

Goreen Hill Industries (P) 4th

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NAME PSEAMENT SIGHAL

S/O Late DAME RG Sighal

of Sevore Road

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District Respecting appaints

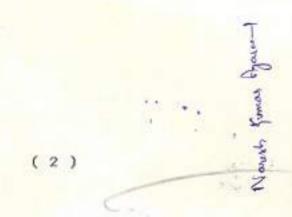
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THIS DEED OF CONVEYANCE IS MADE THIS The ATH Day of March, 2005 at Siliguri.

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AREA

0.6669 (ZERO POINT SIX SIX SIX NINE) ACRES OR 29052.08 SQUARE FEET OR 40.35 KATHA.

KHATIAN NO. C.S. PLOT NO.

55 (FIFTY FIVE) (PART) SHEET NO. 3 (THREE) DABGRAM

MOUZA PARGANA J.L. NO.

BAIKUNTHAPUR 2 (TWO)

SR OFFICE POLICE STATION DISTRICT

RAJGANJ BHAKTINAGAR

CONSIDERATION

JALPAIGURI : Rs. 5,00,000.00

(Rupees Five Lakhs only)

: 33/1 (THIRTY THREE BY ONE)

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Sub-Registrar Ralgani, Dt. Jalpaigum

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SRI NARESH KUMAR AGARWAL, son of Late Kailash Chand Agarwal, by religion Hindu, by occupation business, by Nationality Indian residing at Nehru Road, P.O. & P.S. Siliguri, Dist.Darjeeling, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators, representatives and assigns) of the ONE PART.

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Goreen Hill Industries (P) 4Hd

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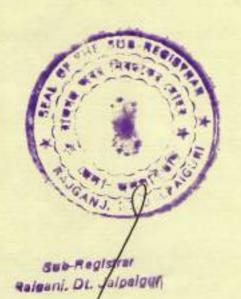
Sub-Registral
Salgani, Dt. Jelpaigori

Nouth Known Against Property (5)

GREEN HILL INDUSTRIES PRIVATE LIMITED, a private limited company having its registered office at 661, Kisturi Niwas, Punjabipara, P.O. & P.S. Siliguri, Dist. Darjeeling bearing certificate of Incorporation no. 21 - 085877 dated 12.11.1997 represented by one of its directors SRI\ MANOJ KUMAR AGARWAL son of Sri Harikishan Agarwal, by religion Hindu, by occupation business, by nationality Indian residing at Kisturi Niwas, Punjabipara, P.O.& P.S. Siliguri, Dist. Darjeeling, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, heirs, executors, successors in office, representatives, administrators and assigns) of the OTHER PART.

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WHEREAS, the vendor abovenamed acquired total land measuring 11 (Eleven) Bigha 19 (Nineteen) Katha 10 (Ten) Chattacks in plot no. 55 (Five Five) Part, appertaining to Khatian No. 33/1 (Three Three by One), Sheet No. 3 (Three), J.L. No. 2 (Two), Mouza - Dabgram, S.R. Office & Block - Rajganj, Pargana - Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri by way of purchase against valuable consideration from various persons through various Deeds of Conveyance as described below:-

- 1. An area measuring 1(One) Bigha, 3(Three) Katha 10(Ten) Chattack or 0.39 acres from one Smt. Nirmala Agarwala, wife of Sri Basant Agarwala, resident of Khalpara, P.O. & P.S. Siliguri, Dist. Darjeeling, by virtue of Deed of conveyance No. 3512, recorded in Book no. I, Volume No. 43, Pages 355-360 registered on 16.06.2000 with Sub Registrar, Rajganj.
- 2. An area measuring 2(Two) Bigha, 11(Eleven) Katha 7(Seven) Chattack or 0.844 acres from one Smt.Anita Agarwala, wife of Sri Ashok Agarwala, resident of Nehru Road, P.O. & P.S. Siliguri, Dist. Darjeeling, by virtue of Deed of conveyance No. 3513, recorded in Book no. I, Volume No. 43, Pages 361-368 registered on 16.06.2000 with Sub Registrar, Rajganj.
- 3. An area measuring 1(One) Bigha, 16(Sixteen) Katha 9(Nine) Chattack or 0.604 acres from one Sri Amit Kumar Agarwal, son of Sri S.L. Agarwala, resident of M.G. Road, P.O. & P.S. Siliguri, Dist. Darjeeling, by virtue of Deed of conveyance No. 3514, recorded in Book no. I, Volume No. 43, Pages 369-376 registered on 16.06.2000 with Sub Registrar, Rajganj.
- 4. An area measuring 2(Two) Bigha, 15(Fifteen) Katha or 0.917 acres from one Smt. Lata Agarwala, wife of Sri Rajender Agarwal, resident of Khalpara, P.O. & P.S. Siliguri, Dist. Darjeeling, by virtue of Deed of conveyance No. 3516, recorded in Book no. I, Volume No. 43, Pages 385-392 registered on 16.06.2000 with Sub Registrar, Rajganj.
- 5. An area measuring 3(Three) Bigha, 13(Thirteen) Katha from one Smt. Indramaya Tamang, wife of Late P.B. Lama and daughter of Late Lalon Dorjee, resident of Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of Deed of conveyance No. 1612, recorded in Book no. I, Volume No. 19, Pages 361-366 registered on 19.02.2002 with District Sub Registrar, Jalpaiguri.

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WHEREAS The vendor abovenamed is in peaceful possession of the said plot of land free from all encumbrances, charges or liens and have got his name mutated in respect of his total land measuring 11 (Eleven) Bigha 19 (Nineteen) Katha 10 (Ten) Chattaks in the the records of B.L.L.R.O. Rajgaj, vide mutation case no. IX-II/162/Dab-I/02-03 dated 14.08.2002.

AND WHEREAS, the Vendor has prepared a Development Layout of the above said land by sub-dividing the said plot of land into several plots with a provision for common road on the Northern side of the said plot of land and common space in between the various plots in order to enhance the market value of the plots created by sub-dividing the said plot of land.

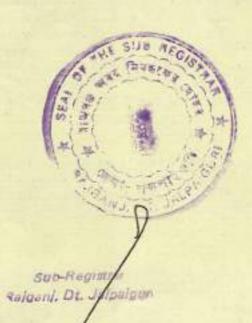
The Common Road and Common spaces are shown in site map annexed with these presents which forms an integral part of these presents.

AND WHEREAS, the Vendor abovenamed being in need of money for some other developmental purposes circulated his intention to sell plot of land measuring 0.6669 (Zero Point Six Six Six Nine) Acre or 40.35 (Forty Point Three Five) Kathas (more fully described in Schedule hereto) and accordingly was in search of a suitable Purchaser. The plot of land is shown and delineated with red ink and marked as "B" in a site map annexed with these presents which also forms an integral part of these presents.

AND WHEREAS the Purchaser finding the scheduled land suitable decided to purchase the said plot of land as fully described in Schedule below and offered to purchase the scheduled land for a valuable consideration of Rs. 5,00,000.00 (Rupees Five lakhs only).

AND WHEREAS the Vendor considering the price so offered by the Purchaser as fair, reasonable and highest in the prevailing market has finally agreed to sell said land fully described in the schedule below for the sum of Rs. 5,00,000.00 (Rupees Five Lakhs only), free from all encumbrances and charges whatsoever unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

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NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforeoffer and acceptance and in consideration of 5,00,000.00 (Rupees Five Lakhs only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby fully admit and acknowledge and grant full discharge from the payment thereof, the Vendor doth hereby grant, convey, transfer and assign unto and in favour of the Purchaser, the scheduled land described in the Schedule below and make over Khas and physical possession thereof to the Purchaser with all right, liberties, privileges, easements, appendices and appurtenances belonging to or in any way appertaining to the said land hereby transferred, expressed intended so to be TO HAVE AND TO HOLD same subject to the payment of rent and taxes payable to State of West Bengal. AND the Vendor in consideration aforesaid doth also grant to the Purchaser, its heirs, executors, administrators and assigns, the benefits of above said Common Road starting from Sevoke Road and passing through the entire and the Common spaces between the plots of land as shown in the site map annexed herewith in common with right of other Plot holders in the said Plot of land measuring 11 Bigha 19 Kathas 10 Chattacks.

AND THE VENDOR doth hereby covenant with the purchaser that the right, title and interest which the Vendor professes to transfer subsists and Vendor have full authority to transfer the said property hereby transferred, expressed or intended so to be in favour of the Purchaser in the manner aforesaid and the Vendor or any persons claiming under them shall from time to time and at all times hereafter at the request and cost of the Purchaser shall execute all such acts, deeds and things whatsoever for further and more effectively assuring the enjoyment and possession of the Purchaser thereof and therein as shall be required.

IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the land hereby transferred, expressed or intended so to be or any part thereof on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.



Gub-Registrat Raigani, Dt. Jalpaigus

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IF FOR ANY DEFECT in the title, or for any act done or suffered to be done by the Vendor with respect to the right in the said property hereby transferred, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the right in the property conveyed or expressed or intended so to be or any part thereof, the Vendor shall be liable to be dealt with according to law and return to the Purchaser the full/proportionate part of the consideration money as the case may be together with interest and shall be liable for adequate compensation for any loss or injury attended therein to be sustained by the Purchaser.

IT IS FURTHER DECLARED by the Vendor that the Vendor have not entered into any binding contract with any other person whatsoever to sell or to transfer or otherwise any interest or right in the property described in the schedule below and that there subsists no such contract of sale at the date or time of these presents and in the event of discovery of any such contract of sale or transfer with respect of the land hereby transferred or any part thereof existing at the date of these presents or if any of the recitals made herein by the Vendor is proved to be false, the Vendor shall be liable to compensate adequately to the Purchaser for the loss or injury to be sustained by the Purchaser in consequence thereof.

## SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of land measuring more or less 0.6669 (Zero Point Six Six Nine) Acres or 40.35 (Forty point Three Five) Kathas or 29052.08 (Two Nine Zero Five Two Point Zero Eight) Square feet, in plot no. 55 (Five Five) Part, appertaining to Khatian No. 33/1 (Three Three by One), Sheet No. 3 (Three), J.L. No. 2 (Two), Mouza - Dabgram, S.R. Office & Block - Rajganj, Pargana - Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri in the State of West Bengal.

## The Scheduled land is butted and bounded as follows:-

NORTH : PRIVATE COMMON ROAD OF THE COMPLEX

SOUTH : LAND OF GEETANJALI HOTEL & OTHERS EAST : 38'- 9" WIDE COMMON PASSAGE

WEST : 8'- 0" WIDE COMMON PASSAGE

Separate Sheets are used for affixing photographs and impressions of all the fingers of both the hands of Vendor and Purchaser.

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IN WITNESSES WHEREOF the Vendor in good health and conscious mind, have set and subscribed their hand on this Deed of Conveyance on the day, month and year first above written.

WITNESSES:

The contents of this document has been gone through and understood personally by the Vendor and the Purchaser.

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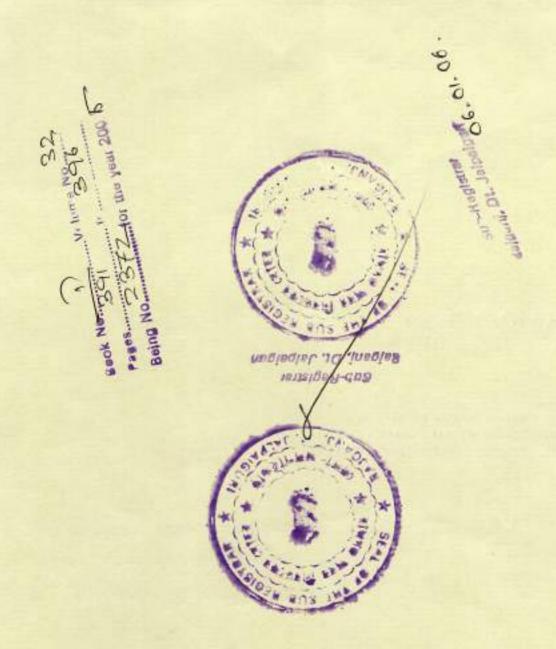
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(VENDOR)

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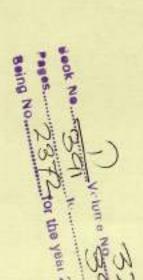
Drafted, read over and explained by me and computer set and printed in my chamber.

(ADYOCATE/SILIGURI)/108/02

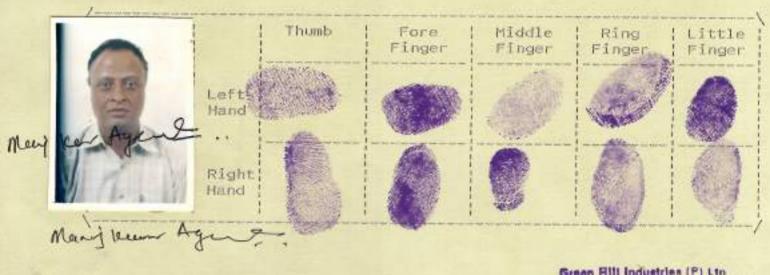


## EXECUTANT SHEET Little Ring Middle Lore Thumb Finger Finger Finger Finger Pm Haush Koman Ag Noush Kuman Ag -Signature with date Left. Hand Photo Right Hand Signature with date Lett Hand Photo Right Hand Signature with date Left Hand Photo Right Hand





## CLAIMANT SHEET



Signature R.O. Green Hill Industries (P) Lto

Signature with date

