



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to
 Registration and the Certificate Sheet and
 the Endorsement Sheet attached to this
 Document are parts of the document.

District Sub-Registrar
 15 MAY 2009

Barnali Paul
 Anlaykishwari Roy
 w/b by Indip Maji

Visit Commission case No.

326 FOR 02

Fees Paid J(1) Rs. 250

J(2) Rs. 180

PIA Rs. 54

Total Rs. 484

District Sub-Registrar

14th May 2009

DEED OF CONVEYANCE



14 MAY 2009

NON JUDICIAL STAMP

S. L. No 1016 ... Date 06/05/2009

Bold To Sri Ram Chandra Agarwal & others
... Senoke Road, Po. Sibguni, Dist. Darjeeling (WB)

Of ...
Value Rs. 5000 (Rupees) Five thousand only

(Sujit Kr. Sinha)
GOVT STAMP VENDOR
SILIGURI COURT.
L/No-124/ST. SUB



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District Sub-Registrar
Jalpaiguri

14 MAY 2009



518 Barnali Paul



517 Barnali Paul



LT I Gulapishwari Roy
w/by Sridip Nogi

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Sri Ram Chandra Agarwal

Barnali Paul

L T I Gulapishindri Roy
w/by Sridip ShengDEED OF CONVEYANCE

AREA	:	04 Kathas 05 Chhataks [or 4.3125 Katha] [or 0.0711 Acres]
CONSIDERATION	:	Rs.4,30,000/=
PARGANA	:	Baikunthapur
MOUZA	:	Dabgram
P.S.	:	Bhakti Nagar,
J.L. No.	:	02
PLOT NO.	:	35/471 (Part)
SHEET NO.	:	09
KHATIAN NO.	:	805

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 14TH DAY OF MAY,
TWO THOUSAND NINE

BETWEEN

Barnali Paul



LTI Gulabishwari

Roy

w/by Sridip Das

1. SRI RAM CHANDRA AGARWAL , 2. SRI SHYAM SUNDAR AGARWAL, BOTH SONS OF LATE BALDEO DAS AGARWAL ; 3. SMT. SAROJ DEVI AGARWAL WIFE OF SRI RAM CHANDRA AGARWAL; AND 4. SMT. BINDU AGARWAL @ SMT. R. BINDU AGARWAL, WIFE OF SRI SHYAM SUNDAR AGARWAL, All residing at Sevoke Road, PO. & PS. Siliguri, District : Darjeeling (West Bengal), Indian by Citizen and also Hindu by religion, herein after will jointly be called the "PURCHASERS" (Which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, administrators, representatives and assigns as the case may be) of the ONE PART;

A N D

1. SMT. BARNALI PAUL DAUGHTER OF LATE MOHIT KUMAR PAUL, resident of Bankim Nagar, 02nd Mile, Ward No. 41, PO. Sevoke Road, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal), an Indian by Citizen and Hindu by religion;

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Barnali Paul



LTI Gulapishwari

Roy

Wife Sri Deep Nishi

2. SMT. GULAPISHWARI ROY WIFE OF SRI NARESH ROY [PREVIOUSLY WIFE OF LATE HEER MOHAN ROY { SON OF LATE DEEP CHAND ROY @ DEEP KANTA ROY }], resident of Hari Gharan Vita, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) an Indian by Citizen and Hindu by religion;

BOTH herein after will jointly be called the "VENDORS" (Which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, executors, successors, administrators, representatives and assigns as the case may be) of the OTHER PART;

WHEREAS one Deep Chand Roy S/O. Bir Kanta Roy, R/O. Baikuntha Pally, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal) was the recorded owner of all that piece and parcel of the land measuring 01.90 Acres, appertaining to Plot No. 35/471 of Sheet No. 09, as recorded in Khatian No. 805, Pargana : Baikunthapur, Mouza – Dabgram, under JL No. 02, PS. Bhaktinagar, District: Jalpaiguri (West Bengal) having his permanent heritable and transferable right, title and interest therein. And that since after expiry of the said Deep Chand Roy, the said plot of

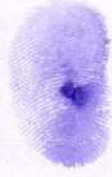
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Barnali Paul


 LT Gulapishwari
 Roy
 w/ky Sridep
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land has been devolved upon his legal heirs/successors, namely Sri Neel Mohan Roy S/O. Late Deep Chand Roy, R/O. Baikuntha Pally, Ward No. 41, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal); 2. Smt. Sahajani Roy Wife of Sri Kali Nath Roy @ Kali Saha Roy, 3. Smt. Khiloshwari Roy Wife of Late Shyam Lal Roy @ Shyamal Roy, 4. Smt. Laloshwari Roy Wife of Late Sital Roy, [All Daughters of Late Deep Chand Roy] R/O. Ahsram Para, Siliguri, District : Darjeeling (West Bengal) and Sri Heer Mohan Roy (now deceased) S/O. Late Deep Chand Roy, R/O. Hari Charan Vita, Ambari PO. Ambari, PS. Rajganj, District : Jalpaiguri (WB), as per provisions of the Hindu Succession Act, 1956. And that subsequently due to expiry of the above named Heer Mohan Roy, his twenty percent undivided share in the said plot of land had/has also been devolved upon his legal heirs/successors namely Smt. Gulapishwari Roy Wife of Late Heer Mohan Roy and Sri Ravi Nath Roy, S/O. Late Heer Mohan Roy R/O. Hari Charan Vita, Ambari PO. Ambari, PS. Rajganj, District : Jalpaiguri (WB), as per provisions of the Hindu Succession Act, 1956;

Barnali Paul



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Roy

w/ky Snidip Mohan

AND WHEREA the above named Sri Neel Mohan Roy S/O. Late Deep Chand Roy, R/O. Baikuntha Pally, Ward No. 41, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal); 2. Smt. Sahajani Roy Wife of Sri Kali Nath Roy, 3. Smt. Khiloshwari Roy Wife of Late Shyamal Roy, 4. Smt. Laloshwari Roy Wife of Late Sital Roy, [All Daughters of Late Deep Chand Roy R/O. Ahsram Para, Siliguri, District : Darjeeling (West Bengal) represented through their nephew (brother's son) and also the constituted attorney namely Sri Ravi Nath Roy S/O. Late Heer Mohan Roy (S/O. Late Deep Chand Roy), R/O. Hari Charan Vita, Ambari PO. Ambari, PS. Rajganj, District : Jalpaiguri (WB), by virtue of a General Power of Attorney duly executed on 06.01.2004 and registered at the office of the Additional District Sub Registrar, Siliguri in Book No. IV , Volume No. 1, Pages 49 to 54, being Deed No. 07 for the year 2004] and 5. Sri Ravi Nath Roy, S/O. Late Heer Mohan Roy (S/O. Late Deep Chand Roy), R/O. Hari Charan Vita, Ambari PO. Ambari, PS. Rajganj, District : Jalpaiguri (WB), sold/transferred a portion of their said plot of land measuring 04 Kathas 05 Chhataks, appertaining to Plot

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LTI Gulapishwari
Roy
w/by Snidip Roy

No. 35/471 of Sheet No.09 as recorded in Khatian No. 805, Pargana : Baikunthapur, Mouza – Dabgram, under JL No. 02, PS. Bhaktinagar, District: Jalpaiguri(West Bengal), described fully in scheduled below, to the Vendor No. 01 above named, for valuable consideration and has also handed over the possession thereof to the vendor No. 01, by virtue of a Deed of Sale as executed in her favour on 21.09.2006 and registered at the office of the District Sub Registrar, Jalpaiguri in Book No. I, Volume No. 108, Pages 267 to 274, being Deed No. 4775 for the year 2006;

