



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

469389

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

4 MAY 2011  
- 1 -

*Shree Kamal Goyal*

*Quebis Actv*

**DEED OF CONVEYANCE**

**NON JUDICIAL STAMP**

No. 898 Date 09.3.11

For Pure Enclave (P) Ltd

at Sunke Road, Siliguri

Value Rs. 500/- Rs. Five thousand only

**Tannoy Roy**  
Govt. Stamp Vendor  
Baguagra  
Lic. No- 546/RM  
07 / Durgajing



**REGISTRAR**  
OFFICE OF THE REGISTRAR,  
SILIGURI

DEPT. OF COMMERCE

*Handwritten:*  
Basanti Anand  
S/O SRI KESAR MAL ANAND

**04 MAY 2011**

*Handwritten:*  
MAYA BASAL  
Post P.O. Siliguri  
Dist - DARJEELING

734001

AREA OF LAND	::	08 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. 40,000/-

Shree Ram Gya

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).

Amal  
ATV

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**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**".

**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.

**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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*Amilal  
Adv.*

*Shree Ram Goyal*

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.

*Om Prakash's Act.*

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

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*Shree-Ram-goyal*

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

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Encl. 1  
Retk

Shree Ram Agarwal

**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 1.00 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 08 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**

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*Shree Ram Goyal*

*Amulya  
25/11/14*

**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.

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.

*Shree Ram Goyal*

*Ranchi  
Adv.*

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*Shree Kam Gopal*

**SCHEDULE OF THE LAND**

All that piece or parcel of 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.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.

The land is butted and bounded as follows:

North : Land of Vendor sold to the Purchaser;  
South : 16 Ft. Wide Kuchha Road;  
East : Land Sri Pradip Agarwala 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....*

*Ramin  
F.V.*

**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. Iresh Chandra Gupta  
Punjabi Para  
P.O. & P.S. Siliguri  
Dist. Darjeeling  
Occupation - Business

2) Sahya  
Sahyanurayan Sharma  
S/o. Lt. Gulab Chandra Sharma  
Naya Bazar  
Siliguri - 05

  
(SIGNATURE OF VENDOR)

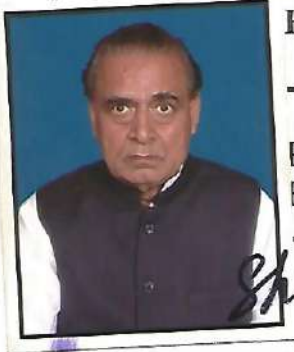
Drafted by me and printed in  
my Chamber:



(RUMI CHHETRI)  
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					

*Shree Ram Gya*

*Shree Ram Gya*  
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					


PURE ENCLAVE PVT. LTD.

*[Signature]*  
Signature  
Director


C SANDER GARA

**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. 03191 / 2011, Deed No. (Book - I , 03392/2011)**

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.

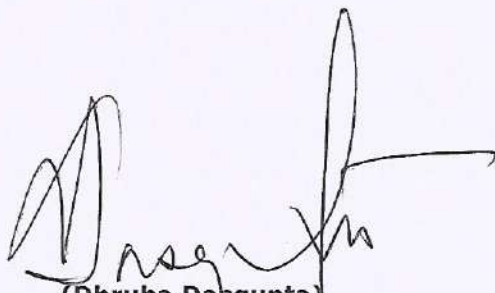
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shreeram Goyal Address -Khalpara , Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self	 04/05/2011	 LTI 04/05/2011	

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

Basant Agarwal  
 Naya Bazar , Siliguri, Thana:-Siliguri,  
 District:-Darjeeling, WEST BENGAL, India, P.O.  
 :-Siliguri Pin :-734005

**Signature of Identifier with Date**

  
 BASANT AGARWAL 04/05/11

  
 (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 - 03392 of 2011**  
**(Serial No. 03191 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. 5709/-, on 04/05/2011

( Under Article : A(1) = 5709/- 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.-519792/-

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

**Deficit stamp duty**

Deficit stamp duty Rs. 21000/- is paid, by the draft number 198994, 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 14.03 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 Kedarmal Agarwal, Naya Bazar , Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri Pin :-734005 , By Caste: Hindu, By Profession: Business.

( Dhruva Dasgupta )

A.D.S.R. Siliguri-II at Bagdogra



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

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**Endorsement For Deed Number : I - 03392 of 2011**  
**(Serial No. 03191 of 2011)**


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**( 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 9  
Page from 2112 to 2126  
being No 03392 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