

31-1334/09

I 1579 A- 17.03.09



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

468107

600

Shankar Paul

Substantive & Juristic

*L.T.I. of
Julian Paul
by the pen of
Dipankar Paul*



श्रीना सिन्हा (वाम)

पञ्च नमो

Sanjay Paul

C O N V E Y A N C E
(DEED OF SALE)

Contd P/2.

M/C NO 161/09

DECLARED THAT THE DOCUMENT IS
ADMITTED TO REGISTRATION, THE
SIGNATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE TRUE AND CORRECT.
SILIGURI DIST. SUB-REGISTRAR
SILIGURI DIST. RAJBOHRA

BSS
Biplab Ghosh
Advocate/Siliguri

2491 06.3.2009
 Sold to... naman chand Agarwal (HUF).
 5000 (Rupees) Fine thousand only

B. P. Ghosh
 B. R. Ghosh
 STAMP VENDOR
 Siliguri Court
 L. No. S. M. /106/1879
 Darjeeling

Dhruval Paul



Ts no - 245

Dhruval Paul



Ts no - 246

স্বাক্ষরিত ও প্রমাণিত



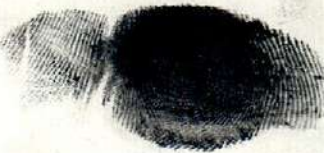
Ts no 247

L.T.I. of Tulan Paul
 by the pen of
 Dipak Paul.



Ts no - 248

স্বাক্ষরিত (স্বাক্ষর)



Ts no - 249

স্বাক্ষরিত



Asst. Dist. Sub-Registrar
 Office of the A.D.S.R., Darjeeling

16/3/09

• Dhruval Paul

= 2 =
for registration @ Siliguri

L.T.I. of Julian Paul
by the pen of
Bipak Paul

• (১২৩) বিক্রয় (৩৩৩)

• ১২/৩/২০০৯

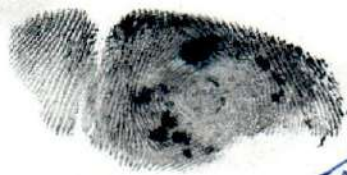
• Sanjay Paul

THIS DEED OF SALE MADE THIS THE 16/11
DAY MARCH, TWO THOUSAND NINE.

EXTRACT OF THE LAND HEREBY SOLD :

District : Darjeeling.
Police Station : Matigara.
Mouza : Baragharia.
Sheet No. : 2.
Khatian No. : 53, 61 & 100 (all L.R.).
Plot No. : 428 (R.S) 639 (L.R.),
434, 435 (R.S.) 624 (L.R.).
Area : 416 DECIMALS.
Gram Panchayat : Patharghata G.P.
Total Consideration : Rs.12,45,000.00

Contd P/3.



Ts 1170 - 250
16/8/09

Samsay Buel

Dipak Paul
S/o. Sridhara Lal
Prof. Private Service
Seshbandhupane
P.O. & P.S. Siliguri.



Adl. Dist. Siliguri

16/8/09

Advocate

Dhimal Paul

for signature - @ Sanjay Paul



L.T.I. of Tulan Paul
by the pen of
Dipak Paul

= 3 =

(Call) (2015) (2015)

Sanjay Paul

Sanjay Paul

BETWEEN

1. SRIDHUMAL PAUL, son of Late Premlal Paul,
2. SRIDHANLAL PAUL @ DHANANJAY PAUL, son of Late Premlal Paul,
3. SMT. TULAN PAUL, wife of Late Bhimlal Paul,
4. SMT. RINA SINHA (PAUL), married Daughter of Late Bhimlal Paul, wife of Sri Rama Sankar Sinha,
5. SRI BIREN PAUL, son of Late Bhimlal Paul,
6. SRISANJAY PAUL, son of Late Bhimlal Paul,

all Indian by Nationality, Hindu by religion, business by occupation, resident of Ramkrishna Para, Matigara, P.O. & P.S. Matigara, District- Darjeeling, hereinafter jointly called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the ONE PART.

A N D

MAMAN CHAND AGARWAL (HUF), Indian by Nationality, having its principal office at 16, M.G. Road Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, being represented by its "KARTA", SRI MAMAN CHAND AGARWAL, son of Late Surajmal Agarwal, Indian by Nationality, Hindu by religion, business by occupation, resident of 16,

Contd P/4.

BETWEEN

- 1. SRIDHUMAL PAUL, son of Late Premal Paul,
- 2. SRIDHARIAL PAUL @ DHANANAY PAUL, son of Late Premal Paul,
- 3. SMT. TULAN PAUL, wife of Late Bhimal Paul,
- 4. SMT. RINA SINHA (P.A.L.) married daughter of Late Bhimal Paul, wife of Sri Ram Sankar Sinha,
- 5. SRI BIREN PAUL, son of Late Bhimal Paul,
- 6. SRI ANAY PAUL, son of Late Bhimal Paul,

all Indian by Nationality, Hindu by religion, business by occupation, resident of Ramkrishna Park, Margata, P.O. & P.S. Margata, District-Darjeeling, hereinafter jointly called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the ONE PART,



MAMAN CHAND AGARWAL, son of Late Agawar, Indian by Nationality, Hindu by religion, business by occupation, resident of the principal office at the District-Darjeeling, being created by 'ARTA', SRI MAMAN CHAND AGARWAL, son of Late Agawar, Indian by Nationality, Hindu by religion, business by occupation, resident of the

Contd..... PM

Add. Dist. Sub-Registrar
 District, Darjeeling

16/3/01

Biplab Ghosh
 Advocate/Siliguri

Kantlal Paul

Smt. Panu Paul @ Panu Bewa

*L.T.I. of Kantlal Paul
by the pen of
Dipak Paul*



= 4 =

স্বাক্ষরিত (১৯৭৭)

১৯৭৭

Smt. Panu Paul

M.G. Road Siliguri, P.O. & P.S. Siliguri, District- Darjeeling, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives, administrators and assigns) of the SECOND PART. P.A.No.AADHM 6579D

A N D

1. SRISURAT BARMAN, son of Sri Birendranath Barman,
2. SRIMOHESHWAR CHANDRA SARKAR, son of Sri Chandra Mohan Sarkar,

both Indian by Nationality, Hindu by religion, business by occupation, resident of Matigara, P.O. & P.S. Matigara, District-Darjeeling, hereinafter jointly called the CONFIRMING PARTY (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the THIRD PART.

WHEREAS one Kantlal Paul was the recorded owner of considerable landed property situated in Matigara within the Sub-Division of Siliguri under District Darjeeling. Smt. Panu Paul was the married wife of the said Kantlal Paul and out of the wedlock a son namely Kokalal Paul was born. Thereafter the said Kantlal Paul died intestate leaving behind his wife and their son to inherit the said landed property. Subsequently Kokalal Paul also died during his minority. As such Smt. Panu Paul @ Panu Bewa became the owner of the landed property left behind by Kantlal Paul.

Contd P/5.

PAG

M. G. Road, Bangalore, P.O. & P.S. Malleshwara, District Bangalore, hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives, administrators and assigns) of the SECOND PART & A No. AADHM 6259D

AND

1. SRISURAT BARMAN, son of Sri Bhusanmish Barmar,
2. SRIMOHANSHWAR CHANDRA SARKAR, son of Sri Chandir Mohan Sarkar

both Indian by nationality, Hindu by religion, business by occupation, resident of Madras, P.O. & P.S. Malleshwara, District Bangalore, hereinafter jointly called the CONTRIVING PARTY (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, legal representatives, administrators and assigns) of the THIRD PART.

WHEREAS one Kantala Paul was the recorded owner of considerable landed property situated in Madras within the Sub-Division of Siliyur under District Dargachery. Said Paul was the married wife of the said Kantala Paul and out of the wedlock born namely Kantala Paul was born. Thereafter the said Kantala Paul died leaving behind his wife and their son to inherit the said landed property. Subsequently Kantala Paul also died during his minority. Said Paul @ Paul Bawa became the owner of the said property left behind by Kantala Paul.



Contd. ... P.S.

Adl. Dist. Sub-Registrar
District Bangalore

[Handwritten signature]
16/5/91

Bhishan Ghosh
Advocate/Silvur

Dhumlal Paul

Vendor No. 2



L.I.I. of
Jadun Paul
by the pen of
Dipak Paul

= 5 =

(1972) 1712 (1972)

1972 1712

Sansay Paul

AND WHEREAS Smt. Panu Paul @ Panu Bewa was again married to one Jadunath Paul and out of the wedlock a daughter namely Pohatiswari was born. Smt. Pohatiswari was married to one Premlal Paul and out of the wedlock Sri Dhumlal Paul i.e. the Vendor No.1 herein, Sri Dhanlal Paul @ Dhananjay Paul i.e. the Vendor No.2 herein and Sri Bhimlal Paul (since deceased) were born.

AND WHEREAS Smt. Panu Paul @ Panu Bewa out of her Natural Love and Affection had transferred a portion of her land measuring 286.03 acres in favour of Sri Dhumlal Paul, the Vendor No.1 herein by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 27th November, 1942 in the office of the Sub-Registrar, Siliguri being Document No. 531 for the year 1942.

AND WHEREAS in the year 1942 Sri Dhumlal Paul, the Vendor No.1 herein was a minor and before attaining his majority, his father and natural guardian Sri Premlal Paul on behalf of the minor Sri Dhumlal Paul transferred an area measuring 98.53 acres to and in favour of his other two sons viz Sri Dhanlal Paul @ Dhananjay Paul and Sri Bhimlal Paul (since deceased) by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 25.04.1950, being document No.910 for the year 1950.

AND WHEREAS after the operation of West Bengal Estates Acquisition Act, 1953, the Vendor No.1, 2 and Bhimlal Paul (since deceased) became the Raiyat under the State of West Bengal and accordingly two Record of Rights being Nos. 3/1 and 16 under Mouza - Baragharia, J.L. No.82, P.S. Matigara, Dist. Darjeeling were prepared by the Land and Land Reforms Department, Govt. of West Bengal in the names of the Vendor No.1, 2 and Bhimlal Paul (since deceased).

Contd P/6.

AND WHEREAS Smt. Purni Paul @ Purni Bhow was again married to one Jadhavji Paul and out of the wedlock a daughter namely Rohaswan was born. Smt. Rohaswan was married to one Premal Paul and out of the wedlock Sri Dhanraj Paul i.e. the Vendor No.1 herein, Sri Dhanraj Paul @ Dhanraj Paul i.e. the Vendor No.2 herein and Sri Binmal Paul (since deceased) were born.

AND WHEREAS Smt. Purni Paul @ Purni Bhow out of her Natural Love and Affection had transferred a portion of her land measuring 286.03 acres in favour of Sri Dhanraj Paul, the Vendor No.1 herein by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 27th November 1912 in the office of the Sub-Registrar, Siliguri being Document No. 231 for the year 1912.

AND WHEREAS in the year 1942 Sri Dhanraj Paul, the Vendor No.1 herein was a minor and before attaining his majority, his father and natural guardian Sri Premal Paul, on behalf of the minor Sri Dhanraj Paul transferred an area measuring 98.53 acres to and in favour of his other two sons viz. Sri Dhanraj Paul @ Dhanraj Paul and Sri Binmal Paul (since deceased) by virtue of a Deed of Gift and the said Deed of Gift was executed and registered on 22.04.1950, being document No. 910 for the year 1950.

AND WHEREAS after the operation of West Bengal Estates Acquisition Act, 1953, the Vendor No.1, Sri Dhanraj Paul (since deceased) became the Rikayat under the State of West Bengal and accordingly two Record of Rights being Nos. 271 and 272 were made under the provisions of Section 4 of the said Act, the names of the Vendor No.1 and Binmal Paul (since deceased) were recorded in the said Record of Rights.



Contd. ... P.16

Registrar, District of West Bengal
Siliguri

16/8/61

Advocate General
Siliguri

Bhimlal Paul

Sanjay Paul - @ Sanjay Paul



L.T.I. of Julian Paul
by the pen of
Dipak Paul

= 6 =

(1985) Brijendra (1985)

Sanjay Paul

Sanjay Paul

AND WHEREAS Bhimlal Paul died intestate leaving behind the Vendor Nos. 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of Late Bhimlal Paul and was married to one Paresh Chandra Roy, as his legal heirs to inherit the property standing in the name of Bhimlal Paul.

AND WHEREAS by the law of inheritance after the death of Bhimlal Paul the Vendor Nos. 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of Late Bhimlal Paul and was married to one Paresh Chandra Roy, became the absolute owners of all the properties left behind by Bhimlal Paul each having 1/5th share therein.

AND WHEREAS due to some mistakes regarding the area appearing in the L.R. Record of Rights, the present Vendors had made an application being No.2092 dated 01/08/2006 to the B.L. & L.R.O., Matigara, at Shiv Mandir for making necessary rectification in the Record of Rights.

AND WHEREAS considering the aforesaid application of the Vendors, the S.D.L. & L.R.O., Siliguri, vide an Order dated 18/02/2009 held that the Vendors are in actual and physical possession of more or less 16.27 acres of land and in pursuance to the said Order the S.D.L. & L.R.O., Siliguri, incorporated 16.27 acres in L.R. Khatians being Nos. 61, 53 & 100 respectively in the individual names of the Vendors No. 1 & 2 and Bhimlal Paul wherein a total area of 16.27 acres of land has been recorded in various L.R. Plots.

Contd P/7.

AND WHEREAS Bhimlal Paul died intestate leaving behind the Vendor Nos 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of late Bhimlal Paul and was married to one Parash Chandra Roy, as his legal heirs to inherit the property standing in the name of Bhimlal Paul.

AND WHEREAS by the law of inheritance after the death of Bhimlal Paul the Vendor Nos 3 to 6 and minor Rahul Roy, son of Smt. Mina Paul since deceased who was the daughter of late Bhimlal Paul and was married to one Parash Chandra Roy, became the absolute owners of all the properties left behind by Bhimlal Paul each having 1/5th share therein.

AND WHEREAS due to some mistakes regarding the area appearing in the L.R. Record of Rights, the present Vendors had made an application being No.2092 dated 01/08/2006 to the B.L. & L.R.O., Mangara, at Shiv Mandi for making necessary rectification in the Record of Rights.

AND WHEREAS considering the aforesaid application of the Vendors, the S.D.L. & L.R.O., Siliguri, vide an Order dated 18/02/2009 held that the Vendors are in actual and physical possession of more or less 16.27 acres of land and in pursuance thereof with Order the S.D.L. & L.R.O., Siliguri, incorporated 16.27 acres of land in the names of the Vendors No. 1 & 2 and Bhimlal Paul wherein 16.27 acres of land has been recorded in various L.R.



Contd. ...

Additional District Sub-Registrar
Siliguri

[Handwritten signature]
20/8/09

Biplab Ghosh
Advocate/Siliguri

Bhimlal Paul

SANJAY PAUL - 2006/12/19/2006



L.I.I. of Julaha
by the pen of
Dipak Paul

(2006) 12/19/2006

Sanjay Paul

Sanjay Paul

= 7 =

AND WHEREAS Bhimlal Paul being one of the recorded owners died intestate and his estates have been inherited by the Vendor Nos. 3 to 6 along with one Rahul Roy (being the legal heir of deceased married daughter of Bhimlal Paul) as his surviving legal heirs and as such the entire landed property under L.R. Khatian No.100 has been jointly inherited by the Vendor Nos. 3 to 6 along with one Rahul Roy each having 1/5th share therein.

AND WHEREAS by virtue of the aforesaid recording the Vendors and minor Rahul Roy have become the exclusive and absolute owners-in-possession of the aforesaid 16.27 acres of land and are in khas, actual and physical possession of the land and the Vendors and minor Rahul Roy have got permanent, transferable and heritable right, title and interest in the aforesaid land and the Vendors and minor Rahul Roy are enjoying and possession the land freely, openly and adversely without any interruption from any one whatsoever.

WHEREAS the Vendors being in need of money in order to undertake other development schemes decided and agreed to sell their entire land and accordingly the Vendors entered into an agreement dated 21/12/2006 for Sale of their entire land with the Confirming Party, the sale is not completed and the Purchaser after having learnt the intention of the Vendors herein and being in need of a property suitably located, approached the Vendors herein and offer to purchase a portion of land measuring about 4.16 acres comprised in L.R. Plot Nos. 624 and 639 more fully described in the schedule below at or for a total consideration of Rs.12,45,000/= (Rupees Twelve Lakhs Forty Five Thousand) only.

AND WHEREAS the Purchaser finding the land suitable for its purpose agreed to purchase the said land described in the schedule below and

Contd P/8.

AND WHEREAS Bimalal Patel being one of the recorded owners died intestate and his estates have been inherited by the Vendor Nos. 7 to 9 along with one Rahul Roy (being the legal heir of deceased married daughter of Bimalal Patel) as his surviving legal heirs and as such the entire landed property under I.R. Khattar No.100 has been jointly indicated by the Vendor Nos. 7 to 9 along with one Rahul Roy each having 1/3 share therein

AND WHEREAS by virtue of the aforesaid recording the Vendor and minor Rahul Roy have become the exclusive and absolute owners-in-possession of the aforesaid 16.25 acres of land and are in khas, actual and physical possession of the land and the Vendor and minor Rahul Roy have not permanent, transferable and heritable right, title and interest in the aforesaid land and the Vendor and minor Rahul Roy are enjoying and possession of the land freely, openly and adversely without any interruption from any one whatsoever

WHEREAS the Vendor being in need of money in order to undertake other development schemes decided and agreed to sell their entire land and accordingly the Vendor entered into an agreement dated 21/12/2006 for sale of their entire land with the Contracting Party, the sale is not completed and the Purchaser after having learnt the intention of the Vendor herein and being in need of a property suitably located, approached the Vendor herein and offer to purchase a portion of land measuring about 1.10 acres comprised in I.R. Plot Nos. 624 and 639 more fully described in the schedule below at or for a total consideration of Rs.12,12,000/- (Rupees Twelve Lakh Five Thousand) only.

AND WHEREAS the Purchaser has found suitable for his purpose and agreed to purchase the land as described in the schedule below and



Adl. Dist. Sub-Registrar
Jhansi

16/3/09

Ahmedul Paul

-wsk/12/06/06 @ -wsk-12/06/06



L.I.T. of Suburban
by the part of
Dipak Paul

(12/12/06) 12/12/06

12/12/06

Sansay Paul

= 8 =

requested the Vendors to sell the said land to it for a consideration of Rs.12,45,000/= (Rupees Twelve Lakhs Forty Five Thousand) only free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors considering the price so offered by the Purchaser to be reasonable and highest and inconsonance with the prevailing market price, approached the Confirming Party for their consent in order to sell the below scheduled land to and in favour of the Purchaser and the Vendors also agreed to refund the proportionate amount of advance so made by the Confirming Party to the extent of Rs.56,000/= (Rupees Fifty Six Thousand) only.

AND WHEREAS the Confirming Party herein accepted the proposal so made by the Vendors and received the aforesaid proportionate amount of Rs. 56,000/= (Rupees Fifty Six Thousand) only from the Vendors.

AND WHEREAS the Confirming Party hereby declare and confirm that they have no claim whatsoever with respect to the sale of the below schedule land by the Vendors to the Purchaser and the Confirming Party further declare that in future also they will not claim in any nature whatsoever against the Purchaser or the Vendors with respect to the below schedule land by virtue of their Agreement for Sale dated 21/12/2006.

AND WHEREAS after getting the consent of the Confirming Party as aforesaid the Vendors have agreed to sell the below schedule land to and in favour of the Purchaser at or for a total consideration of Rs.12,45,000/= (Rupees Twelve Lakhs Forty Five Thousand) only free from all encumbrances and charges whatsoever.

Contd P/9.

requested the Vendor to sell the said land to it for a consideration of Rs. 12.45,000/- (Rupees Twelve Lakh Forty Five Thousand) only free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor considering the price offered by the Purchaser to be reasonable and highest and in consonance with the prevailing market price approached the Containing Party for their consent in order to sell the below scheduled land to him in favour of the Purchaser and the Vendor also agreed to refund the proportionate amount of advance so made by the Containing Party to the extent of Rs. 25,000/- (Rupees Fifty Six Thousand) only.

AND WHEREAS the Containing Party herein accepted the proposal so made by the Vendor and received the aforesaid proportionate amount of Rs. 25,000/- (Rupees Fifty Six Thousand) only from the Vendor.

AND WHEREAS the Containing Party hereby declares and confirms that they have no claim whatsoever with respect to the sale of the below schedule land by the Vendor to the Purchaser and the Containing Party further declares that in future also they will not claim in any manner whatsoever against the Purchaser or the Vendor with respect to the below schedule land by virtue of their Agreement for Sale dated 21/12/2006.

AND WHEREAS after getting the consent of the Containing Party as aforesaid the Vendor has agreed to sell the below schedule land to and in favour of the Purchaser for a total consideration of Rs. 12.45,000/- (Rupees Twelve Lakh Forty Five Thousand) only free from all encumbrances and charges whatsoever.



Contd. ...

Asst. Dist. Sub-Registrar
16/2/20

Bijal Gionn
Advocate

Ahmedlal Paul

For M/M - 99M - @ Subje: 99M



L.T.I. of Tula Lal
by the panel of
Dipak Paul

= 9 =

Dr. B. B. B. (OTM)

For M/M

Sansay Paul

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.12,45,000/= (Rupees Twelve Lakhs Forty Five Thousand) only paid by the Purchaser to the Vendors, the receipt whereof the Vendors doth hereby fully admit and acknowledge by executing a memo of consideration (annexed with these presents) and grant full discharge from the payment thereof, the Vendors as absolute and exclusive owners doth hereby grant, convey, sell, transfer, assign and assure unto and to the use and in favour of the Purchaser, free from all encumbrances, ALL THAT land more fully described in the schedule below TOGETHER WITH all rights, liberties, privileges, easements and appurtenances whatsoever to the said plot of land belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or be appurtenant there to AND ALL the estate, right, title, interest, claim and demand whatsoever of Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever with copies of Title Deeds and other evidences of title and the Vendors do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things whatsoever by the Purchaser or by any of their predecessor/s in title, done or executed or knowingly suffered to the contrary, they the Vendors at all material times heretofore and now have good and valid right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser, shall in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said below scheduled landed property and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitable claiming from, under or in trust for them or under any of their predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted,

Contd P/10.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.12,45,000/- (Rupees Twelve Lakhs Forty Five Thousand) only paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby fully admit and acknowledge by executing a memo of consideration (annexed with these presents) and grant full discharge from the payment thereof, the Vendor as absolute and exclusive owners doth hereby grant, convey, sell, transfer, assign and assure unto and to the use and in favour of the Purchaser, free from all encumbrances, ALL THAT land more fully described in the schedule below TOGETHER WITH all rights, liberties, privileges, easements and appurtenances whatsoever to the said plot of land belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever with copies of Title Deeds and other evidences of title and the Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things whatsoever by the Purchaser or by any of their predecessors in title, done or executed or knowingly suffered to be done and valid right, full power, absolute authority and indelible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser, shall in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said below scheduled landed property and every part thereof without any lawful eviction, interruption, demand whatsoever from or by the Vendor or any person claiming title or estate or right or interest therein or in any of their predecessors in title from, under or in trust for him or his heirs and assigns AND THAT he and his heirs and assigns shall and lawfully absolutely acquiesce,



Contd. ... P.10.

Adal. Dist. Sub-Regis.
 Office of the A.D. S. (Deputy Commissioner), District of Bangalore, Karnataka.

16/8/07

Advocate/Silgani

Bistab Ghosh

Arunlal Paul

Sanjay Paul @ Sanjay Paul



L.T.I. of Suban Paul
by the pen of
Dipak Paul.

= 10 =

(Sanjay Paul)

Sanjay Paul

Sanjay Paul

exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors shall and will from time to time and all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all acts, deeds and things whatsoever for further and better assuring the said below scheduled property and every part thereof unto and to the use of the Purchaser to the true meaning and intent of this DEED as shall or may be reasonably required AND FURTHER MORE THAT the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, cost, charges and expenses, if any, suffered and/or incurred by reason of any defect in title of the Vendors or due to any disturbances/obstruction in the peaceful possession of the below scheduled landed property or any part thereof or for any breach of the covenants herein contained.

SCHEDULE

All that piece or parcel of vacant, raiyati, agricultural land for agricultural purpose measuring 416 Decimals, appertaining to R.S. Plot No.428 (187 Decimals) corresponding to L.R. Plot No.639(67 Decimals belongs to Vendor No.1, 66 Decimals belongs to Vendor No.2, 54 Decimals belongs to Vendor Nos.3 to 6), R.S. Plot No.434 (103 Decimals) & 435 (126 Decimals) both corresponding to L.R. Plot No.624(82 Decimals belongs to Vendor No.1, 81 Decimals belongs to Vendor No.2, 66

Contd P/11.

exacted and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified of him and against all and all manner or claims, charges, liens, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor shall and will from time to time and all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all acts, deeds and things whatsoever for further and better securing the said below scheduled property and every part thereof into and to the use of the purchaser to the true meaning and intent of this DEED as shall or may be reasonably required AND FURTHER MORE THAT the Vendor shall at all times hereafter indemnify and keep indemnified the purchaser against losses, damages, cost charges and expenses if any, suffered and/or incurred by reason of any defect in title of the Vendor or due to any disturbance or disturbance in the peaceful possession of the below scheduled land property or any part thereof or for any breach of the covenants herein contained

SCHEDULE

All that piece or parcel of vacant agricultural land for agricultural purpose measuring 10 Decimals belonging to R.S. Plot No. 438 (187 Decimals) corresponding to R. Plot No. 107 Decimals belongs to Vendor No. 1, of Decimals No. 2, 34 Decimals belongs to Vendor No. 2, (103 Decimals) & 432 (126 Decimals) both of Decimals No. 24 (82 Decimals) belongs to Vendor No. 3, 66



Could ...

Acad. Dist. Sub-Register
16/8/00

Biplab Ghosh
Advocate

Dharmal Paul

স্বাক্ষরিত ও স্বাক্ষরিত



= 11 =

L.I. I. of Tulan Paul
by the son of
Bipul Paul

(স্বাক্ষরিত ও স্বাক্ষরিত)

স্বাক্ষরিত

Sanjay Paul

Decimals belongs to Vendor Nos.3 to 6), thus an area of 416 Decimals comprised in L.R. Plot Nos.624 and 639 out of which 229 Decimals comprised in L.R. Plot No.624 and 187 Decimals comprised in L.R. Plot No.639, recorded in R.S.Khatian No.3/1, 16 corresponding to L.R. Khatian No.61, 53 & 100, Sheet No.2, Mouza - Barogharia, J.L. No.82, Pargana - Patharghata, Police Station - Matigara, Sub-Division Siliguri, District- Darjeeling, Gram Panchayat - Patharghata.

The said land is butted and bounded as follows: -

- North : Purchased Land this day of Ramautar Agarwal(HUF) Plot No.622 & Land of Sri Arun Kumar Gupta & Others.
- South : Land of Nagina Prasad & Others
- East : Boundary wall of Uttarayan
- West : 30 feet Kutcha Road.

Annual rent of the land hereby conveyed is payable to the Government of West Bengal.

Cont P/12.

Decimals belongs to Vendor No. 1 to 6, has an area of 416 Decimals
 comprised in L.R. Plot No. 621 and 629 out of which 219 Decimals
 comprised in L.R. Plot No. 624 and 187 Decimals comprised in L.R. Plot
 No. 622, recorded in R.S. Khasan No. 21, is corresponding to L.R.
 Khasan No. 1, 2 & 100, Sheet No. 2, Mouza - Barogharia, I.D. No. 82,
 Patana - Patharchat, Police Station - Murgua, Sub-Division Siliguri,
 District Darjeeling, Giam Panchayat - Patharchat.

The said land is dotted and bounded as follows -

- North : Purchased land this day of Ramantari
 Agrawal (UT) Plot No. 622 & Land of Sri Arun
 Kumar Gupta & Others.
- South : Land of Nagma Prasad & Others
- East : Boundary wall of Uthayyan
- West : To West Kancha Road

Amount rent of the land hereby conveyed is payable to the
 Government of West Bengal.



Cont. ... P.12

Asst. Dist. Sub-Registrar
 District Darjeeling, West Bengal


16/8/61

Biplab Ghosh
 Advocate/Siliguri

In witness whereof the Vendors and the Confirming Party above named doth hereunto set their respective hands on this DEED OF CONVEYANCE in sound health, sound mind, without any provocation, without being influenced by anybody, without any threat or coercion and after going through the contents of this indenture on the day, month and year first above written.

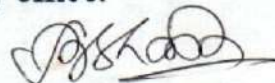
Witnesses:

1. Dipak Paul
S/o. Sri Shumlal Paul.
Post. Binate Service
Deshbandhpara
P.O. & P.S. Siliguri,
Dist. Darjeeling.
2. Bhaskar Baul Majumder
S/o. Sri Nitai ch. Baul Majumder
Swib Mandir f.o. Kadambola
Dist. Darjeeling.

1. Shumlal Paul
2. Signature of Shumlal Paul
L.T.I. of Indran Paul
by the pen of
Dipak Paul
3. 
4. श्रीमती शिखरी (वाम)
5. Signature
6. Sansay Paul
V e n d o r s

1. Surey Barmom
2. Mohemur chandra Sarkar
Confirming Party

Drafted by me, read over and explained to the parties by me and typed in my office.



(BIPLAB GHOSH)
ADVOCATE, SILIGURI
W.B.B.C.ENR.NO.994/1995.

in witness whereof the Vendor and the Confirming Party above named both hereunto set their respective hands on this DEED OF CONVEYANCE in sound health, sound mind, without any provocation, without being influenced by anybody, without any threat or coercion and after going through the contents of this indenture on the day, month and year first above written.

Witness:

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 V e n d o r s

1. _____
 2. _____
 Confirming Party

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____

Drafted by me, readover and explained to the parties by me and typed in my office.

(BIPAB GHOSH)
ADVOCATE, SHIGURI
CIN. ENR. NO. 241227



Asst. Dist. Commr. Shiguri

16/8/21

MEMO OF CONSIDERATION

We do hereby admit and acknowledge the receipt of the consideration amount as follows :

1. SRI DHUMLAL PAUL, - Rs.4,46,000/= vide cheque being No.286558 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

Dhumal Paul

Signature

2. SRIDHANLAL PAUL @ DHANANJAY PAUL, Rs.4,46,000/= vide cheque being No.286559 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

সিদ্ধান্ত-পাল-@-দধানজয়-পাল

Signature

3. SMT. TULAN PAUL, - Rs.89,500/= vide cheque being No.286560 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.



L.T.I. of Tulan Paul
by the Gen of
Dipak Paul

Signature

4. SMT. RINA SINHA (PAUL), - Rs.89,500/= vide cheque being No.286561 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

রীনা সিনহা (পাল)

Signature

5. SRI BIREN PAUL, - Rs.89,500/= vide cheque being No.286562 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

বিরেন পাল

Signature

6. SRI SANJAY PAUL, - Rs.84,500/= vide cheque being No.286564 dated 16/03/2009 drawn on HDFC Bank, Darjeeling Branch.

Sanjay Paul

Signature

MEMORANDUM OF CONSIDERATION

We do hereby admit and acknowledge the receipt of the consideration amount as follows:

1. SRI DHUMAL PAUL - Rs. 1,60,000/- vide cheque being No. 286228 dated 16/03/2009 drawn on HDFC Bank, Daringee Branch

Signature

2. SRI DHANANAY PAUL @ DHANANAY PAUL - Rs. 1,60,000/- vide cheque being No. 286229 dated 16/03/2009 drawn on HDFC Bank, Daringee Branch

Signature

3. SMT. JULAN PAUL - Rs. 80,500/- vide cheque being No. 286250 dated 16/03/2009 drawn on HDFC Bank, Daringee Branch

Signature

4. SMT. RINA SIKHA PAUL - Rs. 80,500/- vide cheque being No. 286251 dated 16/03/2009 drawn on HDFC Bank, Daringee Branch

Signature

5. SRI BIREN PAUL - Rs. 80,500/- vide cheque being No. 286252 dated 16/03/2009 drawn on HDFC Bank, Daringee Branch

Signature

6. SRI SANYA PAUL - Rs. 80,500/- vide cheque being No. 286254 dated 16/03/2009 drawn on HDFC Bank, Daringee Branch

Signature



Asst. Dist. Sub. Registrar, Daringee, Dist. Dibrugarh, Assam. 10/3/09

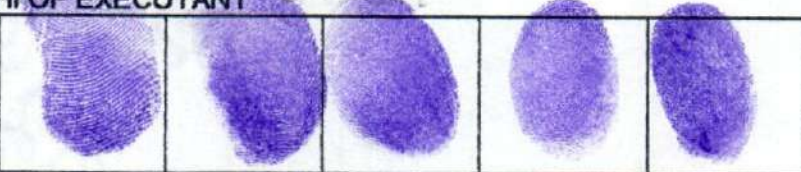
Biplab Ghosh
Advocate/Silghur

PHOTOGRAPH

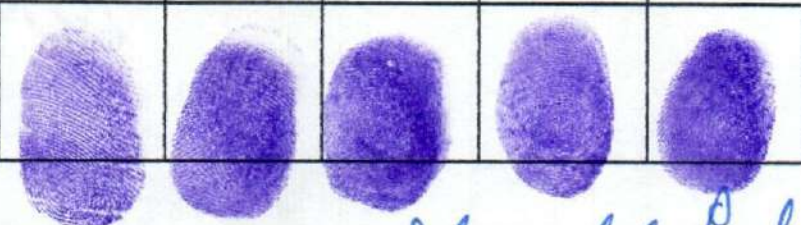
LH/RH OF EXECUTANT



L.H.I.



R.H.I.



Dhumal Paul

Dhumal Paul

Dhumal Paul

(SIGNATURE)

PHOTOGRAPH

LH/RH OF EXECUTANT



L.H.I.



R.H.I.



சுதமர் பால் - மதுரை
சுதமர் பால் - மதுரை

சுதமர் பால் - மதுரை

சுதமர் பால் - மதுரை

(SIGNATURE)

PHOTOGRAPH

LH/RH OF EXECUTANT



L.H.I.



R.H.I.



L.T.I
56
Julan Paul

by the pen of Dipak Paul

L.T.I. of Julian Paul
by the pen of
Dipak Paul

(SIGNATURE)

L.T.I. of Julian Paul
by the pen of Dipak Paul

PHOTOGRAPH						LHMRI OF EXECUTANT					
						L.H.I.					
						R.H.I.					

(SIGNATURE)

PHOTOGRAPH						LHMRI OF EXECUTANT					
						L.H.I.					
						R.H.I.					

(SIGNATURE)

PHOTOGRAPH						LHMRI OF EXECUTANT					
						L.H.I.					
						R.H.I.					

(SIGNATURE)



Asst. Dist. Super Registrar
 Office of the A.D.S.R., Bangalore

16/8/09

PHOTOGRAPH

LH/RH OF EXECUTANT



L.H.I.					
R.H.I.					

श्रीना प्रिनथ (पान)

श्रीना प्रिनथ (पान)

श्रीना प्रिनथ (पान)

(SIGNATURE)

PHOTOGRAPH

LH/RH OF EXECUTANT



L.H.I.					
R.H.I.					

शिवराम पाल

शिवराम पाल

शिवराम पाल

(SIGNATURE)

PHOTOGRAPH

LH/RH OF EXECUTANT



L.H.I.					
R.H.I.					

Sansay Paul

Sansay Paul

Sansay Paul

(SIGNATURE)

Faint official stamp at the bottom of the page.

PHOTOGRAPH					L.H.I.	L.H.R.H.I. OF EXECUTANT				
					L.H.I.					
					R.H.I.					

(SIGNATURE)

PHOTOGRAPH					L.H.I.	L.H.R.H.I. OF EXECUTANT				
					L.H.I.					
					R.H.I.					

(SIGNATURE)

PHOTOGRAPH					L.H.I.	L.H.R.H.I. OF EXECUTANT				
					L.H.I.					
					R.H.I.					

(SIGNATURE)














Addl. Dist. Sub-Registrar
 Office of the A.D.S.R.
 Addl. Dist. Sub-Registrar
 Office of the A.D.S.R., Darjeeling.

16/9/09

PHOTOGRAPH	LH/RH OF EXECUTANT					
	L.H.I.					
	R.H.I.					

(SIGNATURE)

PHOTOGRAPH	LH/RH OF CLAIMANT					
	L.H.I.					
	R.H.I.					

Mansur

Mansur

(SIGNATURE)

PHOTOGRAPH	LH/RH OF CLAIMANT					
	L.H.I.					
	R.H.I.					

19/3/20

(SIGNATURE)

L.H.R.H.I. OF EXECUTANT						PHOTOGRAPH
					L.H.I.	
					R.H.I.	

(SIGNATURE)

L.H.R.H.I. OF CLAIMANT						PHOTOGRAPH
					L.H.I.	
					R.H.I.	

(SIGNATURE)

L.H.R.H.I. OF CLAIMANT						PHOTOGRAPH
					L.H.I.	
					R.H.I.	



Addl. Dist. Sub-Registrar
 (Sd/-) m Bagbaura, Durgajelling

16/8/09

(SIGNATURE)

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01579 of :2009
(Serial No. 01334, 2009)

On 16/03/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 20.00 hrs on :16/03/2009,at the Private residence by Dhumlal Paul,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 16/03/2009 by

1. Dhumlal Paul, son of Late Premlal Paul ,Ramkrishna Para, Matigara P. O.- Matigara Dist.- Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
2. Dhanlal Paul alias Dhananjay, son of Late Premlal Paul ,Ramkrishna Para, Matigara P. O.- Matigara Dist.- Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
3. Tulan Paul, wife of Late Bhimlal Paul ,Ramkrishna Para, Matigara P. O.- Matigara Dist.- Darjeeling ,Thana Matigara, By caste Hindu,by Profession :House wife
4. Rina Sinha (Paul), wife of Sri Rama Sankar Sinha ,Ramkrishna Para, Matigara P. O.- Matigara Dist.- Darjeeling ,Thana Matigara, By caste Hindu,by Profession :House wife
5. Biren Paul, son of Late Bhimlal Paul ,Ramkrishna Para, Matigara P. O.- Matigara Dist.- Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business
6. Sanjay Paul, son of Late Bhimlal Paul ,Ramkrishna Para, Matigara P. O.- Matigara Dist.- Darjeeling ,Thana Matigara, By caste Hindu,by Profession :Business

Identified By Dipak Paul, son of Sri Dhumlal Paul Deshbandhupara, Siliguri P. O.- Siliguri Dist.- Darjeeling Thana: Siliguri, by caste Hindu,By Profession :Private Service.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 17/03/2009

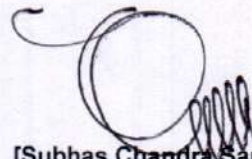
Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 153219/- on:17/03/2009

Certificate of Market Value(WB PUVI rules 1999)



[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01579 of :2009
(Serial No. 01334, 2009)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-13929640/-

Certified that the required stamp duty of this document is Rs 835778 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 830778/- is paid, by the draft number 387446, Draft Date 13/03/2009 Bank Name STATE BANK OF INDIA, Darjeeling, received on :17/03/2009.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**




[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 839 to 858
being No 01579 for the year 2009.




(Subhas Chandra Sambar) 17-March-2009
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal