352/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 1609071509004400 on 07-09-2016, Head of Account 0030-03-104-
001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 89,036/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 84,036/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16116, Amount: Rs.5,000/-, Date of Purchase: 07/09/2016, Vendor name: T K
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 07/09/2016 3:12AM with Govt. Ref. No: 192016170021334672 on 01-09-2016, Amount Rs: 84,036/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 1609071509004400 on 07-09-2016, Head of Account 0030-02-103-
003-02

Rnaly

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

Registration under section 60 and Rule 69.

ed in Book - I

Number 0702-2016, Page from 30991 to 31007
Serial No 070201887 for the year 2016.



Maity

Digitally signed by CHANDAN KUMAR
MAITY
Date: 2016.09.09 15:43:20 +05:30
Reason: Digital Signing of Deed.

(Chandan Kumar Maity) 09-09-2016 15:43:19
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)