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जिल्हाधिकारी, पश्चिम बंगाल WEST BENGAL

A 249043

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

*Rajganj*  
Additional Dist Sub-Registrar  
Rajganj, Jalpaiguri

0 2 MAY 2012

SAROJ RANI GUPTA

## DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 27<sup>th</sup> DAY OF APRIL, 2012 (TWO THOUSAND TWELVE).

Vist. Commission Case No  
00496 For 2012

Cont. ....P/2

Paid J (1) Rs. 250

J (2) Rs. 300

P. T. A. Rs. 0

Total Rs. 550

*Rajganj*  
Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

NON JUDICIAL STAMP

No. 705 Date 13.4.2012

Value Response Trade links (P) Ltd.

Place Kolkata

Value Rs. 5000/- Five thousand only

Tammy Roy  
Govt. Stamp Vendor  
Bagdura  
Lic. No- 546/RM  
07 / Larjeeling

SAROJ Rami GUPTA



SAROJ Rami GUPTA



gupta Rami Gupta  
JUGAL KISHORE GUPTA  
870 Late Nishan Rami Gupta  
Nishan Rami Gupta  
Khalabang  
P.O. Sibganj  
P.S. Rajganj  
Dist. Jalpaiguri

*U*  
Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

27 APR 2012

SARAJ RAMI GUPTA

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TOTAL CONSIDERATION	:	RS. 20,00,000/-
AREA OF LAND	:	11 DECIMAL
KHATIAN NO.	:	681/26
PLOT NO.	:	58/156
SHEET NO.	:	4
J.L. NO.	:	2
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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SAROJ RANI GUPTA

B E T W E E N

**SMT SAROJ RANI GUPTA @ SAROJ RANI MITTAL** W/o Jugal Kishor Gupta, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Vidyasagar Road, SMC Ward No. VII, 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 : ALLPG 5290J**

A N D

**RESPONSE TRADELINKS PRIVATE LTD**, A Private Limited Company incorporated under the provision of Companies Act 1956 bearing certificate of Incorporation No. U51909WB2009PTC133443 Year. 2008-2009 having its Registered office at Room-5, WE, 5<sup>th</sup> Floor, 3B Ram Mohan Mullick Garden Lane, Kolkata-700010 --- 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 its Directors **SRI SHYAM SUNDER GOYAL** S/o Sri Ram Niwas Goyal, Hindu by religion, Indian by Nationality, Directors of the above named Company by Occupation, resident of Mangtaram Road, Khalpara, P.O. & P.S. Siliguri in the District of Darjeeling.

**PAN : AAECR 2789Q**

Cont. ....P/4

SAROJ RANI MITTAL

**WHEREAS** Vendor hereof **SMT SAROJ RANI MITTAL** acquired a piece and parcel of land measuring 0.583 Acre appertaining to forming part of Plot No. 58/156, recorded in Khatian No. 681/26 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **SMT KUMILA ROY & 4 OTHERS** and registered at the Office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 18, Pages 411 to 415 being document No. 4868 for the year of 1984.

A N D

**WHEREAS** since then the vendor hereof is in actual, Khas and physical possession of the land as fully described in the schedule below without any interference, objection or interruption from any body having permanent, heritable and transferable right, title and interest therein. During Current Revenue Survey name of the Vendor hereof is duly recorded in Purcha Khatian No. 23, Sheet No. 31 of Mouza Dabgram in respect of the aforesaid Land.

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 has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 20,00,000/- (Rupees Twenty Lakhs) only free from all encumbrances whatsoever.

Cont. ....P/5

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SAREJANI GUPTA

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. 20,00,000/- (Rupees Twenty 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. 20,00,000/- (Rupees Twenty 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 delineated in the plan by red border annexed herewith 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

SARAJ RANI 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 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 at the date of those 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 aforesaid Land is butted and bounded as follows:

- BY THE NORTH : LAND OF DARSANA MITTAL,  
BY THE SOUTH : LAND OF KANTA DEVI MITTAL,  
BY THE EAST : LAND OF VENDOR SOLD TO PURCHASER,  
BY THE WEST : LAND OF VENDOR SOLD TO PURCHASER,

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

WITNESSES: -

1. *Jugal Kishore Gupta*

*JUGAL KISHORE GUPTA  
80, State Niranya High Court  
Vidya Saran Road  
Cahalpasi*

*P.O. Siliguri*

*P.S. Belpur*

*Dist. Darjeeling*

SAROJ RANI GUPTA

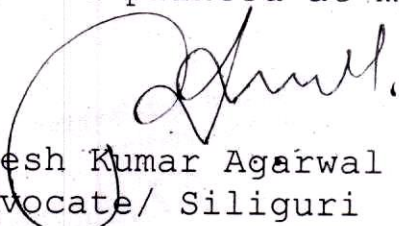
V E N D O R

2. *Sanjay Kumar Goyal*  
*S/O. Late Daxraj Goyal*  
*M.K. Road, khalpasi*

*Post P.S.:- Siliguri*

*Dist:- Darjeeling.*

Drafted by me and printed at my office.

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

## MEMO OF RECEIPT

Rs. 20,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 20,00,000/- (Rupees Twenty Lakhs) only by within named VENDOR the within sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only paid by the PURCHASER to the VENDOR by Draft in respect of the property conveyed herein as per Memo of Consideration.

## MEMO OF CONSIDERATION

BANK NAME	DRAFT NO.	DATE	AMOUNT
STATE BANK OF BIKANER AND JAIPUR	861511	26.04.2012	20,00,000/-
TOTAL			RS. 20,00,000/-

SAROJ RANI GUPTA

SELLER

**SMT. SAROJ RANI MITTAL**

W/O SRI. J. K. GUPTA

S. P. MUKHARJEE ROAD, KHALPARA,

PS- SILIGURI. DIST- DARJEELING

N

LAND SCHEDULE

PARGANA - BAIKUNTHAPUR

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

SHEET NO- 4. KHATIAN NO-681/26

PLOT NO - 58/156

AREA OF LAND :- A = 3.3 DECIMAL

B = 11 DECIMAL

C = 11 DECIMAL

D = 11 DECIMAL

E = 11 DECIMAL

F = 11 DECIMAL

PURCHASER

**RESPONSE TRADELINKS PVT. LTD**

REGD. OFFICE- ROOM NO.- 5, W. E. 5 TH. FLOOR,

3 B. RAM MANOHAR MULLICK GARDEN LANE

KOLKATA - 700010.

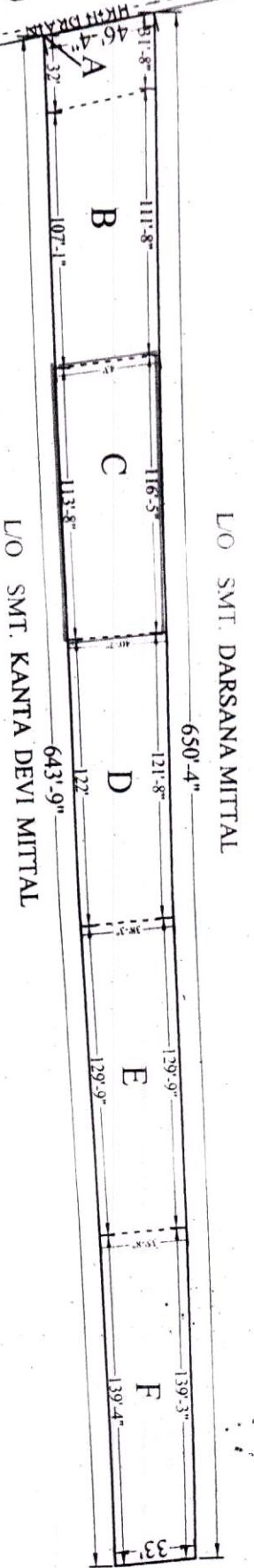
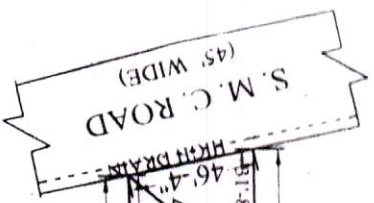
REPRESENTED BY-

SRI. SHYAM SUNDAR GOYAL

S/O SRI. RAM NIWAS GOYAL

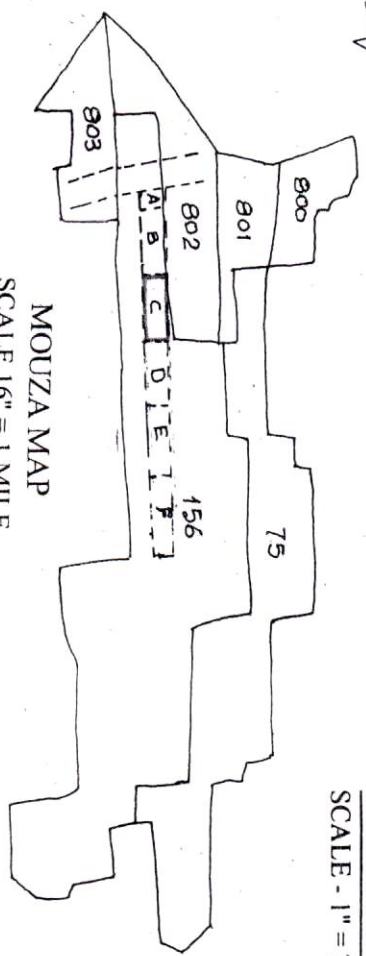
*SAROJ Rani GUPTA*

SIGN OF SELLER



**SITE PLAN**

SCALE - 1" = 70'



MOUZA MAP

SCALE 16" = 1 MILE

PREPARED BY-

*ABRANK 26-04-12*

**Ashok Kr. Basak**

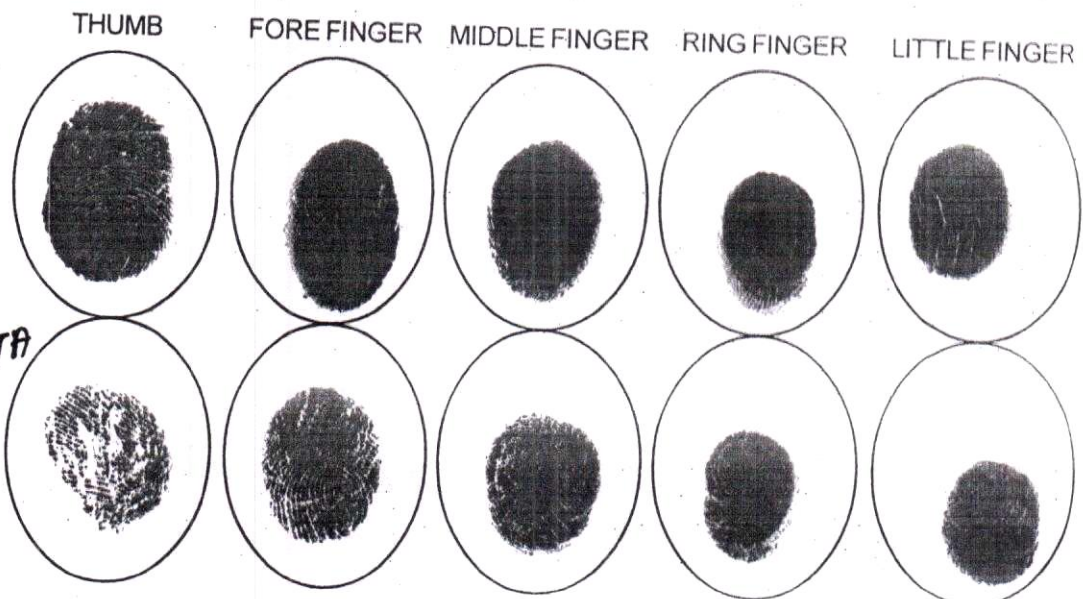
Experienced I.T.I. Surveyor  
Certificate Sl. No. :- 402

SILIGURI

# FINGER IMPRESSION



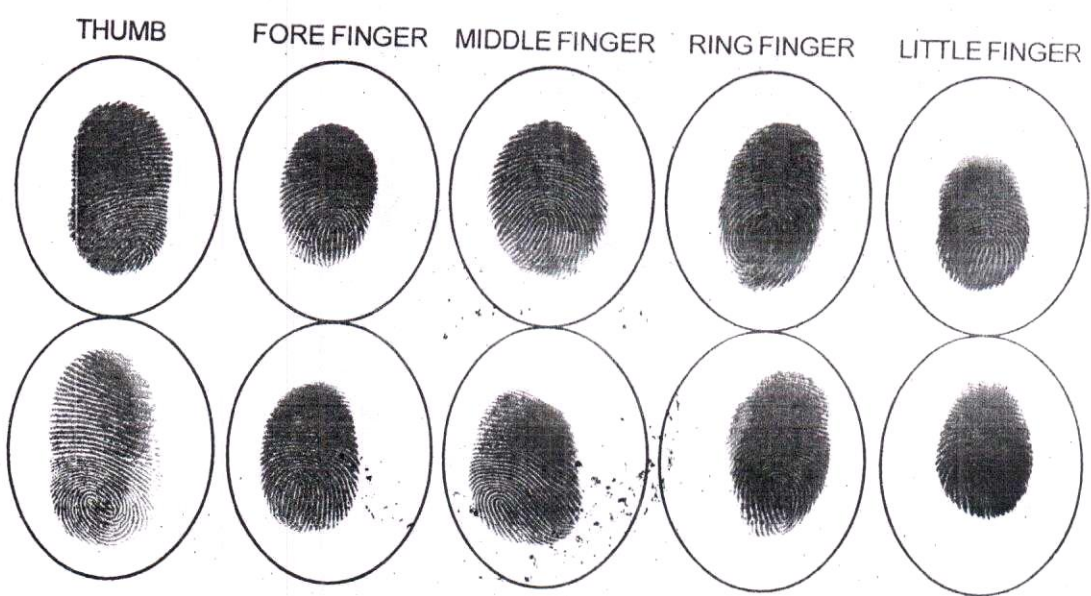
LEFT  
RIGHT



SAROJ RANI GUPTA  
SIGN. WITH DATE



LEFT  
RIGHT



\_\_\_\_\_  
SIGNATURE OF R.O.

Response Tradelinks Pvt. Ltd.

Director

\_\_\_\_\_  
SIGNATURE WITH DATE



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

Endorsement For Deed Number : I - 03493 of 2012  
(Serial No. 03456 of 2012)

On

Payment of Fees:

On 27/04/2012

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

Presented for registration at 18.50 hrs on :27/04/2012, at the Private residence by Smt Saroj Rani Gupta Alias Saroj Rani Mittal, Executant.

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

Execution is admitted on 27/04/2012 by

1. Smt Saroj Rani Gupta Alias Saroj Rani Mittal, wife of Jugal Kishor Gupta , Vidyasagar Road, Ward No. V I I, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife

Identified By Jugal Kishor Gupta, son of Late Niranjan . Singh Gupta, Vidyasagar Road,, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Others.

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 30/04/2012

**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.-21,50,500/-

Certified that the required stamp duty of this document is Rs.- 129030 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

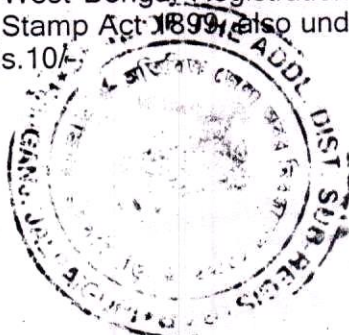
On 02/05/2012

**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



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

02 MAY 2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 03493 of 2012  
(Serial No. 03456 of 2012)

Rs. 0.00/-, on 02/05/2012

Amount by Draft

Rs. 23650/- is paid , by the draft number 551292, Draft Date 26/04/2012, Bank Name State Bank of India, SILIGURI, received on 02/05/2012

( Under Article : A(1) = 23650/- on 02/05/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 124030/- is paid, by the draft number 551288, Draft Date 26/04/2012, Bank Name State Bank of India, SILIGURI, received on 02/05/2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

02 MAY 2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 3744 to 3758  
being No 03493 for the year 2012.

*Nalla*  
Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri



02 MAY 2012

(Narayan Chandra Saha) 02-May-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. RAIGANJ  
West Bengal