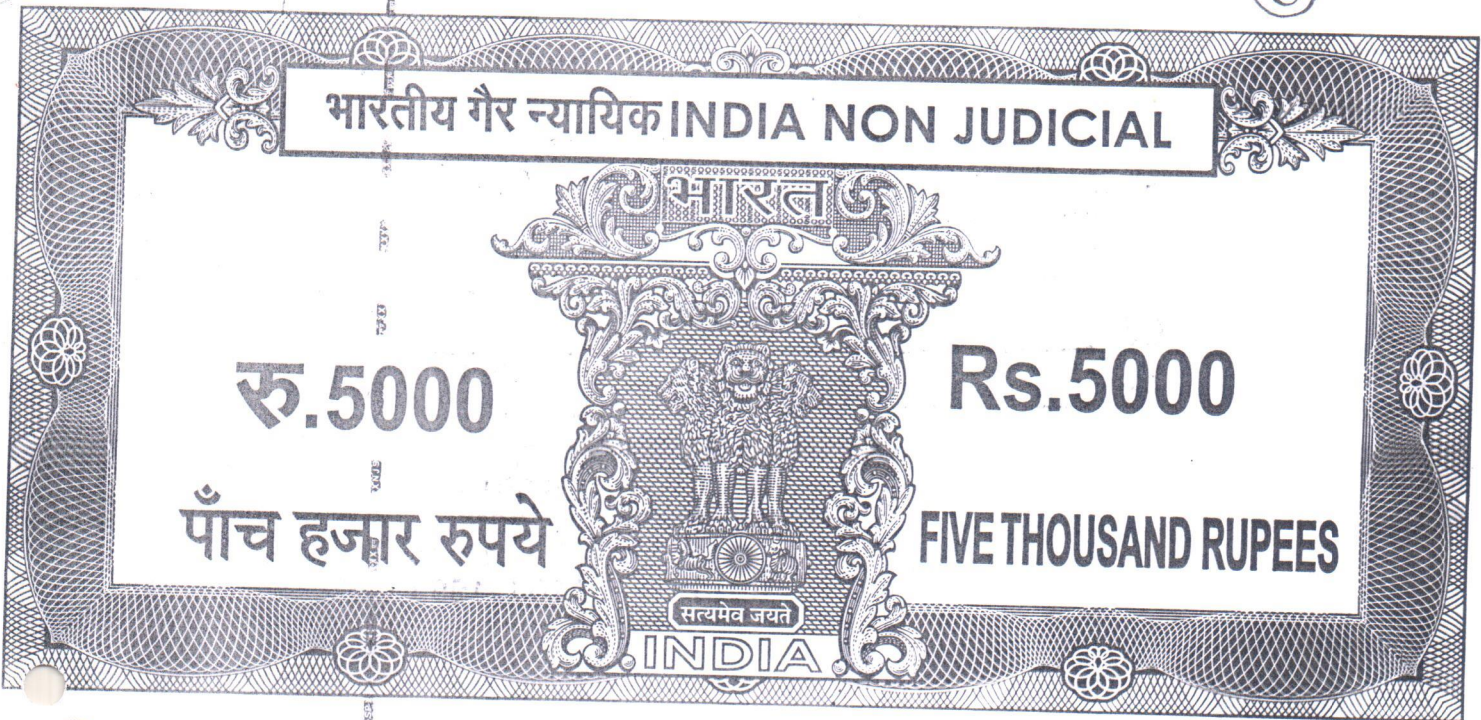


5573

I-6061

3



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

985318



*Rajam Goyal*  
*Ajay Kumar Goyal*

DEED OF SALE

Verifies that the document is admitted  
 as registration. The signature sheet and  
 the endorsement sheets attached to the  
 document are the part of this document

1256 Kr 2010  
 250  
 150  
 36

*Maha*  
 Additional Dist. Sub-Registrar  
 Raiganj, Jalpaiguri

21 DEC 2010

*Maha*  
 ADD. DIST. SUB-REGISTRAR  
 Raiganj, Jalpaiguri

: 2 :

Pranam Goyal  
Ajay Kumar Goyal.

CONVEYANCE :-

MOUZA - DABGRAM

P.S.- BHAKTINAGAR

DISTRICT - JALPAIGURI

AREA : 2 KATHAS

CONSIDERATION: Rs. 10,00,000/-

J.L NO. 02

SHEET NO. 8

PLOT NO. 625/1048

KHATIAN NO. 701/2

SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE

16<sup>th</sup> DAY OF December 2010

BETWEEN

SRI BALAJI PLAZA PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No. U70101WB2005PTC103172, dated 17.05.2005, having its registered office at Pranami Mandir Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, represented by one of its Directors, Smt. Neera Mittal, wife of Sri Ravi Mittal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Neel Kamal Apartment, Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri – hereinafter called the "PURCHASER" (which expression shall mean and include its Directors, Successors-in-office, executors, administrators, legal representatives and assigns) of the ONE PART. (PAN-AAKCS7096M)

AND



Poonam Goyal  
Ajay Kumar Goyal

: 3 :

1. SMT. POONAM GOYAL, wife of Sri Ajay Kumar Goyal,
2. SRI AJAY KUMAR GOYAL, son of Sri Dindayal Goyal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Residents of Khalpara, P.O. and P.S. Siliguri, District Darjeeling - hereinafter called the "VENDORS" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.  
(PAN : AFXPG0289B) (PAN : ADWPG9726A)

AND WHEREAS one Smt. Gita Rani Ghosh transferred land measuring 36 Decimals in favour of Sri Debendra Nath Ghosh by virtue of a registered Sale Deed dated 28.04.1964, being document No. I-3306 for the year of 1964 and the same was registered in the office of the Sadar Joint Sub-Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the abovenamed Sri Debendra Nath Ghosh transferred land measuring 3 Kathas in favour of Sri Joy Singh by virtue of a registered Sale Deed dated 21.09.1979, being document No. I-5111 for the year of 1979 and the same was registered in the office of the District Sub-Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Debendra Nath Ghosh also transferred land measuring 3 Kathas in favour of Sri Joy Singh by virtue of a registered Sale Deed dated 15.09.1979, being document No. I-5113 for the year of 1979 and the same was registered in the office of the District Sub-Registrar Jalpaiguri.

Poonam Goyal  
Ajay Kumar Goyal

: 4 :

AND WHEREAS the abovenamed Sri Joy Singh transferred his entire land measuring (3+3)=6 Kathas in favour of Sri Manoj Sharma and Sri Deepak Verma by virtue of a registered Sale Deed dated 27.05.2003, being document No. I-2530 for the year of 2003 and the same was registered in the office of the District Sub-Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Manoj Sharma and Sri Deepak Verma transferred his entire land measuring 6 Kathas in favour of Smt. Poonam Goyal and Sri Ajay Kumar Goyal (i.e. the Vendors of these presents) by virtue of a registered Sale Deed dated 22.01.2004, being document No. I-356 for the year of 2004 and the same was registered in the office of the District Sub-Registrar Jalpaiguri and ever since then the Vendors are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Vendors also mutated their names with the B.L. & L.R.O. Office Rajganj, District Jalpaiguri, in respect of their land measuring 6 Kathas vide mutation Case No. IX-II/277/R/06-07 and a Mutation Certificate was issued in their joint names.

AND WHEREAS the Vendors being in need of fund for investing the same in some lucrative business has offered for sale land measuring 2 Kathas for a total consideration of Rs. 10,00,000/- (Rupees Ten Lacs Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendors to sell the aforesaid land fully described in the Schedule below approached the Vendors and offered to purchase the above referred to land measuring 2 Kathas for a total consideration of Rs. 10,00,000/- (Rupees Ten Lacs Only) and the aforesaid land is fully described in the Schedule below.

Revanam Goyal  
Ajay Kumar Goyal

: 5 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 10,00,000/- (Rupees Ten Lacs Only) paid by the Purchaser to the Vendors, the receipt whereof the Vendors does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendors 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 Vendors 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 Vendors do hereby transfer subsist and the Vendors have 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 Vendors shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.



Pranab Goyal

Ajay Kumar Goyal

: 6 :

THE VENDORS FURTHER DECLARE 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 Vendors 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.

THE VENDORS FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendors on the date of these presents.

#### SCHEDULE

All that piece or parcel of vacant land measuring 2 Kathas situated in Mouza Dabgram appertaining to Plot No. 625/1048, Recorded in Khatian No. 701/2, J.L. No. 02, Sheet No. 8, within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri. The said land is situated in Siliguri Municipal Corporation Area. The classification of the land as per ROR is Sahari.

The said land is bounded and butted as follows :-

North ... 35 Feet Wide Road

South ... Land of Vendors sold to Purchaser

East ... Land of Sri Balaji Plaza Pvt. Ltd.

West ... Land of Late Nageswar Sharma

:7:

IN WITNESS WHEREOF the Vendors do hereunto set their hands on the day, month and year first above written.

-:WITNESSES:-

1. Sri Manoj Aggarwal  
S/o Sri R. K. Aggarwal  
K. C. Dey Road  
P.O. & P.S. Siliguri  
Dist. Darjeeling.

2. Subrata Ghosh  
S/o Late Biswan Kumar Ghosh  
Govt. Bhawan  
P.O. & P.S. Siliguri  
Dist. Darjeeling

Poonam Royal

Ajay Kumar Goyal

VENDORS

Drafted by me and Printed in  
my office :-

Manoj Aggarwal

Advocate, Siliguri.

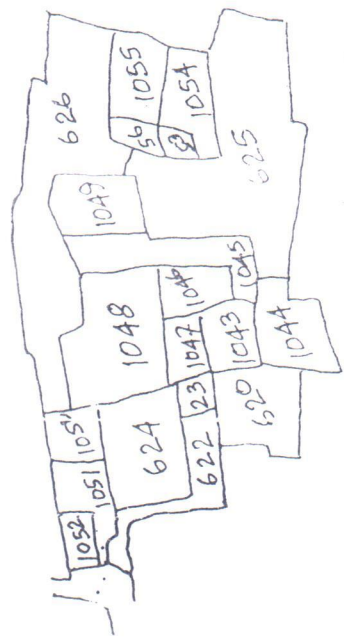
Enrolment No. F-505/434/1997

# SITE PLAN

SCALE = 1" (INCH) : 30' (FEET)

S C H E D U L E O F L A N D		REMARKS
MOUZA	J.L. NO. / MARK NO. / SHEET NO. / KHATIAN NO.	PART OF PLOT NO.
DABGRAM	40 OF 8 S.M.C.	701/2 625/1048
		2 COTTAH
		OR
		0.033 ACRE
		THE SAID LAND HAS BEEN SHOWN BY RED BORDER.

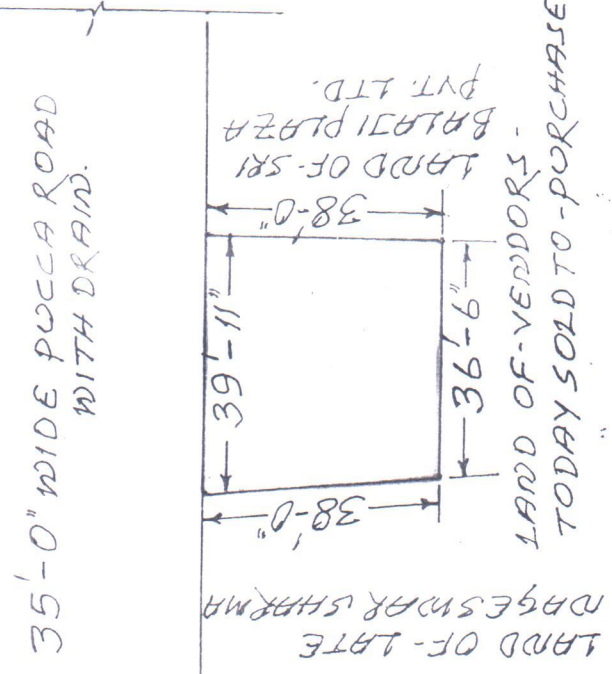
PART TRACED MAP OF MOUZA-DABGRAM, SHEET NO.-8, DT.-JALPAIGURI, SCALE - 16" = 1 MILE.



Poornam Goyal  
Ajay Kumar Goyal

SIGNATURE OF SELLERS












NAME OF PURCHASER	NAME OF SELLERS
SRI BALAJI PLAZA PRIVATE LIMITED DEEL KAMAL APARTMENT PRADHANI MANDIR ROAD, SILIGURI WARD NO. - 40, P.O. - SEVOKER ROAD P.S. - BHAKTI NAGAR DT. - JALPAIGURI REPRESENTED BY ONE OF ITS DIRECTOR - SMT. DEERA MITTAL W/O. SRI RAY MITTAL.	1. SMT. POORNAM GOYAL W/O. SRI AJAY KOMAR GOYAL 2. SRI AJAY KOMAR GOYAL 3. SRI DINDAYAL GOYAL OF AGRA SEN ROAD, KHALPARA, SILIGURI P.O. & P.S. - SILIGURI DIST. - DARJEELING.



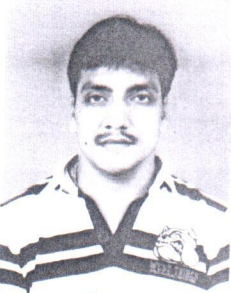










MAP DRAWN BY  
S. J. S. S. S.

LAND OF - VENDORS -  
TODAY SOLD TO - PURCHASER.














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

*Poonam Goyal*  
-----  
Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>Ajay Kumar Goyal</i>	RIGHT HAND					

*Ajay Kumar Goyal*  
-----  
Signature

 <i>Neera Mittal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Neera Mittal*

Signature

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

Signature



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

Endorsement For Deed Number : I - 06061 of 2010  
(Serial No. 05593 of 2010)

On

Payment of Fees:

On 16/12/2010

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

Presented for registration at 20.51 hrs on :16/12/2010, at the Private residence by Smt Poonam Goyal, one of the Executants.

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

Execution is admitted on 16/12/2010 by

1. Sri Ajay Kumar Goyal, son of Sri Dindayal Goyal, Khalpara, , Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business

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

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/12/2010

**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: Impressive Rs.- 5000/-

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

Execution is admitted on 20/12/2010 by

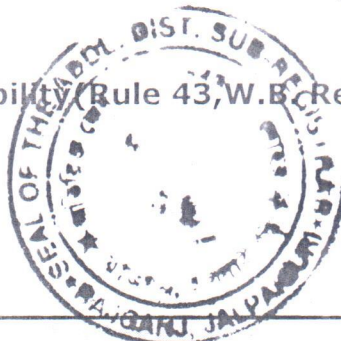
1. Smt Poonam Goyal, wife of Sri Ajay Kumar Goyal, Khalpara, , Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri, By Caste Hindu, By Profession : Business

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

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/12/2010

**Certificate of Admissibility(Rule 43,W.B.Registration Rules 1962)**



( Narayan Chandra Saha )  
Additional District Sub-Registrar  
Raiganj, Jalpaiguri

21 DEC 2010  
( Narayan Chandra Saha )

ADDITIONAL DISTRICT SUB-REGISTRAR

21/12/2010 13:20:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 06061 of 2010  
(Serial No. 05593 of 2010)

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. 11000/-, on 21/12/2010

( Under Article : A(1) = 11000/- on 21/12/2010 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 15060/- is paid, by the draft number 750743, Draft Date 08/12/2010, Bank Name State Bank of India, SILIGURI, received on 21/12/2010
2. Rs. 40000/- is paid, by the draft number 750746, Draft Date 08/12/2010, Bank Name State Bank of India, SILIGURI, received on 21/12/2010

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



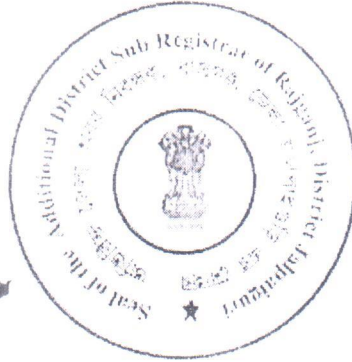
*Narayan Chandra Saha*  
Additional Dist Sub-Registrar  
Rajganj, Jalpaiguri

21 DEC 2010

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 18  
Page from 1391 to 1404  
being No 06061 for the year 2010.



*Narayan Chandra Saha*  
Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

21 DEC 2010

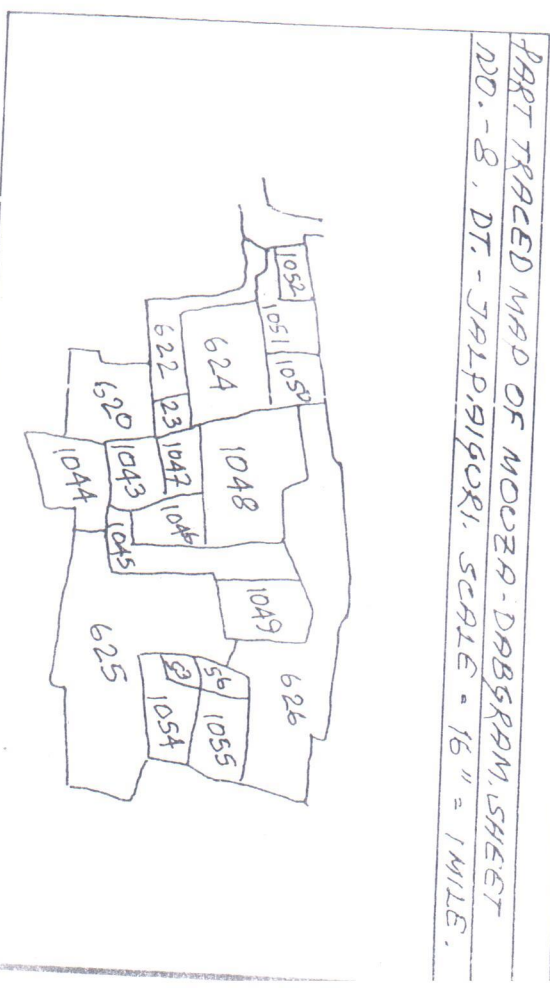
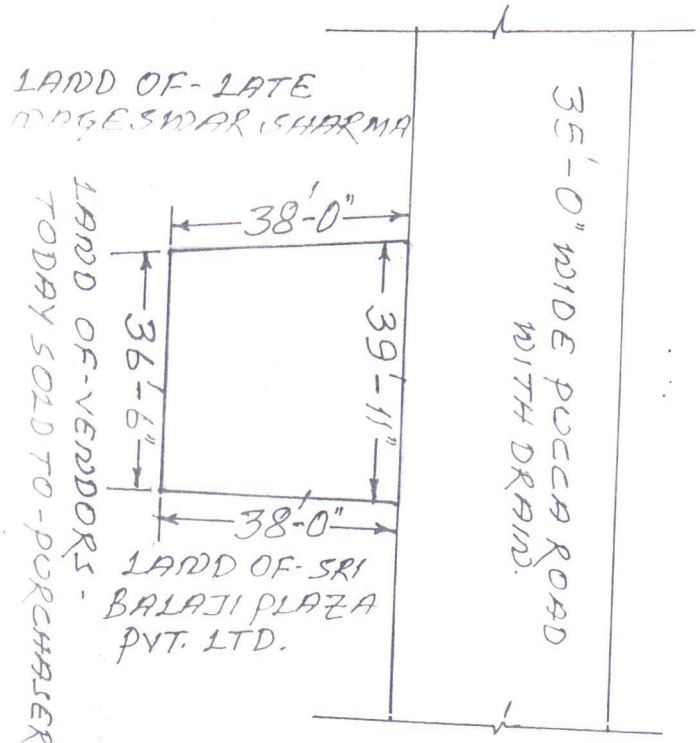
(Narayan Chandra Saha) 21-December-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAJGANJ  
West Bengal

# SITE PLAN

SCALE = 1" (INCH) : 30' (FEET)

NAME OF PURCHASER	NAME OF SELLERS
SRI BALAJI PLAZA PRIVATE LIMITED DEEL KAMAL APARTMENT PRANAMI MANDIR ROAD, SILIGURI WARD NO. - 40, P.O. - SEVOKER ROAD P.S. - BHAKTINAGAR DT. - JALPAIGURI REPRESENTED BY ONE OF ITS DIRECTOR - SMT. DEERA MITTAL W/O. SRI RAVI MITTAL.	1. SMT. DOODRAM GOYAL W/O. SRI RAJY KUMAR GOYAL 2. SRI RAJY KUMAR GOYAL W/O. SRI DINDAYAL GOYAL OF AGRASEN ROAD, KHALPARA, SILIGURI P.O. P.S. - SILIGURI DIST. - DARJEELING.

S C H E D U L E O F L A N D					REMARK		
MOUZA	J.L. NO.	WARRANT NO.	SHEET NO.	KHATIAN NO.			
DABGRAM	2	40 OF S.M.C.	8	701/2	625/1048	2 COTTAGE OR 0.033 ACRE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.



MAP DRAWN BY  
 S. K. Saha  
 5/12/15

SIGNATURE OF SELLERS