



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 837173

REVENUE OFFICE,  
B. L. & L. R. O, office  
Matigara, Block

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

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

29 NOV 2016

**DEED OF CONVEYANCE**

*Handwritten mark*

GOVT. STAMP  
1953 Nov 21.11.12

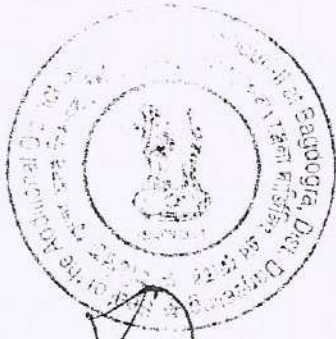
Fabulous Builders

Siliguri

Value Rs. 100/-

Tammy Roy

Govt. Stamp No. 101  
Bagnura  
Licn. No- 546/RM  
07 / Darjeeling



Arunava Dewaya  
to Lt Ranish Ch. Dewaya  
Deshbandh  
104/15 Siliguri  
Dt. Darjeeling

Addl. Dist. & Regl. Officer  
Sig. II at Bagnura, Darjeeling

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 837174

## DEED OF CONVEYANCE

*Handwritten mark*

1954 Date 21.11.54

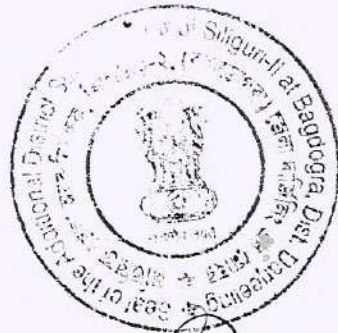
Fabulous Builders

Siliguri

and Manderny

Tannoy Roy

Govt. Station, Siliguri  
Builders  
Lic. No- 546, NM  
07 / Dages.



Dist. Engineer  
Siliguri-II at Bagdogra, Darjeeling



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 837175

Page A (

## DEED OF CONVEYANCE

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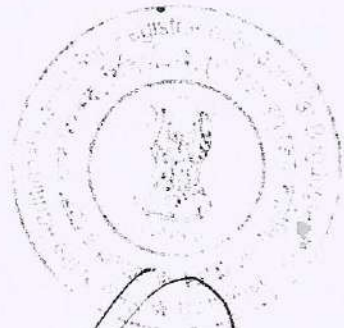
FEDERAL STAMP  
1955 Date 21.11.12

Fabulous Builders

at Siliguri

value Rs 100/- on 21.11.12

Tammy Roy  
Govt. Stamp  
Bardhaman  
Lic. No- 546/RM  
07 / Darjeeling



Handwritten signature or scribble below the stamp.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 837176

## DEED OF CONVEYANCE

*Shree*

SEAL STAMP

1956

21.11.12

Fabulous Builders

Signature

Value Rs. 100/- Mr. [unclear]

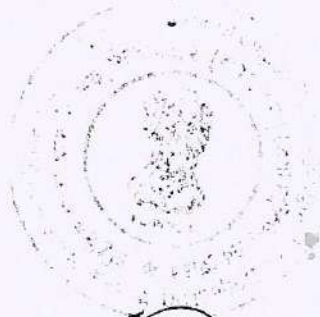
Tammy Roy

Govt. Stamp

Signature

Lic. No- 545/RM

07 / Darjeen.



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Faint text at the bottom of the page, possibly a date or reference number.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 837177

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## DEED OF CONVEYANCE

Manu

OFFICIAL STAMP  
1957 21.11.17

Fabulous Builders

Siliguri

Value Rs:

100/- and immediately

Tannoy Roy

Govt. Stamp, Siliguri

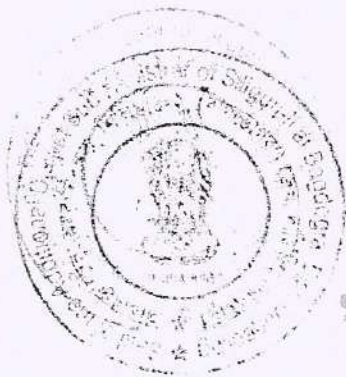
Bagbura

Licn. No- 546/RM

07 / Darjeeling

INDEX

Total = 500/-



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Revenue Officer  
Siliguri

Vacant Land measuring 0.12 acre  
R.S. Plot nos. : 215 & 219,  
L.R. Plot no. : 484,  
Khatian no. : 432 & 433,  
Pargana : Patharghata,  
Mouza : Daknikata,  
J.L. no. : 83,  
Police Station : Matigara,  
District : Darjeeling,  
Set Forth Value : Rs. 22,00,000/-,  
Market Value : Rs. 22,54,548/-,  
Classification of land: Rupni,  
Proposed land use : Industrial.  
Under Champasari Gram Panchayat Area

**This Deed of Conveyance is made on this the 29<sup>th</sup> day of November, 2012 (Two Thousand Twelve)**

**B E T W E E N**

**M/S. FABULOUS BUILDERS**, a partnership firm having its office at Tenzing Norgay Road (Hillcart Road) Dagapur, Siliguri, P.O & P.S Pradhan Nagar – 734003, Dist:- Darjeeling, in the state of West Bengal ---- hereinafter referred to as the "**PURCHASER/FIRST PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof include its partners for the time being, successors-in-interest, administrators and assigns) of the **ONE PART**; represented by its partner

*Sh. Anu*

**SRI ARUN GOYAL**, S/o. Sri Roshan Lal Agarwala, Hindu by faith, Indian by Nationality, business by occupation, and resident of Ashoke Vihar Complex, 2nd Mile, Sevoke Road, P.O. & P.S. Siliguri, Dist: Darjeeling – 734001, acting for and in behalf of the Company.

**PAN:** (AADFF0742R)

**A N D**

**SRI RAJ KUMAR AGARWAL**, son of Late Kishorilal Agarwal, Hindu by faith, Indian by Nationality, business by occupation, and resident of Dagapur, P.O. & P.S. Pradhan Nagar, Siliguri, Dist: Darjeeling - 734003, in the State of West Bengal ----- hereinafter referred to as the **"VENDOR/SECOND PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context his heirs or heiresses, executors, successors, legal representative, administrators and assigns) of the **OTHER PART**.

**PART – I**

**WHEREAS** the Vendor / Second Party hereof, i.e., Sri Raj Kumar Agarwal, became the absolute owner and entered in actual and khas physical possession of all that piece and parcel of land measuring 16 Kathas or 0.266 acres recorded in L.R. Khatian No. 433 appertaining to and forming part of R.S. Plot No. 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219 and 220 corresponding to L.R. Plot no. 484, situated within Pargana Patharghata,

*K. K. S.*

Mouza Daknikata, J.L. No. 83, under B.L. & L.R.O. Matigara, Police Station Matigara, District Darjeeling by virtue of a registered Deed of Conveyance being no. 1779 executed by (1) Smt. Maha Devi Agarwal, wife of Late Banwari Lal Agarwal, (2) Smt. Sushila Devi Agarwal, wife of Late Roshanlal Agarwal, and (3) Smt. Puja Bajaj wife of Sri Pradip Bajaj represented by her duly constituted Attorney Sri Pradip Bajaj, son of Sri Omprakash Bajaj, and registered on 29.03.1996 in the Office of the Addl. Dist. Sub-Registrar, Siliguri, Dist: Darjeeling and recorded in Book No. I, Volume No. 29, Pages 261 to 268 for the year 1996.

**Part – II**

**WHEREAS** the Vendor / Second Party hereof, i.e., Sri Raj Kumar Agarwal, also became the absolute owner and entered in actual and khas physical possession of all that piece and parcel of land measuring 1 Bigha 8 Kathas or 0.467 acres recorded in L.R. Khatian No. 433 appertaining to and forming part of R.S. Plot No. 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219 and 220 corresponding to L.R. Plot no. 484, situated within Pargana Patharghata, Mouza Daknikata, J.L. No. 83, under B.L. & L.R.O. Matigara, Police Station Matigara, District Darjeeling by virtue of a registered Deed of Sale being no. 1780 executed by (1) Smt. Maha Devi Agarwal, wife of Late Banwari Lal Agarwal, (2) Smt. Sushila Devi Agarwal, wife of Late Roshan Lal Agarwal, and (3) Smt. Puja Bajaj wife of Sri Pradip Bajaj represented by her duly constituted Attorney Sri Pradip Bajaj, son of Sri Omprakash Bajaj, and registered on

*Sk. Anwar*

29.03.1996 and recorded in Book No. I, Volume No. 29, Pages 269 to 276 for the year 1996.

**Part – III**

**WHEREAS** the Vendor / Second Party hereof, i.e., Sri Raj Kumar Agarwal, also became the absolute owner and entered in actual khas physical possession of all that piece and parcel of land measuring 0.10 acres recorded in L.R. Khatian No. 432, appertaining to and forming part of R.S. Plot No. 215 corresponding to L.R. Plot no. 484, situated within Pargana Patharghata, Mouza Daknikata, J.L. No. 83, B.L. & L.R.O. Matigara, Police Station Matigara, District Darjeeling by virtue of a registered Deed of Gift being no. 5717 executed by Smt. Urmila Agarwal, wife of Sri Raj Kumar Agarwal and registered in the Office of the Addl. Dist. Sub-Registrar-II, Bagdogra, Dist: Darjeeling and recorded in Book No. I, CD Volume No. 15, page from 5731 to 5743 for the year 2012.

**AND WHEREAS** thus the Vendor / Second Party hereof, i.e., Sri Raj Kumar Agarwal was thus the absolute owner of all that the piece and parcel of land measuring (0.266 acres + 0.467 acres + 0.10 acres) = 0.833 acre as described above in Part I, II & III recital portions having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

*K. Das*

**AND WHEREAS** the Second Party over the past years have sold a portion of the land out of the aforesaid total land and is presently the absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the entirety of the land admeasuring 0.82 acre and has got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

**AND WHEREAS** now the Vendor hereof being in need of money for various development plans and schemes have decided to sell and has offered for sale all that the piece and parcel of land measuring 0.12 acres, appertaining to and forming part of (1) R.S. Plot No. 215 an area of 0.06 acre and (2) R.S. Plot No. 219 an area of 0.06 acre, all corresponding to L.R. Plot no. 484, recorded in Khatian No. 432 & 433, situated within Pargana Patharghata, Mouza Daknikata, J.L. No. 83, under B.L. & L.R.O. Matigara, Police Station Matigara, District Darjeeling as fully described in the "**Schedule**" appended below (hereinafter referred to as the "**said land**"), disclosing the aforesaid facts relating thereto and declaring the same to be free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Purchaser hereof being in need of a plot of land has agreed to purchase the said land measuring 0.12 acres as fully described in the '**Schedule**' appended below and has offered a price of the sum of Rs. 22,00,000/- (Rupees twenty two lacs only) for the said land free from all encumbrances and charges whatsoever.

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**THE VENDOR** does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the scheduled land hereby sold or any part thereof suffers, at the date of these presents, from no defect of title and in the event of discovery or any contrary are proved, the Vendor shall be liable to be dealt with according to law and shall be also liable to pay adequate compensation to the Purchaser.

**THE VENDOR** does hereby covenant with the Purchaser that if for any defect in the title of the Scheduled land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the Scheduled land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest at the rate of 18% (eighteen percent) from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser hereof.

**THE VENDOR** does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the scheduled land hereby sold by the Vendor by these presents.

Handwritten initials "KADW" in the bottom left corner.



**SCHEDULE**

(Description of the scheduled land hereby sold by the Vendor to and infavour of the Purchaser hereof by these presents)

**ALL THAT PIECE OR PARCEL** of land measuring 0.12 (zero point one two) acres, appertaining to and forming part of (1) R.S. Plot No. 215 (two one five) an area of 0.06 (zero point zero six) acre and (2) R.S. Plot No. 219 (two one nine) an area of 0.06 (zero point zero six) acre, all corresponding to L.R. Plot no. 484 (four eight four), recorded in Khatian No. 432 (four three two) & 433 (four three three), situated within Pargana Patharghata, Mouza Daknikata, J.L. No. 83 (eight three), under B.L. & L.R.O. Matigara, Police Station Matigara, within Champasari Gram Panchayat area, District Darjeeling, in the State of West Bengal; Classification of land is Rupni and proposed to be used as Industrial.

The said property is butted and bounded as follows: -

- By the North : Land of Vendor sold today;  
By the South : Land of Vendor sold today;  
By the East : Land of R.S. Plot no. 219;  
By the West : Land of R.S. Plot no. 215.

One separate sheet is enclosed herewith containing the fingerprints of the Vendor and Purchaser forming part of these presents.

**IN WITNESS WHEREOF** the parties hereof do hereunto sets and subscribed their respective hands and seals on these present on the day, month and year first above written.

**WITNESSES: -**

1) Arunava Dewayer  
S/o H. Anesh Ch Dewayer  
Deshbandhpara  
Pottis Siligee  
Dt. Dargaching

Arunava Dewayer

Signature of the Vendor

2) Yashpal Sinha.  
S/o Late Jeeendra Nath Sinha.  
Siliguri

Drafted on the instructions of the parties hereof, read over and explained to them and also printed in my office.

S. Prakash Kanodia

**(S. Prakash Kanodia)**  
Advocate, Jalpaiguri  
Enrl. No. WB-1044A/2004

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



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

*[Handwritten Signature]*

Signature

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



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

*[Handwritten Signature]*

Signature

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



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

Signature

Government of West Bengal

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the A.D.S.R. BAGDOGRA, District- Darjeeling

Signature / LTI Sheet of Serial No. 10736 / 2012, Deed No. (Book - I , 10538/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
aj Kumar Agarwal agapur, , Thana: Pradhan agar, P.O. :-Pradhan agar ,District: Darjeeling, WEST BENGAL, India,	 29/11/2012	 LTI 29/11/2012	

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Raj Kumar Agarwal Address -Dagapur, , Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar ,District:-Darjeeling, WEST BENGAL, India,	Self	 29/11/2012	 LTI 29/11/2012	

Name of Identifier of above Person(s)

Ananda Dewanjer  
Jhanchupara Thana: Siliguri, P.O. :-Siliguri  
District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date





(Dhruva Dasgupta)



Government Of West Bengal  
Office Of the A.D.S.R. BAGDOGRA  
District:-Darjeeling

Endorsement For Deed Number : I - 10538 of 2012  
(Serial No. 10736 of 2012)

In

Payment of Fees:

On 29/11/2012

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. 0.00/-, on 29/11/2012

Amount by Draft

Rs. 24794/- is paid , by the Bankers cheque number 198269, Bankers Cheque Date 29/11/2012, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 29/11/2012

( Under Article : A(1) = 24794/- on 29/11/2012 )

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 -22,54,548/-

Certified that the required stamp duty of this document is Rs.- 112727 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 107750/- is paid, by the Bankers cheque number 198276, Bankers Cheque Date 29/11/2012, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 29/11/2012

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

Presented for registration at 16.23 hrs on :29/11/2012, at the Office of the A.D.S.R. BAGDOGRA by Raj Kumar Agarwal ,Executant.

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

Execution is admitted on 29/11/2012 by

1 Raj Kumar Agarwal, son of Late Kishorila Agarwal , Dagapur, , Thana:-Pradhan Nagar, P.O. .-Pradhan Nagar ,District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

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

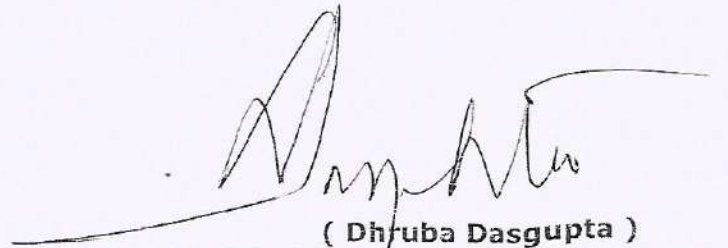


Government Of West Bengal  
Office Of the A.D.S.R. BAGDOGRA  
District:-Darjeeling

Endorsement For Deed Number : I - 10538 of 2012  
(Serial No. 10736 of 2012)

Identified By Arunava Dewanjee, son of Lte Ranesh Ch Dewanjee, Deshbandhupara, Thana:-Siliguri,  
P.O. :- Siliguri ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

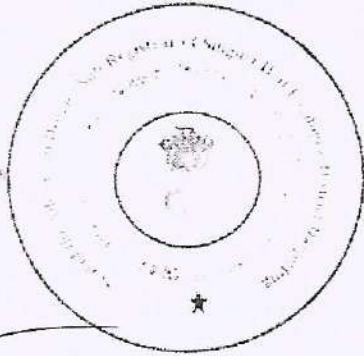
( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra



( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra  
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 47  
Page from 532 to 555  
being No 10538 for the year 2012.



*Dhruba Dasgupta*

(Dhruba Dasgupta) 11-December-2012  
A.D.S.R. Sifiguri-II at Bagdogra  
Office of the A.D.S.R. BAGDOGRA  
West Bengal