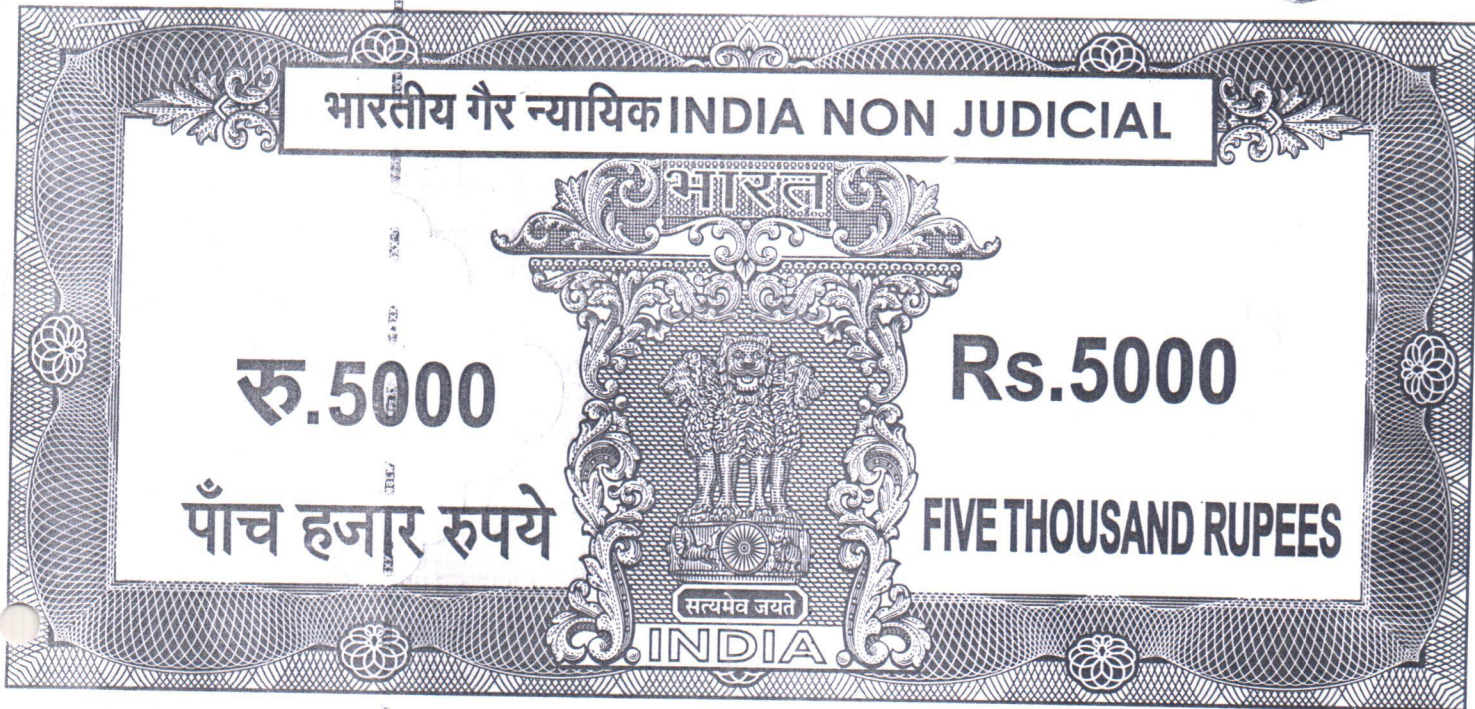


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

775991



Devala Rani Banik
De

DEED OF CONVEYANCE

Cont. P/2

00433 2011
 250
 100
 30
 380

Completed For the conveyance of the property
 to the transferee. This deed has been registered
 with the Registrar of Land Revenue, Jalpaiguri
 District and the date of registration

Sub-Registrar
 Jalpaiguri, West Bengal

21 MAR 2011

[Signature]
 Sub-Registrar
 Jalpaiguri, West Bengal

(Page ... 2)

Debala Rani Banik.

THIS INDENTURE MADE THIS THE 18th DAY OF
MARCH 2011 (TWO THOUSAND ELEVEN).

TOTAL CONSIDERATION	:	Rs. 4,00,000/-
AREA OF LAND	:	2 Katha 10 Chattak
MOUZA	:	Dabgram
PARAGANA	:	Baikunthapur
POLICE STATION	:	Bhaktinagar
DISTRICT	:	Jalpaiguri
KHATIAN NO.	:	701/3
PLOT NO.	:	625/1045
SHEET NO.	:	8
J.L. No.	:	2

S.M.C WARD NO 40

Contd....P/3

Handwritten signature/initials

(Page ... 3)

Debala Rani Banik.

B E T W E E N

SMT DEBALA RANI BANIK W/O. Sri Subodh Kumar Banik, Hindu by religion, Indian by nationality, House-wife by occupation residing at Kalibari Road, Siliguri P.O. & P.S Siliguri Dist Darjeeling at present residing at Sultanpur 1 Part No 203 North 24 Pargana 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

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Handwritten signature/initials in the bottom left corner.

Debala Rani Banik.

(Page... 4)

Whereas, Vendor **SMT DEBALA RANI BANIK** is/was owner of all that piece and parcel of land measuring **2 Katha 10 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being possessing **Khatian No 701/3**; possessing **Plot No 625/1045**; **Sheet No 8**; more fully described in schedule below by virtue of a deed of Sale being **No. 3466** for the year of **2006**, registered in the office of Additional District Sub Registrar Rajganj at Jalpaiguri executed by **Sanjoy Agarwal S/O. Murari Lal Agarwal** and possessing the same since purchase having good right, title and interest thereon.

A N D

Whereas, since purchase Vendor **SMT DEBALA RANI BANIK** hereof is/was in actual khas and physical possession of all that piece and parcel of land measuring **2 Katha 10 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being **Khatian No 701/3**; **Plot No 625/1045**; **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 **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.

A N D

Whereas the **VENDOR DEBALA RANI BANIK** being in need of fund for acquiring more profitable properties has offered to Sell all that piece and parcel of land measuring **2 Katha 10 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being **Khatian No 701/3**; **Plot No 625/1045**; **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.

Contd...P/5

Page 04
Sanjoy
Agarwal

Debala Rani Banik

[Page 5]

AND Whereas the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land measuring **2 Katha 10 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being **Khatian No 701/3; Plot No 625/1045; 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 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 10 Chattak** under Mouza Dabgram, P.S Bhaktinagar Dist Jalpaiguri being **Khatian No 701/3; Plot No 625/1045; 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.

Contd...P/6

Delala Rani Banik

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.

Printed by
Sankar
A. B.

(Page - 7)

Debraj Rani Banik

SCHEDULE OF LAND

All that piece and parcel of Vacant land measuring 2 (Two) **Katha 10 [Ten] Chattak** recorded in **Khatian No 701/3** (Seven hundred one by three), **Plot No 625/1045** [Six hundred twenty five by one thousands forty five] **Sheet No 8 [Eight]** ; lying at **Mouza Dabgram ; J.L. No 2 ; Paragana Baikunthapur ; P.S Bhaktinagar ; Dist Jalpaiguri**. Land is Bastu and Danga. The proportionate annual rent of the said land payable to the present landlord , the Govt. of West Bengal. S.M.C Ward No 40.

Total Area sold by this deed is 2 Katha 10 Chattak which is butted & bounded as follows :---

By the North : Balaji Plaza Pvt Ltd.
By the South : Satya Ranjan Singha & Others
By the East : Today purchase land of purchaser
By the West : Rajda Begam

Contd...P/8

(Page.... 8)

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

WITNESSES: -

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

1. Subodh Banik
S/o. Late Aswajal Banik
Kalibari Rd.

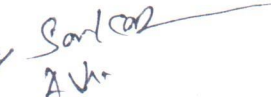
PO + P.S. Silisuni, H. Dairajuli.












2. Tapam Biswal
S/o. Sri Ashwin Biswal,
Iskcon Mondra Road,
Jalpaiguri.

Debala Rani Banik

VENDOR

Drafted by me and printed at
My office.





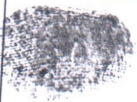


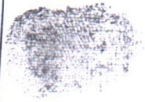
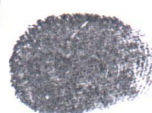



PINTU DEY SARKAR
Advocate/Jalpaiguri
Reg. No. F-1142/1136/2000

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

कोशिका देवी जी नम

कोशिका देवी जी नम

Signature

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

Debala Rani Banik

Debala Rani Banik .

Debala Rani Banik .

Signature



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

Endorsement For Deed Number : I - 01817 of 2011
(Serial No. 01763 of 2011)

On

Payment of Fees:

On 18/03/2011

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

Presented for registration at 18.51 hrs on :18/03/2011, at the Private residence by Smt Debala Rani Banik ,Executant.

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

Execution is admitted on 18/03/2011 by

1. Smt Debala Rani Banik, wife of Sri Subodh Kumar Banik , Kalibari Road, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife
Identified By Subodh Banik, son of Late Brojalal Banik, Kalibari Road, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/03/2011

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. 11561/-, on 21/03/2011

(Under Article : A(1) = 11561/- on 21/03/2011)

Certificate of Market Value(WB PUVI rules of 2001)

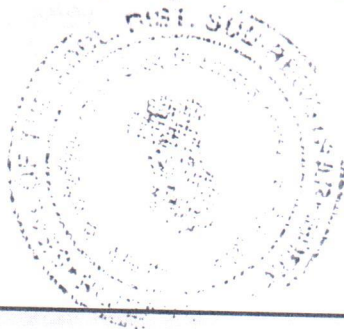
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1051050/-

Certified that the required stamp duty of this document is Rs.- 63063 7/- and the Stamp duty paid as:

Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty



(Signature)
Additional Dist Sub-Registrar
Jalpaiguri, West Bengal

21 MAR 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

21/03/2011 13:16:00



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

Endorsement For Deed Number : I - 01817 of 2011
(Serial No. 01763 of 2011)

1. Rs. 9100/- is paid, by the draft number 237223, Draft Date 18/03/2011, Bank Name State Bank of India, Belakoba, received on 21/03/2011
2. Rs. 49000/- is paid, by the draft number 237225, Draft Date 18/03/2011, Bank Name State Bank of India, Belakoba, received on 21/03/2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

21 MAR 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/03/2011 13:16:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5378 to 5390
being No 01817 for the year 2011.



Narayan Chandra Saha
Additional Dist. S. R. Registrar
Rajganj, Jaspur

21 MAR 2011

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