

5685/2011

5941 20/7/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

503968

Rev.
 15
 21/7/11
 REVENUE OFFICER
 Office of M.L.S. & L.R.O.
 Maligaon, Darjeeling.

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

[Signature]
 ADDL. DIST SUB-REGISTRAR
 SILIGURI-II, AT BAGDOGRA, DIST.-DARJEELING

20 JUL 2011

L.T. of Khakar Singh
 by the pen of Om Prakash
 Yadav

DEED OF CONVEYANCE

[Handwritten signature]

NON JUDICIAL STAMP

SL NO. 4376 Date 12.7.11
SOLD TO M/s Arjun Das Construction Corporation
of Patna, Bihar
OF
Value Rs. 5000 (Rupees) Five thousand Only

(Sujit Kr. Sinha)
Govt. Stamp Vendor
Siliguri Court
L/No. 196, R.M.

Om Prakash Yadav
S/o Kam Chandra Yadav
Patel Road
P.O. Pradhan Nagar
Siliguri
Dist. Darjeeling



20 JUL 2011



L.T. of Khakar Singha
by the pen of Om Prakash
- Yadav

Vacant Land Area	:	11 Decimals
Mouza	:	KALKUT
J.L. No.	:	44
Khatian No.	:	49
Plot No.	:	R.S. 243 & 228 L.R. 402 & 403
Police Station	:	Pradhannagar,
District	:	Darjeeling,
Set-forth value	:	Rs. 3,33,500/-
Market Value	:	Rs. 20,35,951/-
Under Champasari Gram Panchayet Area		

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 20th DAY
OF JULY, TWO THOUSAND ELEVEN

B E T W E E N

M/S ARJUN DAS CONSTRUCTION CORPORATION, a Partnership Firm, having its Head Office at Jai Prakash Colony, Mohalla Madhubani, Purnea, Post Office Purnea, Police Station Khajanchi Hat, District Purnea, Pin - 854301 (Bihar) and site office at Patel Road, Pradhan Nagar, Siliguri, Post Office & Police Station Pradhan Nagar, District Darjeeling and represented by one of its Partner Sri Tushar Malkani, Son of Mahesh Kumar Malkani, resident of Patel Road, Pradhan Nagar, Siliguri, Post Office & Police Station Pradhan Nagar, District Darjeeling (W.B.) - hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context its partners, successors, legal representatives, executors, administrators and assigns) of the ONE PART. (PAN : AAPFA 2168N)

A N D

SRI KHAKAR SINGHA, Son of Late Karajkan Singha @ Karachkan Singha, Indian by Nationality, Hindu by religion, Cultivator by occupation, resident of Debinagar Jote, Kalkut, Post Office Champasari, Police Station Pradhan Nagar, District Darjeeling (W.B.)- hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

Adil -
Adw



L.T. of Khanna Singh
by the pen of Omprakash
Yadav

WHEREAS the Vendor abovenamed became the owner of land measuring 82½ Decimals, recorded in Khatian No. 7, corresponding to Khatian No. 44, in R.S. Plot Nos. 228, 243 & 244, situated within Mouza KALKUT, J.L. No. 44, P.S. Matigara, District Darjeeling by virtue of a registered Deed of Sale being Document No. 1202 for the year 1979, entered in Book No. I, Volume No. 22, pages 276 to 280, registered at the office of the then Sub-Registrar, Siliguri on 15.02.1979, executed by Sri Mohini Kumar Roy, Son of Late Prabasu Roy of Dabgram, Salugara, District Jalpaiguri and since the date of such purchase the Vendor hereof is in actual, khas and physical possession of the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor abovenamed also became the owner of another piece of land measuring 66 Decimals, recorded in Khatian No. 31 & 258, in L.R. Plot Nos. 395, 396, 401, 402, 403, 389, situated within Mouza KALKUT, J.L. No. 44, P.S. Matigara, District Darjeeling by virtue of a registered Deed of Gift being Document No. 494 for the year 1997, entered in Book No. I, Volume No. 8, pages 195 to 202, registered at the office of the Addl. District Sub-Registrar, Siliguri, executed by (1) Sri Benami Roy, Son of Late Kendelu Roy (husband of Ukileswari Roy) and his son and daughters, resident of Kalkut, Champasari, District Darjeeling and since the date of such purchase the Vendor hereof is in actual, khas and physical possession of the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS thus by virtue of aforesaid transfers the Vendor became the sole and absolute owner of total land measuring 148½ Decimals and has got his name mutated in the Record of Right at the office of the B.L. & L.R.O. Matigara at Shivmandir and a separate Khatian has been opened in his name vide L.R. Khatian No. 49, within Mouza Kalkut, J.L. No. 44, under Police Station Matigara, District Darjeeling and the Vendor has been enjoying and possessing the said land, without any interruption or interference from any corner whatsoever.

AND WHEREAS the Vendor hereof being in urgent need of money has decided to sell and has also offered for sale the land measuring 11 Decimals out of the aforesaid land measuring 148½ Decimals, as fully described in the schedule below, free from all encumbrances and charges whatsoever.

Offit
adw



L.T. 9 of Kharak Singh
by the pen of Om Prakash
Gadgil

AND WHEREAS the Purchaser being in need of a plot of land for its purpose has agreed to purchase the said land measuring 11 Decimals as described in the schedule below and offered the price of the sum of Rs. 3,33,500/- (Rupees Three Lac Thirty Three Thousand Five Hundred) only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell his below scheduled land to the Purchaser hereof at or for the price of Rs. 3,33,500/- (Rupees Three Lac Thirty Three Thousand Five Hundred) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 3,33,500/- (Rupees Three Lac Thirty Three Thousand Five Hundred) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof *TO HAVE AND TO HOLD* the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

Amal
Adw



L.T.O of Kharak Singh
by the pen of Om Prakash
Yadav

THE VENDOR does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer therefrom.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as its own land having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other persons or person whomsoever claiming through or under him.

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 11 Decimals, recorded in L.R. Khatian No. 49, in R.S. Plot No. 243, corresponding to L.R. Plot No. 402 - area measuring 10 Decimals, in R.S. Plot No. 228, corresponding to L.R. Plot No. 403 - area measuring 1 Decimal, situated within Mouza KALKUT, J.L. No. 44, Pargana Patharghata, Touzi No. 91, Police Station Pradhannagar, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District Darjeeling, in the state of West Bengal, within Champasari Gram Panchayat Area. The said land is recorded in the R.O.R. as Rupni & Danga and proposed to be used for Bastu purpose.

The said land measuring 11 Decimals is butted and bounded as follows: -

By the North	:	Land of Purchaser,
By the South	:	Land of Vendor;
By the East	:	20 ft. wide pucca Road;
By the West	:	Land of Plot No. 399.

Amrit
AM

The land sold herein within the aforesaid boundary is more particularly shown in the Sketch Map annexed herewith forming part of these presents.

Separate sheet containing the Fingerprints of the Vendor and the Purchaser is annexed herewith, forming part of these presents.

IN WITNESSES WHEREOF the Vendor hereto has set and subscribed his hand in his sound health and conscious mind on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Om Prakash Yadav
S/o Ramchandra Yadav
Patel Road
Pats Pradhan nagar
Siliguri
Dist Darjeeling



L.T.G of Khankar Singha
by the pen of Om Prakash
Yadav

(SIGNATURE OF THE VENDOR)

Drafted by me as per instruction of the Executant, readover and explained to the parties and printed in my chamber:

2. जय कुमार गुप्ता
पिता श्री स्वयंभूवर्मा गुप्ता
पुत्र श्री जय कुमार गुप्ता
सिलीगुड़ी

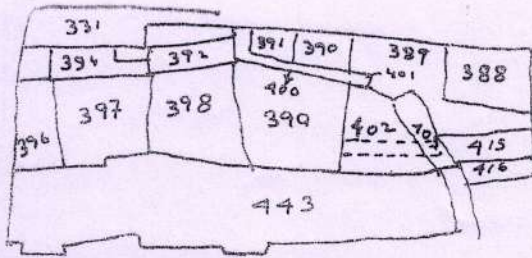
Sanjit. Kr. Gupta
(SANJIT KUMAR GUPTA)
Advocate, Siliguri

Enrolment No. F-333/250/2003

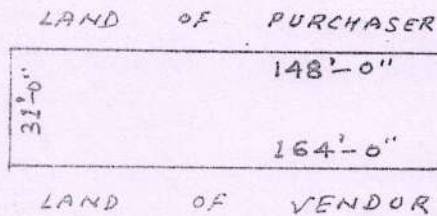
PART TRACE MAP OF MOUZA
KALKUT J. L. NO. 44,
POLICE STATION MATIGARA,
DISTRICT DARJEELING.
 SCALE 16" = 1 MILE

NAME OF PURCHASER
 M/S ARJUN DAS CONSTRUCTION CORPORATION
 16- PATEL ROAD PRADHAN NAGAR SILIGURI
 P.O. & P.S. PRADHAN NAGAR DISTRICT
 DARJEELING

SCALE 1 INCH = 50'



LAND OF PLOT
 NO. 399



NAME OF VENDOR

SRI KHAKAR SINGHA S/O LATE KARAJ
 KAN SINGHA, RESIDENT OF KALKUT
 P.O. CHAMPASARI, P.S. PRADHAN NAGAR
 DISTRICT DARJEELING.

SCHEDULE OF LAND

MOUZA WITH J. L. NO.	POLICE STATION	DISTRICT	KHATIAN NO.		PLOT NO.		AREA IN DECIMAL
			R. S.	L. R.	R. S.	L. R.	
KALKUT 44	(MATIGARA) PRADHAN NAGAR	DARJEELING		49	243	402	10
					228	403	1
							11












DRAWN BY :-

Hariom Prasad
HARIOM PRASAD
 Land Surveyor in. Siliguri
 Regi. No. 197407/11/01



L.T.9 of Khakar
 Singha by the pen
 of Om Prakash
SIGNATURE OF VENDOR

EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












L.T.G of Khakar Singh
by the pen of Om Arakash
yadav



L.T.G of Khakar Singh
by the pen of Om Arakash
yadav

SIGNATURE

CLAIMANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Arjun Das


M/s Arjun Das Construction Corporation

Arjun Das
Partner

SIGNATURE

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. 05685 / 2011, Deed No. (Book - I , 05941/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Khakar Singha 	L.T.G of Khakar Singh by the hand of Om Prakash yadav

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

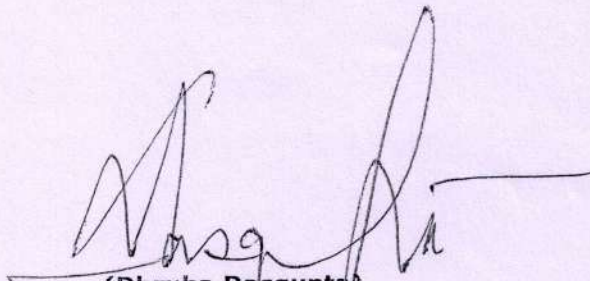
Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Khakar Singha Address -Debinagar Jote, Kalkut, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Champasari	Self	 20/07/2011	 LTI 20/07/2011	L.T.G of Khakar Singh by the hand of Om Prakash yadav 

Name of Identifier of above Person(s)

Om Prakash Yadav
 Patel Road, Thana:-Pradhan Nagar,
 District:-Darjeeling, WEST BENGAL, India, P.O.
 :-Pradhan Nagar

Signature of Identifier with Date

Om Prakash yadav


 (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 - 05941 of 2011
(Serial No. 05685 of 2011)

On

Payment of Fees:

On 20/07/2011

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. 22385/-, on 20/07/2011

(Under Article : A(1) = 22385/- on 20/07/2011)

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.-2035951/-

Certified that the required stamp duty of this document is Rs.- 101798 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48800/- is paid, by the Bankers cheque number 574537, Bankers Cheque Date 18/07/2011, Bank Name State Bank of India, Mangaldeep, received on 20/07/2011
2. Rs. 48000/- is paid, by the Bankers cheque number 574536, Bankers Cheque Date 18/07/2011, Bank Name State Bank of India, Mangaldeep, received on 20/07/2011

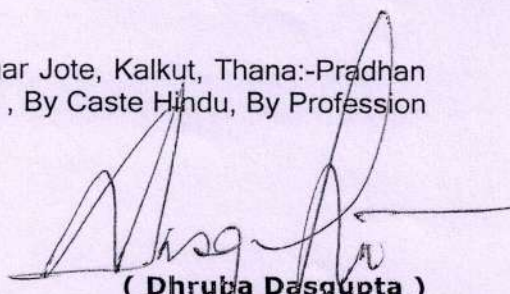
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.17 hrs on :20/07/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Khakar Singha ,Executant.

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

Execution is admitted on 20/07/2011 by

1. Khakar Singha, son of Late Karajkan @ Karachkan Singha , Debinagar Jote, Kalkut, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Champasari , By Caste Hindu, By Profession : Cultivation


(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 1 of 2

20/07/2011 11:53:00



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

Endorsement For Deed Number : I - 05941 of 2011
(Serial No. 05685 of 2011)

Identified By Om Prakash Yadav, son of Ram Chandra Yadav, Patel Road, Thana:-Pradhan Nagar,
District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste: Hindu, By Profession:
Business.

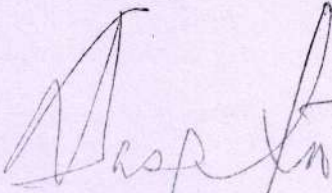
(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 3416 to 3428
being No 05941 for the year 2011.




(Dhruba Dasgupta) 26-July-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal