

3 1171

I - 1111



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

B 063873

2/1
Q.2605/12



Certification of the document, its registration and the signature sheet and the F. discharge sheet attached to his Document are part of this Document

District Sub-Registrar
Jalpaiguri

22 APR 2014

Kanta Gupta

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 20th DAY OF MARCH 2014 (TWO THOUSAND FOURTEEN).

Cont. P/2

Visit & Signature No. 794
 Fee Paid- 2.50
 J(2) Fee 3.15
 P.T.A. Rs. 1.25

Total Rs.

District Sub-Registrar

21 APR 2014

JUDICIAL STAMP
1731 Date 13.3.14

Response Trade Mark Pvt Ltd

Kolkata

Imp. Five thousand only
Tannoy Roy
Lic. No- 546/HM
07 / Darjeeling



Kanta Gupta



422

Kanta Gupta



District Sub-Registrar
Jalpaiguri

21 APR 2014

Rita Gupta
w/o Dip Kumar Gupta
S.P. Mukherjee Road
Khalphara Siliguri
1.

Kante Gupta

Page - 2

TOTAL CONSIDERATION	:	RS. 15,00,000/-
AREA OF LAND	:	4 DECIMAL
R.S. KHATIAN NO.	:	681/24
L.R. KHATIAN NO.	:	22
R.S. PLOT NO.	:	58/156
SHEET NO.	:	04
J.L. NO.	:	02
MOUZA	:	DABGRAM
PARGANA	:	BAIKUNTHAPUR
POLICE STATION	:	BHAKTINAGAR
DISTRICT	:	JALPAIGURI
WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION		

Cont.P/3

K

Page - 3

B E T W E E N

Kanta Gupta

SMT KANTA GUPTA alias **KANTA MITTAL** (PAN: **AGUPG 1644E**) W/o Sri Santosh Kumar Gupta, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of S.P. Mukherjee Road, Khalpara, P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter called the **VENDOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

RESPONSE TRADELINKS PRIVATE LIMITED (PAN : **AAECR 2789Q**) A Private Limited Company incorporated under the provision of Companies Act 1956 bearing certificate of Incorporation No.U51909WB2009PTC133443 Dated 04.03.2009 having its Registered office at 7A, Bentinck Street, Old wing, 2nd Floor, Kolkata --- hereinafter called the **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director duly authorized for this purpose **SRI SANJAY KUMAR GOYAL** S/o Late Deshraj Goyal, Hindu by religion, Indian by Nationality, Director of the above named Company by Occupation, resident of Sevoke Road, P.O. & P.S. Siliguri in the District of Darjeeling.

WHEREAS one **MANGAL SINGH ROY** alias **MANGLU SINGH ROY** was the recorded owner of all that piece and parcel of land recorded in Khatian No. 681/24 of Mouza - Dabgram in the District of Jalpaiguri.

Cont.P/4

Page - 4

A N D

Kanta Gupta

WHEREAS one **RABINDRA NATH SARKAR** acquired a piece and parcel of land measuring 36.5 Decimal appertaining to forming part of Plot No. 58/156 of Sheet No. 4 recorded in Khatian No. 681/24 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **MANGAL SINGH ROY** alias **MANGLU SINGH** and registered at the Office of the Sadar Joint Sub - Registrar, Jalpaiguri and recorded in Book No. I, Volume NO. 4, Pagaes 107 to 109, being Document No. 231 for the year 1984.

A N D

WHEREAS one **MANJUSHREE SARKAR** acquired a piece and parcel of land measuring 33 Decimal appertaining to forming part of Plot No. 58/156 of Sheet No. 4 recorded in Khatian No. 681/24 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **MANGAL SINGH ROY** alias **MANGLU SINGH** and registered at the Office of the Sadar Joint Sub - Registrar, Jalpaiguri and recorded in Book No. I, Volume NO. 4, Pagaes 110 to 114, being Document No. 232 for the year 1984.

A N D

WHEREAS Vendor hereof **SMT KANTA MITTAL** acquired a piece and parcel of land measuring 1 Bigha 2 Katha appertaining to forming part of Plot No. 58/156 of Sheet No. 4 recorded in Khatian No. 681/24 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **RABINDRA NATH SARKAR** and registered at the Office of the Additional District Sub - Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 18, Pages 429 to 433, being Document No. 4871 for the year 1984.

Cont.P/5

Page - 5

A N D

Kanta Gupta

WHEREAS Vendor hereof **SMT KANTA MITTAL** also acquired a piece and parcel of land measuring 33 Decimal appertaining to forming part of Plot No. 58/156 of Sheet No. 4 recorded in Khatian No. 681/24 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **MANJUSHREE SARKAR** and registered at the Office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 18, Pages 435 to 439, being Document No. 4872 for the year 1984.

A N D

WHEREAS during current revenue survey settlement L.R. Khatian No. 22 is opened in the name of the vendor hereof **SMT KANTA MITTAL** by the office at B.L. & L.R.O, Rajganj in respect of the aforesaid Land.

A N D

WHEREAS vendor hereof is in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the Vendor become sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

A N D

WHEREAS the Vendor being in need of fund for acquiring more profitable properties has offered to sale all that piece and parcel of land as more fully described in the schedule below.

Cont.P/6

Page - 6

A N D

WHEREAS the Purchaser being in need of land have accepted the offer of the first party and have offered and agreed to purchase the land as fully described in the schedule below for Rs. 15,00,000/- (Rupees Fifteen Lakh) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sale the land more fully described in the schedule below for Rs. 15,00,000/- (Rupees Fifteen 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. 15,00,000/- (Rupees Fifteen Lakh) only, paid by the purchaser to the Vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and forming part of these presents 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.

Cont.P/7

Kante Gupta

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 her 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 on the date of these 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 shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THE Vendor further covenants 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 up to the date of these presents have 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.

Kante copy-a

THE Vendor further declares that the entire land forming subject matter of the present conveyance are/were in Khas and actual possession of the vendor on the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendor shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendor that the she has not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof on the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

S C H E D U L E

All that piece and parcel of Vacant land measuring 4 (Four) Decimal appertaining to and forming part of Plot No. 58/156 (Five Eight by One Five Six) of Sheet No. 4 (Four) recorded in R.S. Khatian No. 681/24 (Six Eight One by Two Four) Corresponding to L.R. Khatian No. 22 (Two Two) of Mouza - Dabgram, J.L. No. 2 (Two) situates within Pargana - Baikunthapur, P.S. - Bhaktinagar in the District of Jalpaiguri. Classification of Land : Bastu/Sahari.

Aforesaid land is butted and bounded as follows:

BY THE NORTH : LAND OF PURCHASER,

BY THE SOUTH : LAND OF PURCHASER,

BY THE EAST : LAND OF VENDOR HEREOF SOLD TO PURCHASER,

BY THE WEST : 45'-0" WIDE PUCCA ROAD,

INWITNESS WHEREOF the Vendor does hereunto set her hands on the Day, Month and Year first above written.

WITNESSES: -

1.

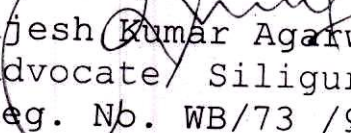
Rita gupta
w/o Dilip gupta
S.P Mukherjee Road
Khalpara
Siliguri

Ranita Gupta

V E N D O R

2. Dilip Kumar Gupta
S/o Late Niranjana Singh Gupta
S.P. Mukherjee Road
Khalpara
Siliguri

Drafted by me and printed at my office.


Rajesh Kumar Agarwal
Advocate/ Siliguri
Reg. No. WB/73 /97

MEMO OF RECEIPT

Rs. 15,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 15,00,000/- (Rupees Fifteen Lakh) only by within named VENDOR the within sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only paid by the PURCHASER to the VENDOR by Cheque in respect of the property conveyed herein as per memo of consideration below.

MEMO OF CONSIDERATION

BANK NAME	CHEQUE NO	DATE	AMOUNT
HDFC BANK	440915	09.01.2014	15,00,000/-
TOTAL			RS. 15,00,000/-

Kanta Gupta

FINGER IMPRESSION



L
E
F
T

R
I
G
H
T

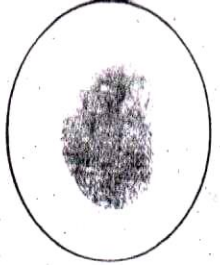
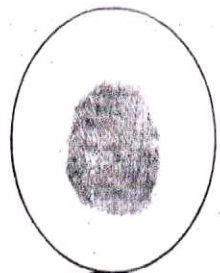
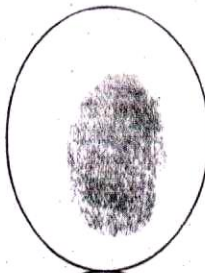
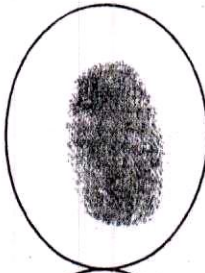
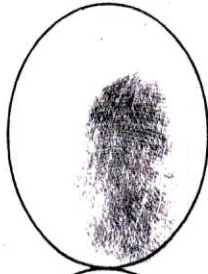
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Kanta Gupta

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

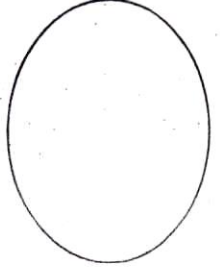
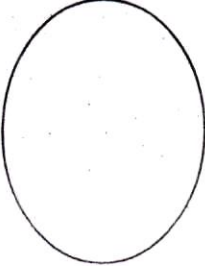
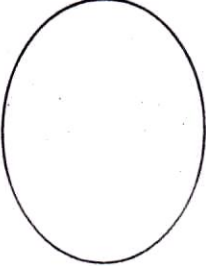
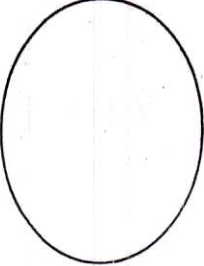
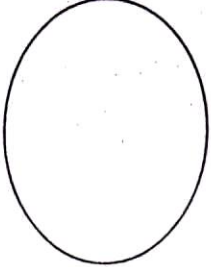
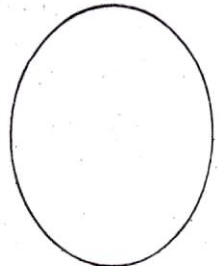
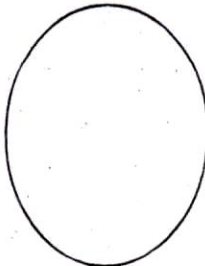
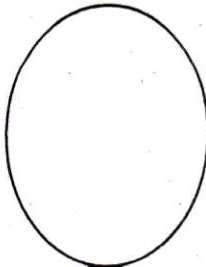
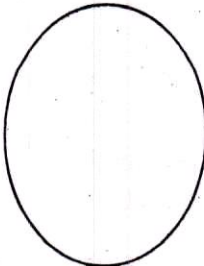
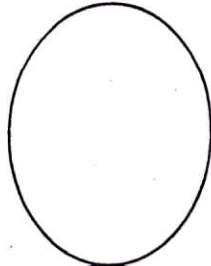
RING FINGER

LITTLE FINGER

L
E
F
T

R
I
G
H
T

PHOTO
(sign across
the photo but
do not sign
over the
face)



SIGN. WITH DATE

SELLER

SMT. KANTA MITTAL

W/O SRI. SANTOSH KR. GUPTA

S. P. MUKHARJEE ROAD, KHALPARA,

PO & PS- SILIGURI, DIST.- DARJEELING.

N

PURCHASER
RESPONSE TRADELINKS PVT. LTD

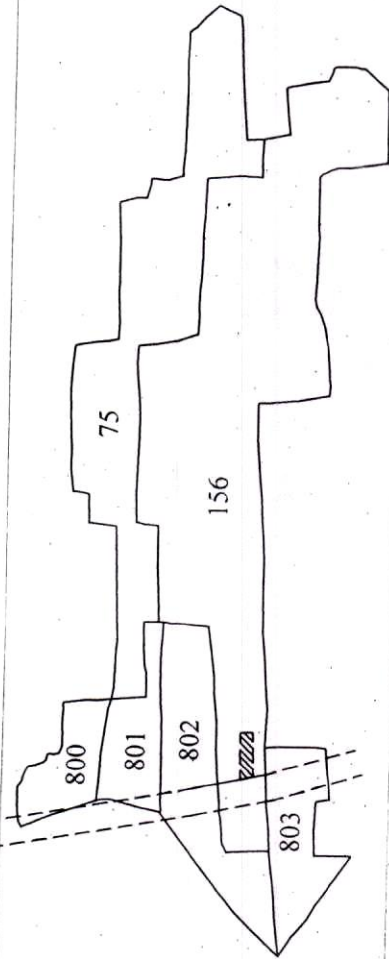
7A, BENTINCK STREET, OLD WING, 2 ND FLOOR

KOLKATA - 700001.

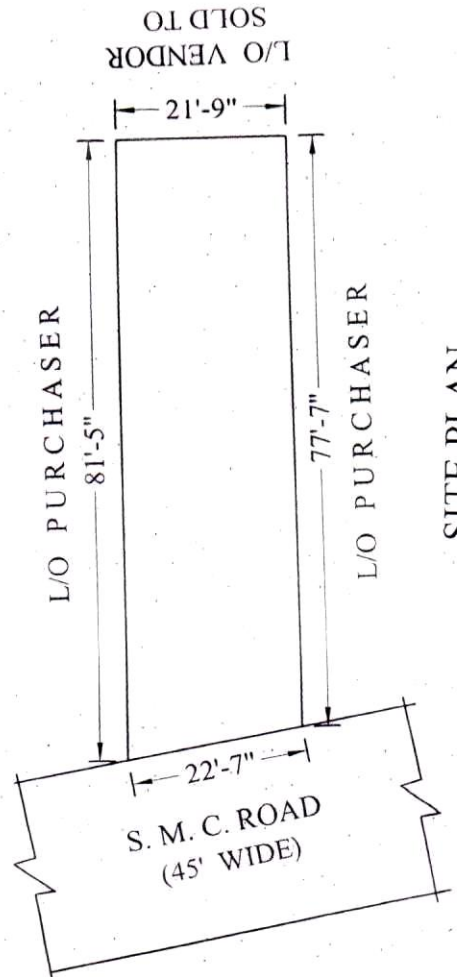
REPRESENTED BY-

SRI. SANJAY KUMAR GOYAL

S/O LATE DESH RAJ GOYAL



MOUZA MAP (SCALE 16" = 1 MILE)



SITE PLAN

SCALE - 1" = 25'

LAND SCHEDULE

PARGANA - BAIKUNTHAPUR

MOUZA - DABGRAM, J. L. NO - 2,

SHEET NO - 4, KHATIAN NO - 681/24

PLOT NO - 58/156.

AREA OF LAND :- 4 DECIMAL

N. B. - LAND UNDER S. M. C. AREA

SIGN. OF SELLER

Kanta Mittal

PREPARED BY

Abhaya 07-02-14

ABHAYA K. GUPTA
SERVING AS A SURVEYOR
SERVICES NO. 1402

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

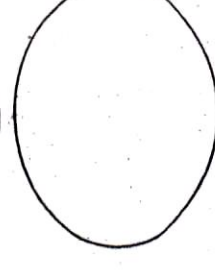
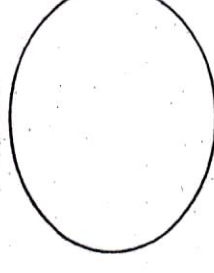
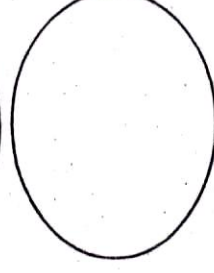
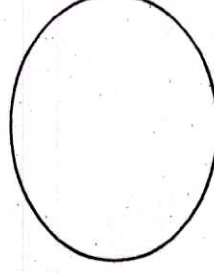
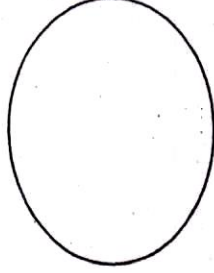
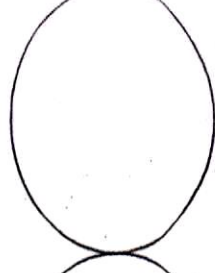
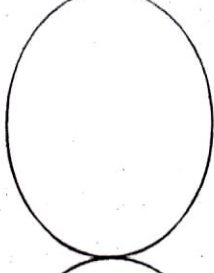
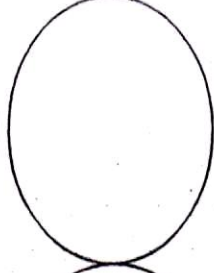
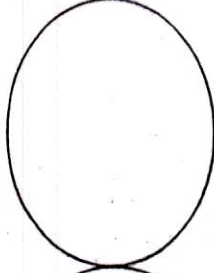
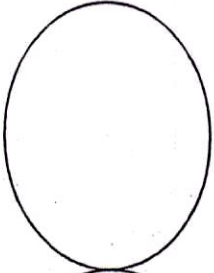
RING FINGER

LITTLE FINGER

PHOTO
(sign across
the photo but
do not sign
over the
face)

L
E
F
T

R
I
G
H
T



SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

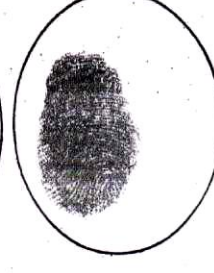
LITTLE FINGER



Sajay Kumar Goyal

L
E
F
T

R
I
G
H
T



Response Tradelinks Pvt. Ltd
Sajay Kumar Goyal

SIGN. WITH DATE



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



Endorsement For Deed Number : I - 01111 of 2014
Serial No. 01171 of 2014 and Query No. 0702L000002605 of 2014)

On 21/04/2014

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

Presented for registration at 18.00 hrs on :21/04/2014, at the Private residence by Smt. Kanta Gupta Alias Kanta Mittal,Executant.

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

Execution is admitted on 21/04/2014 by

1. Smt. Kanta Gupta Alias Kanta Mittal, wife of Sri Santosh Kumar Gupta , S . P. Mukherjee Road, Khal Para, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Rita Gupta, wife of Dilip Gupta, S . P. Mukherjee Road , Khal Para, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: House wife.

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

On 22/04/2014

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. 16521.00/-, on 22/04/2014

(Under Article : A(1) = 16489/- ,H = 28/- ,M(b) = 4/- on 22/04/2014)

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.-15,00,000/-

Certified that the required stamp duty of this document is Rs.- 90000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 82521/- is paid , by the draft number 790536, Draft Date 18/03/2014, Bank : State Bank of India, STN FDR RD SILIGURI, received on 22/04/2014
2. Rs. 2479/- is paid , by the draft number 790925, Draft Date 03/04/2014, Bank : State Bank of India, STN FDR RD SILIGURI, received on 22/04/2014

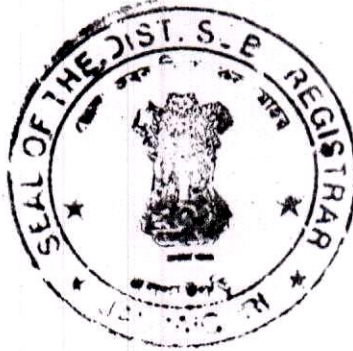
(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 01111 of 2014
(Serial No. 01171 of 2014 and Query No. 0702L000002605 of 2014)

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1057 to 1073
being No 01111 for the year 2014.



(Subhas Chandra Sarkar) 22-April-2014
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal