

2798

J-541

1

1000Rs.



A-493

1007000/-
 Stamp duty payable 82560
 Stamp duty 36000/-
 Draft stamp duty 84560

Vijay Kumar

Stamp duty Required Rs. 36000/-
 Stamp duty paid in N.J. Stamp Rs. 4000/-
 Stamp duty paid u/s. 41 of the I.S.A. 1899 in & Draft Rs. 32000/-
 u/s. 2(9) of the I.S.A. 1899.

011-613198 DEED OF CONVEYANCE

dt. 16.8.05

J.P.A.G.
A.P.C.

1.6.05

Admissible under Rule 21 A also u/s. 5/41 of W.B.L.R. Act, 1955
 duty payable under the Indian Stamp Act, 1899 & Stamp (as Amended) (1956) Schedule I
 Fees Paid A-4939.00
 Process Fees 10.00 in C.F.S.

Stamp Duty Paid Rs. 22290/- by B/O/B/D
 No. 0120-183274
 dt. 1.2.06 Issued by
 S.B.I. Code No.
 Addl. Fees Rs. A-3064
 (Rupees)
 Realised on 08.02.06
 M.R. No. 270652
 Collector/Sub-Registrar
 Rajganj, Jaipur
 8-2-06

Cont ...P/2

[Signature]
 Addl. Dist. Sub-Registrar
 Rajganj, Jaipur
 8-2-06



Shri Jay Chandra P.

: 2 :

DEED OF CONVEYANCE

*SHRI
AAY*

Cont ...P/3

1000Rs.



Amjay Singh

: 3 :

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 23RD DAY OF MAY, IN THE YEAR TWO THOUSAND FIVE

J.P.A.S.
A.V.

Cont ...P/4



Jayraj K. M.

Area of Land	: 11 (Eleven) Kathas 3 (Three) Chattaks
Consideration	: Rs. 4,50,000 (Rupees Four Laes and Fifty Thousand only)
C.S.Plot Nos.	: 625, 625/1045, 625/1050, 625/1053
Khatian No.	: 701/2, 701/3
J.L.No.	: 2
Mouza	: Dabgram
Municipal Corporation	: Siliguri
Pargana.	: Baikunthapur
P. S.	: Bhaktinagar
SMC Ward No.	: 40 (Forty)
District	: Jalpaiguri

Cont ...P/5

*JP/18
AAV*

Sanjay

BETWEEN

✓ **SRI BALAJI PLAZA PRIVATE LIMITED**, a Private Limited Company registered under the Companies Act, 1956 vide Certificate of Incorporation No. U-70101 WB 2005 PTC 103172 of 2005, dated 17.05.2005 and having its registered office at Neelkamal Apartment, Pranami Mandir Road, Siliguri, Dist- Jalpaiguri, in the state of West Bengal, represented by its Directors **SMT. SANGEETA MEHTA**, wife of Sri Gopesh Mehta, resident of Sevoke Road, P.O. & P.S.- Siliguri, Dist: Darjeeling, in the state of West Bengal, and **SMT. NEERA MITTAL**, wife of Sri Ravi Mittal, resident of Pranami Mandir Road, P.O. & P.S.- Siliguri, Dist: Darjeeling, in the state of West Bengal hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context its directors, successors in office, representatives, administrators and assigns) of the **FIRST PART**.

AND

✓ **SRI SANJAY AGARWAL**, son of Sri Murari Lal Agarwal, Hindu by faith, Business by occupation, resident of Sevoke Road, P.O. & P.S.- Siliguri, Dist: Darjeeling, in the state of West Bengal, Indian Nationality, hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS Sri Sanjay Agarwal (the vendor of these presents) acquired by way of purchase from Sri Karna Dikshit Puri and Sri Kumud Puri, both sons of Sri R.R.Puri, resident of 146/16, Lake Gardens, Calcutta, in the state of West Bengal and became the sole, absolute and exclusive owner of all that piece and parcel of land measuring $12 \frac{3}{4}$ decimals in Plot No. 625, Khatian No. 701/2 and $20 \frac{1}{4}$ decimals in Plot No. 625/1045, 625/1050 and 625/1053, Khatian No. 701/3, measuring in total 33 decimals or 20 (Twenty) Kathas, by virtue of a Deed of Sale dated 18-05-1990, being Document No. 2270 for the year 1990, registered in the office of the Additional District Sub-Registrar, Jalpaiguri. Sri Kumud Puri was represented by his Constituted Attorney Sri Rishi Raj Puri.

J.P. Agarwal

AND WHEREAS in the manner aforesaid the vendor became absolute and exclusive owner of the abovementioned Land having permanent, heritable and transferable right, title and interest therein.

Sanjay Agarwal

: 6 :

WHEREAS Sri Sanjay Agarwal (the vendor of these presents) acquired another Plot of Land by way of purchase from Smt. Jamuna Prasad, wife of Late Radha Mohan Prasad, represented by her Constituted Attorney Sri Anmole Prasad, and Sri Anmole Prasad, son of Sri Radha Mohan Prasad, resident of Relli Road, Kalimpong, in the state of West Bengal and became the sole, absolute and exclusive owner of all that piece and parcel of land measuring 12 decimals in Plot No. 625, Khatian No. 701/2 and 21 decimals in Plot No. 625/1045, 625/1050 and 625/1053, Khatian No. 701/3, measuring in total 33 decimals or 20 (Twenty) Kathas, by virtue of a Deed of Sale dated 18-05-1990, being Document No. 2271 for the year 1990, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS in the manner aforesaid the vendor became absolute and exclusive owner of the abovementioned Land having permanent, heritable and transferable right, title and interest therein.


AND WHEREAS the abovenamed owner of land, the Vendor of these presents being in need of money for some other developmental purposes decided and agreed to sell all that piece and parcel of land measuring 5 (Five) Kathas 7 ½ (Seven and half) Chattaks more particularly described in the below mentioned Schedule "A" and 5 (Five) Kathas 11 ½ (Eleven and half) Chattaks more particularly described in the below mentioned Schedule "B".

AND WHEREAS the Purchaser of these presents finding the Plots of land suitable for its business purposes decided and agreed to purchase the said plot of land as fully described in the Schedule- A and Schedule- B below and requested the Vendor to sell the said plot of land for a valuable consideration of Rs 4,50,000/- (Rupees Four Lacs and Fifty Thousand only).

AND WHEREAS the Vendor finding the price offered by the Purchaser to be highest prevailing in the market agreed to sell the said land fully described in the Schedule below for the sum of Rs 4,50,000/- (Rupees Four Lacs and Fifty Thousand only) free from all encumbrances and charges whatsoever unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

S.P. Agarwal
A.A.S.

Cont ...P/7


 by
 Anil Kumar

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of a sum of Rs 4,50,000/- (Rupees Four Lacs and Fifty Thousand only), paid by the Purchasers to the Vendor, the receipt of which the Vendor do hereby acknowledge and grants full discharge to the purchasers from the payment thereof and the Vendor do hereby assign, sell, grant, convey and transfer absolutely and forever the said land measuring **11 (Eleven) Kathas 3 (Three) Chattaks** in total, fully described in the Schedule- A and Schedule-B appended hereinunder, and makes over possession thereof unto and in favour of the purchasers peacefully and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or person claiming under him subject to the payment of land revenue and other taxes to the Govt. of West Bengal and or such other authorities as law may provide from time to time in future.

THE VENDOR do hereby declares that the interest which he professes to transfer hereby subsists as on the date of these present and the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said below scheduled land or any part thereof in favour of any other party or persons and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and in the event of discovery or any contrary is proved, 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 make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the land hereby transferred, expressed or intended so to be or any part thereof on the date of these presents and in the event of discovery of any such charge, attachment, mortgage or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR do hereby further covenants with the Purchaser that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the scheduled land or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said money as the case may be and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

SPAS

Varjany by ...

SCHEDULE OF LAND-A ✓

All the piece or parcel of Land measuring 5 (Five) Kathas 7 ½ (Seven and half) Chattaks approximately situated within Pargana-Baikunthapur, Mouza-Dabgram, Police Station-Bhaktinagar, District-Jalpaiguri, J.L.No.-2, appertaining to Khatian No 701/2, comprised in Plot No. 625, Sheet No. 8, Ward No.-40 of Siliguri Municipal Corporation.

SCHEDULE OF LAND-B ✓

All the piece or parcel of Land measuring 5 (Five) Kathas 11 ½ (Eleven and half) Chattaks approximately situated within Pargana-Baikunthapur, Mouza-Dabgram, Police Station-Bhaktinagar, District-Jalpaiguri, J.L.No.-2, appertaining to Khatian No 701/3, comprised in Plot Nos. 625/1045, 625/1050, 625/1053, Sheet No. 8, Ward No.-40 of Siliguri Municipal Corporation.

The total area of land being sold and conveyed by these presents being 11 (Eleven) Kathas 3 (Three) Chattaks.

The said consolidated and total piece or parcel of land sketched in the site plan enclosed herewith and delineated with red border lines forms a part of these presents and the same is bound and butted as follows:

North : 33'-6" Wide Road,

South : Land of Jatindra Mohan Saha & others,

East : Land of Isckon Mandir,

West : Land of Debendranath Ghosh and then Land of Purchaser.

*J.P.A.S.
A.S.* Separate Sheets are being used for the purpose of affixing impressions of fingers of both the hands of the Vendor and Purchaser.

Vijay Singh

: 9 :

IN WITNESSES WHEREOF the Vendor in good health and conscious mind have put their signatures on these presents on the day, month and year first above written.

WITNESSES:

1. Pradip Pone
S/o - Suresh Pone
Siriligudi

The contents of this document have been gone through and understood personally by the purchaser and vendor.












2. Anand Gopal
Chartered Accountant,
Sant Deep Building,
Seroke Road, Siriligudi

Vijay Singh
(VENDOR)

Drafted, read over and explained by me and typed in computer and printed in my office.

J.P. Agarwal
E.M.D - NB - 588/1985.
ADVOCATE, SIRILIGUDI

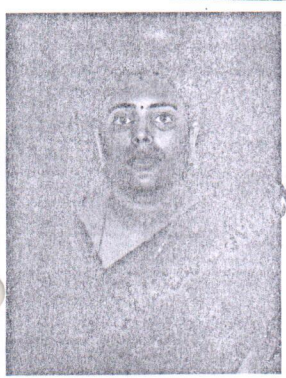










CLAIMANT SHEET

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

Sanjeeda Yehda

SRI BALAJI PLAZA PVT. LTD.

Sanjeeda Yehda
 Signature Director

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



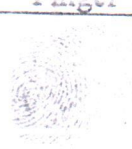
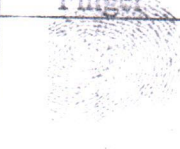


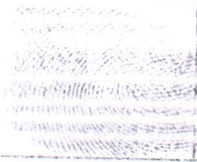
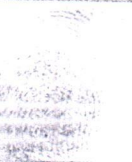



SRI BALAJI PLAZA PVT. LTD.

Neera Mittal

Signature Director

Neera Mittal
 Signature of R.O.

EXECUTANT SHEET

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

Varjay by [unclear]

Varjay by [unclear]

Signature

Signature of P.O.