AND WHEREAS the above named Smt. Gulapishwari Roy, Wife of Late Heer Mohan Roy (S/O. Late Deep Chand Roy) , R/O. Hari Charan Vita, PO. Balaram, PS. Bhakti Nagar, District : Jalpaiguri (West Bengal), the Vendor No. 02 above named, in the mean time has got her marriage solemnized with one Sri Naresh Roy and so could not be able to join as one of the vendor [together with other vendors/legal heirs of Late Deep Chand Roy] in the said Deed of Sale being Deed No. 4775 for the year 2006 and that the ownership of her ten percent share

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Barnali Paul

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Roy
w/ky Sridipkoti

in the said below schedule plot of land could not be able to sold/ transferred to the said Smt. Barnali Paul, the Vendor No. 01 above named. And thus the Vendor No. 01 together with the Vendor No. 02 above named were/are the absolute owners of the below scheduled plot of land having their respective undivided share and right , title and interest in the said below scheduled plot of land and that the said below scheduled plot of land is in actual, physical and khas possession of the vendor No. 01 above named on the date of these present;

AND WHEREAS the vendor No. 01 above named together with the Vendor No. 02 above named, being in need of money for the purpose of their respective domestic and other purposes, have jointly offered to sale their said plot of land to the intending purchasers including the purchasers above named and that the purchasers being in need of such type of landed properties suitable for their promoting and other developmental business purposes have come in contact and have offered to purchase the said below scheduled plot of land/ properties, measuring 04 (Four) Kathas 05 (Five) Chhatak of the vendors above named at

or

Baranali Paul

L-TI Gulapaiswarani Roy
w/by Sridip Nrogi

the lump sum price/ value of Rs.4,30,000/= (Rupees four lakhs thirty thousand) only, but free from all encumbrances and charges whatsoever;

AND WHEREAS the vendors above named, considering the price so offered by the purchasers above named, as fair, reasonable and highest according to the rate prevailing in the market have agreed to sell the said below scheduled plot of land to the purchasers at the lump sum price/ value of Rs.4,30,000/= (Rupees four lakhs thirty thousand) only but free from all encumbrances and charges whatsoever;

NOW THIS DEED OF INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of a sum of Rs. 4,30,000/= (Rupees four lakhs thirty thousand) only paid by the purchasers to the vendor above named in cash (the receipt of which is acknowledged by the vendors above named on execution of these presents and grants full discharge to the purchasers from the payment thereof), the vendors DOTH hereby convey, assign, sell and transfer absolutely and for ever their said below- scheduled

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Barnali Paul


 LTI Gulabishwari
 Roy
 W/ky Snidip Roy

homestead land and makes over the possession there of-unto and in favour of the purchasers together with all right, title, interest, hereditaments, liberties, easements, paths, fences, walls, appurtenances & appendages etc. whatsoever in any way belonging to or reputed to belong therewith and TO HAVE AND TO HOLD the same by the purchasers as absolute owner thereof, peaceably & quietly with permanent heritable and transferable right, title and interest therein and without any claim, objection, interference or interruption from the vendors or any person or persons claiming under her/them, subject to the payment of land revenue & other taxes to the present superior landlord - the Govt. of West Bengal and/ or such other authority/ authorities as the law may provide from time to time in future.

The vendors hereby declare that the interest which she/they profess/es to transfer hereby subsists as on the date of these presents and that the vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below scheduled land /property or any part thereof to and in favour of any

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Barnali Paul


 L-T-1 Gopalishwar Roy
 w/by Sridip Ghosh

other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made here in above and here in after are all true and in the event of contrary, the vendors shall be liable to make good the loss or injury which the purchasers may suffer or sustain resulting therefrom and shall be liable to refund the value of the properties according to the rate prevailing in the market with adequate compensation. The vendors hereby consent with the purchasers that she/they have valid subsisting and marketable title for the below scheduled land/property and she/they is/are competent and empowered to convey the said property in the manner herein stated and that should any defect in title be noticed later on he shall have the same duly rectified.

The Vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring the right, title and interest of the purchasers to the below scheduled land/property hereby conveyed at the cost of the vendors.

Barndali Paul



L-TI Gulapishwari Roy
w/by Sridip Roy

SCHEDULE

ALL that piece and parcel of raiyati homestead land, measuring about 04 (four) Kathas 05 (five) Chhataks [or 4.3125 Kathas] [or 0.0711 Acres], appertaining to Plot Nos. 35/471 of Sheet No. 09 as recorded in Khatian No. 805, situate within Pargana Baikanthupur, Mouza Dabgram , JL No. 02, PS. Bhakti Nagar, District: Jalpaiguri, (West Bengal), as shown and delineated by red colour mark in the map annexed herewith under letter "A" and butted and bounded as follows :-

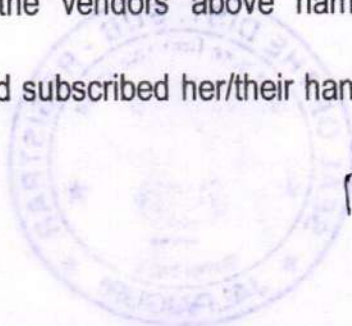
North : Land of Plot No. 35;

East : Land of Sri Debashish Dhar & Others now sold to Sri Ram Chandra Agarwal by separate Deed;

West : IOC Pipe Line;

South : Land of Sri Debahsish Dhar & Others now sold to Sri Ram Chandra Agarwal by separate Deed.

IN WITNESS WHEREOF the vendors above named, in good health and conscious mind have set and subscribed her/their hands on this the day, month and year first above written.



Barnali Paul



WITNESSES:

1. *[Handwritten signature]*
[Handwritten signature]
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H T I Gulapishwari Roy
w/by Sridip Roy

VENDORS

Drafted, read over and explained by me and prepared in my office

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14-05-09.

(Raman Agarwal, Advocate, Siliguri)
Enrl. No. F - 222/68 of 2006

2. Nitya Kewal
S/o. U. Prayag Kewal
Bodhan Road
Siliguri

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MEMO OF CONSIDERATION

Received with thanks from 1. SRI RAM CHANDRA AGARWAL , 2. SRI SHYAM SUNDAR AGARWAL, BOTH SONS OF LATE BALDEO DAS AGARWAL ; 3. SMT. SAROJ DEVI AGARWAL WIFE OF SRI RAM CHANDRA AGARWAL; AND 4. SMT. BINDU AGARWAL @ SMT. R. BINDU AGARWAL, WIFE OF SRI SHYAM SUNDAR AGARWAL, All residing at Sevoke Road, PO. & PS. Siliguri, District : Darjeeling (West Bengal), a sum of Rs.4,30,000/= (Rupees four lakhs thirty thousand) only towards the consideration of the land sold by this Deed in full and final.

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LTI Gulapishwari Roy

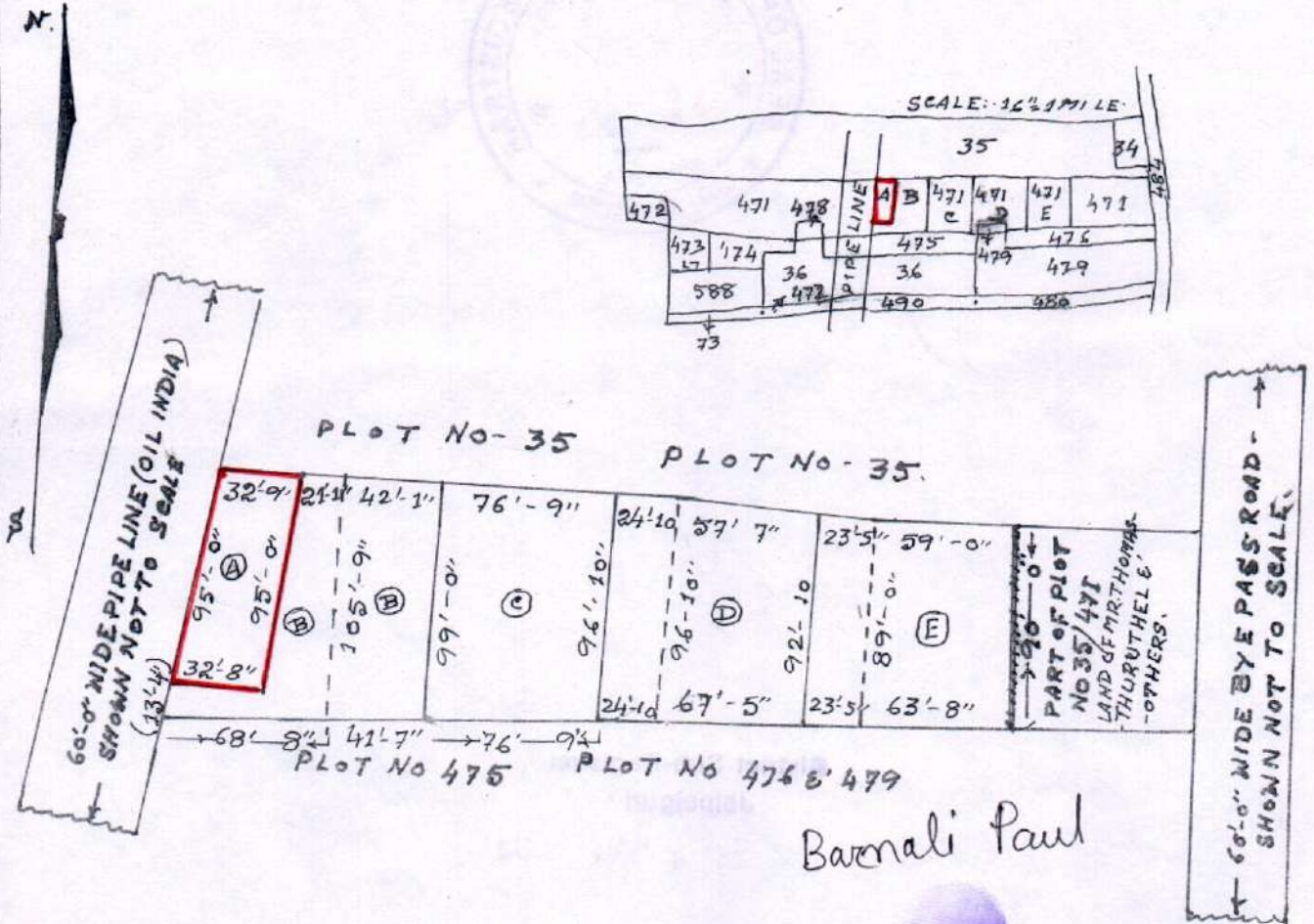
 VENDORS

w/by Sidip Dasg

SKETCH MAP FOR SALE DEED OF MOUZA-DABGRAM. J.L No 2, P.S. BHAKTINAGAR
 DIST-JALPAIGURI. SHEET No 9, KHATIAN No 805, PLOT No 35/471 (PART).
 PURCHASED LAND 4K-5CH. LAND FOUR KATHA FIVE CHATTAKS OR 0.0721 -
 ACRE MORE OR LESS. DEED No-4775, DATED 21.09.2006. SCALE:- 1" = 80'-0"
 PURCHASED LAND "A" SHOWN IN RED DEMARCATION.

NAME OF THE PURCHASERS
 No 1. SRI RAM CHANDRA AGARWAL. No 2. SRI-SHYAM SUNDAR AGARWAL. BOTH SONS OF LATE BALDEO DAS AGARWAL. No 3. SMT-SORAJ DEVI AGARWAL. W/O. SRI RAM--CHANDRA AGARWAL. No 4. SMT BINDU-AGARWAL. W/O. SRI SHYAM SUNDAR AGARWAL. ALL ARE RESIDING AT SEVOKE ROAD. SILIGURI. P.O.P.S. SILIGURI. DIST. DARJEELING.

(NO 1) NAME OF THE SELLERS.
 SMT. BARNALI PAUL. W/O. DR. D/O LATE-MOHIT KUMAR PAUL OF BANKIM NAGAR 2 MILE. WARD No-41, P.O. SEVOKEROAD. DIST. JALPAIGURI. No 2. SMT GULAPISHWARI ROY. W/O. LATE HIR MOHAN ROY. NOW- W/O SRI-NARESH ROY OF HARICHARAN - BHITA. P.S. BHAKTI NAGAR. DIST. JAL-PAIGURI.



Barnali Paul




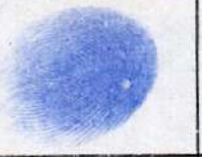






LTI Gulapishwari Roy
 w/by Sridip Nayak

PREPARED BY
 J. BHONMIK.
 RETD-GOVT. SURVEYOR
 SILIGURI.
 01.05.09.

SIGNATURE OF THE SELLERS

Finger Prints of Ram Chander Agarwal













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

Ram Chander Agarwal

Ram Chander Agarwal
Signature

Finger Prints of Shyam Sunder Agarwal








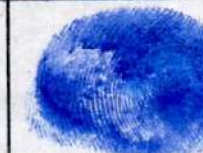


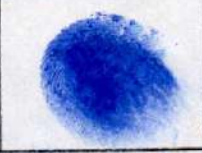

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Shyam Sunder Agarwal

Shyam Sunder Agarwal
Signature

Finger Prints of Saroj Devi Agarwal



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

Saroj Devi Agarwal

Saroj Devi Agarwal
Signature

Finger Prints of Bindu Agarwal @ R. Bindu Agarwal



Bindu = Agarwal.
R. Bindu Agarwal.

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

Bindu = Agarwal.
R. Bindu Agarwal.
Signature

Finger Prints of _____

Passport Photo

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

Signature

Finger Prints of _____

Passport Photo

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

Signature

Finger Prints of _____



Barnali Paul

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

Barnali Paul
Signature

Finger Prints of _____



LTI Gulapishidari Roy
w/by Sridip Nayak

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

Signature

Finger Prints of _____



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

Signature

Government Of West Bengal
Office of the D.S.R. JALPAIGURI
JALPAIGURI
Endorsement For deed Number :I-01465 of :2009
(Serial No. 01352, 2009)

On 14/05/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 20.18 hrs on :14/05/2009, at the Private residence by Barnali Paul, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 14/05/2009 by

1. Smt. Barnali Paul, daughter of Late Mohit Kumar Paul, Bankim Nagar, 2nd Mile, Ward No. 41, P. O. Sevoke Road, Dist. Jalpaiguri, Thana Bhaktinagar, By caste Hindu, by Profession :Others
2. Smt. Gulapishwari Roy, wife of Shri Naresh Roy, Hari Charan Vita, Dist. Jalpaiguri, Thana Bhaktinagar, By caste Hindu, by Profession :Others

Identified By Babul Roy, son of Nildhar Roy Kundar Dighi, Dist. Jalpaiguri Thana: Rajganj, by caste Hindu, By Profession :Others.

Name of the Registering officer :**Hareram Das**
Designation :**DISTRICT SUB-REGISTRAR**

On 15/05/2009

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9955/- ,H = 28/- ,M(b) = 4/- on:15/05/2009

Certificate of Market Value(WB PUVI rules 1999)

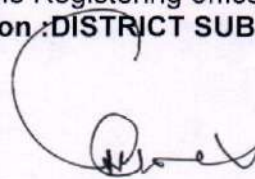
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 905625/-

Certified that the required stamp duty of this document is Rs 45281 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 40281/- is paid, by the draft number 876023, Draft Date 12/05/2009 Bank Name STATE BANK OF INDIA, Hakimpara, received on :15/05/2009.

Name of the Registering officer :**Hareram Das**
Designation :**DISTRICT SUB-REGISTRAR**


[Hareram Das]
DISTRICT SUB-REGISTRAR

OFFICE OF THE DISTRICT SUB-REGISTRAR OF JALPAIGURI
Govt. of West Bengal

.15 MAY 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 1547 to 1567
being No 01465 for the year 2009.



(Hareram Das) 15-May-2009
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal