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7500  
28/03/56*

ADDED TO THE LIST OF BANKS AT 10.11.55

ISSUED BY THE GOVERNMENT OF INDIA

RESERVE BANK OF INDIA

STAMP

NO.

DATE

PLACE

AMOUNT

PROCESS FEE

IN C.R.R.

0088 12117

*29-3-56  
335700*

REGISTERED UNDER THE  
REGISTRATION ACT, 1908, JALANDHAR

*6-1-55*

*Shri Singh  
Shri Singh  
Shri Singh  
Shri Singh*

**DEED OF CONVEYANCE**

For the purpose of registration of this deed, the following amount has been deposited with the Registrar of Land Revenue, Jalandhar, Punjab, on the 28th day of March 1956.

*S.S.R.  
6-1-55*

Stamp ...  
250/-  
60/-  
18/-  
328/-  
*28/03/56*  
Muziris Sub-Registrar

Contd... 2  
7497  
Lansdowne  
09036  
*6-1-55*  
*S.S.R.  
6-1-55*



3000Rs



34-7-2024  
11  
Shubh Agarwal  
Sumit Agrawal  
Mumbai - Puri vijaya road

Value of : Rs. 3,00,000.00

(Stamp)



Shri Parveen  
Shri Nareish  
Sumit Agarwal  
Shri Om Prakash

Area of : 27 Katha 2.16 Chhatuk  
or 0.452 Acres

P. S. : Bhaktinagar

Dist. : Jalpaiguri

Mouza : Dubgram

Sheet No. : 9

Khatian No. : 143, 144 & 805/1/A

Plot No. : 150/439, 148/434,  
150 & 42/510.

Under Gram Panchayat Area  
\*\*\*\*\*

This indenture made on this the 27<sup>th</sup> day of March  
Two Thousand Four.

B E T W E E N

1. SMT. MEENAKSHI AGARWAL Wife of SRI PARVEEN  
BINDAL AGARWAL, 2. SRI NARESH KUMAR AGARWAL  
Son of Late KISHORI LAL AGARWAL, 3. SRI OM PRAKASH  
AGARWAL Son of Late BRIJ LAL AGARWAL, All by religion Hindu  
(Citizen of India), by occupation Business & House-wife, All respectively  
residing at C/o India Traders, Sevoke Road, Siliguri, P. S. Siliguri, District  
Darjeeling, hereinafter called the "PURCHASERS" (which expression  
shall mean and include unless excluded by or repugnant to the context their  
heirs, executors, successors, administrators, representatives and assigns) of  
the ONE PART.

A N D

Contd...4



Sharda Agarwal

Sharda Agarwal

Sumit Agarwal

Sharda Agarwal

**M/S. SHARDA CONSTRUCTION**, a Partnership firm engaged, inter alia, in real estate business and having its Office Sevok Road, Siliguri P. S. Siliguri, District Darjeeling, in the State of West Bengal, represented by the Partners namely  
1. **SRI SUBHASH CHANDRA AGARWAL** Son of Late **ISHWAR CH. AGARWAL** 2. **SRI MUKESH AGARWAL**  
3. **SRI SUMIT AGARWAL** Both Son of **SRI SUBHASH CH. AGARWAL** 4. **SMT. SHARDA AGARWAL** Wife of **SRI SUBHASH CH. AGARWAL**, All by religion Hindu (Citizen of India), by occupation Business & House-wife, resident of Ashram Para (Punjabi Para), Siliguri P.S. Siliguri District, Darjeeling, in the State of West Bengal, hereinafter called the "**SELLERS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **OTHER PARTY**.

WHEREAS, the Sellers (Being Partners of M/s. Sharda Construction) have jointly acquired by way of purchases the land measuring 81 Kathas 6.5 Chhataks, of land, by virtue of Three Registered Deeds of Sale, Being No. 3323, dated 5/07/2002 registered at District Sub-Registry Office of Jalpaiguri, for the year 2002, being purchased from Sri Dulal Saha & Sri Chitta Ranjan Saha and Being No. 3325, dated 5/07/2002 registered at District Sub-Registry Office of Jalpaiguri, for the year 2002, being purchased from Sri Barun Singh & Sri Utpal Kumar Sarkar and Being No. 5421, dated 26/11/2002 registered at District Sub-Registry Office of Jalpaiguri, for the year 2002, being purchased from Sri Dulal Ch Saha represented by Attorney & Self Sri Santosh Kumar Sutradhar and the said land is situated within Pargana Baikunthapur, Mouza Dabgram, P.S. Bhaktinagar, Dist Jalpaiguri, under Sheet No. 9, Hal Khatian No. 144, Plot No. 148/434, 150 and Khatian No. 143, Plot No. 150/539 and Khatian No. 805/1/A, Plot No. 42/510, and since then the Sellers have been enjoying & possessing their said purchased landed property peacefully, as sole and absolute Owner thereof.

A N D

WHEREAS, the Sellers jointly being in need of money have offered for sell the said land measuring 1/3 share 27 Katha 2.16 Chhatak or 0.452 acres, fully described in the Schedule below, free from all encumbrances whatsoever.

A N D

Contd...5



S. K. Ghosh  
Sub. Agent  
Savitri Ghosh  
i.e. Mother Devisingher

WHEREAS, the Purchasers being in need of a plot of land and being offered by the Sellers, have agreed to purchase the said land 1/3 share 27 Katha 2.16 Chhatak or 0.452 acres, fully described in the Schedule below, for the consideration amount of Rs. 3,00,000/- (Rupees Three Lakhs) only, free from all encumbrances whatsoever.

A N D

WHEREAS, the Sellers considering the price so offered by the Purchasers fair, reasonable and highest in the prevailing in the market rate, have finally agreed to sell their said fully described in the Schedule below, for the consideration amount of Rs. 3,00,000/- (Rupees Three Lakhs) only, free from all encumbrances whatsoever, unto the Purchasers and the said Land is transferred in the manner as appertaining hereinafter.

NOW THIS INDENTURE OF SALE WITNESSETH, that in pursuance of the aforesaid offer and acceptance and also in consideration for the said sum of Rs. 3,00,000/- (Rupees Three Lakhs) only, paid by the Purchasers to the Sellers (the receipt whereof the Sellers jointly does hereby acknowledge and grant full discharge to the Purchasers from the payment thereof), the Sellers *DOETH* hereby grant, convey, assign, sell, and transfer their said land measuring 1/3 share 27 Katha 2.16 Chhatak or 0.452 acres, fully described in the Schedule below, together with all right, title, interest, hereditaments, privileges, easements, etc whatsoever belonging to or reputed to belong therewith free from all encumbrances whatsoever and for the payment of rent and taxes to the Superior Landlord now the State Government of West Bengal or to any other Authority or Authorities as prescribed Law from time to time in future.

A N D

The Sellers hereby further declares that the interest which he professes to transfer hereby have not been mortgaged, sold, and have not been contracted for sale to any person or persons in respect of the said Schedule below land and the Sellers also further covenants with the Purchasers that the said land is free from all encumbrances and if in future the Purchasers be deprived of Ownership or of Possession of the said Schedule below land, the Sellers shall be liable for adequate compensation for such deprivation from the date thereof.

A N D

Contd...6



*S. Bhattacharya*

*Sub. Agent*

*Sumit Bhattacharya*

*Shri. D. D. Das*

6.

The Sellers further covenants with the Purchasers that if for any defect of title of the said Schedule below land or for any act done or suffered to be done by the Sellers, the Purchasers be deprived of Ownership or of Possession of the said Schedule below land or any part thereof in future, then the Sellers shall return to the Purchasers the full or proportionate part of the consideration amount of money as the case may be together with adequate interest from the date of such deprivation of Ownership or of Possession and the Sellers shall also pay adequate compensation to the Purchasers for any other loss or injury which the Purchasers may suffer or sustain resulting therefrom.

**SCHEDULE OF LAND**

1. All that piece or parcel of raiyati Homestead land measuring 8 ( Eight ) Katha 13.5 ( Thirteen Poin Five ) Chhatak of land at an annual proportionate rent of Rs 1.54 paise only, appertaining to and forming part of 9.31 acres, of land, at an annual rent of Rs. 12.58 paise, the proportionate rent for the said demised plot of land is payable to the Landlord, the State Government of West Bengal, represented by the B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram P.S. Bhaktinagar, District Jalpaiguri, J.L. No. 2, Touzi No. 3, appertaining to Hal Khatian No. 144 ( One Hundred Forty Four ), Sheet No. 9 ( Nine ), Plot No. 148/434 ( One Hundred Forty Eight By Four Hundred Thirty Four ) & 150 ( One Hundred Fifty ), Two Plots out of which measuring 26 Katha 8.5 Chhatak was purchased to the sellers by virtue of the aforesaid Sale Deed and out of the same 8 Katha 13.5 Chhatak of Land is hereby sold by the Sellers to the Purchasers by virtue of these presents.

2. All that piece or parcel of raiyati Homestead land measuring 6 ( Six ) Katha 1 ( One ) Chhatak of land at an annual proportionate rent of Rs. 0.10 paise only, appertaining to and forming part of 6.79 acres, of land, at an annual rent of Rs. 6.76 paise, the proportionate rent for the said demised plot of land is payable to the Landlord, the State Government of West Bengal, represented by the B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram P.S. Bhaktinagar, District Jalpaiguri, J.L. No. 2, Touzi No. 3, appertaining to Hal Khatian No. 143 ( One Hundred Forty Three ), Sheet No. 9 ( Nine ), Plot No. 150/439 ( One Hundred Fifty By Four Hundred Thirty Nine ), out of which measuring 18 Katha 3 Chhatak was purchased to the sellers by virtue of the aforesaid Sale Deed and out of the same measuring 6 Katha 1 Chhatak of Land is hereby sold by the Sellers to the Purchasers by virtue of these presents.

Contd...7



Sh. Jyoti  
Sh. Ajit  
Sumit Regional  
Kanda Bani Jagarwal

3. All that piece or parcel of riyati Homestead land measuring 1 (One) Katha 13 (Thirteen) Chhatak of land at an annual proportionate rent of Rs. 1.54 paise only, appertaining to and the proportionate rent for the said demised plot of land is payable to the Landlord, the State Government of West Bengal, represented by the B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram P.S. Bhaktinagar, District Jalpaiguri, J.L. No. 2, Touzi No. 3, appertaining to Hal Khatian No. 805/1/A ( Eight Hundred Five By One By A ), Sheet No. 9 (Nine), Plot No. 42/510 ( Forty Two By Five Hundred Ten ), out of which measuring 5 Katha 7 Chhatak was purchased to the sellers by virtue of the aforesaid Sale Deed and out of the same measuring 1 Katha 13 Chhatak of Land is hereby sold by the Sellers to the Purchasers by virtue of these presents.

4. All that piece or parcel of riyati Homestead land measuring 10 (Ten) Katha 6.66 ( Six Point Six Six ) Chhatak of land at an annual proportionate rent of Rs. 0.20 paise only, appertaining to and forming part of 6.79 acres, of land, at an annual rent of Rs. 6.77 paise and 6.31 acres, of land, at an annual rent of Rs. 12.58 paise only, the proportionate rent for the said demised plot of land is payable to the Landlord, the State Government of West Bengal, represented by the B.L. & L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouza Dabgram P.S. Bhaktinagar, District Jalpaiguri, J.L. No. 2, Touzi No. 3, appertaining to Hal Khatian No. 143 ( One Hundred Forty Three ), Sheet No. 9 (Nine), Plot No. 150/439 ( One Hundred Fifty By Four Hundred Thirty Nine ), AND Hal Khatian No. 144 ( One Hundred Forty Four ), Sheet No. 9 (Nine), Plot No. 148/434 ( One Hundred Forty Eight By Four Hundred Thirty Four ), Total Kathians & Two Plots out of which measuring 31 Katha 4 Chhatak was purchased to the sellers by virtue of the aforesaid Sale Deed and out of the same measuring 10 Katha 6.66 Chhatak of Land is hereby sold by the Sellers to the Purchasers by virtue of these presents.

In the aforesaid Four Schedule total measuring 27 (Twenty Seven) Katha 2.16 (Two Point One Six) Chhatak or 0.452 acres, of land is hereby jointly sold by the Sellers to the Purchasers by virtue of these presents.



*Shyam Sunder*

*Shri Anand*

*Sumit Baganwal*

*Shri. Bansi Baganwal*

The sold land is bounded as follows:-

North : Anchal Road.

South : Land of Sri Balak Singh & Sri Jhinga Singh  
Part of Plot No. 150.

East : Part of Plot No. 150, 434, 510,  
Land Non Under Durgabari.

West : 60 Ft. Wide Eastern By Pass Road.

Within the aforesaid Boundary land measuring 81 Katha 6.5 Chhatak or 1.35 acres, is situated out of that 1/3 share measuring 27 Katha 2.16 Chhatak or 0.452 acres, of land is hereby jointly sold by the Sellers to the Purchasers by virtue of these presents.

One Copy of Site Plan of the Land sold shown by Red Border Lines annexed herewith this Sale Deed and should form part of these presents.

IN WITNESS WHEREOF, the Sellers hereof, put their signature on this Deed on the day, month and year first above written.

WITNESSES:-












1. *Rajesh Bishnoi*  
90 India Traders  
Sardar Rd.  
Siliguri.
2. *Badal Roy*  
*Siliguri.*

Prepared & Typed by me:-

*Badal Roy*  
( **Sri Badal Roy** )  
Deed Writer, Jalpaiguri,  
Licence No - 31



# CLAIMANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					


*Meenakshi - Agarwal*  
Signature with date

	Left Hand					
	Right Hand					

*Anand Kumar Agarwal*  
Signature with date

	Left Hand					
	Right Hand					

*Anurag Agarwal*  
Signature with date

PHOTO.  Full Signature of the person	Left Hand					
	Right Hand					







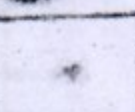
*Rajesh Bunde*  
Signature of Identifier

Signature of R. O.

Signature with date








# EXECUTANT SHEET

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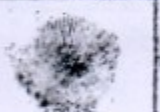




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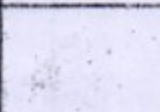
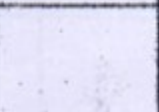
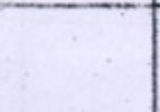
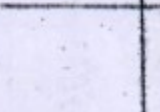
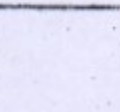
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Signature of Identifier

Signature of R. O.

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Signature with date



THE LAND SHOWN BY RED BOUNDARY LINE TO BE SOLD TO: 1. SRI VARESH KUMAR  
 2. SRI PHAVEN BINDAL AGARWAL 3. SRI OM PRAKASH AGARWAL 4. SRI  
 5. SRI SATEESH KUMAR AGARWAL 6. SRI ANIL AGARWAL 7. SRI ANIL AGARWAL  
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SCALE: 40' = 1" (approx)

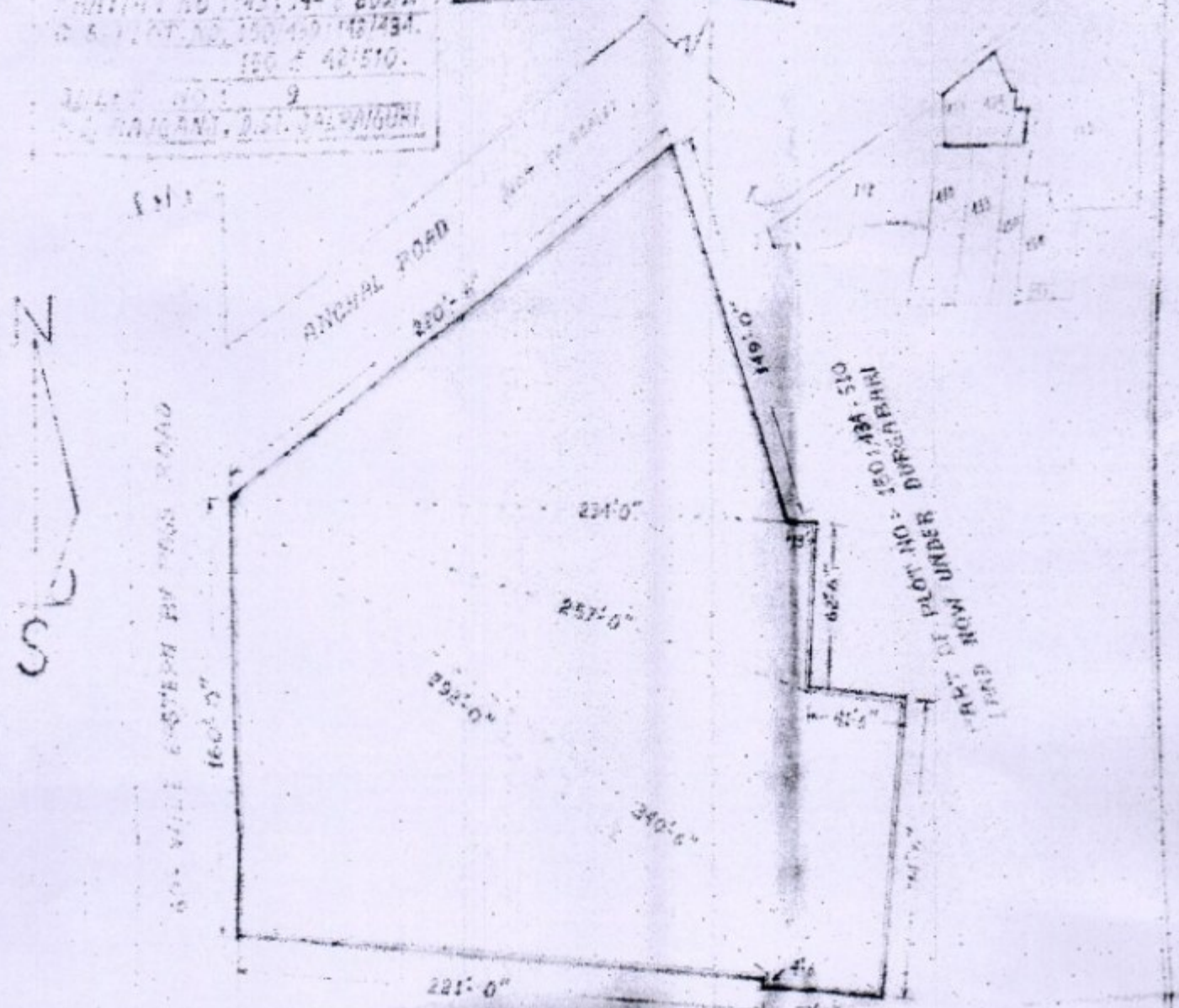
SCHEDULE

NOTICE TO VENDORS  
 PARTIAL MAP OF SHEET  
 NO. 9, MOUDA, DISTRICT  
 NO. 2, P.S. RAIGANGA, DIST.  
 NO. 9, RAIGANGA, DIST. RAIGANGA

AREA OF LAND :

	KATTA	CHH	ACRE
TOTAL	51	6 1/2	135
SOLD	27	2 1/6	452

PARTIAL MAP OF SHEET  
 NO. 9, MOUDA, DISTRICT  
 NO. 2, P.S. RAIGANGA, DIST.  
 NO. 9, RAIGANGA, DIST. RAIGANGA  
 SCALE: 40' = 1" (approx)



LAND OF BALAK SINGH & JHINDA SINGH (PART OF PLOT 100)

*[Signature]*  
*[Signature]*  
 Sumit Agarwal, Manish Agarwal  
 SIGNATURE OF VENDORS