

1242

① 2372

1000Rs.



5

9/3/05



Admissible under Rule 21 & also  
 u/s. 641 of the P. L. R. Act, 1955  
 duly paid under the Indian  
 Stamp Act, 1899 (W.B. Stamp as  
 amended up to date)  
 Schedule 'A' No. 23  
 Fees Paid..... ₹ 1000/-  
 Process Fee..... in C.F.S.

Sub-Registrar  
 Balgaon, Dt. Jalpaiguri  
 28/6/05

Narash Kumar Dey

500  
2-

DEED OF CONVEYANCE

Market Value assessed..... ₹ 2829300/-  
 (Rupees)  
 Stamp Duty received Rs..... ₹ 226344/-  
 (Rupees)  
 Stamp Duty paid Rs..... ₹ 400000/-  
 (Rupees)  
 District Stamp Duty Rs..... ₹ 186344/-  
 (Rupees)

Additional Regd. Fee  
 Rs..... ₹ 25630/-  
 Only is retained via bill  
 Receipt pt No.....  
 Dated.....

... continued 2

Sub-Registrar  
 Balgaon, Dt. Jalpaiguri  
 9-3-05

Sub-Registrar  
 Balgaon, Dt. Jalpaiguri  
 28/6/05

Certified that the deficit Stamp Duty  
 of Rs 186354/- (Rupees.....) has  
 been paid by State Bank of India (issued by  
 S.B.I. No. 861656 Dated 27/6/05  
 to make up the proper stamp duty of which this  
 document is chargeable

Sub-Registrar  
 Balgaon, Dt. Jalpaiguri  
 28/6/05

Chandi

57-1-11-11

0112-936268  
 02-03-05

423 03.3.05  
Green Hill Industries (P) Ltd

1000/- <sup>slg</sup> One thousand only

*Aravind*



Presented for Registration at.....  
M. on the 9<sup>th</sup> day of March  
2015 of Sub-Registrar Office, Rajnagar, Paiguri.  
By Narosh K. Aggarwal (Executant/Claimant).

*Narosh Kumar Aggarwal*

Sub-Registrar  
Rajnagar, Dt. Jalpaiguri



1745

*Narosh Kumar Aggarwal*

Name Narosh K. Aggarwal  
S/O Dr. Kallash Chandra Aggarwal  
of Nehera Road  
Th Siliguri  
Dist Darjeeling, Jalpaiguri  
By Caste Hindu/Muslim  
By Profession Business

*Pranab Kumar Ghosal*  
S/O Late Ram Kumar Ghosal  
Sevoke Road, Siliguri.

Name Pranab Kumar Ghosal  
S/O Late Ram Kumar Ghosal  
of Sevoke Road  
Th Siliguri  
District Darjeeling, Jalpaiguri  
By Caste Hindu/Mu/  
By Profession

Sub-Registrar



( 2 )

*Narath Kumar Agarwal*

THIS DEED OF CONVEYANCE IS MADE THIS The 9th Day of March, 2005 at Siliguri.

... continued 3

*Abraham*

424 (M. I. Stamp) 03, 3, 05  
Green Hill Industries (P) Ltd  
slg  
1000/- One thousand only  
Anand



30-Reg/301  
Raiganj, Dt. Jalpaiguri



( 3 )

Narsh Kumar Agarwal

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

KHATIAN NO. : 33/1 (THIRTY THREE BY ONE)  
 C.S. PLOT NO. : 55 (FIFTY FIVE) (PART)  
 SHEET NO. : 3 (THREE)  
 MOUZA : DABGRAM  
 PARGANA : BAIKUNTHAPUR  
 J.L. NO. : 2 (TWO)  
 SR OFFICE : RAJGANJ  
 POLICE STATION : BHAKTINAGAR  
 DISTRICT : JALPAIGURI  
 CONSIDERATION : Rs. 5,00,000.00 ✓  
 (Rupees Five Lakhs only)

... continued 4

*Agarwal*

425 (of 3, Stamp) Serial No 3,03,05  
sent to Green Hill Industries (P) Ltd

1000 of sly onethousandoy

Ananta

FRANK TISSUE



Sub-Registrar  
Raiganj, D.L. Jalpaiguri



( 4 )

Nares Kumar Agarwal

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.

... continued 5

Chowdhury

426

03, 3, 05

Green Hill Industries (P) Ltd

Slg

1000/-

One thousand only

Stamp Rs! 1000/- X 4 = 4000/- Amount

STAMP VALUE



Sub-Registrar  
 Jalpaiguri, Dt. Jalpaiguri



*Navin Kumar Agarwal*

( 5 )

A.N.D

GREEN HILL INDUSTRIES PRIVATE LIMITED, a private limited company having its registered office at 661, Kisturi Niwas, Punjabi-para, 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, Punjabi-para, 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.

... continued 6

*Chandra*



Sub-Registrar  
Rajganj, Dt. Jalpaiguri

Navesh Kumar Agarwal

( 6 )

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.

... continued 7

*Navesh*



Sub-Registrar  
Rajnagar, Dt. Jalpaiguri

Narash Kumar Agarwal

( 7 )

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) Chatak 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.

... continued 8

P. K. Agarwal



Sub-Registrar  
Rajoeni, Dt. Jalpaiguri

*Navsh Kumar Agant*

( 8 )

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid offer and acceptance and in consideration of Rs. 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 the same subject to the payment of rent and taxes payable to the 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 land 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.

... continued 9



Sub-Registrar  
Rajibanjali, Dt. Jalpaiguri



North Yoman Ag

( 9 )

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 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.

*Handwritten marks*



স্বাক্ষৰিত হৈছে  
Raiganj, D.L. Jalpaiguri

( 10 )

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.

1 Pranod Kumar Sinhal  
Sho rate Ram Kumar Sinhal  
Seetone Road, Siliguri.

Narash Kumar Singh

(VENDOR)

2 Mirwan Lal Raponia  
Sho rate Qulab chand Raponia  
Seetone Rd Siliguri

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

Himanshu Mohanta  
(ADVOCATE/SILIGURI)  
Enrol. No. F/1046/1108/02

32  
Serial No. 396  
Book No. 391  
Pages 2372 for the year 2006  
Being No. 32



32  
Serial No. 396  
Book No. 391  
Pages 2372 for the year 2006  
Being No. 32

EXECUTANT SHEET



Naresh Kumar Ag. →

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Naresh Kumar Ag. →  
Signature with date

Photo

Left Hand  
Right Hand


Signature with date

Photo

Left Hand  
Right Hand


Signature with date

Photo

Left Hand  
Right Hand


Signature with date



Sub-Registrar  
Raiganj, Dt. Jalpaiguri



Sub-Registrar  
Raiganj, Dt. Jalpaiguri

Book No. 354  
Pages 2372 for the year  
Being No. 354 Volume No. 354

CLAIMANT SHEET



*Manoj Kumar Agarwal*

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

*Manoj Kumar Agarwal*

\_\_\_\_\_  
Signature of R.O.

**Green Hill Industries (P) Ltd**  
*Manoj Kumar Agarwal*  
\_\_\_\_\_  
Director  
Signature with date





Sub-Registrar  
Rajani, Dt. Jalpaigani



Sub-R  
Rajani

Book No. 1347  
Pages 2372 for the year  
Being No. 1347

*Peepal*





THE PURCHASER.

FOR HILL INDUSTRIES  
AT 107/1, C/O.  
MBIPAN, SILIGURI.

SITE PLAN.

SCALE - 1" = 40'-0"

LAND SCHEDULE.

<u>MOUZA</u>	<u>~ DABGRAM.</u>
<u>J.L. NO.</u>	<u>~ 2.</u>
<u>SHEET NO.</u>	<u>~ 3</u>
<u>PARGANA</u>	<u>~ BAIKUNTHAPUR</u>
<u>KH. NO.</u>	<u>~ 33/1</u>
<u>PLOT NO.</u>	<u>~ 55(P)</u>
<u>P.5</u>	<u>~ BHAKTINAGAR</u>
<u>DIST.</u>	<u>~ JALPAIGURI.</u>

THE SELLER.

SH KUMAR AGARWAL.  
KAILASH CHAND AGARWAL.  
U ROAD, KHALPARA.  
DARJEELING.

Navak Kumar Agant

SIGNATURE OF THE SELLER

AREA OF LAND ~ 29052.08 SFT. OR

DRAWN BY

06.01.06  
Gandhinagar  
Gandhinagar, Dt. Jalpaiguri



Gandhinagar, Dt. Jalpaiguri



32  
896  
391  
Pages: 287  
Being No. 2005