

4659/2012

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Soy Prakash Chatterjee

Sushil Kumar Karim
has constituted attorney of
Nitesh Perimal
Om Prakash Agarwal
Vikash Banerjee

Manoj Kumar Banerjee
has constituted attorney of
Pradyumn Agarwal

DEED OF SALE

CERTIFIED THAT THE DOCUMENT ADMITTED TO REGISTRATION, THE SIGNATURE SHEET AND THE INSTRUMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

1000 DIST SUB-REGISTRAR
SILIGURHI AT BAGDOOGRA DIST WARDHA

15 MAY 2012

Cont..... 2

Jay Bakash Choudhan

Mushil Kumar Kundu
as Constituted attorney of
Nitesh Perimal²
Om Prakash Choudhary
Vikash Prasad

Manoj Kumar Kundu
as Constituted attorney of
Rajranglal Choudhary

This indenture made on this 15th Day of May, 2012 at Siliguri

mmv.

Area of Land : 5.00 acres or 15 Bighas
Sale Value : Rs.40,00,000/- (Rupees Forty Lacs) only
Market Value : Rs.2,91,88,756/- (Rupees Two Crores Ninety One Lacs Eighty Eight Thousand Seven Hundred Fifty Six)
Classification : Rupni
Proposed Land use : Industrial Use
R.S. Khatian No. : 77, 153, 169
L.R. Khatian No. : 825 & 1448,
R.S. Plot No. : 115(0.06 acres), 116(0.06 acres), 117(0.08 acres),
118(4.58 acres), 119(0.08 acres), 120(0.04 acres), 121(0.10 acres),
L.R. Plot No. : 255(0.06 acres), 256(0.06 acres), 257(0.08 acres),
261(4.58 acres), 258(0.08 acres), 259(0.04 acres), 260(0.10 acres),
J.L. No. : 41
Mouza : Shisabari
Pargana : Patharghata
P.S. : Matigara
Dist. : Darjeeling

BETWEEN

United Properties Private Limited, a company registered under companies Act, being Corporate Identity No. U70109WB2011PTC170574 2011-2012 having registered office at C/O Mukhesh Gupta, 7A Bentinck Street, Old Wing, 2nd Floor, P.O. & P.S. Lal Bazar, Dist. 24 Paragana North, Kolkata – 700 001, represented by one of the director Sri Sandeep Goyal, S/O Sri Bhagawan Goyal of Punjabi Para, Siliguri, P.O. & P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context of it's heirs, legal representatives, administrators, successors, executors and assignees) of the FISRT PART.

Jay Prakash Chowhan

Sushil Kumar Periwal
as constituted attorney
of Nitesh Periwal
Om Prakash Agarwal
Vikash Bansal

AND

Manoj Kumar Rustagi
as constituted
attorney of
Bajranglal Agarwal

Ann.

SRI JAY PRAKASH CHOWHAN, S/o Late Shib Prasad Chowhan, Hindu by religion, Citizen of India, Business by occupation, residing at Kadamgoch More, Champasari, P.O. Champasari, P.S. Pradhannagar, Dist- Darjeeling hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context of his heirs, legal representatives, administrators, successors, executors and assignees) of the SECOND PART. PAN CARD NO. AFQPC4541K

AND

1) **SRI. NITESH PERIWAL**, S/o Late Prayag Kr. Periwal, Hindu by religion, Citizen of India, Business by occupation, residing at Bidhan Road, P.O. & P.S. Siliguri, Dist. Darjeeling, 2) **SRI. OM PRAKASH AGARWAL**, S/o Late Kirorimal Agarwal, Hindu by religion, Citizen of India, Business by occupation, residing at Seth Srilal Market, P.O. & P.S. Siliguri, Dist. Darjeeling, 3) **SRI. VIKASH BANSAL**, S/o Sri. Binod Kr. Bansal, Hindu by religion, Citizen of India, Business by occupation, residing at S.P. Mukherjee Road, Khalpara, P.O. & P.S. Siliguri, Dist. Darjeeling, represented by their constituted attorney, *Sri. Sushil Kumar Periwal, S/o Late Mahabir Prasad Periwal, 453, Bidhan Road, P.O. & P.S. Siliguri, Dist. Darjeeling*, 4) **SRI BAJRANGLAL AGARWAL**, S/O Late Duli Chand Agarwal, Hindu by religion, Citizen of India, Business by occupation, residing at Marshal Home, 31/1 Netaji Subhash Road, under P.S. Hare Street, Kolkata - 700 001, represented by his constituted attorney Sri Manoj Kumar Rustagi, S/O Sri Kartar Chand Rustagi, residing at Neheru Road, Khalpara, P.O. & P.S. Siliguri, Dist. Darjeeling hereinafter called the **CONFIRMING PARTY collectively** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, successors, executors, administrators, legal representatives and assignees) of the OTHER PART.

Cont..... 4

Jay Prakash Chowhan

Anil Kumar Permal

as Constituted

attorney of

Nitesh Permal

Om Prakash Agarwal

Vikash Bansal

AND

Manoj Kumar Rastogi

as constituted

attorney of

Rajranglal Agarwal

W.

WHEREAS the vendor Sri Jay Prakash Chowhan along with Sri. Abhijit Karmakar, S/o Ananta Karmakar, of Narmada Bagan, P.O. Champasari, P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Sri. Santosh Prasad, S/o Chandrika Prasad, Near Dhup Company, Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Smt. Chandrakala Singh, W/o Sri. Raj Kumar Singh, Kadamgoch More, Champasari, P.O. Champasari, P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Smt. Dipa Kar, W/o Sri. Dilip Kar, C/o Kar & Company, Hawker's Corner, Near Rail Gate, P.O. & P.S. Siliguri, Dist. Darjeeling, Smt. Putul Das, W/o Sri. Pabitra Das, 45/12 Baghajatin Colony, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Sri. Ratan Paul, S/o Bholanath Paul, C/o B.R. Trader's, (Murgi Market), Champasari More, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Smt. Manju Das, W/o Sri. Sailen Das, Anandamoy colony, Champasari, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Sri. Bhola Majumder, S/o R.K. Majumder, C/o Friend's Travels, (Near Gupta Travels), Junction More, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Sri. Parimal Ghosh, S/o Narayan Ch. Ghosh, C/o Balaram Ghosh Grill Shop, Kadamgoch More, Champasari, P.O. Champasari, P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Sri. Parimal Saha @ Khokan Saha, S/o Late Kishori Mohan Saha, C/o Pappu Stores, Champasari More, P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, Smt. Shila Bagchi, W/o Sri. Nirmal Bagchi, Behind Standard Auto Works, West Ashrampara, Sevoke Road, P.O. Sevoke Road, P.S. Siliguri, Dist. Darjeeling, Smt. Suman Aich, W/o Sri. Bash Aich, C/o Pinki Dresses, Champasari More, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling and Sri. Dipak Aich, S/o Chittaranjan Aich, 45/12 Baghajatin Colony, Champasari, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling had purchased a piece of land

Cont..... 5

Am.

Jay Prakash Chowhan

Sumit Kumar Das
as Constituted
attorney of
Nitesh Prasad
Prakash Agarwal
Vikash Prasad

Manoj Kumar Rastogi
as Constituted
attorney of
Prakash Agarwal

measuring about 1.43 acres, 1.43 acres and 4.05 acres by virtue of a registered deeds of sale being No. 1712 dated 11/06/2004, 1713 dated 11/06/2004 and 1731 dated 14/06/2004 which were executed by Smt. Madhuri Singh, W/o Late Jivan Kr. Singh, Sri Biswajit Das, S/O Sri Diwakar Das and Sri Pradip Kumar Bagchi, S/O Nikhil Kr. Bagchi respectively and all the deeds were registered in the office of the Addl. Dist. Sub- Registrar, Siliguri-II at Bagdogra.

AND

WHEREAS the vendor Sri Jay Prakash Chowhan along with 13 others as mentioned above had acquired right, title and interest in and over the total land measuring about 6.91 acres with equal shares i.e. 1/14th each i.e. more or less 0.50 acres each by virtue of the above mentioned three deeds of sale being no. 1712 for the year of 2004, 1713 for the year of 2004 and 1731 for the year of 2004 and they had been holding, occupying and enjoying the said land freely, openly and without any objection and interruption whatsoever.

AND

WHEREAS subsequently, Sri Bhola Majumder, S/O R.K. Majumder and Smt. Sumana Aich, W/O Sri Bash Aich sold their share of land measuring about 1.00 acres out of 6.91 acres to and in favour of the vendor Sri Jay Prakash Chowhan by virtue of a registered deed of sale being no. 2918 for the year of 2008 which deed was executed on 21/03/2006 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri II at Bagdogra and registration was completed in the year of 2008 and said deed is recorded in Book No. 1, C.D. Volume No. 8, Page No. 1529 to 1551.

M.M.

Jay Prakash Chowhan

Justice Kumar Beraal
as constituted
attorney of
Nitesh Perimal
Om Prakash Agarwal
Vikash Beraal

Manoj Kumar Beraal
as constituted attorney of
Bijayranga Agarwal

AND

WHEREAS Sri Abhijit Karmakar, Sri Santosh Prasad, Smt. Chandrakala Singh, Sri Parimal Ghosh and Sri Parimal Saha have sold and transferred their share of land measuring about 2.47 acres out of 6.91 acres to and in favour of the vendor Sri Jay Prakash Chowhan by virtue of a registered deed of sale being no. 4148 for the year of 2008 which was executed on 28/02/2006 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri II at Bagdogra and registration was completed in the year of 2008 and said deed is recorded in Book No. 1, C.D. Volume No. 12, Page No. 273 to 296.

AND

WHEREAS Sri Dipak Kar, Smt. Putul Das, Sri Ratan Paul, Smt. Manju Das, Smt. Shila Bagchi and Sri Dipak Aich sold and transferred their share of land measuring about 2.96 acres out of 6.91 acres to and in favour of the vendor Sri Jay Prakash Chowhan by virtue of a registered deed of sale being no. 4149 for the year of 2008 which was executed on 31/01/2006 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri II at Bagdogra and registration was completed in the year of 2008 and said deed is recorded in Book No. 1, C.D. Volume No. 12, Page No. 297 to 323.

AND

WHEREAS by virtue of the above mentioned deeds, the vendor became absolute owner of the total land measuring about 6.91 acres, recorded in R.S. Khatian Nos. 77, 169 & 153, Plots Nos. 255, 256, 257, 258, 259, 260, 261 & 265, under Mouza Sishabari, Pargana Patharghata, J.L. No. 41, P.S. Matigara, Dist. Darjeeling.

Jay Prakash Chawla

Anil Kumar Bera
as constituted
attorney of
Nitesh Permal
Om Prakash Agarwal
Vikash Bera

Manoj Kumar Rastogi
as constituted attorney
of
Sajjanlal Agarwal

Mr.

WHEREAS the vendor along with above mentioned 13 persons had entered into an agreement with the confirming party in the year of 2004 for transferring the said land measuring about 6.91 acres and had taken earnest money.

AND

WHEREAS the vendor has amicably settled the matter with the confirming party and returned back the earnest money along with interest to the confirming party and confirming party has surrendered their right to purchase the said land and the confirming party has also accepted that said agreement of sale has been treated as cancelled and they have no objection to sell the said land or any portion thereof to the purchaser by the vendor.

AND

WHEREAS the Vendor has need of money and he has decided to sell the land measuring about 5.00 acres or 15 Bighas out of the land 6.91 acres more described in schedule below and accordingly he has been searching a suitable purchaser.

AND

WHEREAS the purchaser found that the below schedule land is suitable for the purchaser and after knowing the above mentioned facts and after perusing the documents, the purchaser approached the vendor to sell the below schedule land to the purchaser and offered a sum of Rs.40,00,000/- (Rupees Forty Lacs) only as consideration amount of the below schedule land.

Jay Rakesh Choudhary

Subscribed
as Constituted attorney of
Nitesh Agarwal
AND
OmPrakash Agarwal
Vikash Bansal

Manoj Kumar Bhatnagar
as Constituted attorney of
Rajrungal Agarwal

1m. WHEREAS the vendor has found the price so offered by the purchaser is fair, reasonable and highest available in the market and accordingly he has accepted the said offer and agreed to sell the below schedule land to the purchaser in the manner hereinafter contained.

NOW THIS INDENTURE WITNESSETH THAT in consideration of sum of Rs.40,00,000/- (Rupees Forty Lacs) only paid by the Purchaser to the Vendor on this day and the receipt whereof is being acknowledged by the Vendor, the vendor do here by and here under grant, convey, sale, transfer, assign and assure all his estate and interest in the below schedule land with all appurtenances, together with all liberties, privileges, easements whatsoever to the land described in schedule below.

AND ALL the estates, right, title, interest, claim and demand whatsoever of the vendor into or upon the below schedule land and every part thereof : TO HAVE AND TO HOLD the same unto and to the use of the purchaser, it's heirs, executors, administrators, assigns absolutely and for ever together with title, deeds, writings and other evidence of title AND THE VENDOR do hereby covenant with the purchaser, it's heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto before done, executed knowingly suffered to the contrary, the vendor is now lawfully seized and possessed of the said land free from all encumbrances, attachments or defect in title whatsoever and that the vendor has full power and absolute authority to sell the below schedule land in the manner aforesaid. AND the purchaser shall hereafter peacefully and quietly hold, possess and enjoy the said land in Khas possession without any claim or demand whatsoever from the vendor or any person claiming through or under

Cont..... 9

Jay Rakesh Choudhary

Sushil Kumar Paswal
as Constituted
attorney of
Nitesh Paswal
Om Prakash Agarwal
Vikash Bansal

Manoj Kumar Bhatnagar
as Constituted attorney of
Rajsonjal Agarwal

M.M.

them. AND FURTHER THAT the vendor, his heirs, executors, administrators, or assigns, covenant with the purchaser, it's heirs, executors, administrators, legal representatives and assigns to save harmless indemnify and keep indemnified the purchaser from or against all encumbrances, charges whatsoever.

AND the vendor and his heirs, executors, administrators, legal representatives and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

AND further more that the vendor and all his heirs, executors, administrators, legal representatives and assigns are covenants with the purchaser that if any defect of the title of the below schedule land be discovered in future and if the purchaser cannot enjoy the possession of the below schedule land peacefully by reason of any defect in the title of the vendor, the vendor and all his heirs, executors, administrators, legal representatives and assigns shall bound to return the consideration amount along with interest, loss of profit of the said amount and damage to the purchaser.

Jay Bhubesh Chawhan

Shobhit Kumar Perimal
as Constituted attorney of
Nitesh Perimal
Om Prakash Agarwal
Vikash Prasad

Manoj Kumar Bhatnagar
as Constituted attorney of
Rajranglal Agarwal

Schedule of the Land above referred to

All that piece and parcel of the vacant land measuring 5.00 acres or 15 Bighas, recorded in R.S. Khatian no. 77, 153 & 169, corresponding to L.R. Khatian Nos. 825 & 1448, R.S. Plot Nos. 115(0.06 acres), 116(0.06 acres), 117(0.08 acres), 118(4.58 acres), 119(0.08 acres), 120(0.04 acres), 121(0.10 acres), corresponding to L.R. Plot Nos. 255(0.06 acres), 256(0.06 acres), 257(0.08 acres), 261(4.58 acres), 258(0.08 acres), 259(0.04 acres), 260(0.10 acres), J.L. No. 41, under Mouza Sishabari, Pargana Patharghata, P.S. Matigara, Dist. Darjeeling. A site map/plan is enclosed herewith.

The land is butted and bounded as follows:-

By the North : Land of Bhagwati Devi & Others,
Plots No. 251, 252 & 254;

By the South : Balance land of Vendor;

By the East : Nala then Road;

By the West : Nala.

In witness whereof all the parties have signed this deed of sale on the day,
month and year first above written

WITNESSES :-

1) *Ajay Prasad*

*S/o Heli Kumar Das
Prasad, Kama House
Patel Road Pradhana
Siliguri Dist Daryeling*

2)

*Shashi Kant Gupta
S/o H J.P. Gupta
of Pradhana Nagar
P.O. & P.S. Pradhana Nagar
Dist. Daryeling*

Jay Prakash Chowhan

Signature of the Vendor




Signature of the Purchaser

*Sushil Kumar Bhowmik
as constituted attorney of
Nitesh Perumal
son of Prakash Aggarwal
Vikrakh... Bandal.*

(For Confirming party no. 1, 2 & 3)

*Manoj Kumar Rastogi
as constituted attorney of
Bajrang Lal Aggarwal*

(For confirming party no. 4)

Signature of confirming party

Drafted by me and typed by
computer in my office

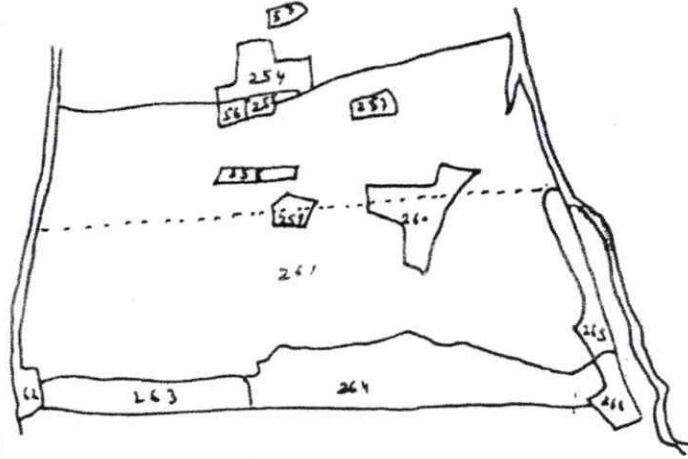
Rimla K. Tamang

Advocate, Siliguri

Encl. No - F1245/1330/01

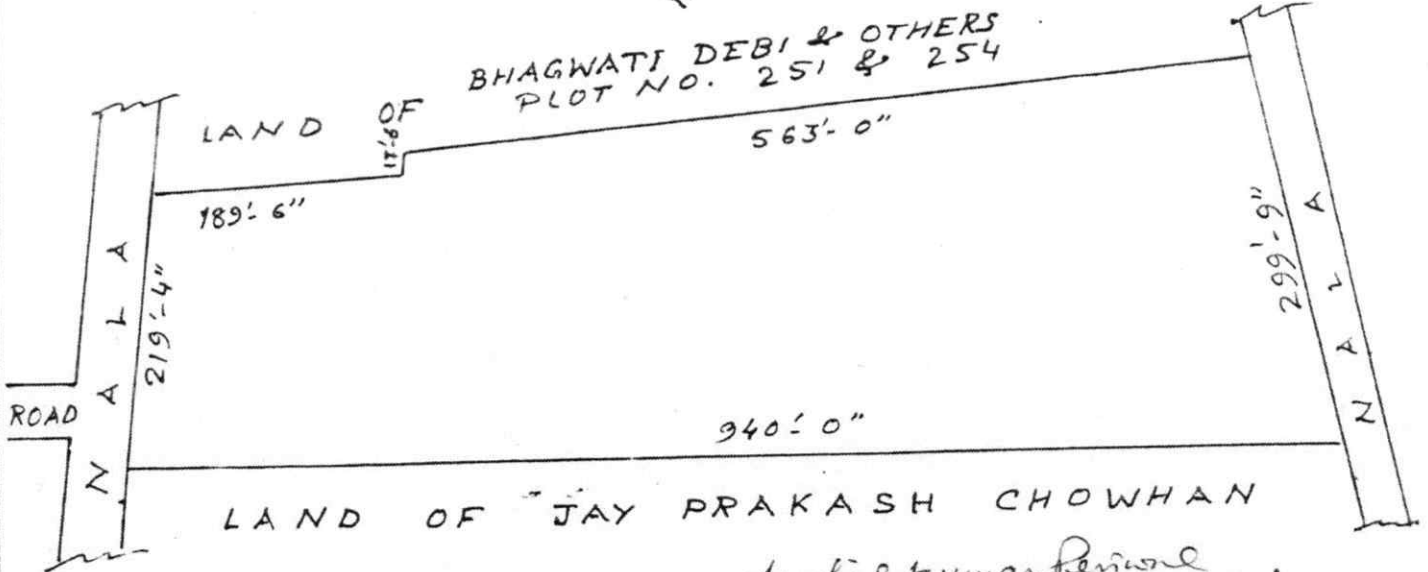
PART TRACE MAP OF MOUZA
SHISHABARI, J. L. NO. 41,
POLICE STATION MATIGARA,
DISTRICT DARJEELING.
SCALE 16' = 1 MILE

NAME OF PURCHASER
UNITED PROPERTIES PRIVATE LIMITED
C/O MUKESH GUPTA, 7A BENTINCK STREET, OLD WING, 2ND
FLOOR, KOLKATA-700001, REPRESENTED BY:- SRI SANDEEP
GOYAL S/O SRI BHAGWAN GOYAL, RESIDENT OF MAYFAIR
GARDENS, FLAT NO. 04/B, MAPLE, PUNJABIPARA, SILIGURI,
P. O. SEVOK ROAD, P. S. BHAKTINAGAR, DISTRICT JALPAIGURI



NAME OF VENDOR

SRI JAY PRAKASH CHOWHAN S/O LATE SHIB
PRASAD CHOWHAN,
RESIDENT OF CHAMPASARI, P.O. CHAMPASARI
P. S. PRADHAN NAGAR, DISTRICT DARJEELING



SCHEDULE OF LAND

MOUZA - SHISHABARI, J. L. NO. - 41
POLICE STATION MATIGARA
DISTRICT DARJEELING

KHATIAN NO. R. S.	PLOT NO. L. R.	AREA IN R. S.	DECIMAL L. R.
77		115	255
	825	116	256
153	1448	117	257
		118	261
169		119	258
		120	259
		121	260

TOTAL 500 DEC OR 15 BIGHAS

Sushil Kumar Permal
as constituted attorney of
Nitesh Permal
Om Prakash Agarwal
Vishakh Prasad
Manoj Kumar Prasad
as constituted attorney of
Jay Prakash Chowhan












SIGNATURE OF VENDOR

↑
Bajranglal
Agarwal

DRAWN BY :-

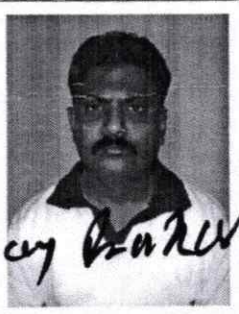










W
PRAKASH KR. PRASAD
LAND SURVEYOR (Ami)
Regd No. 1975407610
PRADHAN NAGAR, SILIGURI

EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 (SANDEEP LOYAL)	Left Hand					
	Right Hand					





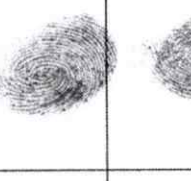
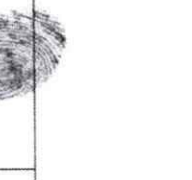





Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Jay Prakash Chowhan	Left Hand					
	Right Hand					

Jay Prakash Chowhan

Jay Prakash Chowhan
Signature with date






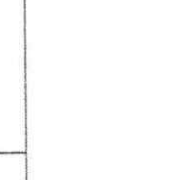




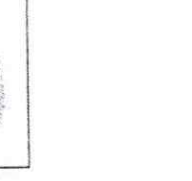
EXECUTANT SHEET
(Confirming parties)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Aushil Kumar Raina</i>	Left Hand					
	Right Hand					

Aushil Kumar Raina

*Aushil Kumar Raina
as constituted attorney of
Nitesh Parmar*

Signature with date
Vikash Bansal

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Manoj Kumar Rastogi</i>	Left Hand					
	Right Hand					



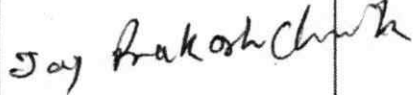
Manoj Kumar Rastogi

Manoj Kumar Rastogi



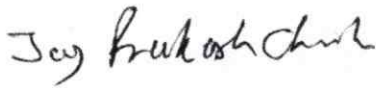





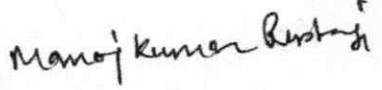
Signature with date
Bajranglal Agarwal

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 04659 / 2012, Deed No. (Book - I , 04556/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jay Prakash Chowhan Kadamgoch More, Champasari, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Champasari	 15/05/2012	 LTI 15/05/2012	

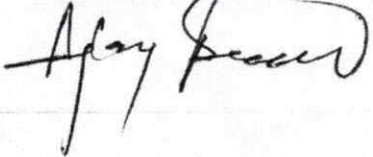
II . Signature of the person(s) admitting the Execution at Office.

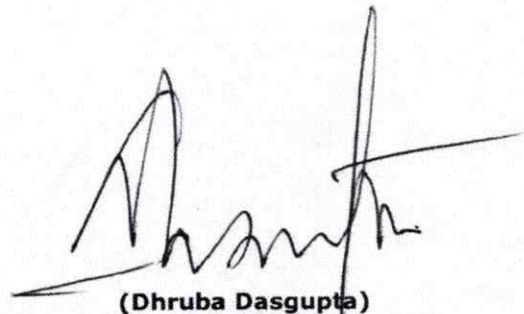
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jay Prakash Chowhan Address -Kadamgoch More, Champasari, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Champasari	Self	 15/05/2012	 LTI 15/05/2012	
2	Sushil Kumar Periwal Address -453, Bidhan Road, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Attorney and as Confirming Par	 15/05/2012	 LTI 15/05/2012	
3	Manoj Kumar Rustagi Address -Neheru Road, Khalpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Attorney and as Confirming Par	 15/05/2012	 LTI 15/05/2012	

Name of Identifier of above Person(s)

Ajay Prasad
Pradhan Nagar, Siliguri, Thana:-Pradhan Nagar,
District:-Darjeeling, WEST BENGAL, India, P.O.
:-Pradhan Nagar

Signature of Identifier with Date





(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 04556 of 2012
(Serial No. 04659 of 2012)

On

Payment of Fees:

On 15/05/2012

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

Rs. 0.00/-, on 15/05/2012

Amount by Draft

Rs. 321100/- is paid , by the draft number 066431, Draft Date 14/05/2012, Bank Name State Bank of India, EKTIASAL, received on 15/05/2012

(Under Article : A(1) = 321068/- ,Excess amount = 32/- on 15/05/2012)

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.-2,91,88,756/-

Certified that the required stamp duty of this document is Rs.- 1751326 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1746350/- is paid, by the draft number 066430, Draft Date 14/05/2012, Bank Name State Bank of India, EKTIASAL, received on 15/05/2012

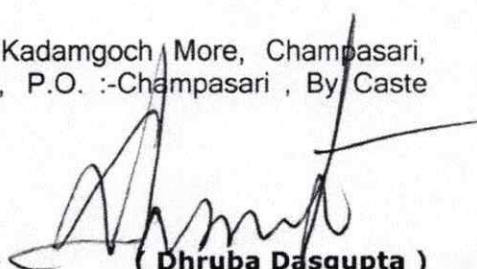
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.38 hrs on :15/05/2012, at the Office of the ADSR Siliguri-II at Bagdogra by Jay Prakash Chowhan , one of the Executants.

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

Execution is admitted on 15/05/2012 by

1. Jay Prakash Chowhan, son of Late Shib Prasad Chowhan , Kadamgoch More, Champasari, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Champasari , By Caste Hindu, By Profession : Business


(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

15/05/2012 14:51:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 04556 of 2012

(Serial No. 04659 of 2012)

2. Sushil Kumar Periwal, son of Late Mahabir Prasad Periwal , 453, Bidhan Road, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business

3. Manoj Kumar Rustagi, son of Sri Kartar Chand Rustagi , Neheru Road, Khalpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business

Identified By Ajay Prasad, son of Late D Prasad, Pradhan Nagar, Siliguri, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste: Hindu, By Profession: Cultivation.

Executed by Attorney

Execution by

1. Sushil Kumar Periwal, son of Late Mahabir Prasad Periwal , 453, Bidhan Road, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri By Caste Hindu By Profession: Business, as the constituted attorney of 1. Nitesh Periwal 2. Om Prakash Agarwal 3. Vikash Bansal is admitted by him.

2. Manoj Kumar Rustagi, son of Sri Kartar Chand Rustagi , Neheru Road, Khalpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri By Caste Hindu By Profession: Business, as the constituted attorney of Bajranglal Agarwal is admitted by him.

Identified By Ajay Prasad, son of Late D Prasad, Pradhan Nagar, Siliguri, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste: Hindu, By Profession: Cultivation.

(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4340 to 4358
being No 04556 for the year 2012.



(Handwritten signature)

(Dhruba Dasgupta) 31-May-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal



