

K.K. Kedia

Horizon Exports  
M-92334 69332

D.No - 1647  
Year - 2006

# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

04AA 404386

certified G.O.F  
Doc. No. 1647



*[Handwritten signature]*

R. I. STAMP

SL. NO. 1800 - DATE 24/3/06  
 SOLD TO Karmal K. Kedia  
 OF Silig  
 For 10 f Tea  
 S: 093  
 (Amount Paid)  
 STAMP VERIFIED  
 (MAGAZINE OFFICE)

3888  
 1468  
 0/4  
 2  
 msd

COST OF PWD  
 P (1) & (M) \_\_\_\_\_  
 P (2) \_\_\_\_\_  
 S (a) \_\_\_\_\_  
 S (b) \_\_\_\_\_  
 X 1 Stamp \_\_\_\_\_  
 on the \_\_\_\_\_  
 Station Post

every PROVISIONAL RECEIPT shall be  
 witnessed by the authorities as per  
 order No. \_\_\_\_\_

3888  
 1468 0/4/06



Karmal  
 Addl. Dist. Sub-Registrar  
 Siliguri, Darjeeling  
 0/4/06

1000Rs.

7-26  
7-18-11-2008

7-18-11-2008



23  
A 16489-00  
A-10-00000000

27  
A 111689  
A-10-00000000

49500/119485/119500  
2583 2583 2583 2583

52, 12, 121  
2, 26, 9200

Blis  
200

52.12.12  
15.00  
18.00  
20.427



THE STATE GOVERNMENT UNDER AMNESTY  
SCHEME YOU OUGHT TO BE REGISTERED

THE STATE GOVERNMENT UNDER AMNESTY  
SCHEME YOU OUGHT TO BE REGISTERED

Add. Dist. Sub-Registrar  
Siliguri

DEED OF CONVEYANCE

Registered

certified that the  
deficit being out of Rs. 115,000  
has been repaid by the Bank of India  
having No. 1000000000 Dated 29/12/06

29/12/06

29



REG. NO. 104. DATED 02/08/2005  
Sai Tulsii Nirman Pvt. Ltd  
BY ... sy.  
Rs. 1500/- one thousand

8.09g  
STAMP VERIFIED  
DELICATE (2005)

*[Signature]*

12:30 PM

18/8/2005  
~~Moudeul Kantu Das~~

Moudeul Kantu Das

S/o Late Ni Kishin Behari Das

No. 104  
M. Babu Das  
P.O. ...  
By ...  
Profession ... Business as a

Director for Nabacharya  
Construction Pvt. Ltd.

*[Signature]*

Ashok K. Agarwal  
S/o Braj Nath Agarwal

No. 104  
M. Mahabishan  
P.O. ...  
By ...  
Profession ... Business

13/8/05  
Add. Dist. Sub. Postoffice  
Signature  
13/8/05

Sai Tulsii Construction Pvt. Ltd

Moudeul Kantu Das

3003

18/8/05



Sai Tulsii Construction Pvt. Ltd

Moudeul Kantu Das

18/8/05

Ashok K. Agarwal  
S/o Braj Nath Agarwal  
Goyal Sams  
Mahabishan





*Handwritten note:*  
 1000 Rupees  
 1000 Rupees

: 2 :

THIS INDENTURE IS MADE ON THIS THE 18<sup>TH</sup> DAY OF NOVEMBER 2005.

*Handwritten signature:*  
 K. Srinivas  
 P. Srinivas



*Handwritten mark:*  
 ✓

IN 1. 1955

NO. 105

02/08/55

Jai Tulsai Nieman. Pvt. Ltd

31g

1000/- one thousand

CASH

S. D. AS

STAMP & SIGNATURE



Add. Dir. Sub-~~...~~



500Rs



*the amount is*

Area : 0.172 Acres  
Plot No. : 5287  
Khatian No. : 1946  
Mouza : Siliguri  
J.L. No. : 110  
P.S. : Siliguri  
District : Darjeeling  
Consideration : ₹ 15,00,000.00

*Chaitanya*



*✓*

02/08/2005  
No. NO. 106  
To: Sai Tulsii Neman Pvt. Ltd  
By: Sg  
Rs. 500/- Five hundred  
ONLY.

S-098  
STAMP  
SINGAPORE



Adm. Dist. Sub-  
Singapore





500Rs



THE  
 Mr. abul-karim  
 19/11/2019

4  
 BETWEEN

20/11/2019



a

INVOICE NO. 107      DATE 02/08/2005  
TO Sai Tulsei Nirman Pvt. Ltd  
BY S/S      FIVE HUNDRED  
AMOUNT 500/-      S: DAg



ADD. DIST. S.D. WEST BENGAL  
DURGAPUR



500Rs.



Jai Tulsi Nirman Private Ltd. Ltd.  
 Mirchandani & Co.  
 Director

JAI TULSI NIRMAN PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.21-89895 of 1999, having its Office at Mirza Building, 2nd Floor, Nayabazar, Siliguri, P.O. and P.S.-Siliguri, in the District of Darjeeling, represented by its Director SRI ANAND DALMIA, son of Sri Mangilal Dalais, hereinafter called the "PURCHASER" ( which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns ) of the " ONE PART ".

*Allo*  
*DDV*



*2*

INVOICE NO. 108      DATE 02/08/2005  
TO: Sai Tulse Nitman Pvt. Ltd  
AMOUNT 500/-      Five hundred

J. DAS

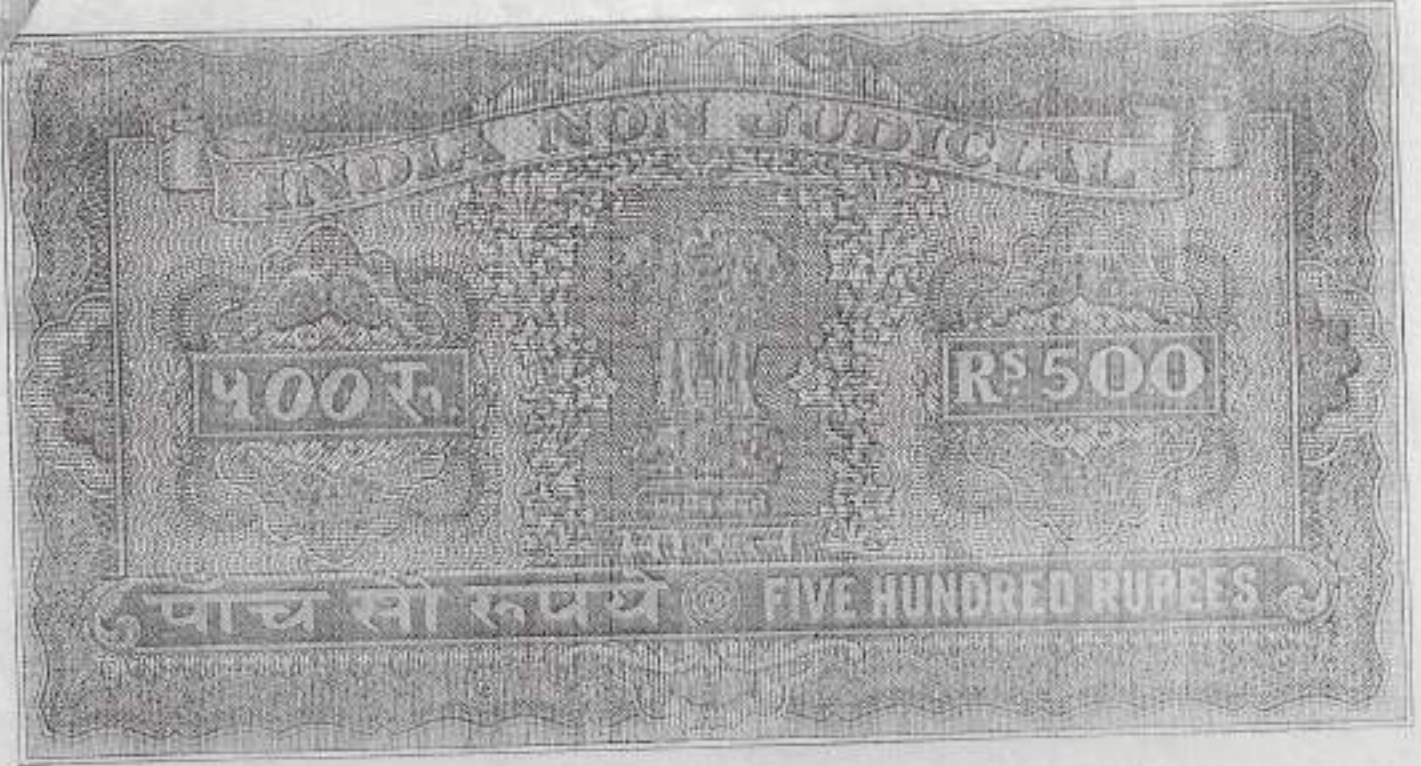
Signature  
Name



ADD. DIST. REGISTRAR  
BANGALORE



500Rs



✓  
 मूल्य अक्षरों में लिखा है  
 ₹ 500 का  
 मूल्य



✓

109

02/08/2005

TO

Jai Tulsji Nirmann Pvt. Ltd

BY

S/g

AMOUNT

500/-

Five hundred

DATE

S: D/S

$1000 \times 2 = 2,000$

$500 \times 4 = 2,000$

4,000/-



Sri. Ashwanta Construction Pvt. Ltd.  
Sri. Ashwanta Construction

: 7 :

NABA DIGANTA CONSTRUCTION PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.21-88661 of 1999, having its Office at Babupara Extension, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, represented by its Director SRI MRIDUL KANTI DAS, son of Late Nikunja Behari Das, hereinafter called the " VENDOR " ( which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns ) of the " OTHER PART " .

WHEREAS one Smt. Ashalata Mitra, wife of Ram Ranjan Mitra, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.20 Acres, forming part of Plot No.5207, recorded in Khatian No.1946, situated within Mouza - Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.O. and P.S. - Siliguri, in the District of Darjeeling, unto and in favour of 1. Sri Bihuti Roy, son of Late Gour Chandra Roy and 2. Smt. Manju Roy, wife of Sri Bihuti Roy, by virtue of two separate Sale Deeds, Dtd.03-05-1974, being Document Nos.4181 and 4182 for the year 1974, entered in Book No. I, Volume No.47, Pages 282 to 284 and 285 to 287, registered in the Office of the Sub-Registrar, Siliguri.

AND WHEREAS abovenamed 1. Sri Bihuti Roy and 2. Smt. Manju Roy, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.172 Acres out of the aforesaid land, unto and in favour of NABA DIGANTA CONSTRUCTION PRIVATE LIMITED, a Private Limited Company, by virtue of two separate Sale Deeds, both Dtd.28-08-2003, i) being Document No.3078 for the year 2003 and ii) being Document No.413 for the year 2005, both registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, NABA DIGANTA CONSTRUCTION PRIVATE LIMITED, a Private Limited Company, ( Vendor of these presents ) became the sole, absolute and exclusive owner of the aforesaid land measuring 0.172 Acres, more particularly described in the Schedule given hereinafter, having permanent, heritable and transferable right, title and interest therein.

*Plain Adv.*



*[Handwritten signature]*

Shri. S. S. Construction Pvt. Ltd.  
✓ Mr. S. S. Construction Pvt. Ltd.

: 8 :

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchaser the aforesaid land measuring 0.172 Acres, more particularly described in the Schedule given hereunder, for a consideration of Rs.15,00,000.00 ( Rupees fifteen lakhs ) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.172 Acres, more particularly described in the Schedule given hereunder for a consideration of Rs.15,00,000.00 ( Rupees fifteen lakhs ) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.15,00,000.00 ( Rupees fifteen lakhs ) only, paid by the purchaser to the vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the purchaser peaceably 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 any person claiming under its subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which it professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

*Handwritten signature*



*Handwritten signature*



Shri. Bhabha Construction Pvt. Ltd.  
Mr. Chakraborty

: 9 :

The vendor further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below schedule land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of land measuring 0.172 Acres, forming part of Plot No.5207, recorded in Khatian No.1946, situated within Mouza- Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.O., P.S. Sub-Div., and A.D.S.R.D.- Siliguri, Ward No. XXVII of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land is bound and butted as follows :

By North : Municipal Road,

By South : Land of Haripada Dutta and land and house of Est. Shipra Chowdhury,

By East : Road,

By West : Municipal Road ( Sree Naa Sarani ).



Handwritten initials/signature on the left margin.

Handwritten checkmark or signature on the right margin.

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Ashoke Kumar Sanyal  
S/o Gopal Chandra  
S/o Ashok Chandra  
Makhera

2. *[Handwritten signature]*  
S/o Ashok Chandra  
S/o Ashok Chandra  
Makhera

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

*[Handwritten signature]*  
VENDOR

Drafted, readover and explained by me and typed in my office.

*[Handwritten signature]*  
Kamal Kr. Kedia  
Advocate, Siliguri  
E.No.F/6/92.



*[Handwritten signature]*  
S/o Ashok Chandra  
Makhera



TRUE COPY

Addl. Dist. Sub-Registrar  
Siliguri  
*[Handwritten signature]*  
07/4/24



m. kanti das

FINGER PRINTS OF SRI MRIDUL KANTI DAS, DIRECTOR OF  
NABA DIGANTA CONSTRUCTION PRIVATE LIMITED (VENDOR)

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



श्री अनांद दलमिया

m. kanti das  
SIGNATURE

FINGER PRINTS OF SRI ANAND DALMIA, DIRECTOR OF JAI  
TULSI NIRMAN PRIVATE LIMITED (PURCHASER)

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



श्री अनांद दलमिया  
SIGNATURE