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 B-724/14  
 19/05/14

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

17.50.14



certified that the document is admitted to registration the signature sheet and other document sheets attached to this document are the part of this document

Additional Dist Sub- Registrar,  
 Raiganj, Jalpaiguri

19 MAY 2014

Darshana Gupta

Darshana Mittal

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 19<sup>th</sup> DAY OF MAY 2014 (TWO THOUSAND FOURTEEN).

Cont. .... P/2

0002

SL No.....799.....Date 25.04.14  
 PURCHASER. *Raspanel, Raspanel Private*  
 Full Address..... *Kolkata, West Bengal*  
 Total value.....  
 Stamp Purchased from JPG Treasury on...1....



*JDS*  
 STAMP VENDOR  
 (JAYA DAS)  
 Licence no-1 of 99-2000  
 Addl. DSR Office, Rajganj, Jalpaiguri

8 104803



Additional Dist. Sub-Registrar  
 Rajganj, Jalpaiguri

19 MAY 2014

W/O Rita gupta  
 Dilip gupta  
 S.P Mukarjee Road  
 PO 8 PS - Siliguri  
 Khalpara  
 Dist Darjeeling

Darshana Gupta @  
Darshana Mittal

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TOTAL CONSIDERATION	:	RS. 17,50,000/-
AREA OF LAND	:	4 DECIMAL
R.S. KHATIAN NO.	:	241/1
L.R. KHATIAN NO.	:	21
R.S. PLOT NO.	:	158/802
SHEET NO.	:	08
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

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B E T W E E N

Darshana Gupta @  
Darshana Mittal

**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, 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 Dēshraj 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.

Cont. ....P/4

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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.

A N D

**WHEREAS** 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

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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. 17,50,000/- (Rupees Seventeen Lakh Fifty 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. 17,50,000/- (Rupees Seventeen Lakh Fifty 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. 17,50,000/- (Rupees Seventeen Lakh Fifty 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 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/6

Darshana Gupta @  
Darshana Mittal

Darshana Gupta  
Darshana Mittal

**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.

Darshana Gupta  
Darshana Mittal

**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 R.S. Plot No. 158/802 (One Five Eight by Eight Zero Two) of Sheet No. 8 (Eight), recorded in R.S. Khatian No. 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/Dahala.



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 VENDOR,

BY THE WEST : 45'-00" FT WIDE PUCCA ROAD,

**IN WITNESS 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. Mukharjee Road

PO of PS Siliguri

Khalphara

2. Dist Darjeeling

Darshana Gupta @

Darshana Mittal

V E N D O R

Kanta Gupta

w/o

Santosh Gupta

w/o S.P. Mukharjee Road

PO of PS Siliguri

Khalphara Drafted by me and printed at my office.

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

## MEMO OF RECEIPT

Rs. 17,50,000/-

RECEIVED of and from the within named PURCHASER Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand) only by within named VENDOR the within sum of Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty 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	000019	19.05.2014	17,50,000/-
TOTAL			RS. 17,50,000/-

Darshana Gupta @  
Darshana Mittal

SELLER

**SMT. DARSANA MITTAL**

W/O SRI. ASHOK K.R. GUPTA

S. P. MUKHARJEE ROAD, KHALPARA,

PO & PS- SILIGURI, DIST. - DARJEELING.

LAND SCHEDULE

PARGANA - BAIKUNTHAPUR

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

SHEET NO - 8, KHATTIAN NO - 241/1

PLOT NO - 158/802

AREA OF LAND - 4 DECIMAL

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

PURCHASER

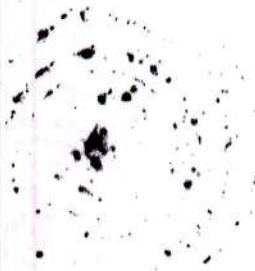
**RESPONSE TRADELINKS PVT. LTD**

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

KOLKATA - 700001

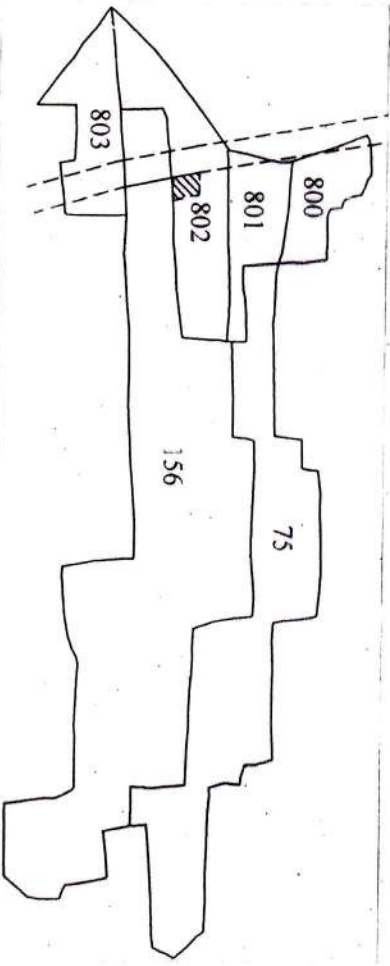
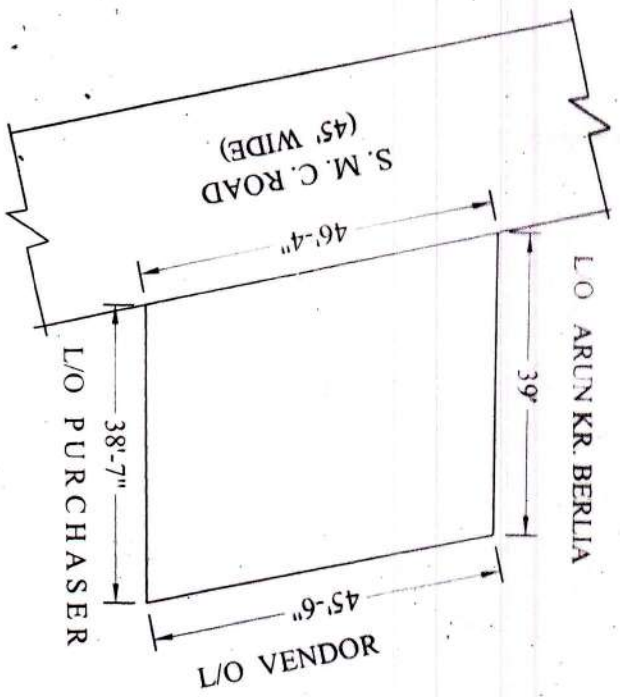
REPRESENTED BY -

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



*Darshana Gupta @  
Darshana Mittal*

SIGN. OF SELLER



SITE PLAN

SCALE - 1" = 25'

MOUZA MAP (SCALE 1/6" = 1 MILE)

PREPARED BY

*Alkandak 07-02-14*

*Alkandak & Co. PVT. LTD.  
Surveyors, 11, GURUJI, FOR  
SILIGURI*

# FINGER IMPRESSION

THUMB

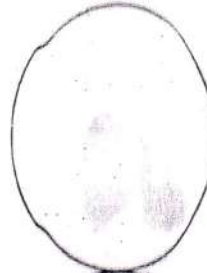
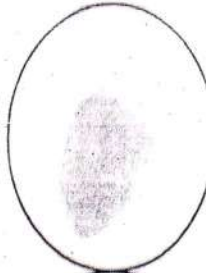
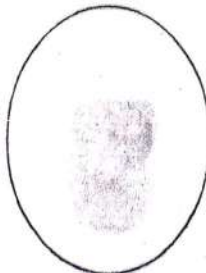
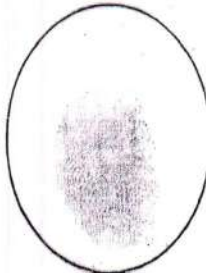
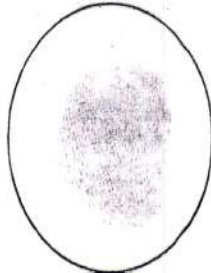
FORE FINGER

MIDDLE FINGER

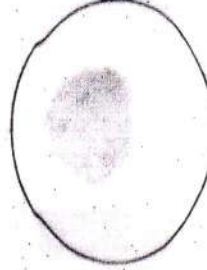
RING FINGER

LITTLE FINGER

LEFT



RIGHT



Darshana  
Darshana

Darshana Gupta @  
Darshana Mittal

SIGN. WITH DATE

THUMB

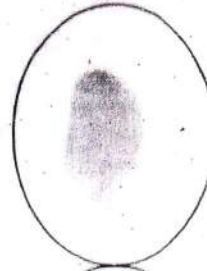
FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



Sajay Kumar Goyal

Sajay Kumar Goyal

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. 03527 / 2014, Deed No. (Book - I , 03446/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Darshana Gupta S.p Mukherjee Road, Khalpara, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India,	 19/05/2014	 LTI 19/05/2014	Darshana Gupta Darshana Mittal 19 MAY 2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Darshana Gupta Address -S.p Mukherjee Road, Khalpara, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India,	Self	 19/05/2014	 LTI 19/05/2014	Darshana Gupta Darshana Mittal

Name of Identifier of above Person(s)

Rita Gupta  
S.p Mukharjee Road, Thana:-Siliguri, P.O. :-Khalpara,  
District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date

Rita Gupta



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

19 MAY 2014

(Jiban KrishnaDas)  
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 - 03446 of 2014  
(Serial No. 03527 of 2014 and Query No. 0705L000007242 of 2014)

On 19/05/2014

**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 Draft

Rs. 19271/- is paid , by the draft number 791366, Draft Date 16/05/2014, Bank Name State Bank of India, STN FDR RD SILIGURI, received on 19/05/2014

( Under Article : A(1) = 19239/- ,Excess amount = 32/- on 19/05/2014 )

**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.-17,50,000/-

Certified that the required stamp duty of this document is Rs.- 105000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 72740/- is paid , by the draft number 791365, Draft Date 16/05/2014, Bank : State Bank of India, STN FDR RD SILIGURI, received on 19/05/2014
2. Rs. 27260/- is paid , by the draft number 860737, Draft Date 07/05/2014, Bank : State Bank of India, SILIGURI, received on 19/05/2014

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

Presented for registration at 13.08 hrs on :19/05/2014, at the Office of the A.D.S.R. RAJGANJ by Smt Darshana Gupta Alias Darshana Mittal,Executant.

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

Execution is admitted on 19/05/2014 by

1. Smt Darshana Gupta Alias Darshana Mittal, wife of Sri Ashok Kr 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 Rita Gupta, wife of Dilip Gupta, S.p Mukharjee Road, Thana:-Siliguri, P.O. :-Khalpara, District:-Darjeeling, WEST BENGAL India, By Caste: Hindu, By Profession: Others.



( Jiban Krishna Das )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

19 MAY 2014

( Jiban KrishnaDas )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 2161 to 2175  
being No 03446 for the year 2014.



(Jiban KrishnaDas) 19-May-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. RAJGANJ  
West Bengal

Addl. District Sub-Registrar  
Rajganj, Jalpaiguri