

(P) 250

25119

500Rs.



Handwritten notes on the left margin: '30/06', '235'.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

00AA 506745

3,00,000  
23  
A-3289

Total Market Value assessed Rs. 21,02,100/-

Signature: *Manjiv...*  
Add. Dist. Sub-Registrar  
Rajganj, Jalpaiguri  
28/01/08

Handwritten notes: '4000', '20000', '24000'.

Naresh Kumar Agarwal

Stamp duty Required Rs. 24000/-  
 Stamp duty paid in Rs. 4000/- DEED OF CONVEYANCE  
 Rs. 20000/-  
 0119-785880 A-3.01.06

40% Stamp Duty & Regn. Fees Exempted

Admissible under Rule 21 & also u/s. 5/41 of W.B.L.R. Act, 1955  
 Stamp under the Indian Stamp Act, 1899 (W.B. Stamp as Ammended up to date)  
 Schedule 1A No. 23  
 Fees Paid... A-3289/500  
 Process Fees... 10-00

Handwritten note: 'Chas'

Signature: *Manjiv...*  
Add. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

28.9.06

Realised P fees Rs. 10-00  
 SFS & DEFICIT S...  
 Rs. 8651.6  
 dt 18/9/06  
 Code...  
 REGISTRATION... A-11980  
 Vide Misc. Receipt No...

0124 960908  
Add. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

28/9/06

No. 270 (N. J. Stamp) Dated 03.01.06  
Sold to Green Hill Industries Pvt Ltd

Value Rs. 500/- by Five hundredy  
Rupees

Presented for Registration at  
A.M.P.M. on the 13rd day of January.  
2706 of the Addl. District Sub-Registrar  
Office, Rajgarh, Jalpaiguri at his private  
Residence by Pranab K. Aggarwal  
Executants, Claimants.



✓ Pranab Kumar Aggarwal  
Addl. Dist. Sub-Registrar  
Rajgarh, Jalpaiguri



420

By Pranab K. Aggarwal  
S/O H. Kailash Ch. Aggarwal  
of Nehru Road  
Th Siliguri  
Dist Jalpaiguri  
By Cast Hindu  
By Profession Barista

✓ Pranab Kumar Aggarwal

[Signature]

Pranab Kumar Aggarwal

By Pranab K. Aggarwal  
S/O H. Ram Ch. Singh  
of Soro Ke Road  
Th Siliguri  
Di Jalpaiguri  
By Cast Hindu  
By Profession [Blank]

[Signature]  
Addl. Dist. Sub-Registrar  
Rajgarh, Jalpaiguri

2

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 506746

*Nauch Kona Agreement*

DEED OF CONVEYANCE



... continued 3

*শ্রীমতী সুনীতা দেবী*  
*পত্নী*

No. 271 (N. J. Stamp) Dated 03.01.06  
Sold to Green Hill Industries Pvt Ltd

of

Value Rs. 500/- Rupees Five hundred only

STAMP VERIFIED  
REGISTERED OFFICE



Addl. Dist. Sub-Registrar  
Raiganj, Jalpaiguri

500Rs.

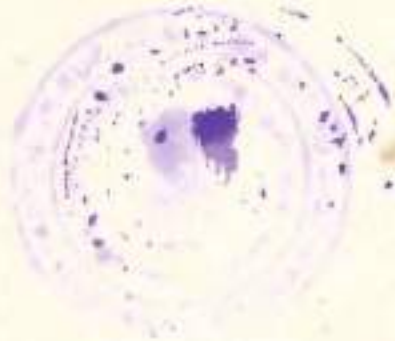


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 506747

*Narash Kumar Agarwal*

DEED OF CONVEYANCE



... continued 4

*[Faint purple ink markings]*

No. 27 (N. J. Stamp) Dated 03.01.06

Sold to Green Hill Industries Pvt Ltd

of ... ..

Value Rs. 500/- <sup>slg</sup> Five hundred <sub>Annas</sub>

STAMP VALUE

DOAA SORTAT

WEST BENGAL



Addl. Dist. Sub-Regist.   
 Raipur

500Rs.

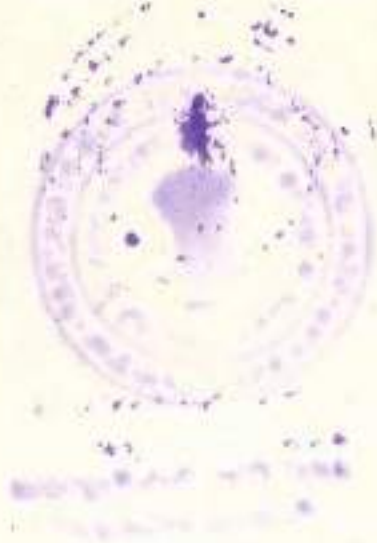


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

00AA 506748

*Navab Koman Aggarwal*

DEED OF CONVEYANCE



... continued 5

29002

No. 273 (N. J. Stamp) Dated... 03/01/06  
Sold to... Green Hill Industries Pvt Ltd

of ...  
Value Rs. 500/- Five hundred

STAMP VERIFIED  
CHANDER SHEKHAR

0000 200748

WEST BENGAL STATE STAMP



Add. Secy. to Registrar  
Registrar of Companies

*[Handwritten signature]*



500Rs.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

00AA 506749

*Narath Kumar Agarwal*

DEED OF CONVEYANCE



... continued 6

28002

at. No. 274 (N. J. Stamp) Dated... 03, 01, 06  
Sold to... Green Hill Industries Pvt Ltd

of...  
Value Rs... 500/-

STAMP VERGON  
BANGALURU

28002 ADD

JAMES TERN SINGH WEST BENGAL



Addl. Dist. Registrar  
B'

*[Handwritten signature]*

500Rs.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

00AA 506750

*Narain Kumar Agarwal*

DEED OF CONVEYANCE



... continued 7

5000

No. No. 275 (N. J. Stamp) Dated 03.01.06  
Sold to Green Hill Industries Pvt Ltd

of ... ..  
Value Rs 500/- Five hundred

Stamp  
STAMP VERIFIED  
RECORDED

GOA 5000

WEST BENGAL



Addl. Dist. Reg. Officer  
R. ... ..

*[Handwritten signature]*

500Rs.

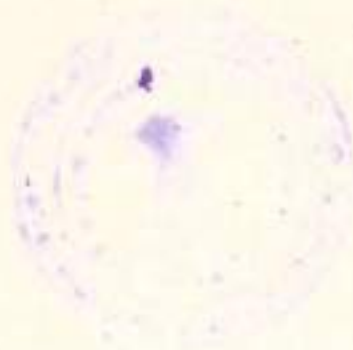


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 506751

*Narendra Kumar Aggarwal*

DEED OF CONVEYANCE



... continued 8

*[Faint, illegible text]*

25003

No. 276 Stamp Dated 03.01.06  
Sold to Green Hill Industries Pvt Ltd

of ...  
Value Rs. 500/- Five hundred only

Stamp  
STAMP VENUE,  
RAIGUDA

0000 20757

JAN 03 1906 WEST BENGAL



Addl. Dist. Sub-Registrar  
Raiguda, West Bengal

Handwritten signature

500Rs.



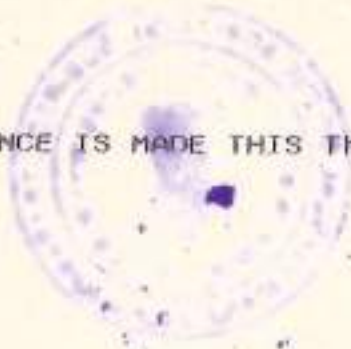
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

00AA 506752

*Narath Kumar Agarwal*

( 8 )

THIS DEED OF CONVEYANCE IS MADE THIS The 13<sup>th</sup> Day of January 2006.



... continued 9

*[Faint, illegible text]*

ca. No. 277 (N. J. Stamp) Dated... 03.01.06  
Sold to... Green Hill Industries Pvt Ltd

of ... 500/- Five hundred  
Value Rs. 500/- Stamp

Stamp R/- 500/- X 8 = 4000/-

Slg  
Stamp Vendor,  
Calcutta



Addl. Dist. Sub-Registrar  
R. 10

*[Handwritten signature]*



Narath Kumar Agarwal

( 9 )

AREA : 0.386 (ZERO POINT THREE EIGHT SIX)  
ACRES OR 16822 SQUARE FEET OR 23.36  
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. 3,00,000.00  
(Rupees Three Lacs Only)

... continued 10

Adm. Div. of the Registrar  
Surf



Naresh Kumar Agarwal

(10)

✓ 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.

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 11



Addl. Dy. Registrar  
R. S. [Signature] guri

(11)

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 12



Addl. Dist. Sub-Registrar  
Raiganj, Jharkhand

Narath Kumar Agarwal

(12)

WHEREAS The vendor abovenamed being 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 0.386 (Zero Point Three Eight Six) Acre or 23.36 (Twenty Three Point Three Six) 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 "A" 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. 3,00,000.00 (Rupees Three 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. 3,00,000.00 (Rupees Three 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 13



Addl. Dist. Sub-Registrar

6

1-11-2011



Narain Kumar Agarwal

(13)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid offer and acceptance and in consideration of Rs. 3,00,000.00 (Rupees Three 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 14



Addl. Dist. Sub-Registrar  
R. Jalgaon

Narash Kumar Bhowmik

(14)

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 0.386 (Zero Point Three Eight Six) Acre or 23.36 (Twenty Three point Three Six) Kathas or 16822 (One Six Eight Two Two) 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 : PRIVATE COMMON ROAD OF THE COMPLEX  
EAST : GODOWN OF THE PURCHASER  
WEST : SEVOKE ROAD.

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

... continued 15



*Handwritten signature*  
Addl. Dist. Sub-Registrar  
Raiganj, Jalpaiguri

Naresh Kumar Agarwal

( 15 )

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 Kamod Kumar Mishra,  
110/146 Ram kr. Mishra,  
Sevone Road, Siliguri.

Naresh Kumar Agarwal  
(VENDOR)

2 Satyajit Mr. Shawana  
S/o Nivang Mr. Shawana  
Milampally, Siliguri

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

Himanshu Mohanta  
(ADVOCATE/SILIGURI)  
Chamber No. F/1146/1108/02














Addl. Dir. Sub-Registrar  
Raiganj, Jaipur

Addl. Dir. Sub-Registrar  
Raiganj, Jaipur



Book No. I Volume No. 76  
Page 27 of 34  
Serial No. 5119 for the year 2006

EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 DSCN1553	Left Hand					
	Right Hand					

Navsh Kumar Agarwal

Praveen Kumar Singh  
Signature of Identifier

Signature of R.O.

Navsh Kumar Agarwal  
Signature with date



Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri



Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri  
18.8.09

Book No. 5 Volume No. 76  
Pages 21  
Serial No. 34  
Serial No. 519 for the year 2006



CLAIMANT SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>Mari...</i>	RIGHT HAND					

*Mari...*

GREEN HILL INDUSTRIES PVT. LTD.

*Mari...*  
DIRECTOR

Signature of R.O.

Signature with Date



GREEN HILL INDUSTRIES PVT. LTD.

DIRECTOR

**Addl. Dist. Sub-Registrar**  
**Jaipur, Rajasthan**

*Handwritten signature*  
27/10/09



**Addl. Dist. Sub-Registrar**  
**Jaipur, Rajasthan**  
18.8.09

*Handwritten signature*

BOOK NO. *F* VOLUME NO. *34*  
Pages *27*  
Serial No. *519* for the year 2006

*76*

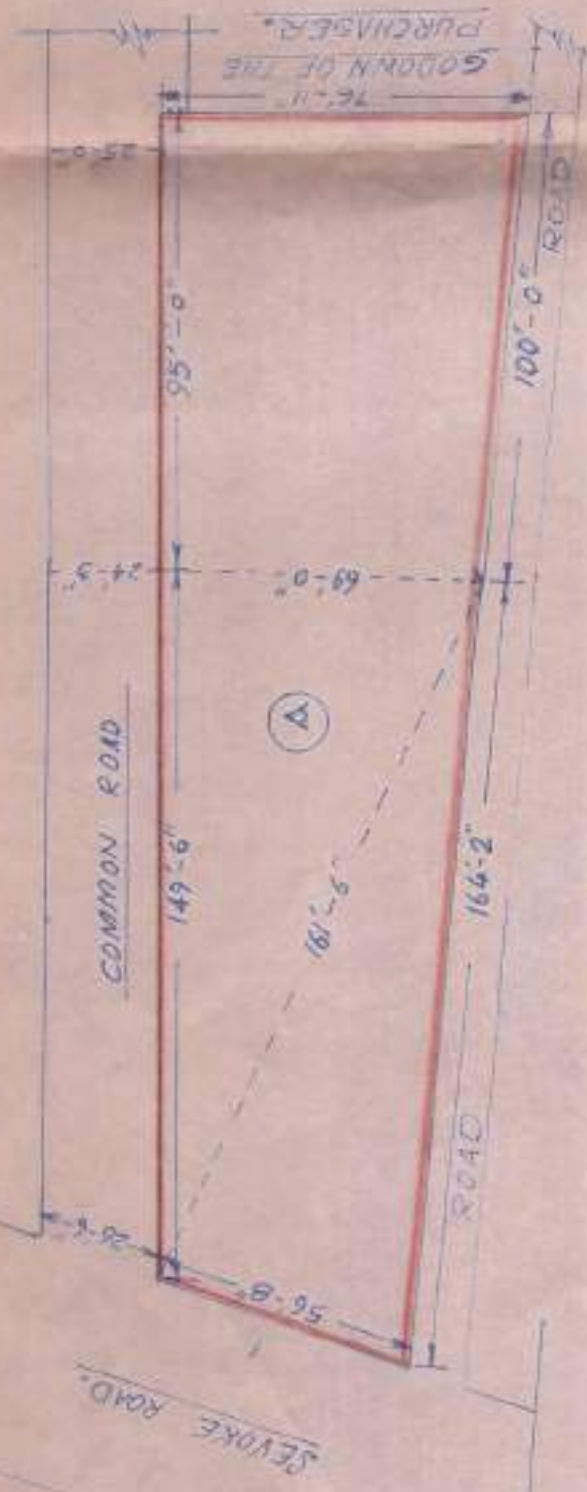
NAME OF THE PURCHASER  
GREEN HILL INDUSTRIES PVT. LTD.  
SILIGURI.

NAME OF THE SELLER  
SRI NARESH KUMAR AGARWAL.  
S/O. LATE KAILASH CHAND AGARWAL.  
OF NEHRU ROAD, KHALPARA  
SILIGURI, DARJEELING.

Signature of the Seller  
Narash Kumar Agarwal

SIGNATURE OF THE SELLER

DRAWN BY:  
S. K. Das



SITE PLAN  
SCALE - 1" = 40'-0"



Part trace map of mouza dabgram, J.L. No. 2  
Sheet no. 3, P.S. Bhaktinagar, Dist. Jalpaiguri  
Scale: 16" = 1 mile.

Note: Prop. Plot Shown.

LAND SCHEDULE

MOUZA ~ DABGRAM.  
J.L. NO ~ 2  
SHEET NO ~ 3  
PARGANA ~ BAIKUNTHAPUR  
KHATIYAND ~ 33/1  
PLOT NO ~ 55(P)  
P.S. ~ BHAKTINAGAR.  
DIST. ~ DARJEELING.

AREA OF LAND: - 16822.00 SFT.  
OR - 23.36 KATHA OR  
0.386 ACRES.

NOTE: PRO. LAND SHOWN

18.8.09  
Addl. Dist. Sub-Registrar  
Raigarh, Jalpaiguri

*[Handwritten signature]*



Addl. Dist. Sub-Registrar  
Raigarh, Jalpaiguri

*[Handwritten signature]*



Book No. 7  
Volume No. 76  
Page No. 34  
Serial No. 519  
for the year 2006

*[Handwritten signature]*