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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

469490



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.

District Sub-Registrar

Signature

13 APR 2011

DEED OF CONVEYANCE

Contd.....P/2

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Vijay Singh

THIS INDENTURE MADE THIS THE 13th DAY OF APRIL
2011 (TWO THOUSAND ELEVEN) .

TOTAL CONSIDERATION	:	Rs. 4,00,000/-
AREA OF LAND	:	2 Katha 8 Chattak ✓
MOUZA	:	Dabgram
PARAGANA	:	Baikunthapur
POLICE STATION	:	Bhaktinagar
DISTRICT	:	Jalpaiguri
KHATIAN NO.	:	701/2, 701/3, 701/6 ✓
PLOT NO.	:	625, 625/1045, 625/1046
SHEET NO.	:	8
J.L. No.	:	2

S.M.C WARD NO 40

Contd....P/3

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✓

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Sanjoy Agarwal

B E T W E E N

SRI SANJOY AGARWAL S/O. Murari Lal Agarwal, Hindu by religion, Indian by nationality, Business by occupation residing at Nazrul Sarani P.O. & P.S Siliguri Dist Darjeeling hereinafter called VENDOR (which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, successors, administrators, representatives and assigns) of the FIRST PART.

A N D

"SRI BALAJI PLAZA PRIVATE LIMITED" a Private Limited Company registered under the Company Registration Act 1956 being Certificate of incorporation No. U 70101 WB 2005 PTC 103172 having its registered Office at Neel Kamal Apartment Pranami Mandir Road P.O. Sevoke Road P.S Bhaktinagar Dist Jalpaiguri hereinafter called SECOND PARTY / PURCHASER (which expression will mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART represented by one of its Director SMT. KAUSHALYA DEVI MITTAL W/O. Sri Raj Kumar Mittal Hindu by religion, Indian by Nationality, Director by profession residing at Neel Kamal Apartment Pranami Mandir Road ward No 40 P.O. Sevoke Road P.S Bhaktinagar Dist Jalpaiguri

Contd...P/4

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Sanjoy Agarwal

Whereas, Vendor **SRI SANJOY AGARWAL S/O. Murari Lal Agarwal** is/was owner of all that piece and parcel of land under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being **Khatian No 701/2,701/3,701/6; Plot No 625, 625/1045 and 625/1046; Sheet No 8;** more fully described in schedule below by virtue of a deed of Sale **being No. 2271** for the year of 1990, registered in the office of Additional District Sub Registrar Jalpaiguri executed by Jamuna Prosad and Anmole Prosad and **Deed No 2270** for the year 1990 registered in the office of Additional District Sub Registrar Jalpaiguri executed by **Karna Dikhit Puri and Kumud Puri** and possessing the same since purchase having good right, title and interest thereon.

A N D

Whereas, Vendor **SRI SANJOY AGARWAL** after this purchase during possession transferred some portion of land in favour of different person and after this transferred at present **Vendor Sanjoy Agarwal** is in owner in possession of land measuring **2 Katha 8 Chattak** under Khatian No 701/2,701/3,701/6; Plot No 625, 625/1045 and 625/1046; Sheet No 8 as fully described in the Schedule below, free from all encumbrances whatsoever and without any interference, objection or interruption from any body having permanent heritable and transferable right, title and interest therein.

A N D

Whereas the **VENDOR SRI SANJOY AGARWAL** being in need of fund for acquiring more profitable properties has offered to Sell all that piece and parcel of land measuring 2 Katha 8 Chattak under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being **Khatian No 701/2, 701/3, 701/6; Plot No 625, 625/1045 and 625/1046 Sheet No 8 TOGETHER WITH** all areas, sewers, drains, ditches, paths, passages, waters, water courses and all manner of ancient and other rights, lights, liberties, easements, privileges, emoluments, appurtenances, advantages whatsoever standing and being in or upon or belonging thereto or any part thereof more fully described in the schedule below to the intending purchaser disclosing the aforesaid facts and declaring the Schedule mentioned land free from all encumbrances and charges whatsoever.

With the D-7 Sanjoy Agarwal

Handwritten signature or initials.

AND Whereas the Purchaser being in need of land in that area has accepted the offer of the first party and has offered and agreed to purchase the land measuring **2 Katha 8 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being 701/2, 701/3, 701/6; Plot No 625, 625/1045 and 625/1046 TOGETHER WITH all areas, sewers, drains, ditches, paths, passages, waters, water courses and all manner of ancient and other rights, lights, liberties, easements, privileges, emoluments, appurtenances, advantages whatsoever standing and being in or upon or belonging thereto or any part thereof as fully described in the schedule below from the Vendor for Rs. 4,00,000/- (Rupees Four lakh) only free from all encumbrances whatsoever.

A N D

Whereas the Vendor has accepted the price so offered by the Purchaser has fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the land measuring **2 Katha 8 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being 701/2, 701/3, 701/6; Plot No 625, 625/1045 and 625/1046 Sheet No 8; more fully described in the schedule below for Rs. 4,00,000/- (Rupees Four lakh) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT :

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 4,00,000/- (Rupees Four Lakh) rupees only, paid by the purchaser to the Vendor and the Vendor do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land and make over khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE** and **TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

Handwritten signature or initials, possibly "Sajid" or similar, written vertically on the right side of the page.

AND the Vendor hereby covenanted with the purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the vendor or any person claiming under him shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below is hold by the vendor has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever the vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and will also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THAT the Vendor further covenanted that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that have accrued due upto the date of these present has been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

Handwritten notes in the bottom left corner, including "10/11/11" and "C-10/11/11".

Vijay Chandra

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SCHEDULE OF LAND

All that piece and parcel of Vacant land measuring **2 (Two) Katha 8 [Eight] Chattak** ; lying at **Mouza Dabgram ; J.L. No 2 ; Paragana Baikunthapur ; P.S Bhaktinagar ; Dist Jalpaiguri.** Classification of Land is Bastu and Industrial use. The proportionate annual rent of the said land payable to the present landlord , the Govt. of West Bengal. S.M.C Ward No 40.

Sheet No 8

<u>Plot No</u>	<u>Khatian No</u>	<u>Sold area</u>
625	701/2	1 Katha 6 Chattak
625/1045	701/3	11 Chattak
625/1046	701/6	07 Chattak

Plot No 625 land measuring 1 katha 6 chattak is butted and bounded as --

North :- Land of Md Alam South : 17 feet Pacca Road
East :- Iskon Mandir West : Land of Purchaser

Plot No 625/1045 land measuring 11 chattak is butted and bounded as --

North :- Land of Purchaser South : Laxmi Rani Shama and Others
East :- Land of Purchaser West : Land of Purchaser

Plot No 625/1046 land measuring 07 chattak is butted and bounded as --

North :- Land of Purchaser South : Land of Purchaser
East :- Land of Purchaser West : Land of Bimala Sharma

Contd...P/8

Plot No 625/1045

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IN WITNESS WHEREOF the Vendor do hereunto set his hand on the Day, Month and Year first above written.

W I T N E S S E S :-

Omparkish Rajbhar
S/o Lt. Laxman Bhusal Rajbhar
Bankim Nagar Seroke Road
P.S. Skelli Nagar
Dist. Jalpaiguri
Business.

Prima Kumar Das
Iska mandir
Fal.

The contents of this documents have been gone through and understood personally by the Purchaser & Vendor.

Jayajy

VENDOR

Drafted by me and printed at My office.

Pintu Dey Sarkar
Adv -

PINTU DEY SARKAR

Advocate/Jalpaiguri
Reg. No. F-1142/1136/2000

FINGER IMPRESSION

THUMB FORCE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



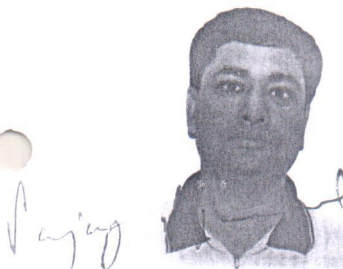
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RIGHT



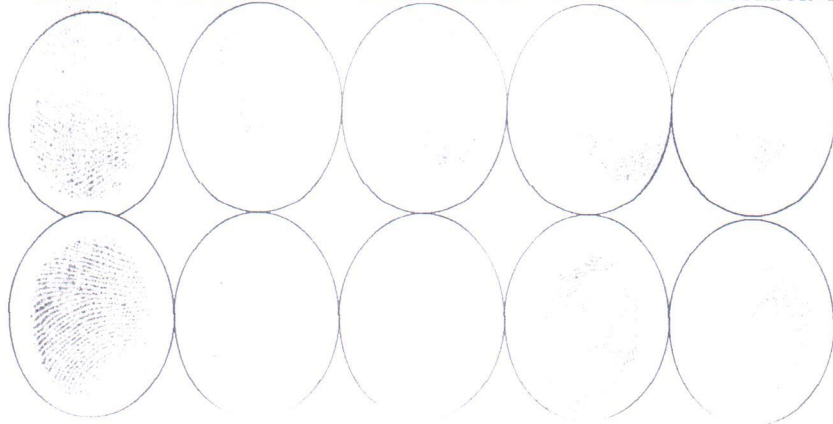
श्री श्याम देवी मीतल

SIGNATURE WITH DATE

THUMB FORCE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



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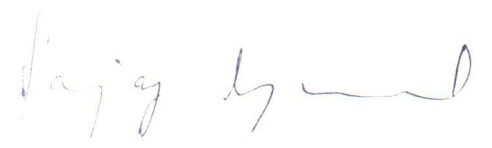


Rajay by [Signature]

SIGNATURE WITH DATE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. JALPAIGURI, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 01174 / 2011, Deed No. (Book - I , 01298/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Sanjoy Agarwal	 13.4.11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1 Sanjoy Agarwal
Address -Nazrul Sarani,
Thana:-Siliguri,
District:-Darjeeling, WEST
BENGAL, India, P.O. :-Siliguri

Self




13/04/2011



LTI

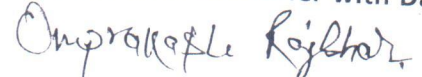
13/04/2011


892

Name of Identifier of above Person(s)

Omprakash Rajbhar
Bankim Nagar, Sevoke Road, Thana:-Bhaktinagar,
District:-Jalpaiguri, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date


13.4.11



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

Endorsement For Deed Number : I - 01298 of 2011

(Serial No. 01174 of 2011)

Identified By Omprakash Rajbhar, son of Late Laxman Prasad Rajbhar, Bankim Nagar, Sevoke Road,
Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By
Profession: Business.

(Pranab Acharya)
DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 01298 of 2011
(Serial No. 01174 of 2011)

On

Payment of Fees:

On 13/04/2011

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. 11032/-, on 13/04/2011

(Under Article : A(1) = 11000/- ,H = 28/- ,M(b) = 4/- on 13/04/2011)

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.-1001000/-

Certified that the required stamp duty of this document is Rs.- 60060 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45100/- is paid, by the Bankers cheque number 905029, Bankers Cheque Date 13/04/2011, Bank Name State Bank of India, Jalpaiguri, received on 13/04/2011
2. Rs. 10000/- is paid, by the Bankers cheque number 905028, Bankers Cheque Date 13/04/2011, Bank Name State Bank of India, Jalpaiguri, received on 13/04/2011

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

Presented for registration at 12.41 hrs on :13/04/2011, at the Office of the D.S.R. JALPAIGURI by Sri Sanjoy Agarwal ,Executant.

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

Execution is admitted on 13/04/2011 by

1. Sri Sanjoy Agarwal, son of Murari Lal Agarwal , Nazrul Sarani, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business

13/04/2011 13:31:00

(Pranab Acharya)
DISTRICT SUB-REGISTRAR

Endorsement

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5272 to 5285
being No 01298 for the year 2011.



(Pranab Acharya) 13-April-2011
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal