

4-1675/2011

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

469556

8/11/11
15/3/11
MC-284/2011

CERTIFIED THAT THE DOCUMENT ADMITTED TO
REGISTRATION, THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEET ATTACHED TO THIS
DOCUMENT ARE THE TRUE AND CORRECT COPIES OF THIS DOCUMENT.

ADDE. DIST SUB-REGISTRAR
SILIGURI-II. AT BAGDOGRA, DIST.-DARJEELING

-1- 11/3/11

(Signature)
(PRADEEP AGARWAL)

DEED OF CONVEYANCE

Quills
ADV.

NON JUDICIAL STAMP

No. 600 Date 04.3.11

of Pure Enclave (P) Ltd
Serok Road, Siliguri

value for Rs. Five thousand only

Tanmoy Roy
Govt. Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling

K. Agarwal
(PRADEEP AGARWAL)

TS 110-245
10/3/11

K. Agarwal
(PRADEEP AGARWAL)



[Signature]
10/3/11

Kishore Bhattacharjee
S/o Sri Lakshman Bhattacharjee
Pati Colony Road no- 3,
P.O. + P.S- Pradhan Nagar,
Siliguri, Darjeeling.

K. Pradeep
(PRADEEP AGARWAL)

AREA OF LAND	::	08 DECIMALS
MOUZA	::	BANIAKHARI
J.L. NO.	::	55
KHATIAN NO.	::	RS.35.,LR.314
PLOT NO.	::	170(R.S.) & 487(L.R.)
POLICE STATION	::	MATIGARA
DISTRICT	::	DARJEELING
SETFORTH VALUE	::	RS. 40,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 10th DAY
OF March TWO THOUSAND ELEVEN.

BETWEEN

PURE ENCLAVE PRIVATE LIMITED, A Company duly registered and incorporated under the provisions of Companies Act, 1956 and the rules framed there under being Certificate of Incorporation No.U 70101 WB 2004 PTC O 99823 dated 16.9.2004 having its Registered Office at 2nd Floor, Apollo Towers, Sevoke Road, Siliguri, P.O. & P.S. Siliguri, District Darjeeling (W.B.) - hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors, successors in interest, legal representatives, administrators and assigns) of the "**FIRST PART**" having **PAN AADCP6109K** Represented by its Director Sri Sandeep Goyal, Son Sri Shri Bhagwan Goyal resident, of May Fair Gardens, Flat No. 04/B Shiv Mandir Road, Punjabi Para, Siliguri, Police Station-Bhaktinagar, District-Jalpaiguri (West Bengal).

*Pradeep
Adv.*

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(Signature)
(PRADEEP AGARWAL)

A N D

SRI PRADEEP AGARWAL, Son of Late Maman Chand Agarwal, Hindu by religion Nationality Indian, business by occupation, residing at Gangtok, P.O. & P.S. Gangtok, East Sikkim - hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the "**SECOND PART**".

A N D

WHEREAS One M/s Darjeeling Canning Company Private Limited having its Office at Milanpally, Siliguri, P.O. & P.S. Siliguri, District-Darjeeling (W.B.), was the absolute and recorded owner in physical possession of all that piece or parcel of land measuring about 3.95 Acre in R.S. Plot Nos. 169 and 170 recorded in R.S. Khatian No.35 along with other lands in Mouza Baniakhari, J.L.No.55, situated at Pargana-Patharghata, P.S.Matigara, Sub-Division-Siliguri, Additional District Sub Registry Office, Siliguri-II at Bagdogra, District-Darjeeling having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

DM ts
A dr.

A N D

WHEREAS being owner in physical possession the said M/s Darjeeling Canning Company Private Limited sold and transferred all that piece or parcel of land measuring 1.28 Acres out of its aforesaid land to and in favour of one Sri Rajendra Prasad Agarwala, Sri Suresh Kumar Agarwala- Both sons of Sri Hanuman Prasad Agarwala, Sri Gopal Chand Agarwala,

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K. Pradeep
(PRADEEP AGARWAL)

Son of Sri Shew Dutt Rai Agarwala and Sri Satish Kumar Agarwala, Son of Sri Kundan Mall Agarwala of Naya Bazar, Siliguri by a registered Deed of Sale being Deed No.2831 for the year 1984 executed and registered on 25.4.1984 in the Office of the Sub Registrar, Siliguri.

The said M/s Darjeeling Canning Company Private Limited also sold and transferred land measuring 1.00 Acre to and in favour of Sri Kundan Mal Agarwala, Sri Brahamanand Agarwala and Sri Dewat Ram Agarwala all sons of Late Sohan Lal Agarwal of Naya Bazar, Siliguri by a registered Deed of Sale being Deed No. 2253 for the year 1984 executed and registered on 29.3.1984 in the Office of the Sub Registrar, Siliguri.

A N D

WHEREAS thereafter, the above said Sri Suresh Kumar Agarwala, Son of Sri Hanuman Prasad Agarwala, Sri Satish Kumar Agarwala, Son of Sri Kundan Mal Agarwala of Naya Bazar, Siliguri sold and transferred their share of land measuring 0.64 Acre out of the said land measuring 1.28 Acre to and in favour of Smt. Lajwanti Devi Agarwala, Wife of Sri Shew Dutt Rai Agarwala of Naya Bazar, Siliguri, P.S. Siliguri, District-Darjeeling (W.B.) by a registered Deed of Sale being No. 1138 for the year 2000 recorded in Book No. I, Volume No.21, Pages 161 to 170 registered on 1.3.2000 at Siliguri Sub Registry Office.

Rajiv
12/11

The said Dewat Ram Agarwala, Son of Late Sohan Lal Agarwala of Naya Bazar, Siliguri also sold and transferred his share of land measuring 0.33 Acre out of the said total land measuring 1.00 Acre to and in favour of Smt. Lajwanti Devi Agarwala, Wife of Sri Shew Dutt Rai Agarwala of Naya Bazar, Siliguri, P.O. & P.S. Siliguri, District-Darjeeling by a

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K Pradip
(PRADEEP AGARWAL)

registered Deed of Sale being Deed No. 1127 for the year 2000 recorded in Book No. I, Volume No.21, Pages 87 to 94 registered on 1.3.2000 at Siliguri Sub Registry Office and by virtue of the said Deed of Sale No. 1138 for the year 2000 and 1127 for the year 2000 the said Smt. Lajbanti Devi Agarwala acquired all that piece or parcel of land measuring 0.97 Acre appertaining to and forming part of R.S. Plot No. 169 (area 0.64 acre) and R.S. Plot.170 (area 0.33 acre) in her khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Being absolute owner in physical possession the said Smt. Lajwanti Devi Agarwala, Wife of Sri Shew Dutt Rai Agarwala sold and transferred the said all that piece or parcel of land measuring 0.97 acre (appertaining to and forming part of R.S.Plot No. 169 [area 0.64 Acre) and R.S. Plot No.170 (area 0.33 Acre]) in Mouza-Baniakhari, P.S. Matigara, District-Darjeeling (W.B.) to and in favour of Sri Pradip Agarwala (Vendor hereof) by a registered Deed of Sale being Deed No.4987 for the year 2000 recorded in Book No. I, Volume No.93, Pages 309 to 316 registered on 17.11.2000 at Additional District Sub-Registry Office, Siliguri and by virtue of the said purchase the Vendor acquired the said land measuring 0.97 acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Pradip
Agarw.

A N D

WHEREAS Sri Kundan Mal Agarwala and Sri Brahamanand Agarwala both sons of late Sohan Lal Agarwala of Naya Bazar, Siliguri sold and transferred their share of land measuring 0.67 acre out of the total land measuring 1.00 Acre in R.S. Plot No.170 of Mouza-Baniakhari to and in favour of Sri Pradip Agarwala (the Vendor hereof) by a registered Deed of Conveyance being Deed No.4988 for the year 2000, recorded in Book No.

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K. Pradeep
(PRADEEP AGARWAL)

I, Volume No.93, Pages 317 to 324 registered on 17.11.2000 at Additional District Sub Registry Office, Siliguri and by virtue of the said purchase the Vendor hereof acquired the said land measuring 0.67 Acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS said Rajendra Prasad Agarwala, Sri Suresh Kumar Agarwala, both sons of Sri Hanuman Prasad Agarwala, Sri Gopal Chand Agarwala, son of Sri Shew Dutt Rai Agarwala and Sri Satish Kumar Agarwala, son of Sri Kundan Mal Agarwala had purchased 1.28 Acre of land from M/s Darjeeling Canning Company Private Limited by Deed of Sale Bo. 2831 for the year 1984 and thereafter the said Sri Suresh Kumar Agarwala and Satish Kumar Agarwala sold and transferred their share of land measuring 0.64 Acre out of the land measuring 1.28 Acre to and in favour of Smt.Lajbanti Devi Agarwala vide Deed of Sale No.1138 dated 1.3.2000 and as such the said Rajendra Prasad Agarwala and Gopal Chand Agarwala remained the owner of land measuring 0.64 Acre out of the said land measuring 1.28 Acre and being owner in such possession the said Sri Rajendra Prasad Agarwala and Sri Gopal Chand Agarwala sold and transferred land measuring 0.64 Acre out of the said land measuring 1.28 Acre in R.S. Plot No. 169 Mouza- Baniakhari, P.S. Matigara, District-Darjeeling to and in favour of the Vendor hereof by a registered Deed of Conveyance being Deed No.4992 for the year 2000 recorded in Book No. I, Volume No.93 Pages 351 to 358 registered on 17.11.2000 at Additional District Sub Registry Office Siliguri and by virtue of the said purchase the Vendor acquired the said land measuring 0.64 Acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Pradeep
Adv.

A N D

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WHEREAS the said M/s Darjeeling Canning Company Private Limited also transferred land measuring 0.67 Acre to and in favour of Sri Shew Dutt Rai Agarwala and Sri Hanuman Prasad Agarwala both sons of Late Sohanlal Agarwala of Naya Bazar, Siliguri by a registered Deed of Sale being Deed No. 2252 for the year 1984 registered on 29.3.1984 at Siliguri Sub Registry Office and by virtue of the said purchase the said Shew Dutt Rai Agarwala and Hanuman Prasad Agarwala acquired the said land measuring 0.67 Acre in R.S.Plot No. 170 of Mouza-Baniakhari, P.S. Matigara, District-Darjeeling in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Being owner in such possession the said Sri Shew Dutt Rai Agarwala and Sri Hanuman Prasad Agarwala sold and transferred the said land measuring 0.67 Acre to and in favour of the Vendor hereof by a registered Deed of Conveyance No.4993 for the year 2000 recorded in Book No. I, Volume No.93, Pages 359 to 366 registered on 17.11.2000 at Additional District Sub Registry Office, Siliguri and by virtue of the said purchase the Vendor acquired the said land measuring 0.67 acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS as aforesaid, by virtue of the said Deed of Conveyances No.4987 for the year 2000, 4988 for the year 2000, 4992 for the year 2000 and 4993 for the year 2000 the Vendor hereof acquired the land measuring 0.97 Acre + 0.67 Acre + 0.64 Acre + 0.67 Acre = 2.95 Acres (Area 1.28 Acres in 169 and Area 1.67 Acre in R.S. Plot No.170) R.S. Plot Nos. 169 and 170 of Mouza-Baniakhari, P.S. Matigara, District-Darjeeling (W.B.) in his khas, actual and physical possession having permanent,

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K. Pradeep
(PRADEEP AGARWAL)

Chakraborty
Adv.

heritable and transferable right, title and interest therein. The name of the Vendor has also been mutated in the Records of Right in respect of the said land measuring 2.95 Acres in R.S. Plot Nos. 169 corresponding to L.R. Plot No. 460 and 170 corresponding to L.R. Plot No. 487 recorded in R.S. Khatian No. 35 and L.R. Khatian No. 314 of Mouza-Baniakhari

K. M. K. K.
(PRADEEP AGARWAL)

A N D

WHEREAS the Vendor now in need of money has offered for sale the land measuring 08 Decimals in R.S. Plot No. 170 corresponding to L.R. Plot No. 487 of Mouza-Baniakhari out of the said land measuring 1.67 Acre fully and particularly described in the schedule below free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser has accepted the said offer of the Vendor and has agreed to purchase the said land measuring 08 Decimals fully and particularly described in the schedule below for a sum of Rs. 40,000/(Rupees Forty Thousand)only

Chaudhary
Adv.

A N D

WHEREAS the Vendor has also accepted the price so offered by the Purchaser as fair and reasonable and has agreed to sell the said land described in the schedule below for Rs. 40,000/- (Rupees Forty Thousand)only

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in total consideration of the sum of Rs. 40,000/- (Rupees Forty Thousand) only paid by the Purchaser to the

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K. Pradeep
(PRADEEP AGARWAL)

Vendor (the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor doth hereby grant convey and transfer and assign unto and in favour of the Purchaser the land described in the schedule below and deliver possession of the said land hereby conveyed transferred, expressed or intended so to be to and in favour of the Purchaser **TO HAVE AND TO HOLD** the same by the Purchaser subject to the payment of rent and taxes which may be payable.

IT IS FURTHER DECLARED by the Vendor that he has not entered into any binding contract with anybody or with any other person or persons whatsoever to sell or to transfer otherwise any interest or right in the land described in the schedule below and that there subsists no such contract at the date of these presents and in the event of discovery of such contract or sale or transfer with regard to the said 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 the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

Pradeep
7/1/14

If for any defect in the title or for any act done or suffered to be done by the Vendor with respect to the rights and the land hereby transferred expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the rights and of the land hereby conveyed or expressed or intended so to be or from any part thereof, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be together with interest @ 18% p.a. from the date of such deprivation or dispossession and shall be liable to compensate adequately to the Purchaser for any loss or injury attended thereto to be sustained by the Purchaser.

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Pradeep Agarwal
(PRADEEP AGARWAL)

SCHEDULE OF THE LAND

All that piece or parcel of vacant land measuring 08 Decimals, in R.S.Plot No. 170 and L.R.Plot No. 487, recorded in R.S.Khatian No. 35 and L.R. Khatian No.314 in Mouza-Baniakhari, J.L.No.55, Pargana-Patharghata, P.S. Matigara, Sub Division- Siliguri Adtl. District Sub Registry Office Siliguri-II at Bagdogra, District Darjeeling (W.B.).

Classification of land Rupni and proposed to be use Bastu.

The land is butted and bounded as follows:

North : Land of Vendor sold to the Purchaser;
South : 16 Ft. Wide Kuchha Road;
East : Land of the Vendor sold to the Purchaser;
West : Land of Sri Sriram Goyel sold to the Purchaser.

Separate sheet containing the Finger prints of the Vendor and Purchaser is annexed herewith also forms part of these presents.


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*Pradeep
Agarwal*

IN WITNESS WHEREOF the Vendor abovenamed with his sound health and in conscious mind do hereunto set and subscribed his hand on the day, month and year first above written.

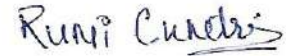
WITNESSES:

1) Kishore Bhattacharjee
E/o Lakshman Bhattacharjee
P.O. + P.S. - Pradhan Nagar,
Siliguri, Darjeeling.


(SIGNATURE OF VENDORS)
(PRADEEP AGARWAL)

2) Aniruddh Gupta
Sp. P.C. Gupta
Fajabi Lane, Siliguri.

Drafted by me and printed in
my Chamber:


Advocate, Siliguri
Regn. No. F/771/730 of 2009

Finger Prints of _____

Passport Photo



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

Signature
 (PRADEEP AGARWAL)

Finger Prints of _____

Passport Photo

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

Signature

Finger Prints of _____

Passport Photo



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

PURE ENCLAVE (P) LTD. Signature



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

Endorsement For Deed Number : I - 01822 of 2011
(Serial No. 01675 of 2011)

On

Payment of Fees:

On 10/03/2011

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

Presented for registration at 20.05 hrs on :10/03/2011, at the Private residence by Pradeep Agarwal ,Executant.

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

Execution is admitted on 10/03/2011 by

1. Pradeep Agarwal, son of Late Maman Chand Agarwal , Gangtok, Thana:-GANGTOK, District:-East, SIKKIM, India, P.O. :-Gangtok , By Caste Hindu, By Profession : Business

Identified By Kishore Bhattacharjee, son of Sri Lakshman Bhattacharjee, Pati Colony, Road No.- 3, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste: Hindu, By Profession: Business.

(Nima Sherpa)
A.D.S.R. Siliguri-II at Bagdogra

On 11/03/2011

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. 5709/-, on 11/03/2011

(Under Article : A(1) = 5709/- on 11/03/2011)

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.-519792/-

Certified that the required stamp duty of this document is Rs.- 25990 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

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



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

Endorsement For Deed Number : I - 01822 of 2011
(Serial No. 01675 of 2011)

Deficit stamp duty Rs. 21000/- is paid, by the draft number 198999, Draft Date 10/03/2011, Bank Name State Bank of India, EKTIASAL, received on 11/03/2011

(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 5
Page from 3423 to 3438
being No 01822 for the year 2011.



(Dhruba Dasgupta) 11-March-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. Siliguri-II at Bagdogra
West Bengal