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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 416101



Deborahana Gupta

Registration and the Endorsement Sheet Attached to this Document are part of this Document

District Sub-Registrar
Jalpaiguri

03 JUL 2014

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 2nd DAY OF JULY 2014 (TWO THOUSAND FOURTEEN).

see Cont. P/2

Visit Counter No. 531

Fee Paid

.....	250
.....	315
.....	35

Total Rs

District Sub-Registrar

02 JUL 2014

NON JUDICIAL STAMP

No. 2481 Date 17.6.14

For Response Tradelinks Pvt Ltd

at Kolkata

Value Rs. 50/- Annexed duty

Tannoy Roy
Govt Stamp Vendor
Bagdogra
Licn. No- 546/HM
07 / Darjeeling

Darshana Gupta



788



Darshana Gupta

District Sub-Registrar
Jalpaiguri

02 JUL 2014

Sangita mittal
w/ Pradip Gupta
S.P. mukherjee road
Khatpara
Siliguri
P.O. S.P.S. Siliguri
Dist - Darjeeling

Darshana Gupta

TOTAL CONSIDERATION	:	RS. 87,10,000/-
AREA OF LAND	:	25.2 DECIMAL
R.S. KHATIAN NO.	:	681/1 & 241/1
L.R. KHATIAN NO.	:	21
R.S. PLOT NO.	:	58/156 & 158/802
SHEET NO.	:	04 & 08
J.L. NO.	:	02
MOUZA	:	DABGRAM
PARGANA	:	BAIKUNTHAPUR
POLICE STATION	:	BHAKTINAGAR
DISTRICT	:	JALPAIGURI
WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION		

B E T W E E N

Darshana Gupta

SMT DARSHANA GUPTA alias **DARSHANA MITTAL** (PAN : **ACUPG 7268G**) W/o Sri Ashok 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 **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.

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A N D

WHEREAS one **UJJAN SINGH ROY** was the recorded owner of Khatian No. 241/1 of Mouza - Dabgram, possessing the aforesaid land **UJJAN SINGH ROY** died leaving behind his only son **TEPU SINGH ROY** as his own legal heirs.

A N D

WHEREAS Vendor hereof **SMT DARSHANA MITTAL** alias **DARSHANA GUPTA** acquired a piece and parcel of land measuring 58.2 Decimal appertaining to Plot No. 58/156 of Sheet No. 4 and Plot No.158/802 of Sheet No. 8, Both of Mouza - Dabgram, recorded in Khatian No. 681/1 and 241/1 respectively in the District of Jalpaiguri by virtue of a deed of conveyance executed by **TEPU SINGH ROY** and duly registered in the office of the District Sub Registrar, Jalpaiguri and recorded in the Book No. I, being Document No.4865 for the year 1984 and possessing the aforesaid land Vendor hereof has duly mutated her name at the office of the B.L. & L.R.O., Rajganj vide mutation case No. IX-II/1012/R/06-7 and during current revenue survey her name is duly recorded in L.R. Khatian No. 21 of Mouza - Dabgram.

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/5

Darshana Gupta

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. 87,10,000/- (Rupees Eighty Seven Lakh Ten Thousand) 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. 87,10,000/- (Rupees Eighty Seven Lakh Ten Thousand) 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. 87,10,000/- (Rupees Eighty Seven Lakh Ten Thousand) 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 form 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.

Darshana 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.

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

Darshana Gupta

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 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 25.2 (Two Five Point Two) Decimal appertaining to and forming part of Plot No. 58/156 (Five Eight by One Five Six) & 158/802 (One Five Eight by Eight Zero Two) of Sheet No. 4 (Four) & 8 (Eight) recorded in R.S. Khatian No. 681/1 (Six Eight One by One) & 241/1 (Two Four One by One) corresponding to L.R. Khatian No. 21 (Two 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.

Plot wise detail of the land hereby sold is as follows:

SHEET NO.	KHATIAN NO.	PLOT NO.	AREA
8	241/1	158/802	23.00 DECIMAL
4	681/1	58/156	2.20 DECIMAL
TOTAL			25.20 DECIMAL

1

Aforesaid land is butted and bounded as follows:

BY THE NORTH : LAND OF ARUN KUMAR BERLIA,

BY THE SOUTH : LAND OF PURCHASER,

BY THE EAST : LAND OF PURCHASER,

BY THE WEST : LAND OF PURCHASER,

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

WITNESSES: -

1. Sangita mittal

w/o Pradip gupta

S.P. Mukherjee road

Khalpara Siliguri

P.O. P.S. Siliguri

Dist - Darjeeling

2. Bhupesh Mittal

S/o. A.K. Gupta

S.P. Mukherjee Road
Khalpara, Siliguri

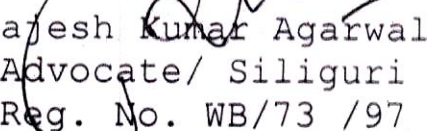
West Bengal

Dist. Darjeeling

Darshana Gupta

V E N D O R

Drafted by me and printed at my office.


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

MEMO OF RECEIPT

Rs. 87,10,000/-

RECEIVED of and from the within named PURCHASER Rs. 87,10,000/- (Rupees Eighty Seven Lakh Ten Thousand) only by within named VENDOR the within sum of Rs. 87,10,000/- (Rupees Eighty Seven Lakh Ten Thousand) 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	440901	11.09.13	25,00,000/-
HDFC BANK	000055	02.07.14	31,47,900/-
HDFC BANK	000056	02.07.14	30,00,000/-
TDS			62,100/-
		TOTAL	Rs. 87,10,000/-

Darshana Gupta

SELLER

SMT. DARSANA MITTAL

W/O SRI ASHOK KR. GUPTA

S. P. MUKHARJEE ROAD, KHALIPARA,

PO & PS- SILIGURI, DIST.- DARJEELING.

N

LAND SCHEDULE

PARGANA - BAIKUNTHAPUR

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

SHEET NO.	KHAT. NO.	PLOT. NO.	AREA
8	241/1	158/802	23.0 DECI
4	681/1	58/156	2.2 DECI
TOTAL			25.2 DECI

PURCHASER

RESPONSE TRADELINKS PVT. LTD

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

KOLKATA - 700001.

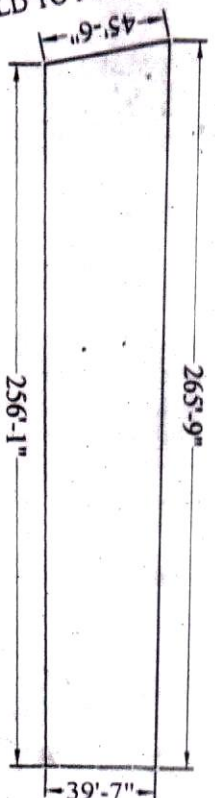
REPRESENTED BY-

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



L/O ARUN KR. BERLIA

L/O VENDOR
SOLD TO PURCHASER

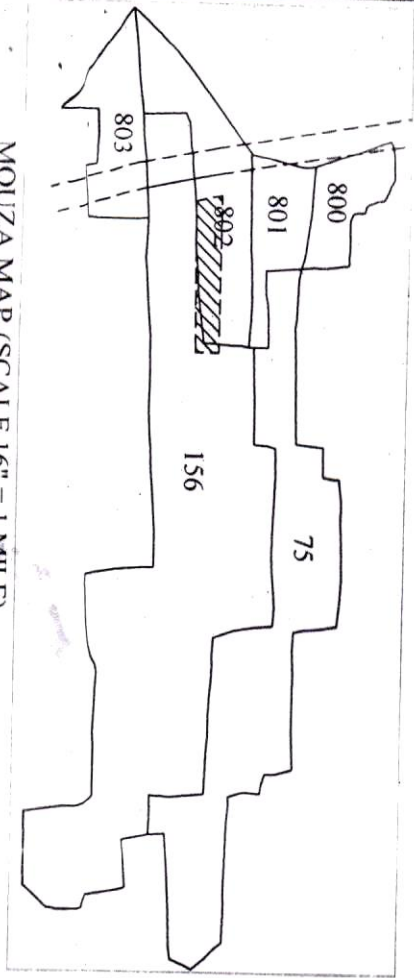


L/O VENDOR
SOLD TO PURCHASER

L/O PURCHASER

SITE PLAN

(SCALE - 1" = 70')



MOUZA MAP (SCALE 16" = 1 MILE)

Darsana Gupta

SIGN. OF SELLER

PREPARED BY-

Ashok
Ashok Kr. Basal
Experienced I.T.I. Surveyor
Certificate SL. No. : 402
SILIGURI



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

Endorsement For Deed Number : I - 02052 of 2014

(Serial No. 02109 of 2014 and Query No. 0702L000004573 of 2014)

On 02/07/2014

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

Presented for registration at 18.50 hrs on :02/07/2014, at the Private residence by Smt. Darshana Gupta Alias Darshana Mittal, Executant.

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

Execution is admitted on 02/07/2014 by

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

Identified By Sangita Mittal, wife of Pradip Gupta, S. P. Mukherjee Road Khalpara 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/-

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 95,831/- paid online on 27/06/2014 2:46PM with Govt. Ref. No. 192014150003944752 on 26/06/2014 7:41PM, Bank: HDFC Bank, Bank Ref. No. 5968 on 27/06/2014 2:46PM, Head of Account: 0030-03-104-001-16, Query No:0702L000004573/2014


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.-87,10,000/-

Certified that the required stamp duty of this document is Rs.- 609700 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 6,04,700/- paid online on 27/06/2014 2:46PM with Govt. Ref. No. 192014150003944752 on 26/06/2014 7:41PM, Bank: HDFC Bank, Bank Ref. No. 5968 on 27/06/2014 2:46PM, Head of Account: 0030-02-103-003-02, Query No:0702L000004573/2014


(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 02052 of 2014
(Serial No. 02109 of 2014 and Query No. 0702L000004573 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 7
Page from 4293 to 4307
being No 02052 for the year 2014.



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