

NON JUDICIAL STAMP

No. 2482 Date 17.6.14

For Response Trade links Pvt Ltd
of Kolkata

Value Rs. nil No. Amal Kumar Sen
Tannoy Roy
Govt Stamp Vendor
Bagdara
Licn. No- 546/RM
07 / Darjeeling



Rita gupta



789

Rita gupta



790

Ranita Gupta



791

Sangita mittal



[Signature]

District Sub-Registrar
Jalpaiguri

02 JUL 2014

Rajiv Mittal
In of Pradip Kumar Gupta
Computer Palace,
SP Mukherjee Road, Kharapora
Siliguri, W.B
P.O & PS Siliguri Dist: Dooars

Rita Gupta
Kanika Gupta
Sangita Mittal.

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TOTAL CONSIDERATION	:	12,00,000/-
AREA OF LAND	:	4 DECIMAL
KHATIAN NO.	:	681/24, 681/26 & 681/1
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

Rita gupta
Kanta Gupta
Sangita mittal.

B E T W E E N

1. SMT RITA GUPTA (PAN: ADAPG 1628D) W/o Dilip Kumar Gupta,
2. SMT KANTA GUPTA alias KANTA MITTAL (PAN: AGUPG 1644E) W/o Sri Santosh Kumar Gutpa,
3. SMT SANGITA MITTAL (GUPTA) (PAN: AEKPM 8504M) W/o Pradip Mittal,

All are Hindu by religion, Indian by Nationality, Housewife by occupation, resident of S.P. Mukherjee Road, P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter jointly & collectively called the **VENDORS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their 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.

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Sangita mittal.

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I) 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.

Ia) AND WHEREAS one **SAKUNTALA DEVI** acquired a piece and parcel of land measuring 61 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 ROY** and registered at the Office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 1684 for the year 1987.

Ib) AND WHEREAS Vendor No. 1 hereof **SMT RITA GUPTA** acquired a piece and parcel of land measuring 61 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 **SAKUNTALA DEVI** and registered at the Office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 5004 for the year 1992.

IIa) AND 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, Pages 107 to 109, being Document No. 231 for the year 1984.

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IIb) AND WHEREAS Vendor No. 2 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.

IIIa) AND 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.

IIIb) AND WHEREAS Vendor No. 2 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 and during current revenue survey settlement L.R. Parcha Khatian No. 22 is opened in the name of the vendor No. 2 hereof **SMT KANTA MITTAL** by the office at B.L. & L.R.O, Rajganj in respect of the aforesaid Land in respect of land measuring 58.77 Decimal.

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IV) AND WHEREAS one **TEPU SINGH ROY** was the recorded owner of all that piece and parcel of land recorded in Khatian No. 681/1 of Mouza - Dabgram in the District of Jalpaiguri.

IVa) AND WHEREAS Vendor No. 3 hereof **SMT SANGITA MITTAL** acquired a piece and parcel of land measuring 31 Decimal appertaining to forming part of Plot No. 58/156 of Sheet No. 4 recorded in Khatian No. 681/1 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **TEPU SINGH ROY** and registered at the Office of the Additional District Sub - Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 1009 for the year 1986 and Possessing the aforesaid Land above named Vendor No. 3 hereof **SMT SANGITA MITTAL** mutated her name in the Office of J.L.R.O., Rajganj vide mutation case No. IX-II/598(R)/86-87.

V) AND WHEREAS one **JADUPAUL ROY** was the recorded owner of all that piece and parcel of land recorded in Khatian No. 681/26 of Mouza - Dabgram in the District of Jalpaiguri.

Va) AND WHEREAS possessing the aforesaid land above named **JADUPAUL ROY** died intestate leaving behind him, his following legal heirs namely :-

1. **BHANGA TOKA ROY** (SON)
2. **KANA ROY** (DAUGHTER)
3. **AKALI ROY** (DAUGHTER)
4. **MITHAKALA ROY** (DAUGHTER)
5. **KUMILA ROY** (WIFE)

as his only legal heirs to inherit all his movable and immovable properties.

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Sangita Mittal.

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Vb) **AND WHEREAS** Vendor No. 3 hereof **SMT SANGITA 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. 681/26 of Mouza - Dabgram by virtue of a Deed of Conveyance jointly executed by **BHANGA TOKA ROY & 4 OTHERS** and registered at the Office of the Additional District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 1011 for the year of 1986. Possessing the aforesaid Land above named Vendor No. 3 hereof **SMT SANGITA MITTAL** mutated her name in the Office of J.L.R.O. Rajganj vide mutation case No. IX-II/614(R)/86-87.

VI) **AND WHEREAS** Vendor No. 3 hereof **SMT SANGITA MITTAL** also acquired a piece and parcel of land measuring 16 Katha 4 Chhataks appertaining to forming part of Plot No. 58/156 of Sheet No. 4 recorded in Khatian No. 681/26 of Mouza - Dabgram by virtue of a Deed of Conveyance jointly executed by **BHANGA TOKA ROY & 4 OTHERS** and registered at the Office of the Additional District Sub - Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 1012 for the year 1986. Possessing the aforesaid Land above named Vendor No. 3 hereof **SMT SANGITA MITTAL** mutated her name in the Office of J.L.R.O., Rajganj vide mutation case No. IX-II/613(R)/86-87.

AND WHEREAS vendors hereof are 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 Vendors become sole, absolute and exclusive owner-in-possession of the said land and have got right, title and interest having permanent heritable and transferable interest therein.

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Sangita Mishra.

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

AND 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. 12,00,000/- (Rupees Twelve Lakh) only free from all encumbrances whatsoever.

AND WHEREAS the Vendors have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sale the land more fully described in the schedule below for Rs. 12,00,000/- (Rupees Twelve 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. 12,00,000/- (Rupees Twelve Lakh) only, paid by the purchaser to the Vendors (the receipt whereof the vendors do hereby acknowledge and grant full discharge to the purchaser from payment thereof) the Vendors do 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.

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Sangita Mittal.

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AND the Vendors hereby covenanted with the purchaser that the interest which the vendors professes to transfer subsists and the vendors have 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 vendors or any person claiming under them 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 vendors have 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 vendors 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 Vendors 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 vendors shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

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Sangita Mittal.

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THE Vendors further declares that the entire land forming subject matter of the present conveyance are/were in Khas and actual possession of the vendors 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 vendors shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be 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 Vendors that they have 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 vendors 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 Khatian No. 681/24 (Six Eight One by Two Four), 681/26 (Six Eight One by Two Six) & 681/1 (Six Eight One by One) of Mouza - Dabgram, J.L. No. 2 (Two) situates within Pargana - Baikunthapur, P.S. - Bhaktinagar in the District of Jalpaiguri.
Classification of Land : Bastu/Dahala.

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Aforesaid land is butted and bounded as follows:

- NORTH : LAND OF ARUN KUMAR BERLIA,
SOUTH : LAND OF KIRAN INDUSTRIES & INVESTMENT CO. LTD,
EAST : LAND OF VENDOR NO. 1 & 2 SOLD TO PURCHASER,
WEST : LAND OF PURCHASER & DARSHANA MITTAL,

INWITNESS WHEREOF the Vendors do hereunto set their hands on the Day, Month and Year first above written.

WITNESSES: -

1. Rajiv Mittal

Son of Pradip Kr. Gupta

Computer Palace, S.P. Mukherjee

Road, Khelpara, Siliguri

P.O.&P.S. Siliguri Dist - Darjeeling

Rita Gupta

Kanta Gupta

2. Gopesh Mittal

So. S. K. Mittal

S. P. Mukherjee Road

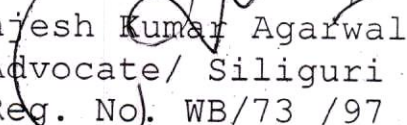
Khelpara, Siliguri - 65

West Bengal.

Sangita Mittal

V E N D O R S

Drafted by me and printed at my office.


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

MEMO OF RECEIPT

Rs. 12,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 12,00,000/- (Rupees Twelve Lakh) only by within named VENDORS the within sum of Rs. 12,00,000/- (Rupees Twelve Lakh) only paid by the PURCHASER to the VENDORS 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	000057	02.07.14	4,00,000/-
HDFC BANK	000058	02.07.14	4,00,000/-
HDFC BANK	000059	02.07.14	4,00,000/-
TOTAL			Rs. 12,00,000/-

Rita gupta

Kanta gupta

LAND SCHEDULE

PARGANA - BAIKUNTHAPUR,
MOUZA - DABGRAM, J. L. NO - 2,
SHEET NO - 4, KHATIAN NO - $\frac{681}{24}$ & $\frac{681}{26}$
PLOT NO - 58/156,
AREA OF LAND :- 4 DECIMAL
N. B. - LAND UNDER S. M. C. AREA

PURCHASER

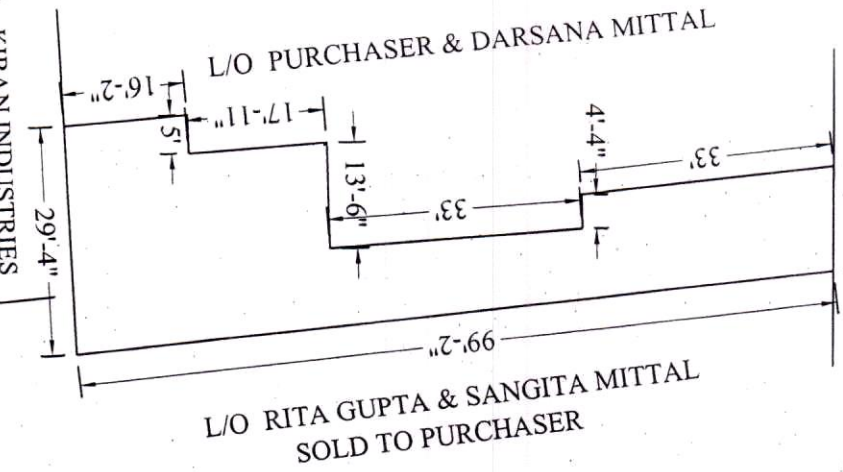
RESPONSE TRADELINKS PVT. LTD

7A, BENTINCK STREET, OLD WING, 2 ND FLOOR
KOLKATA - 700001.
REPRESENTED BY -

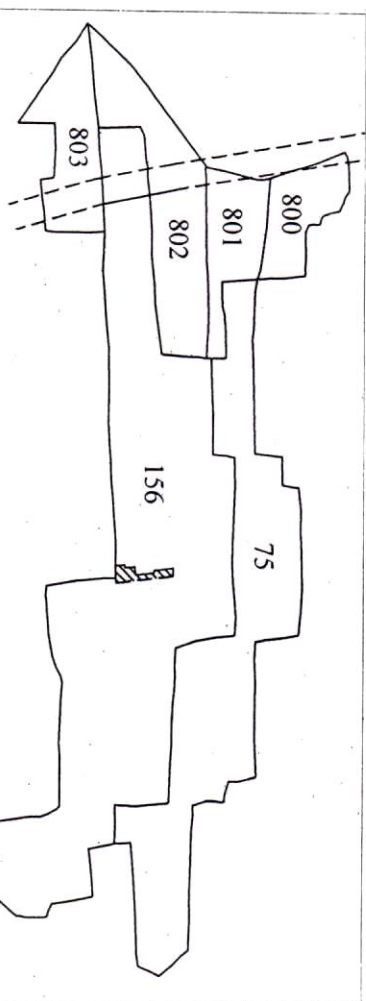
SRI. SANJAY KUMAR GOYAL
S/O LATE DESH RAJ GOYAL

SELLERS

1. SMT. RITA GUPTA
W/O SRI. DILIP KR. GUPTA
 2. SMT. SANGITA MITTAL
W/O SRI. PRADIP KR. MITTAL
 3. SMT. KANTA MITTAL
W/O SRI. SANTOSH KR. GUPTA
- ALL ARE RESIDING AT -
S. P. MUKHARJEE ROAD,
KHALPARA, PO & PS - SILIGURI,
DIST. - DARJEELING.



SITE PLAN (SCALE - 1" = 25')



MOUZA MAP (SCALE 16" = 1 MILE)

Rita gupta

Kanta mittal

Sangita mittal

SIGN. OF SELLERS

PREPARED BY

Abbasan 07-02-14
Ashok Kr. Bera
Experienced I.T.I. Surveyor
Certificate Sl. No :- 402
SILIGURI

FINGER IMPRESSION

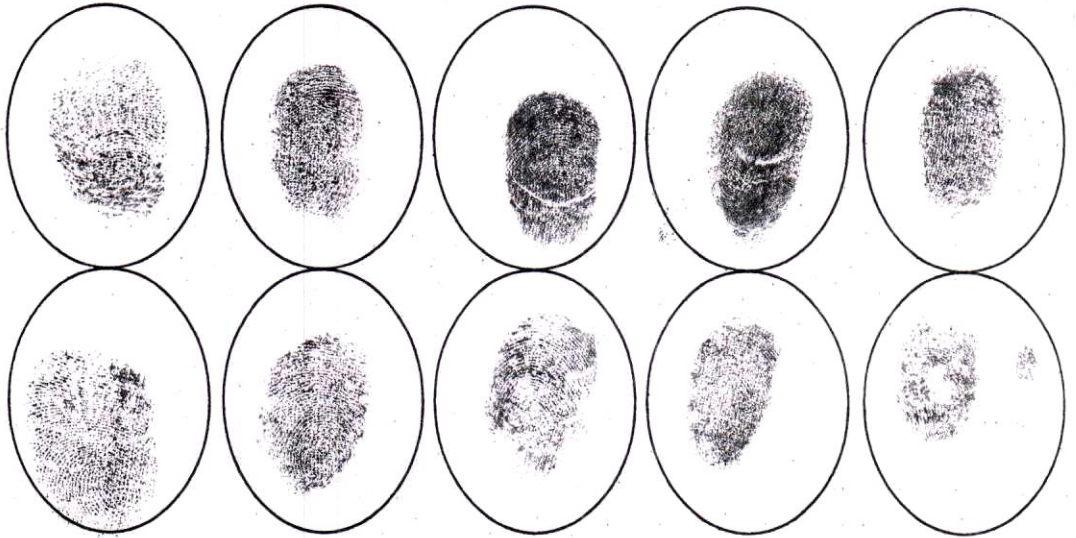
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Rita Gupta

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Response Tradelinks Pvt. Ltd.

Kanta Gupta

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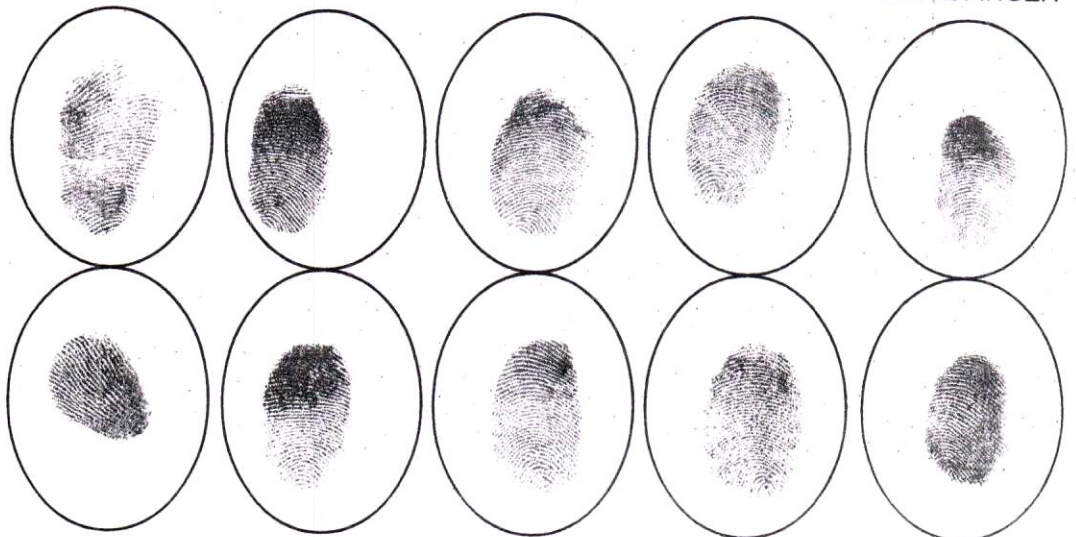
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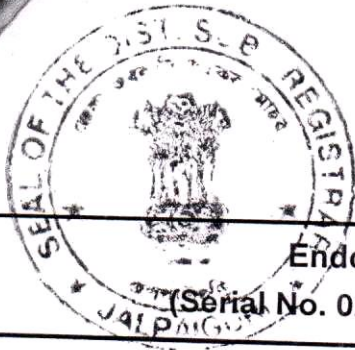
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Sajoy Kumar Goyal

SIGN. WITH DATE



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

Endorsement For Deed Number : I - 02047 of 2014

(Serial No. 02110 of 2014 and Query No. 0702L000004574 of 2014)

On 02/07/2014

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

Presented for registration at 18.45 hrs on :02/07/2014, at the Private residence by Smt. Rita Gupta, one of the Executants.

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

Execution is admitted on 02/07/2014 by

1. Smt. Rita Gupta, wife of Dilip Kumar Gupta, S . P Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Smt. Kanta Gupta Alias Kanta Mittal, wife of Sri Santosh Kumar Gupta, S . P Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
3. Smt. Sangita Mittal (Gupta), wife of Sri Pradip Mittal, S . P Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
Identified By Rajiv Mittal, son of Pradip Kumar Gupta, Computer Palace, S P Mukherjee Road, Khal Para, Siliguri, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

On 03/07/2014

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. 7221.00/-, on 03/07/2014

Amount by Draft

Rs. 6000/- is paid, by the draft number 760676, Draft Date 06/06/2014, Bank Name State Bank of India, SILIGURI, received on 03/07/2014

(Under Article : A(1) = 13189/- ,H = 28/- ,M(b) = 4/- on 03/07/2014)

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.-12,00,000/-

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

03/07/2014 13:30:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 02047 of 2014
(Serial No. 02110 of 2014 and Query No. 0702L000004574 of 2014)

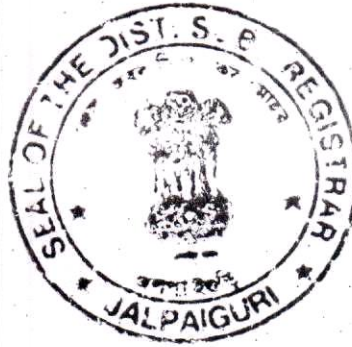
Certified that the required stamp duty of this document is Rs.- 72000 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 27145/- is paid , by the draft number 120877, Draft Date 10/06/2014, Bank : State Bank of India, Siliguri Town, received on 03/07/2014
2. Rs. 35220/- is paid , by the draft number 120878, Draft Date 10/06/2014, Bank : State Bank of India, Siliguri Town, received on 03/07/2014
3. Rs. 4635/- is paid , by the draft number 121199, Draft Date 26/06/2014, Bank : State Bank of India, Siliguri Town, received on 03/07/2014

(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 7
Page from 4212 to 4230
being No 02047 for the year 2014.



(Subhas Chandra Sarkar) 03-July-2014
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal