

SL-3188/2011

3389 Sl. A.5.11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

469425

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

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

- 1 -  
04 MAY 2011

DEED OF CONVEYANCE

Shree Ram GSA

Ducki  
Adv.

**NON JUDICIAL STAMP**

No. 910 Date 09.3.11

of Pure Enclave (I) Ltd  
Serpoke Road, Siliguri

Value Rs. 500/- Rs. Five hundred and 00/-

**Tannoy Roy**  
Govt. Stamp Vendor  
Bagdogra  
Licn. No- 546/RM  
07 / Darjeeling



DEPT. OF COMMERCE

for...  
BASAAT AHARWAL  
S/O SRI KARAN MAH AHARWAL  
Naya Bazar  
Post 9 Rs. S...  
Dist- DARJEELING.  
734001

04 MAY 2011

AREA OF LAND	::	36.1 DECIMALS
MOUZA	::	BANIAKHARI
J.L. NO.	::	55
KHATIAN NO.	::	RS.35, LR.306
PLOT NO.	::	170(R.S.) & 487(L.R.)
POLICE STATION	::	MATIGARA
DISTRICT	::	DARJEELING
SETFORTH VALUE	::	RS. 1,62,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 4<sup>th</sup> DAY  
OF MAY TWO THOUSAND ELEVEN.

**B E T W E E N**

**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 2<sup>nd</sup> 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).

*Quets  
ATV*

*Sri Sandeep Goyal*

*Contd. to Next Page....*

**A N D**

**SRI SHREERAM GOYAL**, Son of Late Amilal Goyal, Hindu by religion Nationality Indian, , business by occupation, residing at Khalpara, Siliguri, P.O. & P.S. Siliguri, District-Darjeeling (W.B.) – 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**”.

*Shree Ram Goyal*

**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.

*Amilal Goyal*

**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 0.334 Acres out of its aforesaid land to and in favour of Sri Sriram Goyal Vendor hereof by a registered Deed of Conveyance being Deed No.2254 for the year 1984 registered on 29.3.1984 at Sub Registry Office, Siliguri and by virtue of the said

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purchase the Vendor acquired the said land measuring 0.334 Acre in R.S. Plot No. 170 of Mouza-Baniakhari, P.S. Matigara, District-Darjeeling in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** the said M/s Darjeeling Canning Company Private Limited had also sold and transferred land measuring 0.334 acre out of its said land to and in favour of one Sri Om Prakash Agarwala, Son of Sri Narsinghdas Agarwala of Khalpara, Siliguri by a registered Deed of Sale being Deed No.2255 for the year 1984 registered on 23.3.1984 at Siliguri Sub Registry Office and by virtue of the said purchase said Sri Om Prakash Agarwala acquired the said land measuring 0.334 Acre in R.S. Plot No. 170 of Mouza-Baniakhari, P.S. Matigara, District-Darjeeling in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Being owner in such possession the said Om Prakash Agarwala sold and transferred the said land measuring 0.334 Acre to and in favour of the Vendor hereof by a registered Deed of Sale being Deed No.6646 for the year 1986 registered on 20.11.1986 at Siliguri Sub Registry Office and by virtue of the said purchase the Vendor also acquired the said land measuring 0.334 Acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

**A N D**

**WHEREAS** the said M/s Darjeeling Canning Company Private Limited had also sold and transferred land measuring 0.334 Acre out of its said land to and in favour of one Sri Puranmal Agarwala, Son of Late

*Contd. to Next Page....*

*Shree Ram Agarwal*

*Om Prakash  
4/1/84*

Behasrilal Agarwala of Khalpara, Siliguri by a registered Deed of Sale being No.2251 for the year 1984 registered on 29.3.1984 at Siliguri Sub Registry Office and by virtue of the said purchase the said Puranmal Agarwal acquired the said land measuring 0.334 Acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Being owner in such possession said Puranmal Agarwala sold and transferred the said land measuring 0.334 Acre to and in favour of the Vendor hereof by a registered Deed of Sale being Deed No.2077 for the year 1985 registered on 21.3.1985 at Siliguri Sub Registry Office and by virtue of the said purchase the Vendor also acquired the land measuring 0.334 Acre in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

*Director's  
Acty.*

**A N D**

**WHEREAS** as aforesaid, by virtue of the said Deed of Conveyances No.2254 for the year 1984, 6646 for the year 1986, and 2077 for the year 1985 the Vendor hereof acquired the land measuring 0.334 Acre + 0.334 Acre + 0.334 Acre = 1.00 Acre in R.S. 170 of Mouza-Baniakhari, P.S. Matigara, District-Darjeeling (W.B.) in his khas, actual and physical possession having permanent, 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 1.00 acre in R.S.Plot No.170 corresponding to L.R.Plot No. 487 recorded in R.S. Khatian No. 35 and L.R. Khatian No. 306 of Mouza-Baniakhari

**A N D**

*Contd. to Next Page ....*

*Shree Ram Jyoti*

**WHEREAS** the Vendor now in need of money has offered for sale the land measuring 36.1 decimals in R.S. Plot No. 170 corresponding to L.R. Plot No. 487 of Mouza-Baniakhari out of the said land measuring 1.00 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 36.1 decimals fully and particularly described in the schedule below for a sum of Rs. 1,62,000/- (Rupees One Lakh Sixty Two Thousand) only

**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. 1,62,000/- (Rupees One Lakh Sixty Two 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. 1,62,000/- (Rupees One Lakh Sixty Two Thousand) only paid by the Purchaser to the 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

*Contd. to Next Page ....*

*Chub's  
A.P.V.*

*Shree Ram Goyal*

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.

*Quib's  
1/1/14*

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.

*S. K. Ram Goyal*

*Contd. to Next Page....*



**SCHEDULE OF THE LAND**

All that piece or parcel of vacant land measuring 36.1 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.306 in Mouza-Baniakhari, J.L.No.55, Pargana-Patharghata, P.S. Matigara, Sub Division- Siliguri Addl. District Sub Registry Office Siliguri-II at Bagdogra, District Darjeeling (W.B.).  
Classification of land Rupni and proposed to be use Rupni.

The land is butted and bounded as follows:

North : Land of Vendor sold to the Purchaser;  
South : Land of Vendor sold to the Purchaser;  
East : Land Sri Pradip Agarwala sold to the Purchaser;  
West : Land of Vendor sold to the Purchaser..

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

*Contd. to Next Page....*

*Rupni  
15/12/14*


*Shree Ram Gya*

**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) Anirudh Gupta  
S/o. Prakash Chand Gupta  
Pujabi Para, P.O. & P.S. Siliguri  
P.O. & Dist. Darjeeling  
Occupation - Business

  
(SIGNATURE OF VENDOR)

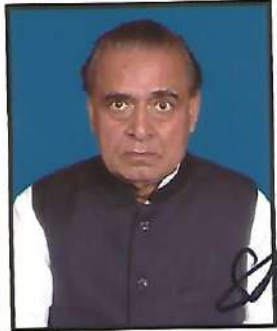
2)   
Achyutnarayan Sharma.  
S/o Lal- Lalab Chand Sharma  
Naya Bazar  
Siliguri - es

Drafted by me and printed in  
my Chamber:

  
(RUMI CHHETRI)  
Advocate, Siliguri  
Regn. No. F-771/730 OF 2009

Finger Prints of \_\_\_\_\_

Passport Photo



*Shree Ram [Signature]*

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

*Shree Ram [Signature]*  
Signature

Finger Prints of \_\_\_\_\_

Passport Photo



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

Signature

Finger Prints of \_\_\_\_\_

Passport Photo



*[Signature]*

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

*[Signature]*  
Signature



PURE ENCLAVE (P) LTD.  
Director  
*(S AND DEEP [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. 03188 / 2011, Deed No. (Book - I , 03389/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Shreeram Goyal	<i>Shreeram Goyal</i> 04.5.11.

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

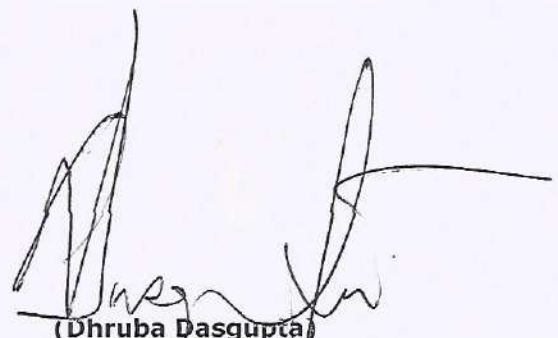
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shreeram Goyal Address -Khalpara, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self		 LTI	<i>Shreeram Goyal</i>
			04/05/2011	04/05/2011	

**Name of Identifier of above Person(s)**

Basant Agarwal  
 Naya Bazar, Thana:-Siliguri, District:-Darjeeling, WEST  
 BENGAL, India, P.O. :-Siliguri

**Signature of Identifier with Date**

*Basant Agarwal*  
 Basant Agarwal 04/05/11



(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 - 03389 of 2011  
(Serial No. 03188 of 2011)

On

**Payment of Fees:**

On 04/05/2011

**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. 17116/-, on 04/05/2011

( Under Article : A(1) = 17116/- on 04/05/2011 )

**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.-1556473/-

Certified that the required stamp duty of this document is Rs.- 77824 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 72840/- is paid, by the draft number 198989, Draft Date 10/03/2011, Bank Name State Bank of India, EKTIASAL, received on 04/05/2011

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

Presented for registration at 13.50 hrs on :04/05/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Shreeram Goyal ,Executant.

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

Execution is admitted on 04/05/2011 by

1. Shreeram Goyal, son of Late Amilal Goyal , Khalpara, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Business

Identified By Basant Agarwal, son of Sri Kedar Mal Agarwal, Naya Bazar, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Business.

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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2068 to 2081  
being No 03389 for the year 2011.



(Dhruba Dasgupta) 05-May-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal