

154

2.151

3



पश्चिम बंगाल WEST BENGAL

A 245209

certified that the ... it is admitted to registration the ... sheet and the ... attached to this document are the ... of this document

*Rajganj*  
Additional Dist Sub-Registrar  
Rajganj, Jalpaiguri

09 JAN 2012

*Rajganj*

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

NO RETENTION & TISS. NOT  
RETENTION RECORDS TO BE KEPT  
IN RECORDS SECTION OF THE  
OFFICE

*Rajganj*

**DEED OF CONVEYANCE**

Contd. /2

*Rajganj  
Rajganj*

Vist. Com: Mission Cr. No  
00028 Or. 2012

Paid J (1) Rs. 250

J (2) Rs. 300

P.T.A. Rs. 0

Total Rs. 550

*Rajganj*  
Addl. Dist. Sub-Registrar  
Rajganj, Jalpaiguri

N. J. Stamp

SL. No. 49 Date 04-01-2012

Sold to SBA Realtors

Private Limited

of Siliguri

Value 5000 Rupees Five Thousand only

Bank

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

Signature  
177

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

178

Signature



Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

06 JAN 2012  
09 JAN 2012

Handwritten text in Bengali script, including names and dates.

*Mr. Babu Roy*

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

*[Signature]*

THIS DEED OF CONVEYANCE IS MADE ON THIS  
THE  
6<sup>th</sup> DAY OF JANUARY  
TWO THOUSAND TWELVE

**BETWEEN**

Contd. /3

*R. K. A. J.*  
*Advocate*



WR

Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

06 JAN 2012

09 JAN 2012



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



Consideration	: Rs. 1,35,00,000/-
Area	: 37 Kathas
Plot No.	: 159
Khatian No	: 291/17
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.**

*Sri Anil Agarwal*  
*Actual sign*



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.

**AND**

Contd. /5

Rule A-g  
Adm'ty



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.M.A.  
Adu/24



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.M. Ag  
Ad. 01/2/11

Contd. /7



7  


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



**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 37 Kathas 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.1,35,00,000/- (Rupees One Crore Thirty Five Lacs) only, free from all encumbrances and charges whatsoever.

R.M.A.  
Adv.  
1/14

Contd. /8

8

**AND**

**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.1,35,00,000/- (Rupees One Crore Thirty Five 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.1,35,00,000/- (Rupees One Crore Thirty Five 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.

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



R. U. A.  
Adv. / 1/1/14

Contd. /9

*[Handwritten signature]*

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

*[Handwritten signature]*

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.

*R. W. A. G.  
Ad. 21/1/24*

10

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



**SCHEDULE**  
**(LAND HEREBY SOLD BY THE VENDORS)**

All that piece and parcel of vacant land measuring **37 Kathas**, appertaining to and forming part of **Plot No. 159**, recorded in **Khatian No. 291/17, 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 Siliguri Auto Works.
- By the South - Land of Hanuman Traders.
- By the East - Land of Vendors sold today to Purchaser.
- By the West - Land of Vendors sold today to Purchaser.

Within the aforesaid butted and bounded the Vendors do hereby sold their land measuring **37 Kathas**, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

*Pr. u. Ag.  
Adv. 1/2/24*

**Contd. /11**

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 write.

WITNESSES:-

- 1) *[Handwritten signature]*  
*[Handwritten text]*
- 2) *[Handwritten signature]*  
*[Handwritten text]*


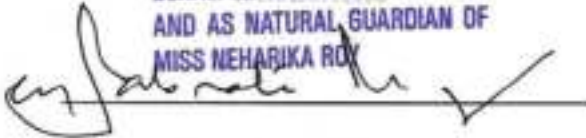
*[Handwritten signature]*  
 FOR SELF & REPRESENTED ON  
 BEHALF OF HIS MINOR DAUGHTER  
 AND AS NATURAL GUARDIAN OF  
 MISS NEHARIKA ROY

*[Handwritten signature]*  
 SIGNATURE OF THE VENDORS  
 Drafted and explained by me to  
 parties & printed in my office :

*[Handwritten signature]*  
 (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.1,35,00,000/- (Rupees One Crore Thirty Five Lacs) only by D/D, as full and final payment in respect of sale of vacant land measuring **37 Kathas** out of total land, appertaining to and forming part of **Plot No. 159**, recorded in **Khatian No. 291/17, 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

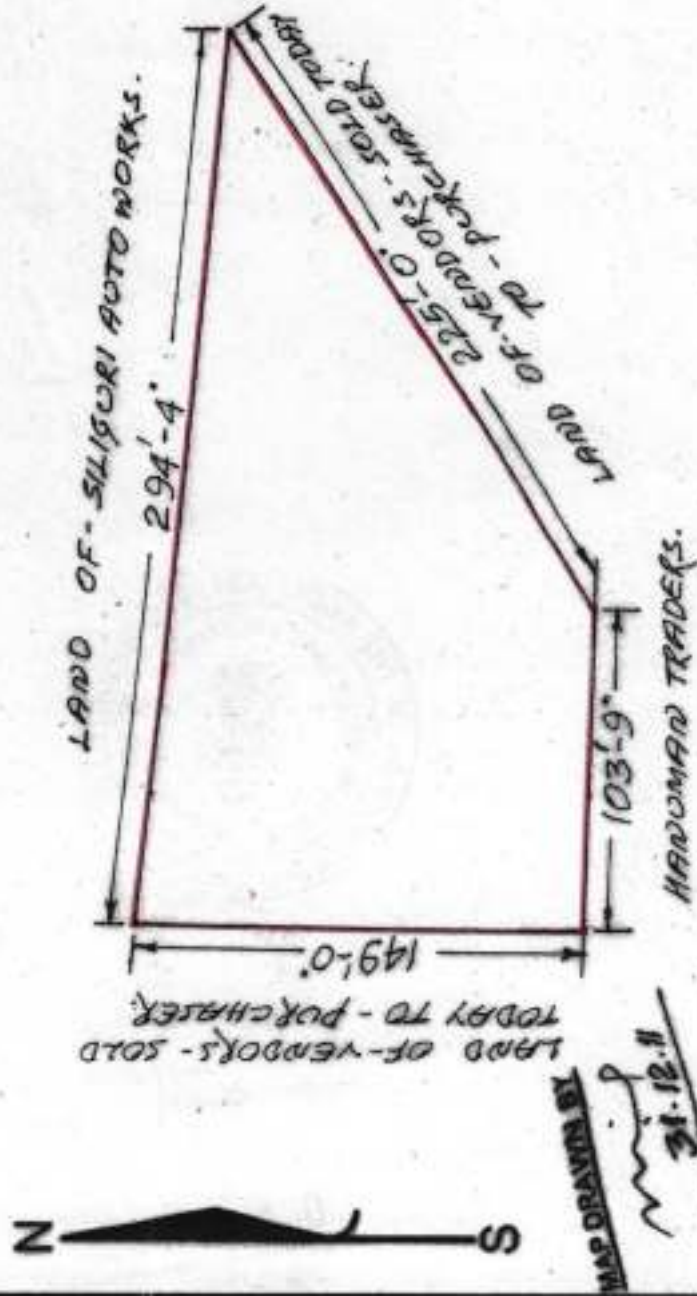
# SITE PLAN

SCALE = 1" (INCH) : 64' (FEET)

## SCHEDULE OF LAND

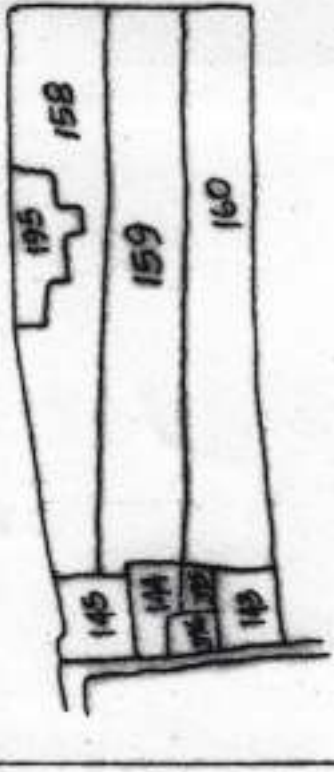
NAME OF PURCHASER	NAME OF SELLER	MOUZA	J.L. MAP NO.	SHEET NO.	KHATAN NO.	PART OF PLOT NO. (REFER TO)	AREA OF LAND TO BE SOLD	REMARKS	
SBA REALTOR PVT. LTD. OF DHANOTIMARLA BHANJAN WENTU ROAD, SILIGURI - 734005 P.S. SILIGURI, DIST. DARJEELING REPRESENTED BY ITS DIRECTORS - 1. SRI ANIL KUMAR AGARWAL S/O. LT. JAGDISH PRASAD AGARWAL 2. SRI SANDIP KULIA S/O. SRI JAYAN SWIDER AGARWAL	1. SRI JAYABARATA ROY S/O. SRI SUJAY KUMAR ROY 2. MINOR MISS. SONALI ROY 3. MINOR MISS. NEHARIKA ROY BOTH DO. S/O. JAYABARATA ROY OF B.L. ROY SARANI, MAHARAJA - PARA, SILIGURI. P.O. P.S. SILIGURI DIST. - DARJEELING.	DABGRAM	2	42	5	291/17	159	37 COTTAH OR 0.6105 ACRE	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.

PART TRACED MAP OF MOUZA - DABGRAM, SHEET NO. - 5, OF JALPAIGURI SCALE - 16" = 1 MILE.



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

 SELLER OF SELLER





# EXECUTANT SHEET

*Signature*

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

*Signature*  
Signature of presentant with date



*Signature*

*Signature*

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

*Signature*  
Signature of presentant with date

\_\_\_\_\_  
Signature of Identifier

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

\_\_\_\_\_  
Signature of presentant with date



# IMPRESSION SHEET



## CLAIMANT

*Signature of Claimant*

SBA REALTORS PVT. LTD.

*Signature of Director*  
DIRECTOR

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

SBA REALTORS PVT. LTD.

*Signature of Director*  
DIRECTOR  
Signature with date  
(Amit 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 - 00151 of 2012**  
(Serial No. 00154 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 17.12 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 Nilu Karmakar, Ashighar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Ghugumali , 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 Nilu Karmakar, Ashighar, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Ghugumali , 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



*Narayan Chandra Saha*  
Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri  
09 JAN 2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

09/01/2012 12:48:00



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

**Endorsement For Deed Number : I - 00151 of 2012**  
**(Serial No. 00154 of 2012)**

**Amount by Draft**

Rs. 149430/- is paid , by the draft number 195967, Draft Date 05/01/2012, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 09/01/2012

( Under Article : A(1) = 149430/- 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.-13584103/-

Certified that the required stamp duty of this document is Rs.- 950887 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 945900/- is paid, by the draft number 195968, 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**



*Narayan Chandra Saha*  
 Additional Dist. Sub-Registrar  
 Rajganj, 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 2377 to 2395  
being No 00151 for the year 2012.



*Narayan*

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