



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 245208

certified that the copy of the instrument registered to registration the said instrument sheet and the original instrument sheet attached to this document are the part of this document



Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

09 JAN 2012

FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS MEHARIKA ROY

NO INSTRUMENTS TO BE REGISTERED ON BEHALF OF HIS MINOR DAUGHTER TO HIS NATURAL GUARDIAN OR TO HIS GUARDIAN FOR AN UNLAWFUL PURPOSE

DEED OF CONVEYANCE

Contd. /2

Vist. Commission Case No
00025 of 2012

Paid J (1) F s 250

J F Rs 300

P.T.A. Rs 0

Total Rs. 550

R.M. Ag
Advt 7/8/12

Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

N. J. Stamp

SL. No. 50 Date 04-01-2012

Sold to SBA Realtors

Private Limited

of 'Siliguri'

Value 5000/- Rupees Five Thousand only

J. Banik
JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007

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FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY

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Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

06 JAN 2012

09 JAN 2012

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FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY

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THIS DEED OF CONVEYANCE IS MADE ON THIS
THE
6th DAY OF JANUARY
TWO THOUSAND TWELVE

BETWEEN

Contd. /3

Rite. Ag
Adm. P



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Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

06 JAN 2012

09 JAN 2012

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FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS MEHARIKA ROY

Consideration	: Rs. 30,00,000/-
Area	: 6 Kathas 2 Chhattaks
Plot No.	: 144
Khatian No	: 291/18
Sheet No.	: 5
J.L. No.	: 2
Mouza	: Dabgram
P.S.	: Bhaktinagar
Dist.	: Jalpaiguri
Within Ward No.42 of Siliguri Municipal Corporation.	

SBA REALTORS PRIVATE LIMITED (Having PAN No. AAQCS 0958 J), a company incorporated under the Indian Companies Act, 1956, having its registered office at Dhanothiwalla Bhawan, Nehru Road, Siliguri -734005, West Bengal, India, represented by one of its Director **SRI ANIL KUMAR AGARWAL** (Having PAN No.ACFPA 3408 H) **SON OF LATE JAGDISH PRASAD AGARWAL**, Indian by citizen, Hindu by religion, Business by occupation, residing at Nehru Road, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **ONE PART.**

R.L. A
A-27/24

Contd. /4

4



FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY



AND

1. SRI JAYABRATA ROY (Having PAN No. ACXPR 9618 N) **S/O SRI SUNIL KUMAR ROY, 2. MISS. SONALI ROY** (Having PAN No. AUCPR 5346 Q) **D/O SRI JAYABRATA ROY AND 3. MISS. NEHARIKA ROY (MINOR) D/O SRI JAYABRATA ROY**, All are Indian by citizen, Hindu by religion, No.1 Business and No.2,3 are Student by occupation, resident of Mahanandapara, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART.**

AND

WHEREAS the Vendor No. 3 (Minor) **Miss. Neharika Roy D/o Sri Jayabrata Roy** is represented by her father as Natural Guardian of her minor daughter the Vendor No. 1 **Sri Jayabrata Roy S/o Sri Sunil Kumar Roy.**


AND

WHEREAS in the Revisional Survey Settlement Operation the land measuring 6.73 acres and measuring 0.74 acres, total measuring 7.17 acres was recorded in the record of rights in the name of Bagha Singh Roy in several plots under Khatian Nos. 291/17 and 291/18 respectively, situated within Pargana- Baikunthapur, Mouza- Dabgram, P.S. Bhaktinagar, Dist. Jalpaiguri.

R. U. A. J
A. J. P.

AND

Contd. /5

5 

FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY



WHEREAS said Bagha Singh Roy died intestate leaving his wife Smt. Sabangiswari Roy and two sons namely, Sri Paresh Roy and Sri Naresh Roy, as his only legal heirs and as such the aforesaid three legal heirs of the deceased Bagha Singh Roy became the owners of the land measuring 1.41 acres out of said total land measuring 7.17 acres under Khatian Nos. 291/17 and 291/18, each having 1/3rd undivided share as per provisions of Hindu Succession Act.

AND

WHEREAS one Smt. Rajani Roy @ Rajni Roy W/o Sri Jayabrata Roy acquired a piece and parcel of land measuring 0.705 acres (out of which land measuring 0.575 acres in part of Plot No.159, recorded in R.S. Khatian No.291/17 and land measuring 0.13 acres in part of Plot No.144, recorded in R.S. Khatian No. 291/18, situated within Mouza- Dabgram, J.L. No.2, Sheet No. 5, Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, from Sri Paresh Roy, Sri Naresh Roy both are sons of Late Bagha Singh Roy and Smt. Sabangiswari Roy W/o Late Bagha Singh Roy of Chayanpara, 3rd Mile, Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue Deed of Sale being No.3535, Dated 16/06/1993, recorded in Book No.I, Vol. No.39, Pages 317 to 324, for the year 1993, registered in the office of Dist. Sub- Registrar, Jalpaiguri.

AND

WHEREAS one Smt. Rajani Roy @ Rajni Roy W/o Sri Jayabrata Roy acquired a piece and parcel of land measuring 0.705 acres (out of which land measuring 0.575 acres in part of Plot No.159, recorded in R.S. Khatian No.291/17 and land measuring 0.13 acres in part of Plot No.144, recorded in R.S.

Contd. /6

R.U.A.
A. M. S.

6
Sonalika Roy

FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY



Khatian No. 291/18, situated within Mouza- Dabgram, J.L No.2, Sheet No. 5, Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, from Sri Paresh Roy, Sri Naresh Roy both are sons of Late Bagha Singh Roy and Smt. Sabangiswari Roy W/o Late Bagha Singh Roy of Chayanpara, 3rd Mile, Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue Deed of Sale being No. 5911, Dated 19/11/1993, recorded in Book No. I, Vol No. 66 Pages. 165 to 172, for the year 1993, registered in the office of Dist. Sub- Registrar, Jalpaiguri.

AND

WHEREAS the said Smt. Rajni Roy W/o Sri Jayabrata Roy expired on Dated 01/09/2006, leaving behind her husband Sri Jayabrata Roy and two daughters namely Miss. Sonali Roy and Miss. Neharika Roy (minor) as her only legal heirs and they inherited the land of Smt. Rajni Roy in equal share as per Hindu Succession Act, 1956.

AND

WHEREAS the said Sri Jayabrata Roy S/o Sri Sunil Kumar Roy intends to sale the land of his wife Smt. Rajni Roy for the better education of his daughter Miss. Sonali Roy and Minor daughter Miss. Neharika Roy and as such Sri Jayabrata Roy applied for permission of sale of his minor daughter Miss. Neharika Roy's share. The said Sri Jayabrata Roy obtained the necessary permission for sale of land from the Ld. Chief Judicial Magistrate at Darjeeling, Act VIII Suit Case No. 07/2011, Dated 28/11/2011, under the provision of Section 8(2) of Hindu Minority and Guardians & Wards Act.

R. W. A.
D. D. P.

Contd. /7

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FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY

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7
AND

WHEREAS, by virtue of inheritance, the Vendors hereof, became the sole and absolute owner of land measuring in total 1.41 acres (out of which land measuring 1.15 acres in part of Plot No.159, recorded in R.S. Khatian No.291/17 and land measuring 0.26 acres in part of Plot No.144, recorded in R.S. Khatian No. 291/18, situated within Mouza- Dabgram, J.L.No.2, Sheet No.5, Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS the **VENDORS** being in need of money for their developmental plans have decided to sell their respective land measuring 6 Kathas 2 Chhattaks out of total land, as morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (hereinafter referred to as the below scheduled land for the sake of brevity) and accordingly they circulated their intention in the locality, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **PURCHASER** being in need of land in the area where the plot of land of the **VENDORS** situates, relying on the aforesaid statements of the Vendors, have agreed to purchase the said below scheduled land of the Vendors at or for a price of Rs.30,00,000/- (Rupees Thirty Lacs) only, free from all encumbrances and charges whatsoever.

*R.L. Ag
Adm/64*

Contd. /8

8
AND

FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY

WHEREAS the **VENDORS** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market, have firmly and finally decided and agreed to sell below scheduled land unto the **PURCHASER** at or for the price of Rs.30,00,000/- (Rupees Thirty Lacs) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs.30,00,000/- (Rupees Thirty Lacs) only, paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the **Schedule** appended below and make over possession thereof together with all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

Ru. Ag
Ady. 2/9

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FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY

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The Vendors do hereby declare that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and they have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendors shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

The Vendors do hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part there of or for any act done or suffered to be done by the Vendors and the Purchaser is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the Vendors shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendors do hereby further declare that they at the request and costs of the Purchaser does execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the Vendors by these presents.

Bill A 9
Aditya



FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY



SCHEDULE
(LAND HEREBY SOLD BY THE VENDORS)

All that piece and parcel of vacant land measuring **6 Kathas 2 Chhattaks**, appertaining to and forming part of **Plot No. 144**, recorded in **Khatian No. 291/18, Sheet No. 5**, of **Mouza - Dabgram**, J. L. No. 2, P. S. Bhaktinagar, Dist - Jalpaiguri, Within Ward No. 42 of Siliguri Municipal Corporation.

The aforesaid land is butted and bounded
as follows :-

- By the North - Land of Manju Devi Agarwal.
- By the South - Land of Binod Roy & Others.
- By the East - Land of Vendors sold today to Purchaser.
- By the West - 26'- 3" to 27'-6" Wide Road.

Within the aforesaid butted and bounded the Vendors do hereby sold their land measuring **6 Kathas 2 Chhattaks**, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

Binod Roy
Binod Roy

INWITNESS WHEREOF THE VENDORS HEREOF, have set and subscribed their respective hands on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES :-

1) *Handwritten name in Odia*

Handwritten address in Odia

2) *Handwritten name in Odia*

Handwritten address in Odia

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FOR SELF & REPRESENTED ON BEHALF OF HIS MINOR DAUGHTER AND AS NATURAL GUARDIAN OF MISS NEHARIKA ROY

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SIGNATURE OF THE VENDORS

Drafted and explained by me to parties & printed in my office:

Handwritten signature of Rajesh Kumar Agarwal


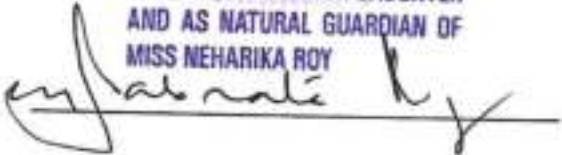
(Rajesh Kumar Agarwal)

Advocate, Siliguri,

Enrollment No. F/119/384/98

MEMO OF CONSIDERATION

Received with thanks from the Purchaser hereof, a sum of Rs.30,00,000/- (Rupees Thirty Lacs) only by D/D, as full and final payment in respect of sale of vacant land measuring **6 Kathas 2 Chhattaks** out of total land, appertaining to and forming part of **Plot No. 144**, recorded in **Khatian No. 291/18, Sheet No. 5**, of **Mouza - Dabgram**, J. L. No. 2, P. S. Bhaktinagar, Dist - Jalpaiguri, Within Ward No. 42 of Siliguri Municipal Corporation.


FOR SELF & REPRESENTED ON
BEHALF OF HIS MINOR DAUGHTER
AND AS NATURAL GUARDIAN OF
MISS NEHARIKA ROY



SIGNATURE OF THE
VENDORS



EXECUTANT SHEET

Signature
Signature

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

Signature
Signature of presentant with date



Signature

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

Signature of Identifier

Signature of R.O.

Signature
Signature of presentant with date

IMPRESSION SHEET



CLAIMANT

Signature of Claimant

SBA REALTORS PVT. LTD.

Signature of Claimant
DIRECTOR

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

SBA REALTORS PVT. LTD.

Signature of Claimant

DIRECTOR
Signature with date
(Anil Kumar Agarwal)

Signature of Identifier

Signature of R.O.



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00149 of 2012
(Serial No. 00152 of 2012)

On

Payment of Fees:

On 06/01/2012

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

Presented for registration at 17.10 hrs on :06/01/2012, at the Private residence by Sri Jayabrata Roy , one of the Executants.

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

Execution is admitted on 06/01/2012 by

1. Sri Jayabrata Roy, son of Sri Sunil Kumar Roy , Mahanandapara,, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business
 2. Miss Sonali Roy, daughter of Sri Jayabrata Roy , Mahanandapara,, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business
- Identified By Ram Prasad Karmakar, son of Sri Nilu Karmakar, Ashighar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Ghugumari , By Caste: Hindu, By Profession: Others.

Executed by guardian

Execution is admitted by

1. Sri Jayabrata Roy, son of Sri Sunil Kumar Roy , Mahanandapara,, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri By Caste Hindu By Profession: Business,as the guardian of minor Miss Neharika Roy
- Identified By Ram Prasad Karmakar, son of Sri Nilu Karmakar, Ashighar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Ghugumari , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/01/2012

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/-, on 09/01/2012



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

09 JAN 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00149 of 2012
(Serial No. 00152 of 2012)

Amount by Draft

Rs. 33410/- is paid , by the draft number 195965, Draft Date 05/01/2012, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 09/01/2012

(Under Article : A(1) = 33410/- on 09/01/2012)

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.-3037265/-

Certified that the required stamp duty of this document is Rs.- 212609 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 207620/- is paid, by the draft number 195966, Draft Date 05/01/2012, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 09/01/2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
 Additional Dist. Sub-Registrar
 Raiganj, Jalpaiguri

09 JAN 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 2339 to 2357
being No 00149 for the year 2012.



Narayan Chandra Saha
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

09 JAN 2012
(Narayan Chandra Saha) 09-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal