



Shooch

0000 263395

107
 Stamp Paid on 31-3-03
 Rs. 9209.00
 Rs. 28.00
 Rs. 11.00
 Total Rs 9261.00

Admissible under Rule 21 & also
 U/s. 5/41 of W.B.E.R. Act, 1955
 duly Stamp under the Indian
 Stamp Act, 1899 (W. B. Stamp
 as Amended up-to date)
 Schedule No. 23
 Fees paid
 Process Fees in C.F.S.

Registered & Authored U/S 7(B)
 of Act XVI of 1908, Jalpaiguri

Registrar's Office
 31-3-03

DEED OF CONVEYANCE

VALUE OF Rs. 8,40,000/-
 AREA : 14 COTTAH
 PLOT-NO. 133 AND 133/370, MOUZA - DABGRAM,
 SHEET NO. 5, P.S. BHAKTINAGAR
 CORPORATION AREA

Stamp Paid Rs. 9261/-
 21.5.03

25000
 128000
 334000
 171400

3000
 Thomas Lightly

For Helpy
 Director

PK no. 88
 14/03/10

As Constituted attorney of
 1. Bina Devi Agarwal alias Veena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal

20,000/-

R.K. Agarwal
Seraikere Road, D.D.

29th May 1969

26.3.69

Ramesh Chandra Rajwani



Ramesh Chandra Rajwani

[Signature]

Registrar Authorized U/S. 7(2)
of Act, XVI of 1956, Jaipur



19 APR 1969

For Happy Homes & Resorts Pvt. Ltd.

Ramesh Chandra Rajwani
Director

Ramesh Chandra Rajwani
Director for Happy Homes &
Resorts Pvt. Ltd.
11, Panchsheel Road, Jaipur-700009.

[Signature]

Nirmal Kumar Jha.
St. date Uday Kant Jha.

[Signature]

Nirmal Kumar Jha.
St. date Uday Kant Jha.

Pradip Agarwal
As Constituted attorney of
1. Bina Devi Agarwal alias Veena Agarwal
2. Raj Kumari Agarwal
3. Pratik Agarwal

[Signature]

Registrar Authorized U/S. 7(2)



THIS INDENTURE is made on 29.12 Day of March, Two thousand three,

BETWEEN

HAPPY HOMES & RESORTS PVT. LIMITED, a Company registered under the Companies Act, 1956, having its registered office at 1, Crooked Lane, Kolkata - 700 069, hereinafter referred to as **THE VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context, its Successors and Assigns) of the **FIRST PART** through its Director Sri Ram Nirajan Kajaria having been duly authorized and empowered by resolution passed by the Board of Directors of the vendor company. (PAN No. AAACH 9536 R)

A N D

1. **SMT. RAJKUMARI AGARWAL** wife of Sri Shiv Prasad Agarwal, 2. **SMT. BINA DEVI AGARWAL** Wife of Sri Jagdish Prasad Agarwal, 3. **SRI SANDIP KUMAR AGARWAL**, 4. **SRI PRADIP KUMAR AGARWAL** both son of Sri Ramgopal Agarwal all are by caste hindu by occupation housewife and Business respectively, resident of Sevoke Road, P.O. & P.S. Siliguri District Darjeeling, hereinafter called **THE PURCHASERS** (which expression shall mean and include unless excluded by or repugnant to the context, their respective heirs, executors, successors and assigns) of the **THE OTHER PART**. (PAN No: ACRPA 8706C, ACYPA 3907B, ACIPA 7624G, ACRPA 8705B respectively)

Pradip Agarwal
As Constituted attorney of
1. Bina Devi Agarwal alias Veena Agarwal
2. Raj Kumari Agarwal
3. Pratik Agarwal

2730

Amount to be paid

24,000

M. K. Agarwal

Sevoke Road
319

2639



Registrar Authorized U/S. 7(2)
of Act, XVI of 1908, Jalpaiguri

29 MAR 2003

Pratik Agarwal

- As Constituted attorney c
1. Bina Devi Agarwal alias Veena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal



WHEREAS one Smt. Kamla Devi Kajaria wife of Sri Ram Niranjan Kajaria acquired by purchase the land measuring 3.74 acres for valuable consideration from her own funds in three sale deeds, appertaining to R.S. Khatian No. 83/1. Comprising in Plot Nos. 133/370, 133 situated within Mouza Dabgram, Sheet No. 5, former P.S. Rajganj, Now Bhaktinagar, District Jalpaiguri, by virtue of registered sale deed No. 20 dated 4.1.1960, 4265 dated 20.5.1963 both registered at District Sub-Registrar Office Jalpaiguri executed by Daldali Roy and Thalthali Roy who are recorded owner in the said R.S. Khatian and deed no. 5728 dated 13.10.1963 registered at District Sub-Registrar Office Jalpaiguri executed by Dhirendra Roy who is also recorded owner in the said R.S. Khatian.

A N D

WHEREAS the said Kamla Devi Kajaria became seized and possessed of and well and sufficiently entitled to the said lands as absolute owner thereof, free from all encumbrance.

WHEREAS the said Smt. Kamla Devi Kajaria while in peaceful possession of the said lands and as absolute owner thereof sold the land for valuable consideration measuring 1.05 acres out of the said total land measuring 3.74 acres comprised in plot no. 133/370, 133 Khatian No. 83/1, Mouza Dabgram Sheet No. 5, by virtue of a registered deed of conveyance, bearing no. 1130 dated 25.07.2000, in Book no. I, Vol. No. 19, Pages 245 to 257, registered with the Additional Registrar of Assurances, Calcutta and deed of rectification No. 129, dated 28th January, 2003, registered with the

Rajkumar Agarwal
 As Constituted attorney of
 1. Bina Devi Agarwal alias Veena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal

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2736.

Amount to be paid

2,00,000/-

N.K. Agarwal
Jero Ke Road
Jh

26.3.03



Registrar of Companies U/S. 7(2)
of Act, XVI of 1900, Jaipur

29 MAR 2003

Pradip Agarwal

- As Constituted attorney of
1. Bina Devi Agarwal alias Veena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal



- 4 -

Registrar of Assurances Calcutta - III and duly delivered possession of the said land of plot No. 133/370 and 133 as shown and marked in map annexed to the said deed to HAPPY HOMES & RESORTS PVT. LTD., the vendor herein.

A N D

WHEREAS the Vendor Happy Homes & Resorts Pvt. Ltd. has acquired by purchase the said land measuring 1.05 acres for valuable consideration by virtue of the said registered sale deed, being no. 1130 of 2000 and deed of rectification being no. 129, registered Book No. I, dated 28.01.2003 as hereinabove mentioned and by such purchase the VENDOR became sole, absolute and exclusive owner thereof.

A N D

WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase land measuring 14 cottahs out of the said 1.05 acres of land more fully described in the schedule below and as shown in the site plan by the red demarcation Marked (C) annexed herewith free from all encumbrances whatsoever at and for a consideration of Rs.8,40,000/- (Rupees Eight lacs forty thousand only) and the said land is transferred in the manner hereinafter free from all encumbrances whatsoever.

For: Happy Homes & Resorts Pvt. Ltd.
[Signature]
 Director

[Signature]
 As Constituted attorney of
 1. Bina Devi Agarwal alias Yeena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal

2237

5000/-

N.H. Agarwal
@ 26.3.03 Serokh Road



Registrar Assurances U/S. 7(2)
of Act XVI of 1908, Jaipur

29 MAR 2003

Pratip Agarwal

As Constituted attorney of
1. Bina Devi Agarwal alias Veena Agarwal
2. Raj Kumari Agarwal
3. Pratik Agarwal



- 5 -

NOW THIS INDENTURE WITNESSETH

THAT IN PURSUANCE OF THE SAID AGREEMENT and in consideration of the sum of Rs. 8,40,000/- Rupees Eight lacs forty 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 do hereby grant, convey assign and transfer unto the purchaser land measuring 14 Cottah. comprised in Khatian No. 83/1, Dag No. 133/370, 133, Mouza Dabgram, Sheet No. 5 more fully described in the Schedule hereunder written and as per plan annexed hereto free from all encumbrances and make over possession thereof to the purchaser together with all rights, liberties, privileges, easements, appendices appurtenances belonging to or in any way appertaining to the said land as the absolute estate and all rights, title and interest of the vendor into or upon the said land hereby sold so to be TO HAVE AND TO HOLD the same And further the Vendor covenant with the Purchaser that there exists no charge, mortgage, attachment or any other encumbrances on the said land hereby transferred or any part thereof and that all rents and charges namely land revenue, Corporation rates and taxes payable by the Vendor for the said land hereby sold have been discharges by the Vendor and if any such amount as found in arears the Vendors sahil make payment thereof And further the Vendor covenant with the Purchaser that the Vendor has not entered into any other contract with any other person for sale, transfer or mortgage of the said land hereby sold or any part thereof.

For Hapey Homes & ...

Cam ...

Director

Pratik Agarwal

As Constituted attorney of
 1. Bina Devi Agarwal a/lies Veena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal

2738

2738

2000/

P.K. Agarwal

Serone Road

2634



Registrar Authorized U/S, Sec 4
of Act, XVI of 1908, Bangalore

29 MAR 2003

Pratik Agarwal

- As Constituted attorney of
1. Bina Devi Agarwal alias Veena Agarwal
 2. Raj Kumari Agarwal
 3. Pratik Agarwal