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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



A 602555

I hereby certify that the document is authentic and in registration the signature sheet and the document sheets attached to this document are the part of this document

[Signature]
Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

07 MAR 2013

Rita Gupta

Sangita Mittal

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 7th DAY OF MARCH 2013 (TWO THOUSAND THIRTEEN).

Cont. P/2

K

JUDICIAL STAMP
No. 3923 Date 26.2.13

Response Toendelink (P) Ltd.
Kolkata

Value Rs. 500/-
Tannoy Roy
Govt. Stamp Vendor
Bagepura
Lic. No- 546/RM
D/1 Barjeeling



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Dkt Kumar Cdt
S/o Late Anangam Smt Cdt
S.G. Munderjee Row
Kolkata
Co. II Siliguri - 734005
Dkt Dandekar



Handwritten signature or initials.

Additional Dist. Sub-Registrar
Rajani, Jalpaiguri

07 MAR 2013

Rink Gupta

Sangita Mittal

Page - 2

TOTAL CONSIDERATION	:	1,30,00,000/-
AREA OF LAND	:	60 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
Sangita Mittal

B E T W E E N

1. SMT RITA GUPTA W/o Dilip Kumar Gupta,
2. SMT SANGITA MITTAL (GUPTA) W/o Pradip Mittal,

Both 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**.

PAN : ADAPG 1628D
PAN : AEKPM 8504M

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.

Rita Gupta
Singh Mittal

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.

A N D

I a)

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 of 1987.

A N D

I b)

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 of 1992.

Cont.P/5

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Rita Gupta
Sangita Mittal

A N D

II)

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.

A N D

II a)

WHEREAS Vendor No. 2 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 of 1986. Possessing the aforesaid Land above named Vendor No. 2 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.

A N D

III)

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.

Cont.P/6

Ride Gupta
Sangita mittal

A N D

III a)

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.

A N D

III b)

WHEREAS Vendor No. 2 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. 2 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.

Page - 7

Rita Gupta

Sangita Mittal

A N D

III c)

WHEREAS Vendor No. 2 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 of 1986. Possessing the aforesaid Land above named Vendor No. 2 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.

A N D

WHEREAS out of the aforesaid purchased land Vendor No. 2 hereof **SMT SANGITA MITTAL** sold and transferred land measuring 32.25 Decimal by executing a Deed of Conveyance in favour of one **SRI ARUN KUMAR BERLIA** duly registered at the office of the Additional District Sub - Registrar, Jalpaiguri being Document No. 122 for the year 1992.

A N D

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.

Cont.P/8

Page - 8

Rishi Gupta

Sangita Mittal

A N D

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.

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. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) only free from all encumbrances whatsoever.

A N D

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. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) 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. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) 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,

Cont.P/9

Rite Gupta

Sangita Mittal

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.

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.

Rite Gupta

Sangita Mittal

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.

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 the 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.

Rita Gupta

Sangita Mittal

S C H E D U L E

All that piece and parcel of Vacant land measuring 60 (Six Zero) 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.

Aforesaid land is delineated by the red line in the Plan annexed herewith and said land is butted and bounded as follows:

BY THE NORTH : LAND OF ARUN KUMAR BERLIA,

BY THE SOUTH : LAND OF KIRAN INDUSTRIES & INVESTMENT CO. LTD.,

BY THE EAST : LAND OF PART OF PLOT NO. 58/156 & 75,

BY THE WEST : LAND OF VENDORS,

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

WITNESSES: -

1. Dilip Kumar Chatterjee
S/o Late Anand Kumar Chatterjee
S.L. Mukherjee near
Kharan
P.O. Siliguri 734001
Dist Darjeeling

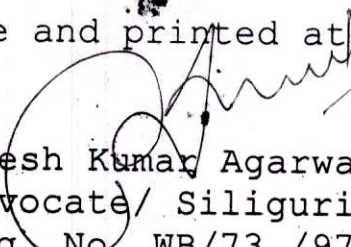
Rita Gupta

Sangita Mittal

V E N D O R S

2. Gopesh Mittal
S/o. Santosh Kumar Gupta
Siliguri
Darjeeling

Drafted by me and printed at my office.


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

MEMO OF RECEIPT

Rs. 1,30,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) only by within named VENDORS the within sum of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) only paid by the PURCHASER to the VENDORS by Cheque in respect of the property conveyed herein as per memo of consideration below.

Rita Gupta

Sangita Mittal

MEMO OF CONSIDERATION

Name of Bank	Cheque No.	Date	Amount
State Bank of Bikaner & Jaipur Siliguri Branch	001876	13.12.12	30,00,000/-
"	001877	13.12.12	45,00,000/-
"	001878	13.12.12	30,00,000/-
"	001879	13.12.12	45,00,000/-

Total Rs. 1,50,00,000/-
=====

Out of the aforesaid Amount, Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) only, has been Paid for the above Scheduled Land.

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

LAND SCHEDULE

PARGANA - BAIKUNTHAPUR

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

SHEET NO-4,

KHATTAN NO-681/24 & 681/26, 681/1

PLOT NO - 58/156 (PART)

AREA OF LAND - 60 DECIMAL

N

SELLERS

1. **SMT. RITA GUPTA**

W/O SRI DILIP KR. GUPTA

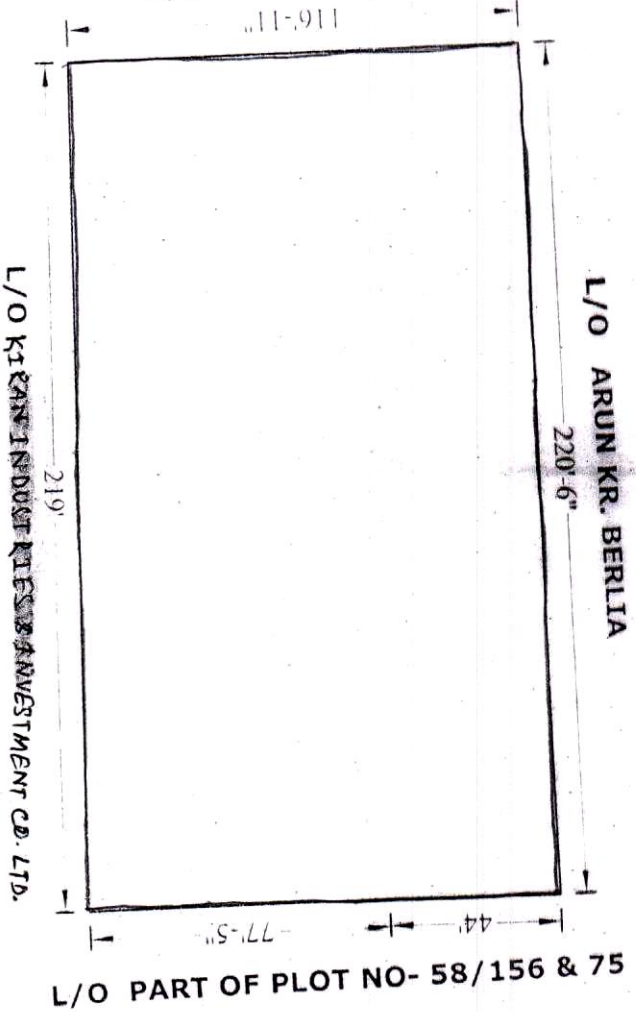
2. **SMT. SANGITA MITTAL**

W/O SRI PRADIP KR. MITTAL

BOTH RESIDING AT -

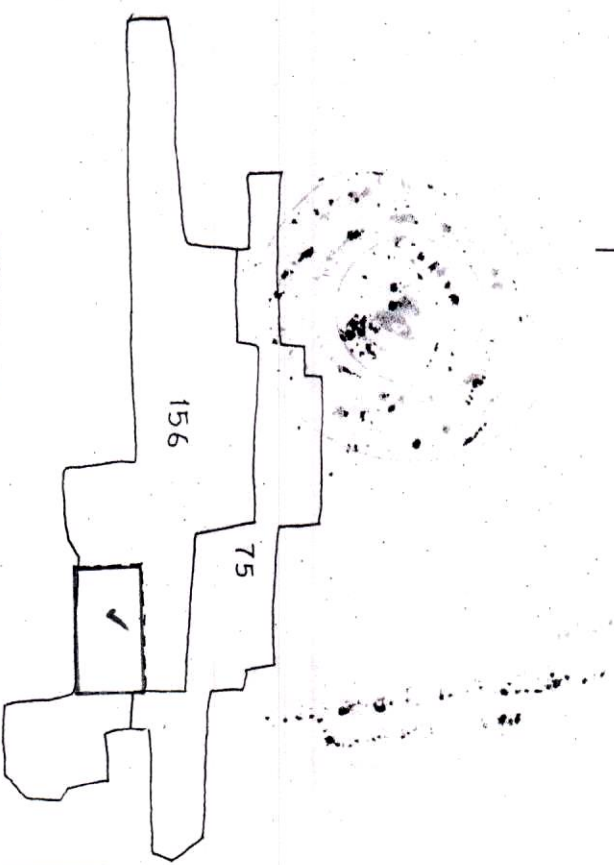
S. P. MUKHARJEE ROAD,
KHALPARA, PO & PS - SILIGURI,
DIST. - DARJEELING.

L/O VENDORS



SITE PLAN

SCALE - 1" = 50'



MOUZA MAP (SCALE 16" = 1 MILE)

Rita Gupta

Sangita Mittal

SIGN. OF SELLERS

PREPARED BY-

Abbas

05-03-2013

Ashok Kr. Basak

Experienced I.T.I. Surveyor
Certificate SL. No.: 402
SILIGURI

FINGER IMPRESSION

THUMB

FORE FINGER

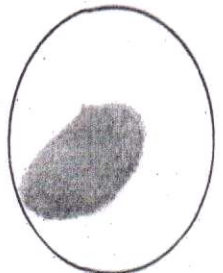
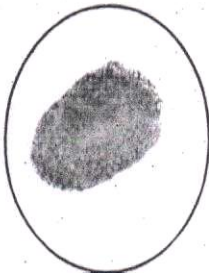
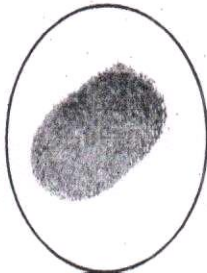
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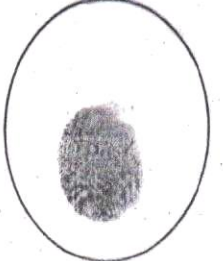
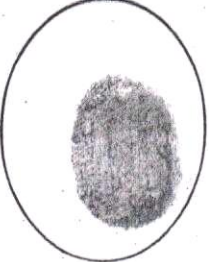
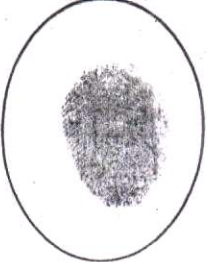
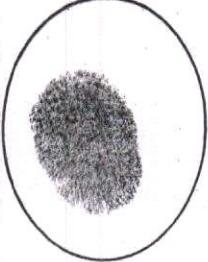
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Sangita mittal

SIGN. WITH DATE

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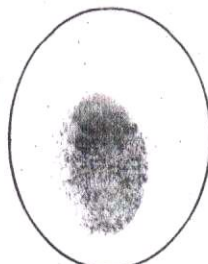
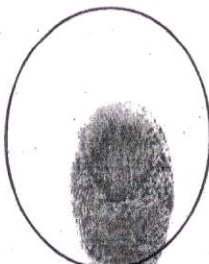
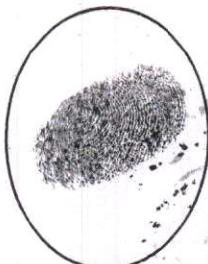
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Rita gupta

SIGN. WITH DATE

FINGER IMPRESSION

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MIDDLE FINGER

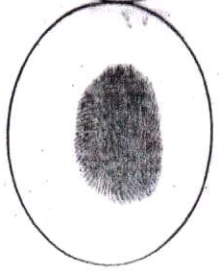
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RESPONSE TRADELINKS (P) LTD.

Sajay Kumar Goel

Director

SIGN. WITH DATE

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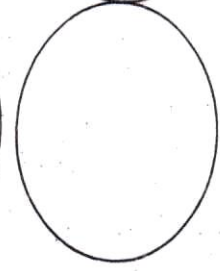
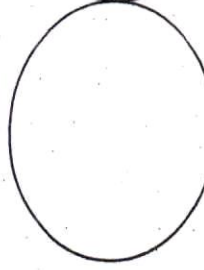
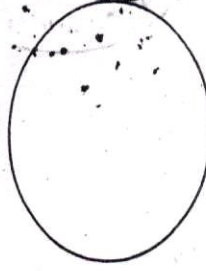
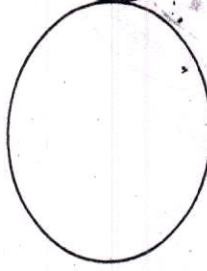
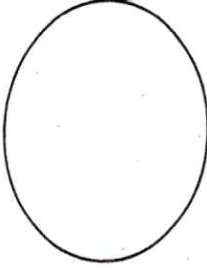
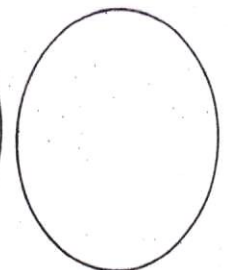
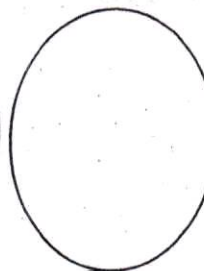
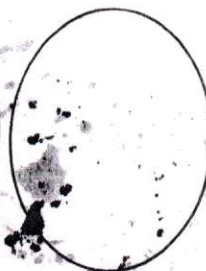
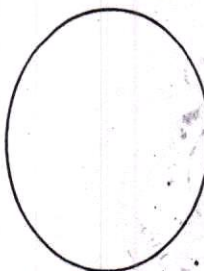
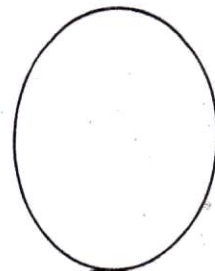
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LITTLE FINGER

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

LEFT

RIGHT



SIGN. WITH DATE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJGANJ, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 02138 / 2013, Deed No. (Book - I , 02076/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rita Gupta S. P. Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India,	 07/03/2013	 LTI 07/03/2013	Rita gupta 7.3.13 07 MAR 2013

II . Signature of the person(s) admitting the Execution at Office.

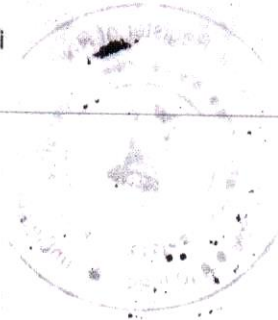
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rita Gupta Address -S. P. Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India,	Self	 07/03/2013	 LTI 07/03/2013	Rita gupta
2	Sangita Mittal (Gupta) Address -S. P. Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India,	Self	 07/03/2013	 LTI 07/03/2013	Sangita mittal.

Name of Identifier of above Person(s)

Dilip Kumar Gupta
S. P. Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri
,District:-Darjeeling, WEST BENGAL, India, Pin
:-734005

Signature of Identifier with Date

Dilip Kumar Gupta
7/3/13



(Signature)
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

07 MAR 2013

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RAJGANJ



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

Endorsement For Deed Number : I - 02076 of 2013
(Serial No. 02138 of 2013)

On 07/03/2013

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 Draft

Rs. 144881/- is paid , by the draft number 167605, Draft Date 05/03/2013, Bank Name State Bank of India, STN FDR RD SILIGURI, received on 07/03/2013

(Under Article : A(1) = 144881/- on 07/03/2013)

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.-1,31,71,039/-

Certified that the required stamp duty of this document is Rs.- 921972 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 916972/- is paid , by the draft number 167604, Draft Date 05/03/2013, Bank : State Bank of India, STN FDR RD SILIGURI, received on 07/03/2013

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

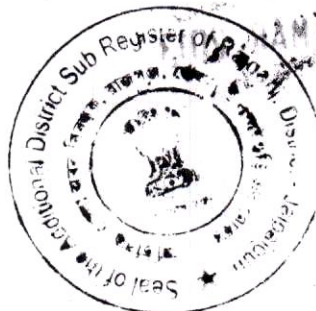
Presented for registration at 13.34 hrs on :07/03/2013, at the Office of the A.D.S.R. RAJGANJ by Smt Rita Gupta , one of the Executants.

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

Execution is admitted on 07/03/2013 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 Sangita Mittal (Gupta), wife of Pradip Mittal , S. P. Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, ; By Caste Hindu, By Profession : Business

Identified By Dilip Kumar Gupta, son of Late Niranjan Singh Gupta, S. P. Mukherjee Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, Pin :-734005, By Caste: Hindu, By Profession: Others.



(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

07 MAR 2013

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 330 to 349
being No 02076 for the year 2013.

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



07 MAR 2013

(Narayan Chandra Saha) 07-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RAJGANJ
West Bengal

