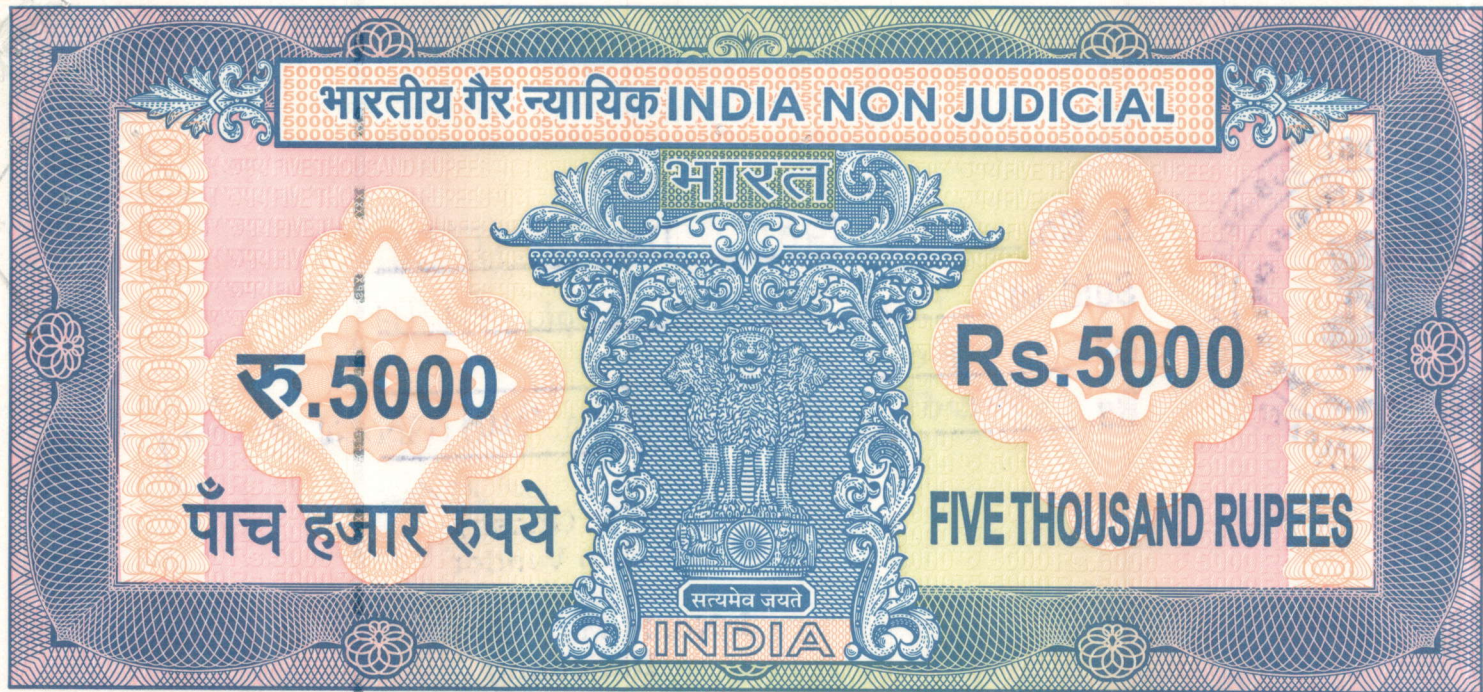


7046

2 7/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 242893



सुशीला देवी सामाजी

: 1 :

DEED OF SALE

Dist. Commission Case No.

2005 For 2011

Paid J (1) Rs. 250.00

J (2) Rs. 300.00

P. T. A. Rs. _____

Total Rs. 550.00

Kalla
Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri

18 NOV 2011

certified that the doc^s
to registration the signature sheet
the encumbrance sheets attached to this
document are the part of this document

Kalla
Additional Dist Sub- Registrar
Raiganj, Jalpaiguri

18 NOV 2011

18 NOV 2011

: 2 :

सुशिला देवी सोमानी

CONVEYANCE :-

MOUZA : DABGRAM
P.S. : BHAKTINAGAR
DISTRICT : JALPAIGURI
AREA : 2 KATHAS
CONSIDERATION : Rs. 4,00,000/-
J.L NO. : 02
PLOT NO. : 53 (P)
SHEET NO. : 4
KHATIAN NO. : 682
S.M.C. WARD NO. : 41

THIS INDENTURE IS MADE ON THIS THE TH 18 DAY OF NOVEMBER 2011

BETWEEN

SMT. SUSHILA DEVI SOMANI, wife of Late Girdhar Gopal Somani, Hindu by Religion, Indian by Nationality, House-wife by Occupation, Resident of Sevoke Road, 3rd Mile, Siliguri, P.O. Salugara, P.S. Bhaktinagar, District Jalpaiguri - hereinafter called the "**VENDOR**" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the "ONE PART"

AND

CB

सुशिला देवी सोमानी

: 3 :

PIXEL GOODS & SUPPLY PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No. U51909WB2009PTC131697 Dtd. 05.01.2009, having its registered Office at Sarkar House (First Floor), Sisir Bhaduri Sarani, Khudirampally, P.O & P.S. Siliguri, District Darjeeling, represented by its Director, **SMT LEENA MITTAL** wife of Sri Jittendra Mittal, Hindu by Religion, Business by occupation, Indian by Nationality, Resident of Jyotinagar, P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri- hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the "OTHER PART"

WHEREAS the abovenamed Vendor Smt. Sushila Devi Somani purchased land measuring 6 Kathas 14 Chhataks and 32 Sq. Ft. from Sri Naresh Kumar Agarwal, son of Sri Nitya Nand Agarwal by virtue of a registered Sale Deed dated 20.02.2004, being document No. I-2141 for the year of 2006 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri and ever since then the Vendor has been possessing, enjoying and occupying the same as absolute and exclusive owner free from all encumbrances and charges whatsoever having permanent heritable, right, title, and transferable interest therein.

AND WHEREAS the vendor being in need of fund for investing the same in some lucrative business has offered for sale land measuring 2 Kathas out of her aforesaid land for a total consideration of Rs. 4,00,000/- (Rupees Four Lakhs Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and offered to purchase the above referred to land measuring 2 Kathas for a total consideration of Rs. 4,00,000/- (Rupees Four Lakhs Only) and the aforesaid land is fully described in the Schedule below.

25

सुशीला देवी श्रीमान्

: 4 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 4,00,000/- (Rupees Four Lakhs Only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor do hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

And the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12 % per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

2

सुशीला देवी सामाजी

: 5 :

THE VENDOR FURTHER DECLARES that it shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as may be required.

THE VENDOR FURTHER DECLARES that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.

SCHEDULE

All that piece or parcel of vacant homestead land measuring 2 Kathas situated in Mouza Dabgram, Pargana Baikunthapur, appertaining to and forming part of Plot No. 53, Sheet No. 4, Recorded in Khatian No. 682, J.L. No. 02, within the jurisdiction of P.S. Bhaktinagar, Siliguri Municipal Corporation Ward No. 41, in the District of Jalpaiguri.

The said land is bounded and butted as follows:-

- North ... Sold Land of Shankar Lal Agarwal
South ... Land of Harbansa Prasad, Ajit Prasad & others
East ... Land of Vendor sold to purchaser
West ... 15 Feet Wide Road and land of Sarathi Realtors Pvt Ltd .

CB

: 6 :

IN WITNESS WHEREOF the Vendor does hereunto set her hands on the day, month and year First above written.

WITNESSES:-

1. Sri. Nikunj Saraf
S/o. H. V. K. Saraf
K.C. Dey Road,
P.O. & P.S. Siliguri
Dist. Darjeeling.

2. Sri Manoj Agarwal
S/o Sri R.K. Agarwal
K.C. Dey Road
Siliguri


सुरीला देवी सोमानी

VENDOR

Drafted by me and Printed in
my office

Manoj Agarwal
Advocate, Siliguri

(Enrl No.F-505/434/1997)

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

सुशीला देवी सोमानी

Signature

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

Signature

IMPRESSION SHEET



CLAIMANT

	Thumb	Fore Finger.	Middle Finger.	Ring Finger.	Little Finger.
Left Hand					
Right Hand					

Goods & Supply (P) Ltd.

Leena Mittal

Signature with **Director**

Signature of Identifier

Signature of R.O.



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 07121 of 2011
(Serial No. 07046 of 2011)

On

Payment of Fees:

On 18/11/2011

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

Presented for registration at 19.16 hrs on :18/11/2011, at the Private residence by Smt Sushila Devi Somani ,Executant.

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

Execution is admitted on 18/11/2011 by

1. Smt Sushila Devi Somani, wife of Late Girdhar Gopal Somani , Sevoke Road, 3rd Mile, Siliguri, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Salugara , By Caste Hindu, By Profession : House wife

Identified By Manoj Agarwal, son of R. K. Agarwal, K. C. Dey Sarkar, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/11/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0/-, on 21/11/2011

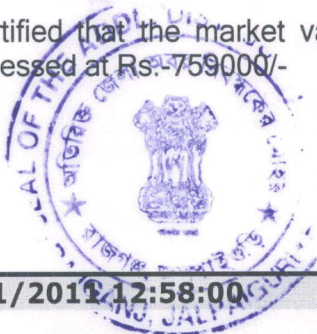
Amount by Draft

Rs. 8338/- is paid , by the draft number 582920, Draft Date 09/11/2011, Bank Name State Bank of India, SILIGURI, received on 21/11/2011

(Under Article : A(1) = 8338/- on 21/11/2011)

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:-759000/-



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri
21 NOV 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/11/2011 12:58:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 07121 of 2011
(Serial No. 07046 of 2011)


Certified that the required stamp duty of this document is Rs.- 45540 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 40540/- is paid, by the draft number 582919, Draft Date 09/11/2011, Bank Name
State Bank of India, SILIGURI, received on 21/11/2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR




Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

21 NOV 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 5711 to 5722
being No 07121 for the year 2011.



Nalla

Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

21 NOV 2011

(Narayan Chandra Saha) 21-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal