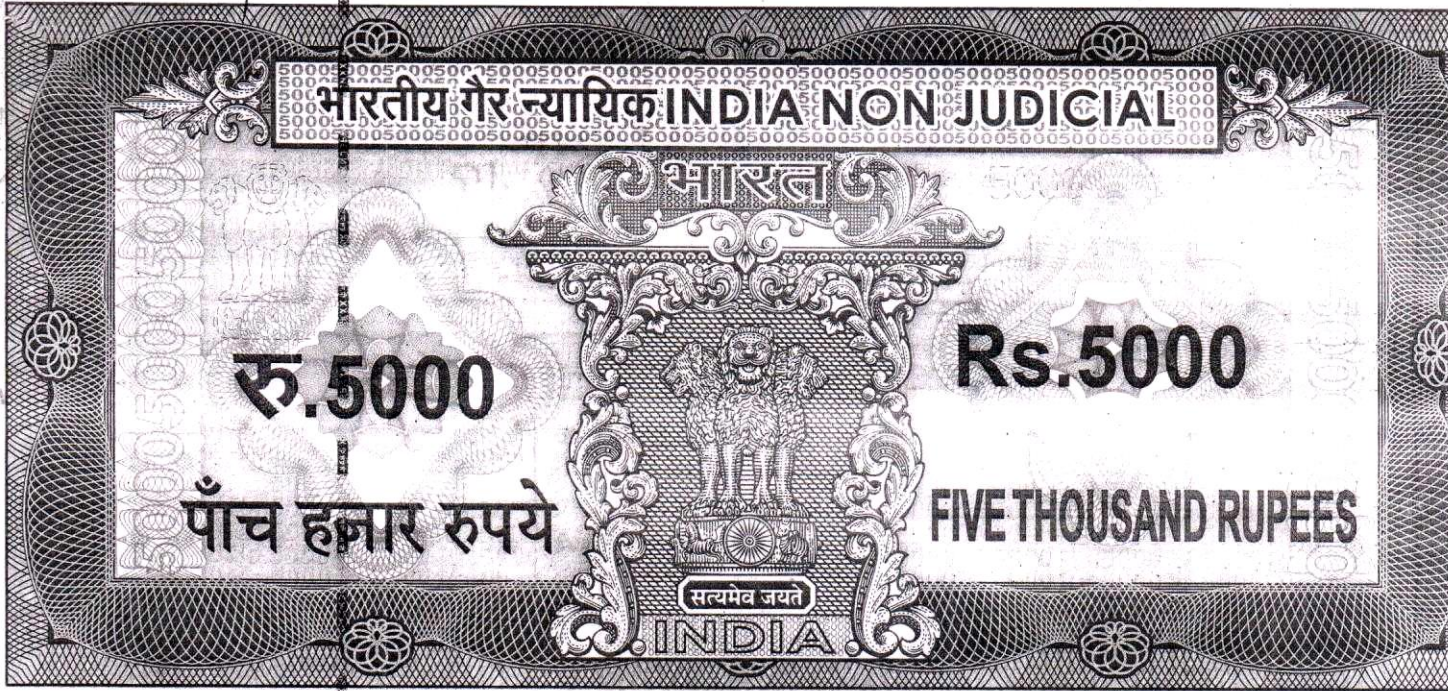


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



A 807327

certified that the document is admi  
Registration the signature sheet  
ment sheets attached to this  
document are the part of this document

Additional Dist Sub- Registrar  
Raiganj, Jalpaiguri

07 MAR 2013

Kante Gupta @ Kante Mittal

### DEED OF CONVEYANCE

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

Cont. .... P/2

NON JUDICIAL STAMP

Mr. 3929 Date 27.2.13

Value Response Trade Links (P) Ltd.

at Kolkata

Value Rs. 500/- Rs. Five hundred only

Tannoy Roy  
Govt. Stamp Vendor  
Barrugra  
Licn. No- 546/RM  
07 / Darjeeling



*UR*

Dilip Kumar Chatterjee  
S/o Late Manojendra Singh Chatterjee  
S/o Mukherjee Road  
Kolkata  
P.O. Box Siliguri - 734005  
Dist Darjeeling

Additional Dist. Sub-Registrar  
Ranjani, Darjeeling

07 MAR 2013



Kante Gprao @ Kante Mittal

Page - 2

TOTAL CONSIDERATION	:	RS. 13,00,000/-
AREA OF LAND	:	4 DECIMAL
KHATIAN NO.	:	<u>681/24</u>
PLOT NO.	:	<u>58/156</u>
SHEET NO.	:	04
J.L. NO.	:	02
MOUZA	:	DABGRAM
PARGANA	:	BAIKUNTHAPUR
POLICE STATION	:	BHAKTINAGAR
DISTRICT	:	JALPAIGURI
<b>WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION</b>		

Cont. ....P/3

Page - 3

B E T W E E N

*Kanta Gupta @ Kanta Mittal*

**SMT KANTA GUPTA** alias **KANTA MITTAL** W/o Sri Santosh Kumar Gutpa, 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**.

**PAN : AGUPG 1644E**

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, 2<sup>nd</sup> 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.

Cont. ....P/4



**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

**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 of 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, Pages 110 to 114, being Document No. 232 for the year of 1984.



Page - 5

A N D

*Kanta Gupta @ Kanta Mittal*

**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 of 1984.

A N D

**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 of 1984.

A N D

**WHEREAS** during current revenue survey settlement L.R. Parcha 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 in respect of land measuring 58.77 Decimal.

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.

Cont. ....P/6



Page - 6

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.

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. 13,00,000/- (Rupees Thirteen Lakhs) 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. 13,00,000/- (Rupees Thirteen 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. 13,00,000/- (Rupees Thirteen Lakhs) 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,

Cont. ....P/7



Konda Gupta @ Konda Limited

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 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.



Kanda Gyara@Kanda Mittal

**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 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 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

Kante Gupta @ Kanta Mittal

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) 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 VENDOR,

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

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

BY THE WEST : 45'-0" S.M.C. ROAD,

Cont. ....P/10



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

WITNESSES: -

1. Dilip Kumar Chakraborty

S/O Late Narayan Singh Chakraborty

S. No. 100/1000

Chakraborty

P.O. No. Siliguri - 734005

Dist. Darjeeling

Kanta Gupta @ Kanta Mittal

-----  
**V E N D O R**

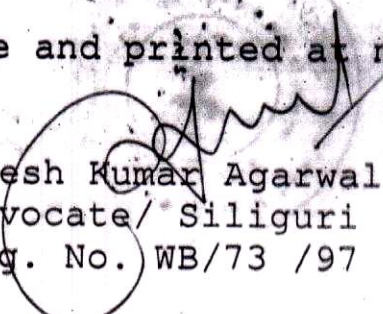
2. Gopesh Chakraborty

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. 13,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 13,00,000/- (Rupees Thirteen Lakhs) only by within named VENDOR the within sum of Rs. 13,00,000/- (Rupees Thirteen Lakhs) only paid by the PURCHASER to the VENDOR by Cheque in respect of the property conveyed herein as per memo of consideration below.

Kanfa Gupta @ Kanfa Mittal

### MEMO OF CONSIDERATION

Name of Bank	Cheque No.	Date	Amount
State Bank of Bikaner & Jaipur Siliguri Branch	001899	06.03.13	13,00,000/-

-----  
Total Rs. 13,00,000/-  
-----



**SELLER**

**SMT. KANTA MITTAL**  
W/O SRI, SANTOSH KR. GUPTA  
S. P. MUKHARJEE ROAD, KHALPARA,  
PO & PS- SILIGURI, DIST.- DARJEELING.

*Kanta Gupta @ Kanta Mittal*

SIGN. OF SELLER

**LAND SCHEDULE**

PARGANA - BAIKUNTHAPUR  
MOUZA- DABGRAM, J. L. NO -2,  
SHEET NO-4,  
KHATIAN NO-681/24  
PLOT NO - 58/156.

AREA OF LAND :-

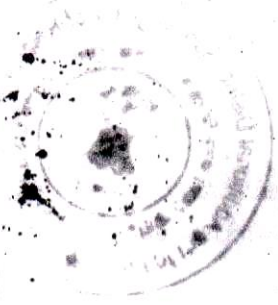
- A = 4 DECIMAL
- B = 26 DECIMAL

**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



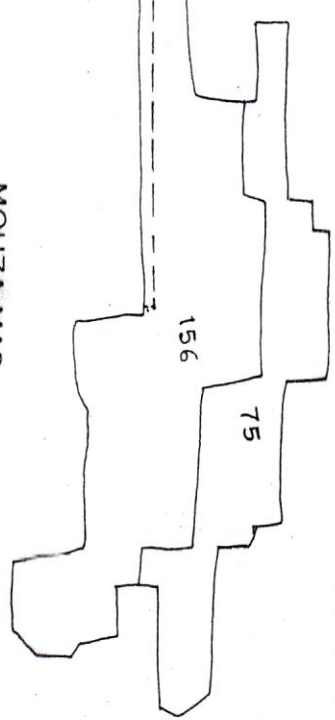
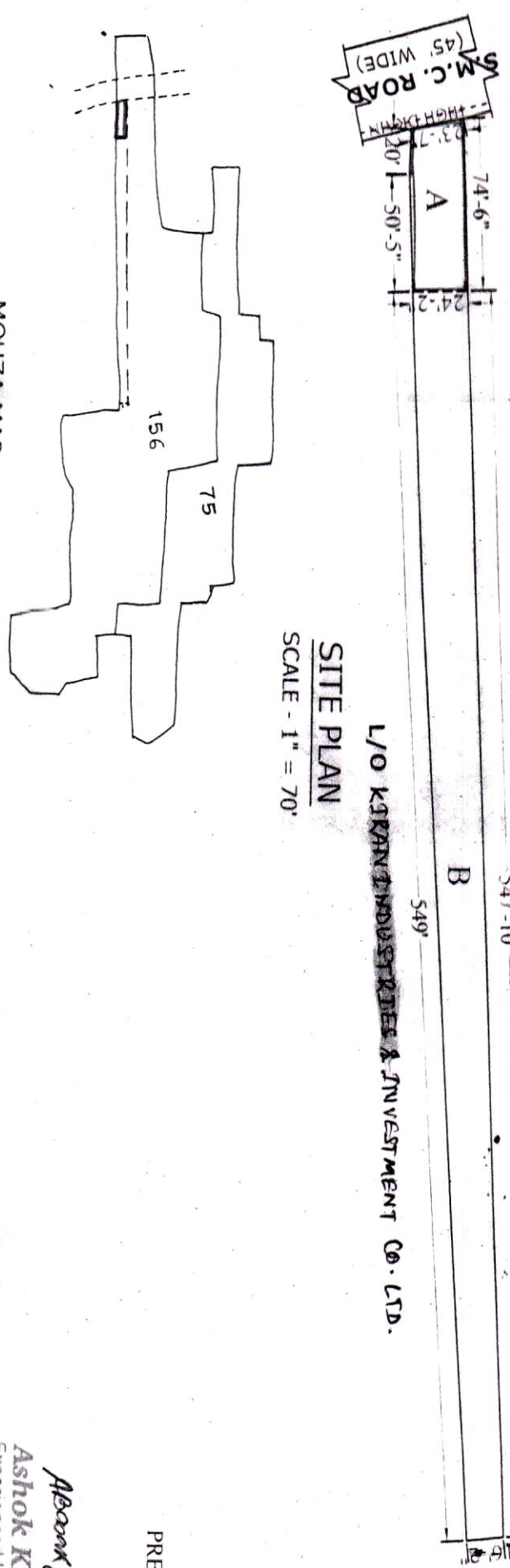
L/O RITA GUPTA  
& SANGITA MITTAL

L/O VENDOR

L/O KIRAN INDUSTRIES & INVESTMENT CO. LTD.

**SITE PLAN**

SCALE - 1" = 70'



MOUZA MAP  
SCALE 16" = 1 MILE

PREPARED BY-

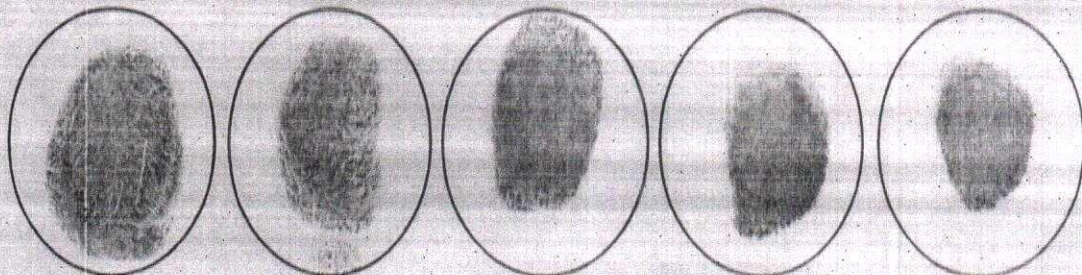
*Ashok*  
**Ashok Kr. Basak**  
Experienced I.T.I. Surveyor  
Certificate SL. No :- 402  
SILIGURI



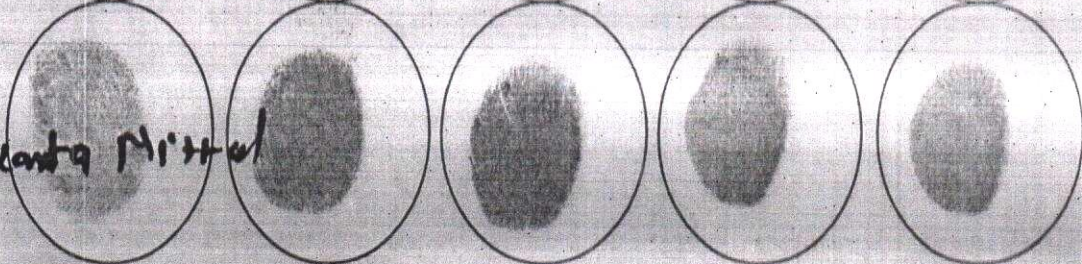
# FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT



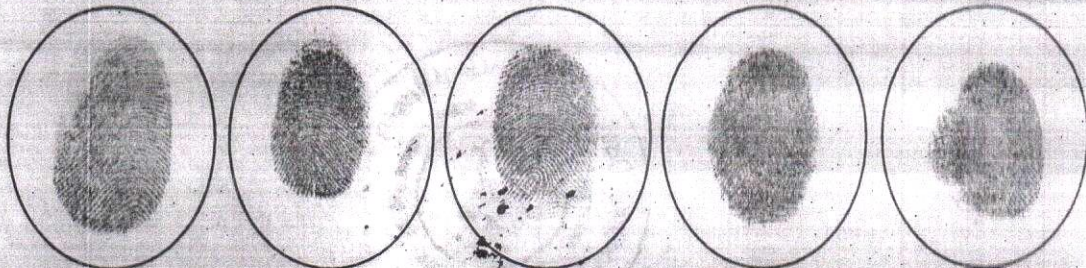
Kanta Goyal @ Kanta Mittal

*Kanta Goyal @ Kanta Mittal*

SIGN. WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT



RIGHT



*Sajay Kumar Goyal*

RESPONSE TRADELINKS (P) L.

*Sajay Kumar Goyal*

Director

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. 02139 / 2013, Deed No. (Book - I , 02089/2013)**

**I . Signature of the Presentant**

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

**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



*(Signature)*  
Additional Dist. Sub-Registrar  
Rajganj, 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 - 02089 of 2013**  
**(Serial No. 02139 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. 14795/- is paid , by the draft number 167606, Draft Date 05/03/2013, Bank Name State Bank of India, STN FDR RD SILIGURI, received on 07/03/2013

( Under Article : A(1) = 14795/- 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.-13,45,500/-

Certified that the required stamp duty of this document is Rs.- 80730 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 75730/- is paid , by the draft number 167607, 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 13.35 hrs on :07/03/2013, at the Office of the A.D.S.R. RAJGANJ by Smt Kanta Gupta Alias Kanta Mittal, Executant.

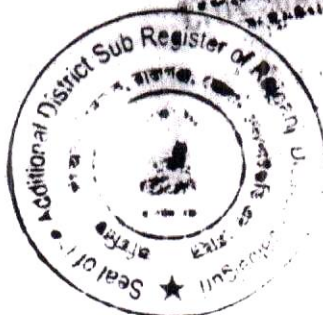
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 07/03/2013 by

1. 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

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



*Narayan Chandra Saha*  
Additional Dist. Sub-Register  
Rajganj, Jalpaiguri

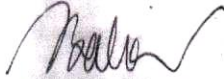
**07 MAR 2013**

( 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 495 to 511  
being No 02089 for the year 2013.



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

