

2-3190/2011

1 3391 21-4-5-11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

469163

12230  
8610  
2087

*Shree Kam Gopal*

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

04-MAY-2011

*Devi Das*  
Adv.

**DEED OF CONVEYANCE**



AREA OF LAND	::	7.95 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. 39,000/-

*Shreedham Goyal*

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).

*Ambris  
P.S.V.*

*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

*Contd. to Next Page....*

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 Purnamal Agarwala, Son of Late

*Contd. to Next Page ....*

*Amulya  
Adv.*

*Shreehanigota*

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.

**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. Khastian No.35 and L.R. Khatian No.306 of Mouza-Baniakhari

**A N D**

*Contd. to Next Page....*

*Quib.  
A.V.*

*Shree Ram Goshal*

**WHEREAS** the Vendor now in need of money has offered for sale the land measuring 7.95 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 7.95 Decimals fully and particularly described in the schedule below for a sum of Rs. 39,000/- (Rupees Thirty Nine 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. 39,000/- (Rupees Thirty Nine 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. 39,000/- (Rupees Thirty Nine 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 Purchaser **TO HAVE AND TO**

*Contd. to Next Page....*

*Quoted  
Act IV.*

*Shreehan Goyal*

*Shree Ram Gya*

**SCHEDULE OF THE LAND**

All that piece or parcel of vacant land measuring 7.95 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 Bastu.

*7.95*

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 Vendor sold to the Purchaser;
West	:	16 Ft. Wide Kuchha Road.

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

*Contd. to Next Page....*



**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*  
Punjabi Para,  
P.O. & P.S. Siliguri,  
Dist. Darjeeling,  
Occupation - Business

*Shreeham Goyal*  
(SIGNATURE OF VENDOR)

2) *Satyam*  
Satyanarayan Sharma  
S/o. *Let - Anuband Sharma*  
Wazir Bazar  
Siliguri - 05

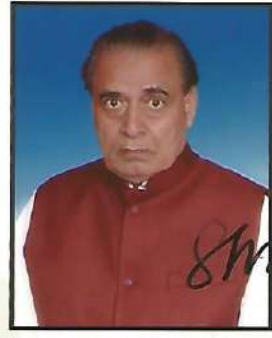
Drafted by me and printed in  
my Chamber:

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

Contd. to Next Page....

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

Passport Photo



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

*Shree Ram Patel*

*Shree Ram Patel*  
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



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

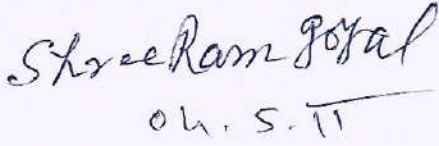
*[Handwritten signature]*

PURE ENCLAVE INDIA  
*[Handwritten signature]*  
Signature Director



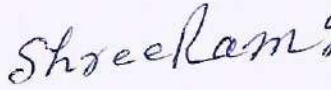
CS Anand Kumar

**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. 03190 / 2011, Deed No. (Book - I , 03391/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Shreeram Goyal	 04.5.11

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

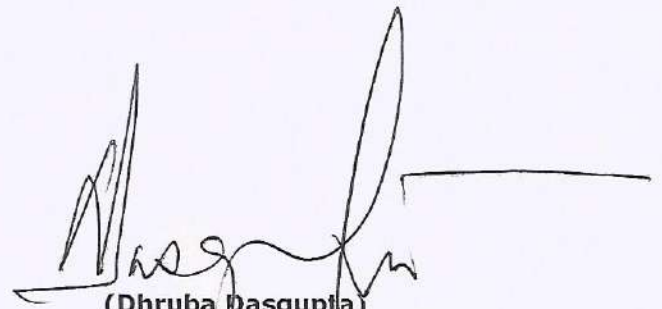
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shreeram Goyal Address -Khalpara, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self	 04/05/2011	 LTI 04/05/2011	

**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 04/5/11

  
 (Dhruva 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 - 03391 of 2011**  
**(Serial No. 03190 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. 5676/-, on 04/05/2011

( Under Article : A(1) = 5676/- 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.-516543/-

Certified that the required stamp duty of this document is Rs.- 25827 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 8610/- is paid, by the draft number 199016, Draft Date 11/03/2011, Bank Name State Bank of India, EKTIASAL, received on 04/05/2011
2. Rs. 12230/- is paid, by the draft number 198988, Draft Date 10/03/2011, Bank Name State Bank of India, EKTIASAL, received on 04/05/2011

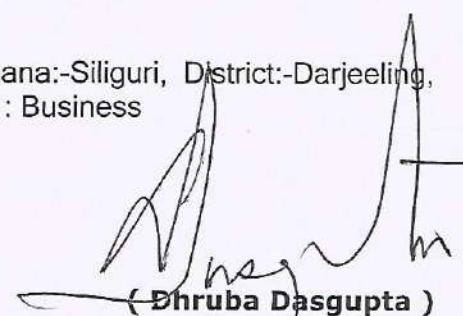
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14.01 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

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

04/05/2011 15:21:00

EndorsementPage 1 of 2



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

---

**Endorsement For Deed Number : I - 03391 of 2011**  
**(Serial No. 03190 of 2011)**

---

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.

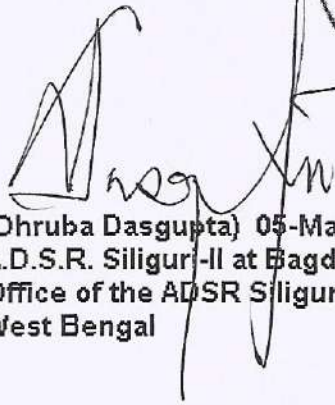
( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2097 to 2111  
being No 03391 for the year 2011.



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