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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 248097

Certified that the document is admitted to Registration. The Signature Sheet and the Endorsement Sheets attached to this Document are the part of this Document.

[Signature]

Additional District Sub-Registrar
JALPAIGURI

03 NOV 2011

Sweety K. Saha



DEED OF CONVEYANCE

NON JUDICIAL STAMP

No. 130 Date 02-11-2011

For Sanket Vyapaar (P) Ltd
of Kolkata

Value Rs. 5000/- Rs. Five Thousand

Tannoy Roy
Govt. Stamp Vendor
Rajdurga
Licn. No- 546/RM
07, Calcutta



Dr
Addl. District Sub-Registrar
Jalpaiguri

03 NOV 2011

Sandeep N. Goyal

<u>PARTICULARS OF THE LAND</u>		
LAND MEASURING	:	3.53 Dec
MOUZA	:	KHARIA
J.L. NO.	:	5
KHATIAN NO.	:	R.S. 6590
PLOT NO.	:	R.S. 586 & 587
SHEET NO.	:	6
POLICE STATION	:	Kotwali
DISTRICT	:	Jalpaiguri
SET-FORTH VALUE	:	Rs. 4,00,000/-
MARKET VALUE	:	Rs. 5,09,887/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
^{3rd}..... DAY OF NOVEMBER, 2011 (TWO THOUSAND ELEVEN).

B E T W E E N

SANKET VYAPAAR (P) LTD, a private limited company incorporated under the provisions of the Companies Act, 1956 bearing Certificate of Incorporation No. U51109WB2005PTC102175 dated 09.03.2005 and having its registered office at 748, Marshal House, 33/1, N.S. Road, Kolkata - 700 001, 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 successors-in-interest, administrators and assigns) of the **ONE PART** represented by its Director, **SRI SANDEEP GOYAL**, S/o. Sri Bhagwan Goyal, Hindu by religion, Indian by Nationality, businessman by occupation, resident of "Mayfair Gardens", Shiv Mandir Road, Punjabi para, P.O. Siliguri, P.S. Bhaktinagar, Siliguri in the District of Jalpaiguri, acting for and in behalf of the Company.

PAN: AAJCS 4622E

Surendra K. Sah

A N D

SRI SURENDRA KUMAR SAH, S/o. Late Krishori Lal Sah, Hindu by religion, Nationality Indian, Business by occupation, resident of Jalpaiguri Town Dinbazar, P.O. Jalpaiguri, P.S. Kotwali, Dist: Jalpaiguri in the State of West Bengal; ---- hereinafter called the "**VENDOR**" (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**.

PAN: AMKPS3606A

WHEREAS the Vendor hereof, i.e., Sri Surendra Kumar Sah, became the absolute owner and entered in actual khas and physical possession of all that piece and parcel of land measuring 2.77 acres recorded in R.S. Khatian No. 6590 & 6584 appertaining to and forming part of R.S. Plot No. 586, 587, 588, 589, 623, 623/844, 623/845 and 623/846, Sheet No. 6, situated within Pargana Baikunthapur, Mouza Kharia, J.L. No. 5, under B.L. & L.R.O. Jalpaiguri, Police Station Kotwali, District Jalpaiguri by virtue of two registered Deed of Sale being document no. 1118 dated 27.03.2000 executed by Bamapada Guha & Surja Bala Devi and document no. 943 dated 03.03.2000 executed by Shyama Prosad Ganguly both of which were registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri in Book No.1, Volume No. 13, Pages 5 to 8 being document No. 1118 for the year 2000 and in Book No.1, Volume No. 11, Pages 51 to 54 being document No. 943 for the year 2000 and the abovenamed Vendor acquired permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendor hereof being in need of money for various development plans and schemes has decided to sell and has also offered for sale a portion of land measuring 3.53 Dec out of aforesaid total land as fully described in the **Schedule** appended below, disclosing the

Sunder N. S.

aforesaid facts relating thereto and declaring the same to be free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof has agreed to purchase the said land measuring 3.53 Dec as fully described in the **Schedule** appended below and has offered a price of the sum of Rs. 4,00,000/- (Rupees Four Lacs only) for the **Scheduled land** free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell the **Scheduled land** to the Purchaser hereof at or for the price of the sum of Rs. 4,00,000/- (Rupees Four Lacs only), free from all encumbrances and charges whatsoever and the Scheduled land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 4,00,000/- (Rupees Four Lacs only) paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the scheduled land as fully described in the **Schedule** appended below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever is belonging to or in any way appertaining to the scheduled land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

Serang 26/11/2011

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 present, 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 9% (nine percent) from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser.

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 said Scheduled land hereby sold by the Vendor by these presents.

Saradar n. Sh.

SCHEDULE - LAND

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

ALL THAT the piece and parcel of land measuring 3.53 Dec appertaining to and forming part of R.S. Plot No. 586 being 2.23 Dec & 587 being 1.3 Dec recorded in R.S. Khatian No. 6590, Sheet No. 6, situated within Pargana Baikunthapur, Mouza Kharia, J.L. No. 5, under B.L. & L.R.O. Jalpaiguri, Police Station Kotwali, District Jalpaiguri.

The demised plot of land is bounded as follows:

- | | | |
|-------|---|--|
| NORTH | : | 12 feet wide road; |
| SOUTH | : | Sold land of Shyam Sonkar; |
| EAST | : | Land of Vendor & others sold to the Purchaser today; |
| WEST | : | PWD reserved land and then 44 Feet wide metal road. |

Within the aforesaid boundary of vacant land measuring about 3.53 Dec is hereby sold by the Vendor to the Purchaser hereof and shown by hatched lines in the map or plan annexed herewith forming part of these presents.

Sunder N. Seh

IN WITNESSES WHEREOF the Vendor hereof has put his signature on this Deed of Sale (Conveyance) on the day, month and year hereinbefore mentioned.

WITNESSES :-

1. Chinnoy Roy.
S/o - Geiren dhanath Roy
VPU + Post - Saptibani - 2
DIT + Gul

Sunder N. Seh

SIGNATURE OF THE VENDOR

2. Muddu Dutta,
Jalpaiguri

Drafted by me and printed
at my office:-

S. Prakash Kanodia

S. Prakash Kanodia
(Advocate/Jalpaiguri)

Enrolment No. WB/1044-A/2004

MEMO OF CONSIDERATION

Received from within named Purchaser **SANKET VYAPAAR (P) LTD.**, having its registered office at 748, Marshal House, 33/1, N.S. Road, Kolkata - 700 001 duly represented by its Director, **SRI SANDEEP GOYAL**, S/o. Sri Bhagwan Goyal, resident of "Mayfair Gardens", Shiv Mandir Road, Punjabi para, P.O. Siliguri, P.S. Bhaktinagar, Siliguri in the District of Jalpaiguri, acting for and in behalf of the Company acting for and in behalf of the Company, the within mentioned sum of Rs. 4,00,000/- (Rupees Four Lacs only) as full consideration amount paid to me vide cheque bearing no. 011082 dated 03.11.2011 drawn on State Bank of India, Ektiasal, P.O. Sevoke Road, Dist: Jalpaiguri, W.B. - 734402 as per memo of consideration hereinafter :-

Land sold 3.53 Dec as described hereinabove

IN WITNESS WHEREOF THE VENDOR DO HEREBY EXECUTE THIS MEMO OF CONSIDERATION/RECEIPT ON ...^{3rd}... DAY OF ...^{November}... 2011 (Two Thousand Eleven).

WITNESSES :

1. *Chinmoy Roy*
S/o - Biran dhanu Roy
Nitya post - Sapti bari - 2
Dist - Jalpaiguri.

2. *Mukta Batta*
Jalpaiguri.

Sandeep R. Goyal

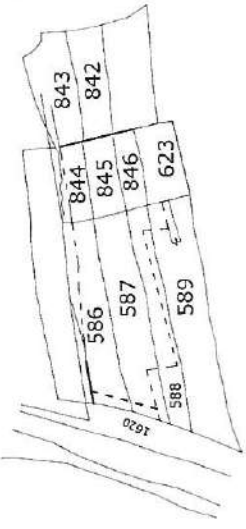
(SIGNATURE OF THE VENDOR)

NAME OF THE PURCHASER. :-
 ANKET VYAPAAR (P) LTD.
 EGD. OFFICE AT
 48, MARSHAL HOUSE,
 37/1, N.S. ROAD, KOLKATTA-700001
REPRESENTED BY ITS DIRECTOR :-
 RI SANDEEP GOYAL,
 /O. SRI BHAGWAN GOYAL
 ESIDENT OF
 AYFAIR GARDENS,
 IVMANDIR ROAD,
 UNJABIPARA.P.O. SILIGURI
 S. BHAKTINAGAR,
 IST. JALPAIGURI.

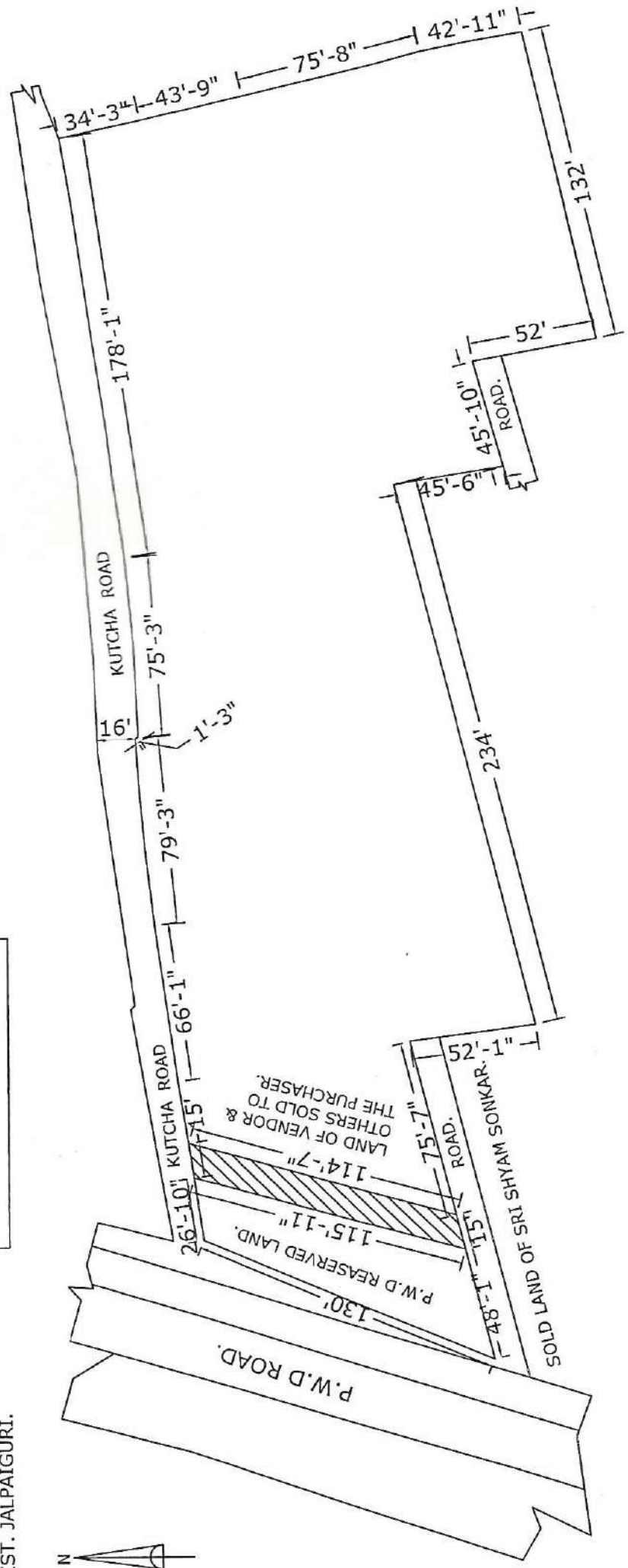
NAME OF THE VENDOR. :-
 SRI SURENDRA KUMAR SAH.
 S/O. LATE KISHORILAL SAH.
 OF JALPAIGURI TOWN, DINBAZAR,
 P.O. JALPAIGURI, P.S. KOTOWALL,
 DIST. JALPAIGURI.

AREA STATEMENT. :-		
KH. NO.	PLOT NO.	AREA
R.S.	R.S.	IN DECIMAL.
6590	586	2.23
6590	587	1.30
TOTAL AREA. :-		3.53 DECIMAL

LAND SCHEDULE. :-
 MOUZA. :- KHARIA.
 J.L. NO. :- 5
 SHEET NO. :- 6
 KHATIAN NO. :- 6590
 PLOT NO. :- 586 & 587
 P.S. :- KOTWALL.
 DIST. :- JALPAIGURI.



PART TRACE MAP OF MOUZA KHARIA, J.L. NO. 5, SHEET NO. 6, P.S. KOTWALL, DIST. JALPAIGURI.
 SCALE. :- 1" = 1 MILE. PROPOSED PLOT SHOWN.



DRAWN BY. :-

[Handwritten signature]



PROPOSED PLOT SHOWN

SITE PLAN

SCALE :- 1:60'

[Handwritten signature]

SIGNATURE OF THE VENDOR.

Finger Prints of



Suresh Ashok

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

Signature

Finger Prints of



D. G.

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

D. G.

Signature

Finger Prints of




Passport Photo



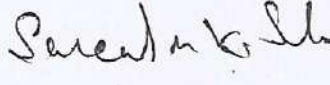
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Surendra Kumar Sah	 3-11-2011

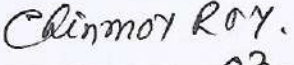
II . Signature of the person(s) admitting the Execution at Office.

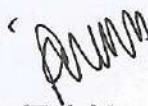
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Surendra Kumar Sah Address -Dinbazar, JALPAIGURI, Thana:-Jalpaiguri, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Jalpaiguri	Self		 LTI	 6043
			03/11/2011	03/11/2011	

Name of Identifier of above Person(s)

Chinmoy Roy
Village:Saptibari -2, District:-Jalpaiguri, WEST
BENGAL, India, P.O. :-Saptibari-2

Signature of Identifier with Date


03.11.10



(Tulsi Lama)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R JALPAIGURI



Government Of West Bengal
Office Of the A.D.S.R JALPAIGURI
District:-Jalpaiguri

Endorsement For Deed Number : I - 04196 of 2011
(Serial No. 03973 of 2011)

On

Payment of Fees:

On 03/11/2011

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 : 23,5 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. 5606/-, on 03/11/2011

(Under Article : A(1) = 5599/- ,E = 7/- on 03/11/2011)

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.-509877/-

Certified that the required stamp duty of this document is Rs.- 25504 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 20520/- is paid, by the draft number 188370, Draft Date 12/10/2011, Bank Name State Bank of India, EKTIASAL, received on 03/11/2011

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

Presented for registration at 14.00 hrs on :03/11/2011, at the Office of the A.D.S.R JALPAIGURI by Sri Surendra Kumar Sah ,Executant.

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

Execution is admitted on 03/11/2011 by

1. Sri Surendra Kumar Sah, son of Late Krishori Lal Sah ; Dinbazar, JALPAIGURI, Thana:-Jalpaiguri, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Jalpaiguri , By Caste Hindu, By Profession : Business
Identified By Chinmoy Roy, son of Girendra Nath Roy, Village:Saptibari -2, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Saptibari-2 , By Caste: Hindu, By Profession: Others.

(Tulsi Lama)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Tulsi Lama)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 2867 to 2880
being No 04196 for the year 2011.



(Handwritten signature)

(Tulsi Lama) 03-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R JALPAIGURI
West Bengal