

Admissible under Rule 21 & also
U/s. 5/41 of W.B.L.R. Act, 1955
duly Stamped under the Indian
Stamp Act, 1899 (W. B. Stamp

as Admitted up-to date)
Schedule 1-A No. 23
Fees Paid.....
Process Fees..... (Amount) in C.F.S.

0000 263395

31/0000/1
107
Fees Paid on 31-3-03
Rs. 9229/-
Rs. 28/-
1013 Rs. 1/-
Total Rs 9261/-

Regulating Office

31-3-03

BEGUNNER STAMPED U/S. 7(2)
of ACT XVI of 1899, JAIPUR

Director

For Reference
For Name

12/03/10

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

10/-
Dabgram Gram Patti
Bhaktinagar Gram Patti
10/- 10/- 10/- 10/-
2184 2184 2184 2184
Total 10/- 10/- 10/- 10/-

250/-
1280/-
984/-

1714/-

1084
Hence 10/-

Pratik Agarwal
As Constituted Attorney of
1. Bina Devi Agarwal alias Veena Agarwal
2. Rai Kumari Agarwal
3. Pratik Agarwal

Ram Mironam Rajanik
29th Mar 2013

20,000/-

R.K. 33
Tawakal Recd, Dg

26.3.13



Ram Mironam Rajanik



Authorised U/S. 7(2)
W.A.O. XVI of 1908, Jaipur

19 March 2013

S

Ram Mironam Rajanik
Director for Happy Homes &
Reports At Ad.
M Crooked Lane Kathputli 700069.

H

For Happy Homes & Resorts Pvt. Ltd.
Ram Mironam Rajanik
Director

Niraj Kumar Jha.
St. late Uday Kant Jha.

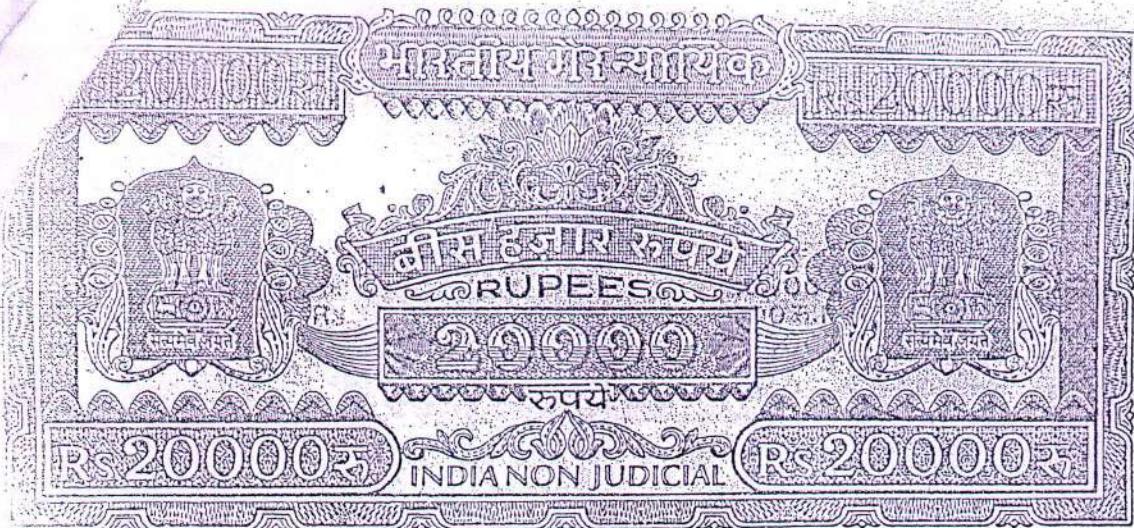
Niraj Kumar Jha.
late Uday Kant Jha.

Preetip Agarwal

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

Jha

Authorised U/S. 7(2)



THIS INDENTURE is made on 29th 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 11 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 Niranjan 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, ACVPA 3907B, ACIPA 7624G, ACRPA 8705B respectively)

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

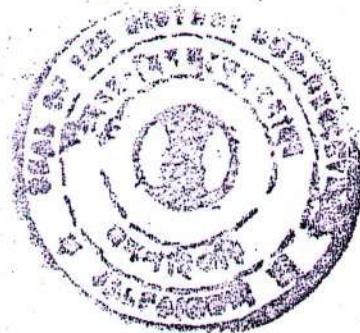
2730

24, 05/1

R.N. Agarwal

Service Road
319'

C 26/3/09



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

29 MAR 2009

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 Thalihali 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

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 fourty thousand only) and the said land is transferred in the manner hereinafter free from all encumbrances whatsoever.

D. Agarwal
As Constituted attorney of
1. Bina Devi Agarwal alias Veena Agarwal
2. Rai Kumar Agarwal
3. Pratik Agarwal

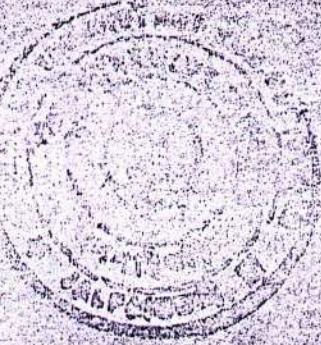
For Happy Homes & Resorts Pvt. Ltd.
R. Singh
Director

2737

5000/-

R.N. Abawajy
Snake Road.

26.3.03



Registering Authority U/S. 7(2)
of Act, XVI of 1908, Jaipur

29/3/2003

Pradeep Agarwal

As Constituted attorney of

1. Bina Devi Agarwal alias Veena Agarwal
2. Raj Kumari Agarwal
3. Pratik Agarwal

2000 Rs.

RECEIVED

INDIA NON JUDICIAL

2000/-

RS 2000

दो हजार रुपये TWO THOUSAND RUPEES

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 discharged by the Vendor and if any such amount as found in arrears the Vendors shall 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.

Director

For Happy Homes & Co.

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

25/000

2738

2000/-

R.K. Agarwal

Serpore Road, B.

26.3.03



Registrar Authorised P/S, X-2
of Act XVI of 1908, Jaipur

29 MAR 2003

Pradeep Agarwal

As Constituted attorney of

1. Bina Devi Agarwal alias Veena Agarwal
2. Raj Kumari Agarwal
3. Pratik Agarwal