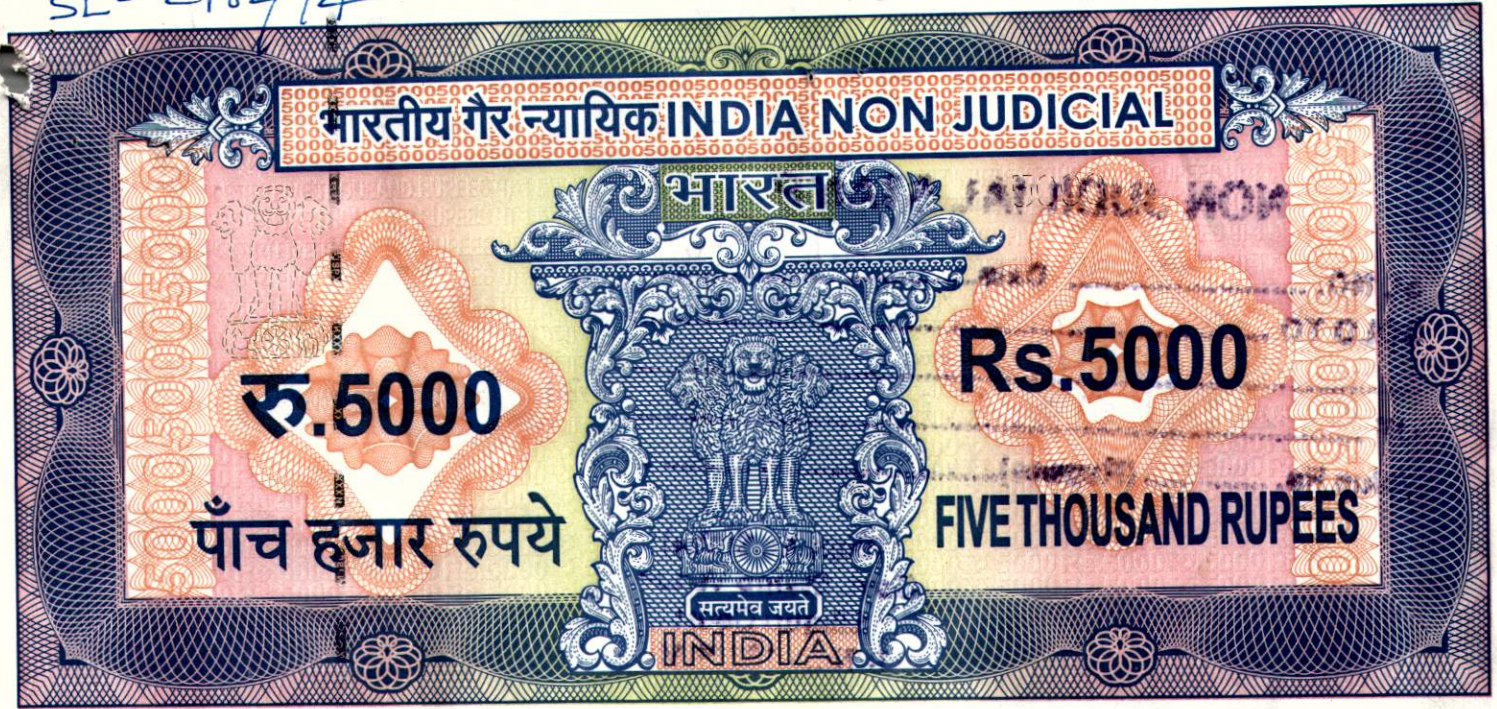


SL- 2782/14

I 6397



Om पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
 27/03/14  
 27/03/2014  
 12-04

A 812775 A 812775

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

Shriee Bhattacharya

22/6/15  
**REVENUE OFFICER**  
 B. L. & L. R. O's Office  
 Matigara, Block

6  
 Addl. District Sub-Registrar,  
 Siliguri-II at Bagdogra

26 JUN 2015

9 4781

**DEED OF CONVEYANCE**

Contd....P/2

Handwritten signature

# NON JUDICIAL STAMP



Sl. NO. 4060 Date 11.03.14  
SOLD TO Vanshidhar Virmay (P) Limited  
Plot. Filoz, Kabil Centre, 2nd mile  
OF Seroke Road, Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri  
Value Rs. 5000/- (Rupees) Five Thousand/-

(Sujit K. Sinha)  
Govt. Stamp Vendor  
Siliguri Court  
L/No. - 196/R.M

A 815278



27  
Addl. Dist. Sub-Registrar  
Siliguri, Jalpaiguri, Dist. Jalpaiguri

27 MAR 2014

17 Shyam Bhattacharjee  
S/o - Late S.C. Bhattacharjee  
Sukanta Pally  
Siliguri - 734005  
P.S. Bhaktinagar  
Dist - Jalpaiguri

815278  
20.03.14  
1000/-

Shri Poo Bhattacharya

Page -2-

THIS INDENTURE IS MADE ON THIS THE 27<sup>th</sup> DAY OF MARCH  
IN THE YEAR OF TWO THOUSAND FOURTEEN.

AREA	:	13 decimal.
PRICE	:	<del>Rs. 24,00,000/-</del>
GOVT. MARKET VALUE	:	<del>Rs. 24,00,000/-</del>
R.S. PLOT NO.	:	169 corresponding to L. R. plot no.402.
L. R. KHATIAN NO.	:	213.
J. L. NO.	:	72
MOUZA	:	<u>Kawakhari.</u>
PARGANA	:	Patharghata
POLICE STATION	:	Matigara.
DISTRICT	:	Darjeeling.
STATE	:	West Bengal.
AREA LOCATED	:	Under Gram Panchayet.
QUERY NO.	:	004781/2014.

B E T W E E N

**VANSHIDHAR VINIMAY PRIVATE LIMITED**, a company registered under the provisions of Companies Act 1956, having its registered office at 1<sup>ST</sup> Floor, Kapil Center, 2<sup>ND</sup> Mile, Sevoke Road, Siliguri Town, Post office –Salugara, Police station – Bhaktinagar, District- Jalpaiguri – hereinafter called the **PURCHASER**. (Which expression shall mean and include unless excluded by or repugnant to the context its administrators, arbitrators, liquidators, legal representatives, executors and assigns) of the **ONE PART**. The company is being represented by its director **SRI AJAY AGARWAL** son of Sri Gangadhar Agarwal, resident of 3<sup>rd</sup> Mile, Sevoke Road, Siliguri Town, Post office –Salugara, Police station – Bhaktinagar, District – Jalpaiguri, state of West Bengal by virtue of a resolution of the company taken by its all directors in a board meeting at its registered office. The PAN is AG1PA6181A . PAN

A N D

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*Manojit*

Shipra Bhattacharya

Page -3-

**SMT SHIPRA BHATTACHARYA** wife of Sri Sailendra Nath Bhattacharya @ Sailendra Bhattacharya, An Indian Citizen, Hindu by religion, Housewife by occupation, resident of North Bengal Medical College Campus, Post office – Susrutanagar, Police Station – Matigara, District – Darjeeling, in the state of West Bengal – hereinafter called the **“VENDOR”**. (which expression shall mean and include unless excluded by or repugnant to the context her successors, heirs, administrators, arbitrators, legal representative, executors and assigns) of the **OTHER PART**. The PAN of the vendor is AMIPB7863J. PAN

**WHEREAS** the vendor is the absolute and exclusive owner in possession of an area measuring 26 decimal in R. S. plot no. 169 corresponding to L. R. plot no. 402, recorded in L. R. khatian no. 20, 84, 18, situated in Mouza – Kawakhari, J. L. no. 72, Pargana – Patharghata, Police Station – Matigara, District – Darjeeling by virtue of two separate registered sale deeds being no. I-2877 dated 30/5/1995 registered before the office of the Additional District Sub Registrar at Siliguri and said deed has been entered in Book no. 1, Volume no. 45, Pages 357 to 362 for the year of 1995 in the said office record and I-5930 dated 4/10/1983 registered before the office of the Sub Registrar at Siliguri and said deed has been entered in Book No. I, Volume no. III, pages 217 to 222 being document no. 5930 for the year of 1983 in the said office record and from the date of such purchase the vendor has acquired said area of land in her khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein. The vendor has also mutated and recorded her said area of land in L. R. khatian no. 213 of mouza – Kawakhari from the office of the B. L. & L. R. O., Matigara at Shivmandir.

**A N D**

**WHEREAS** the vendor has purchased 0.165 acre or equal to 10 kathas land in R. S. plot no. 169 corresponding to L. R. plot no. 402, recorded in L. R. khatian no. 20 and 84, situated in Mouza – Kawakhari, J. L. no. 72, Pargana – Patharghata, Police Station – Matigara, District – Darjeeling by virtue of said numbered registered sale deed being no. I-2877 dated 30/5/1995 from Sri Bimal Bhusan Roy and Sri Kusum Kumar Roy both are son of late Sushil Kumar Roy of Village – Kachuya, Police Station and District – Jalpaiguri and they had acquired said sold area of land by virtue of a registered sale deed being no. I-1899 dated 21/4/1961 registered before the office of the Sub Registrar at Siliguri said Bimal Bhusan Roy

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Narshil  
Adh

Shifoo Bhattacharya

Page -5-

**A N D**

**WHEREAS** the vendor considering the price so offered by the purchaser as fair, reasonable and highest in view of the prevailing market rate and has firmly and finally agreed to sell her said area of vacant "Danga" land measuring 13 decimal situated in R. S. plot no. 169 corresponding to L. R. plot no. 402, recorded in L. R. khatian no. 213, situated in Mouza – Kawakhari, J. L. no. 72, Pargana – Patharghata, Police Station – Matigara, District – Darjeeling as fully described in the Schedule here in below and clearly shown in an annexed sketch map to the PURCHASER at or for the total price of Rs. 24,00,000/- (Rupees twenty four lacs only) which is free from all encumbrances and charges whatsoever.

**NOW THIS INDENTURE OF SALE WITNESSETH** that in pursuance of the said offer and acceptance and also in consideration of Rs. 24,00,000/- (Rupees twenty four lacs only) paid by the purchaser to the Vendor (the receipt whereof the vendor do hereby acknowledge as having received and the vendor also grants full discharge to the purchaser from the payment thereof) the Vendor do hereby grant, convey, assign and transfer unto the purchaser the aforesaid vacant "Danga" land measuring 13 decimal situated in R. S. plot no. 169 corresponding to L. R. plot no. 402, recorded in L. R. khatian no. 213, situated in Mouza – Kawakhari, J. L. no. 72, Pargana – Patharghata, Police Station – Matigara, District – Darjeeling as fully described in the Schedule herein below and clearly shown in an annexed sketch map and make over possession thereof unto and in favour of the purchaser absolutely and forever TO HAVE AND TO HOLD the same as an absolute estate of the purchaser with permanent, heritable and transferable right and without any claim objection, interference or interruption from the vendor or any person or persons claiming under her subject to the payment of the land Revenue and other taxes to the Superior landlord now the Govt. of West Bengal.

**A N D**

The vendor declares that the interest which she professes to transfer hereby subsists as on the date of these presents and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the vendor in favour of any other person or party respecting the said below scheduled land and that the recitals made herein above are all true in the event of any contrary is proved the vendor shall be liable for false recital and shall also be liable to make good the losses which the

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purchaser may suffer or sustain in consequence thereof. The vendor further declares that the schedule plot of land is not effected by any kind of disputes and it is not effected by the "Bargadar" or "Adhjar" etc. and if any kind of disputes will be raise by any person on the schedule land then such disputes will be solved by the vendor at her own cost and risk in default of which the vendor will be bound to refund the entire consideration amount alongwith interest @ Rs. 24% per annum together with proper compensation to the purchaser hereof.

**A N D**

The vendor further covenant with Purchaser that if for any defect of title the said below scheduled land or for any act done or suffered to be done by the vendor, the purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future, then the vendor shall return to the purchaser the full or proportionate part of the consideration money as the case may be together with an interest at the rate of 24% per annum together with compensation from the date of such deprivation or ownership or of possession and the vendor shall also pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting there from.

**A N D**

THE Vendor further declare that the schedule plot of land is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income-Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever and that there is no certificate case or proceedings against the vendor for Realization of the arrears of income-tax or other taxes or dues or otherwise under the public demands Recovery Act and/or any other Acts for the time being in force and the schedule plot of land is not affected by any notice or scheme of the Siliguri Jalpaiguri Development Authority or the Municipal Authorities or the Government or any other Public Body or authority and that no declaration has been made or published for acquisition of the said plot of land or any part thereof under the Land Acquisition Act or any other Acts for the time being in force and that the said plot of land or any part thereof is not affected by any notice of acquisition or requisition under the Defense of India Act or Rules framed there under or any other acts or enactments. And the vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of

*Mamozil  
P/7*

the purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts, deeds, matters, conveyance and things for further better and more perfectly assuring conveying and confirming the said plot of land and every part thereof unto and to the use and benefit of the purchaser for ever in the manner aforesaid, as by the purchaser shall or may be reasonably required.

**SCHEDULE OF LAND**

**ALL THAT** piece or parcel of Vacant agriculture land measuring 13 (thirteen) decimal or equal to 0.13 (zero point one three) acre situated in R. S. plot no. 169 corresponding to L. R. plot no. 402, recorded in L. R. khatian no. 213, situated in Mouza – Kawakhari, J. L. no. 72, Pargana – Patharghata, Police Station – Matigara, District – Darjeeling. The proposed and R. O. R. classification of the schedule land is “Danga” and sold area of plot is located under Matigara-I Gram Panchayet. The aforesaid area of land measuring 13 decimal in said plot is hereby sold by the vendor to and in favour of the purchaser by this indenture and sold area of land is clearly shown in an annexed sketch map and same is the part and parcel of this indenture. Sold area of plot is butted and bounded by as follows :-

By the North :- Land of Sri Lakshan Das.  
By the South :- Land of Sri Bimal Bhusan Roy.  
By the East :- 30 feet wide metal road.  
By the West :- Land of vendor.

**IN WITNESS WHEREOF** the Vendors has set and subscribes their respective hands on this document after understood the contents of this indenture in their mother language on the day, month and year first above written.

**WITNESSES:-**

1. *Syam Bhattacharya*  
*S/o Late S. C. Bhattacharya*  
*Sukanta Pally*  
*Siliguri - 734005*  
*P.O. - Bhaktinagar*  
*Dist. Jalpaiguri*

SIGNATURE OF THE VENDOR.

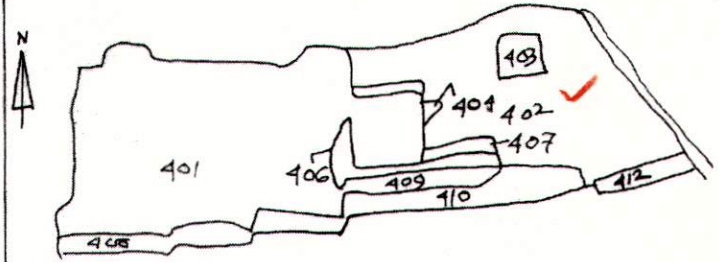
Drafted by me as per the instructions and information of the parties hereof and with the help of the sketch map drawn by the surveyor and printed in my office.

2. *Jekhar Agarwal*  
*S/o Sushil Agarwal*  
*231 Agrasen Road, Khalpara*  
*Siliguri - 734005*  
*P.S. : Siliguri*  
*Dist: Darjeeling*

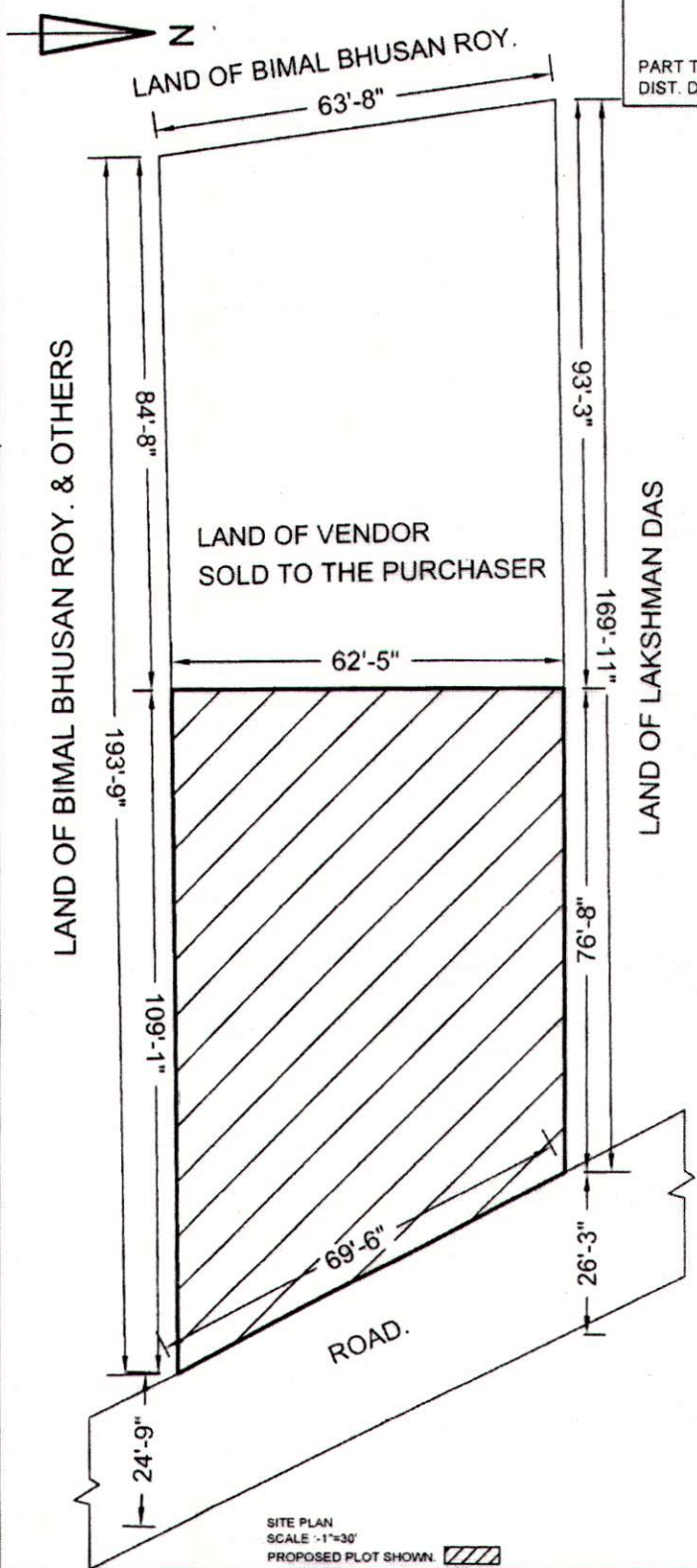
*Samrakit*  
**SAMAR RAKSHIT**  
**ADVOCATE, SILIGURI**  
**(Enrolment No.- F/176/172/93)**

NAME OF THE PURCHASER:-  
VANSIDHARVINIMAY PVT.  
SILIGURI

NAME OF THE VENDOR :-  
 SMT. SIPRA BHATTACHARYA  
 W/O. SRI SAILENDRA BHATTACHARYA.  
 OF UTTAR BANGA MEDICAL COLLEGE,  
 P.O. SUSRUTANAGAR,  
 P.S. MATIGARA, DIST. DARJEELING



PART TRACE MAP OF MOUZA KAWAKHALI, J.L.NO. 95(OLD) & NEW 72 P.S. MATIGARA, DIST. DARJEELING. SCALE :- 16"=1 MILE PROPOSED PLOT SHOWN.



**LAND SCHEDULE:-**

MOUZA	:- KAWAKHARI.
J.L.NO.	:- 95( OLD ) 72 ( NEW )
KHATIAN NO.	:- 18,20 & 84
PLOT NO.	:- 169 (R.S) 402 (L.R)
P.S.	:- MATIGARA,
DIST.	:- DARJEELING.

AREA :- 8.00 KATHA .

*Sipra Bhattacharya*

SIGNATURE OF THE VENDOR

DRAWN BY:-

*M. Acharya*  
26/3/14

M. Acharya  
Surveyor













(Regd. No. 15414/11)  
Subhacpally, Siliguri

SITE PLAN  
 SCALE :- 1"=30'  
 PROPOSED PLOT SHOWN.



# "EXECUTANT SHEET"












VENDOR

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Shipra Bhattacharya*

PURCHASER

*Shipra Bhattacharya*  
Signature with date

	LEFT HAND					
	RIGHT HAND					

*Vanshidhar Vinimay*  
Director

*Vanshidhar Vinimay (P) Ltd.*  
Signature with date  
Director

<b>PHOTO</b> Full Signature of the person	LEFT HAND					
	RIGHT HAND					

Signature with date

<b>PHOTO</b> Full Signature of the person	LEFT HAND					
	RIGHT HAND					



Signature of Identifier

Signature, R. O.

Signature of Identifier

**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. 02782 / 2014**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shipra Bhattacharya North Bengal Medical College Campus, Thana:-Matigara, P.O. :-Susrutanagar, District:-Darjeeling, WEST BENGAL, India,	 27/03/2014	 LTI 27/03/2014	Shipra Bhattacharya  27/3/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shipra Bhattacharya Address -North Bengal Medical College Campus, Thana:-Matigara, P.O. :-Susrutanagar, District:-Darjeeling, WEST BENGAL, India,	Self	 27/03/2014	 LTI 27/03/2014	Shipra Bhattacharya

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

Shyam Bhattacharjee  
Sukantapally, Thana:-Bhaktinagar, District:-Jalpaiguri,  
WEST BENGAL, India,

**Signature of Identifier with Date**

Shyam Bhattacharjee  
27/3/14.



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

**Endorsement For Deed Number : I - 06397 of 2015**  
**(Serial No. 02782 of 2014 and Query No. 0403L000004781 of 2014)**

**On 27/03/2014**

**Payment of Fees:**

Amount by Draft

Rs. 26389/- is paid , by the draft number 901273, Draft Date 12/03/2014, Bank Name State Bank of India, EKTIASAL, received on 27/03/2014

( Under Article : A(1) = 26389/- on 27/03/2014 )

**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.-24,00,000/-

Certified that the required stamp duty of this document is Rs.- 120000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 40000/- is paid , by the draft number 901274, Draft Date 12/03/2014, Bank : State Bank of India, EKTIASAL, received on 27/03/2014
2. Rs. 40000/- is paid , by the draft number 901275, Draft Date 12/03/2014, Bank : State Bank of India, EKTIASAL, received on 27/03/2014
3. Rs. 40000/- is paid , by the draft number 901276, Draft Date 12/03/2014, Bank : State Bank of India, EKTIASAL, received on 27/03/2014

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

Presented for registration at 12.36 hrs on :27/03/2014, at the Office of the A.D.S.R. BAGDOGRA by Shipra Bhattacharya ,Executant.

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

Execution is admitted on 27/03/2014 by

1. Shipra Bhattacharya, wife of Sri Sailendra Nath Bhattacharya , North Bengal Medical College Campus, Thana:-Matigara, P.O. :-Susrutanagar, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession : House wife

Identified By Shyam Bhattacharjee, son of Late S C Bhattacharjee, Sukantapally, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

( Kaushik Ray )  
A.D.S.R. Siliguri-II at Bagdogra

**On 26/06/2015**

( Kaushik Ray )

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



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

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**Endorsement For Deed Number : I - 06397 of 2015**  
**(Serial No. 02782 of 2014 and Query No. 0403L000004781 of 2014)**

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**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

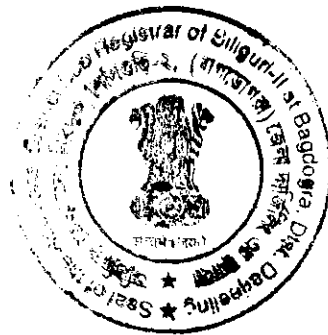
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

( Kaushik Ray )  
A.D.S.R. Siliguri-II at Bagdogra


( Kaushik Ray )

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

EndorsementPage 2 of 2





  
Addl. Dist. Sub-Registrar  
Slg. II at Bagdogra, Dt. Darjeeling

27 MAR 2014