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पश्चिम बंगाल WEST BENGAL

A 249059

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

Baller
 Additional Dist Sub- Registrar
 Raiganj, Jalpaiguri

02 MAY 2012

SARCO RANIGUPTA

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 27th DAY OF APRIL 2012 (TWO THOUSAND TWELVE).

Cont. P/2

Vist. Commission Cust. No. 00498 For 2012

Paid J (1) Rs 250

J.P. Rs 300

P.T.A. Rs 0

Total Rs. 550

Baller
 Addl. Dist. Sub- Registrar
 Raiganj, Jalpaiguri

NON JUDICIAL STAMP

No. 954 Date 18.4.2012

For Response Trade links (P) Ltd.

at Kolkata

Value Rs. 5000/- Five thousand only

5000 X 1 = 5000
Tannoy Roy
Govt. Stamp Vendor
Bagdogra
Licn. No- 546/RM
07 / Darjeeling

SAROJ Rami GUPTA

 7346

SAROJ Rami GUPTA



W
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

27 APR 2012

General Manager
JUGAL KISHORE GUPTA
5/1-1/1, Nirvanan Road
Vijaya Nagar Road
2nd Floor
Rt. Siliguri
Rt. Siliguri
at Darjeeling

B

SARAJ RANI 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
WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION		

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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, 5th 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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A N D

SAROJ RANI GUPTA

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

SA Raj 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 Vendor further declares that the entire land forming subject matter of the present conveyance are/were in Khas and actual possession of the vendor at 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 24% 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 vendor 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 at 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 11 (One One) 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. 681/26 (Six Eight One by Two Six) 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.

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,

IN WITNESS 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

S/o Late Nivaran Singh Gupta

Vidya Sagar Road

Calcutta

P.O. Siliguri

W. Siliguri

at Darjeeling

SAROJ RANI GUPTA

V E N D O R

2. *Sanjay Kumar Goyal*

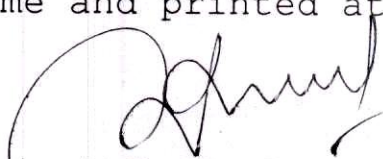
S/o Late Dosh Raj Goyal

M.R. Road Khalpara

P.O. P.C. - 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	861512	26.04.2012	20,00,000/-
TOTAL			RS. 20,00,000/-

SAROJ RANI GOPTA

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, KHATTIAN NO-68/126
PLOT NO - 58/156.

PURCHASER

RESPONSE TRADELINKS PVT. LTD

REGD. OFFICE- ROOM NO. 5, W. E. 5 TH FLOOR,
3 B, RAM MANOHAR MULLICK GARDEN LANE
KOLKATA - 700010.

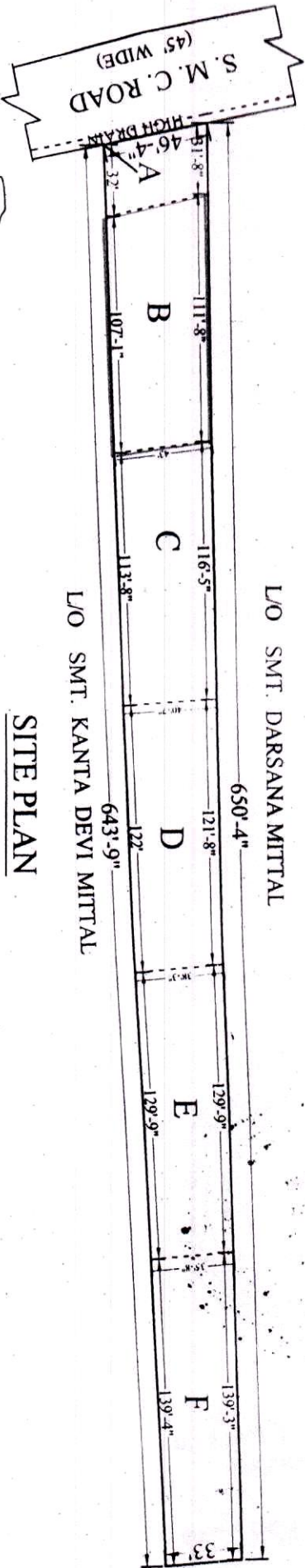
REPRESENTED BY-

SRI. SHYAM SUNDAR GOYAL
S/O SRI. RAM NIWAS GOYAL

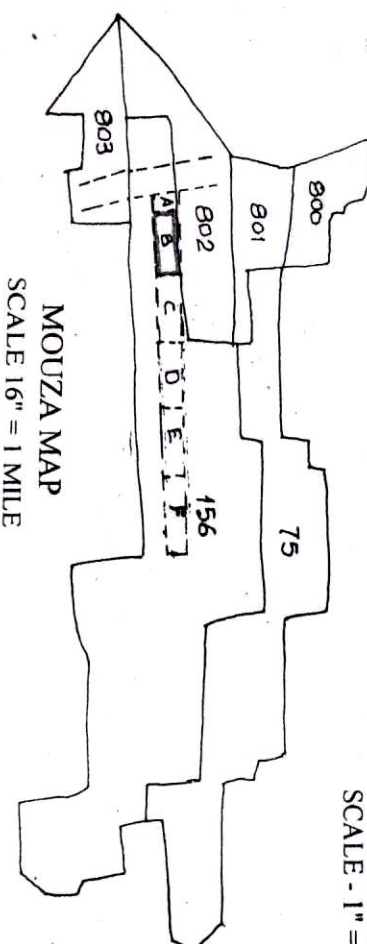
SAROJ Rani GUPTA

SIGN. OF SELLER

- AREA OF LAND :- A = 3.3 DECIMAL
- B = 11 DECIMAL
- C = 11 DECIMAL
- D = 11 DECIMAL
- E = 11 DECIMAL
- F = 11 DECIMAL



SITE PLAN
SCALE - 1" = 70'



MOUZA MAP
SCALE 16" = 1 MILE

PREPARED BY-

ABRACIK
Asitok Kr. Basak
Experienced I.T.I. Surveyor
Certificate SL, No :- 402
SILIGURI

26-04-12

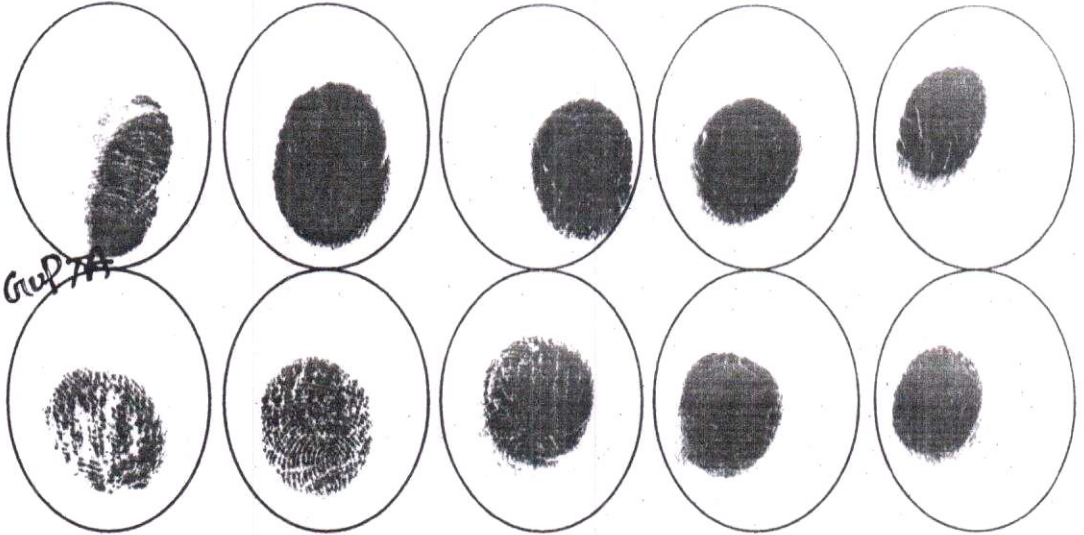
L/O RITA GUPTA
& SANGITA MITTAL

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT
RIGHT

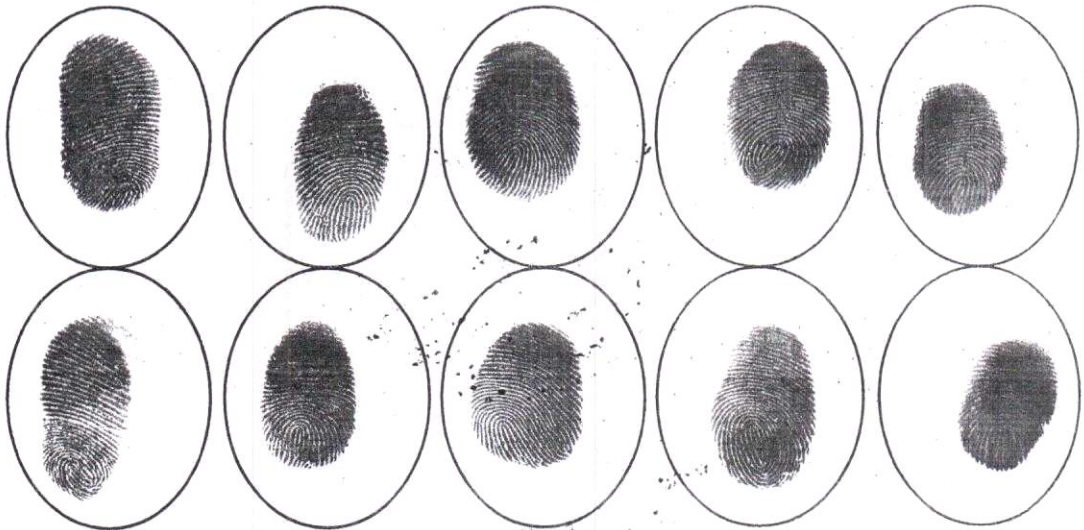


SAROJ RANI GUPTA
SIGN. WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT
RIGHT



Response Tradelines Pvt. Ltd.

Director

SIGNATURE OF R.O.

SIGNATURE WITH DATE



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

Endorsement For Deed Number : I - 03496 of 2012
(Serial No. 03458 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 18.52 hrs on :27/04/2012, at the Private residence by 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 Niranjn 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: Impresive 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 as amended under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash



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 - 03496 of 2012
(Serial No. 03458 of 2012)

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

Amount by Draft

Rs. 23650/- is paid , by the draft number 551296, 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 551289, 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
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 3786 to 3800
being No 03496 for the year 2012.



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

2 MAY 2012

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