

5248  
22/11/05

3485



04AA 881080

23  
A 2717.00  
RF 10.00 in CFS

23  
2,48,870  
14,900  
2717

2894.000  
Market Value assumed Rs. ....  
Stamp duty required Rs. ....  
Stamp duty paid Rs. ....  
Surtax Stamp duty Rs. ....  
146.740

भारतीय गैर न्यायिक

DEED OF SALE (CONVEYANCE)

Admissible under Sec. 21 duty ... P/2  
for exempt from or done not required  
Stamp duty under the Indian Stamp  
Act 1902 Sections 23  
Page 200  
A-26906.00

Addl Dist. Registrar  
Sig. II at Bagdogra, Darjeeling

J.P.  
21/11/05



OG LTD.

For V.K. INDUSTRIES LTD. Director

Managing Director

40,000  
40,000  
40,000  
26,740  
30,000  
46,740

229800  
229800

229800  
229800  
229800  
229800

2694000  
2480000  
2446000  
26906-  
9-9-05

case no-402

J (C) 250.00  
J (M) 80.00  
P.T.A. 29.00  
Total Rs. 359.00

Rupees... Three hundred by bel  
Fee realized by misc receipt  
not detected U/S 24  
visit will be paid

on... 1.9.05  
at Bagdogra, Darjeeling  
2-9-05  
22-11-05

290.

Stamp: 10,000/-  
1954

V.K. Nayak STD  
Kolkata

Stamp: 30/-  
1954

Santosh Devi Sharma, Santosh Devi Sharma

Address: Gindayal Sharma  
S.F. Road  
Hindu  
Biswini

शन्तोष देवी शर्मा

Stamp: Addl Dist. Magistrate  
19.11.07

7056

शन्तोष देवी शर्मा

Address: Gindayal Sharma  
Nanda Kishore  
S.F. Road  
Hindu  
Biswini

दीनदयाल शर्मा  
मन्दकिशोर शर्मा  
आर. आर. रोड  
सिलीगुड़ी



Stamp: Addl Dist. Magistrate  
19.11.07  
22.11.07

2000Rs.



श्री १०८५ कृष्ण शर्मा

Page-2

With respect to : Agricultural land measuring  
1.27 acre,  
Price : Rs,2,48,,000=00  
Mouza : KALARAM, J.L.NO.76,  
P.S. : Phansidewa,  
Dist. : Darjeeling.

Contd...P/3



शान्ताप्रदीप शर्मा

Page-3

THIS INDENTURE MADE ON THIS THE 4<sup>th</sup> DAY OF  
OCTOBER, IN THE YEAR TWO THOUSAND AND FOUR.

Contd...P/4

500Rs.



श्री गणेशाय नमः

Page-4

BETWEEN

**V.K. UDYOG LTD.** - a Limited Company, incorporated under the companies Act, 1956, having its head Office at Poonam Building, 6<sup>th</sup> floor, 5/2, Russel Street, Kolkata -71, represented by its Managing Director **Sri Gupteshwar Prasad**, Son of Late Jatan Prasad, Hindu by religion, Business by occupation, resident of Nehru Road, Siliguri, P.S. Siliguri, Dist. Darjeeling- hereinafter called the "**PURCHASER**" ( which expression shall mean and include unless excluded by or repugnant to the context its heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART .

Contd..P/5

100Rs.



शान्तोष देवी शर्मा

Page-5

AND

**SMT. SANTOSH DEVI SHARMA**, Wife of Sri Dindayal Sharma, Hindu by religion, Housewife by occupation, resident of S.F. Road, Siliguri, P.S. Siliguri, Dist. Darjeeling-hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successor, legal representatives, administrators and assigns) of the OTHER PART.

Contd...P/6

100Rs.



शान्तिा देवी शर्मा

Page-6

WHEREAS the Vendor hereof is the absolute owner of land measuring 1.27 acre, and the said land held and occupied by her by virtue of a registered Deed of Sale executed by Sri Santosh Kumar Ghosh, & others of Barapathuram Jote, on 17/2/2003 and registered on the same day in the office of the A.D.S.R. Siliguri-II, at Bagdogra, Registered in Book No. 1, Volume No. 12, Pages 341 to 352 being No. 628 for the year 2003 and after that the aforesaid land has been recorded in the name of the Vendor in Settlement Survey's Khatian No. 200/2, of Mouza Kalaram, recorded in Plot No. 336, 337 and 338, of the said Mouza, J.L. No. 76, P.S. Phansidewa, Dist. Darjeeling, as such by the aforesaid facts and circumstances the Vendor hereof became the sixteen annas share of the said land and has got right, title and interest having permanent heritable and transferable interest therein and the said land is in khas, actual and physical possession of the Vendor at the date of these presents.

Contd...P/7

100Rs.



श्रीगोविंदजीशर्मा

Page-7

AND

WHEREAS the Vendor hereof , being in need of money for her developmental plans and schemes has decided to sell and has also offered for sale her said land measuring 1.27 acre, as stated above and fully described in the SCHEDULE below , disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

AND

WHEREAS the Purchaser hereof, relying on the aforesaid facts and statements of the Vendor, has agreed to purchase the said land of the Vendor measuring 1.27 acre as stated above and fully described in the schedule below at or for the price of Rs. 2,48,000.00 (Rupees two lakh forty eight thousand) only, free from all encumbrances and charges whatsoever.

Contd...P/8



100Rs.



शान्तोषक शर्मा

Page-8

AND

WHEREAS the Vendor hereof considering the price so offered by the Purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell her said land measuring 1.27 acre as stated above to and in favor of the Purchaser, at or for the aforesaid price of Rs. --- 2,48,000=00 (Rupees two lakh forty eight thousand) only, free from all encumbrances and charges whatsoever.

Contd...P/9

21-11-11 29 21/11

Page-9

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs. 2,48,000.00 (Rupees two lakh forty eight thousand) only, paid by the Purchaser this day to the Vendor in cash (the receipt whereof the Vendor does hereby acknowledge as having fully received and the Vendor also grants full discharge to the Purchaser from the payment thereof), the Vendor DOTH hereby convey, assign, sell and transfer her said below scheduled land together with all her right, title, interest, hereditaments, liberties, easements, trees and fences etc. whatsoever in any way belonging to or reputed to belong therewith and makes over physical possession thereof unto and in favour of the Purchaser absolutely and for ever TO HAVE AND TO HOLD the same as an absolute estate by the Purchaser as absolute owner thereof, peaceably and quietly, with permanent, heritable and transferable right, title and interest and without any claim objection, interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of land revenue and other taxes to the Superior landlord - now the Govt. of West Bengal.

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, 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 land hereby transferred, expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove are all true, and in the event of any contrary is proved, the Vendor shall be liable for false recitals and shall also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

The Vendor further covenants with the Purchaser that if for any defect of title of the said below scheduled property 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 forthwith 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 rupees fifteen percent per annum from the date of such deprivation of ownership or of possession, and that 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.

Contd...P/10

श्रीगणेशाय नमः

: SCHEDULE OF THE LAND HEREBY SOLD

All that piece or parcel of Agricultural land measuring 1.27 acre, situated within Pargana Patharghata Mouza Kalaram, P.S .Phansidewa, Dist. Darjeeling, J.L. No. 76, Khatian No. Hal 200/2, Plot No. 336, measuring 0.13 acre, Plot No. 337 measuring 0.78 acre and Plot No. 338 measuring 0.36 acre, in three Plots totaling an area measuring 1.27 acre, of land is sold and the said land is delineated in the plan shown by Red Border lines annexed herewith and forming part of these presents, and the said land is bounded as follows :-

- On the North : Land of Phani Bhusan Ghosh sold to-day to the Purchaser ,
- On the South : Land of Haripada Mandal and other and land of Purchaser,
- On the East : P.W.D. Land, and further East P.W.D. Road,
- On the West : Ranidanga Mouza.

IN WITNESS WHEREOF the Vendor hereof, in good health and conscious mind, has executed this Deed of Sale (Conveyance) on the day, month and year first above written.

Witnesses:

1. दीनदयाल शर्मा  
मन्दसिंह शर्मा  
अस. अस. राउत बिलीगुरी
2. Montendouche's Green -  
V.S. Road - Kherpara  
SILIGURI

Drafted and prepared  
by me and typed in  
my office

Pradip K Sarkar

(PRADIP KUMAR SARKAR)  
Deed Writer, Siliguri.  
Licence No. 34/84

# EXECUTANT SHEET



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

शान्त लाल देवी शर्मा

शान्त लाल देवी शर्मा

Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

Signature with date



PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

For V.K. UDYOG LTD.

For V.K. UDYOG LTD.

G. H. Chawla  
Managing Director

G. H. Chawla  
Managing Director

Managing Director

Signature Managing Director

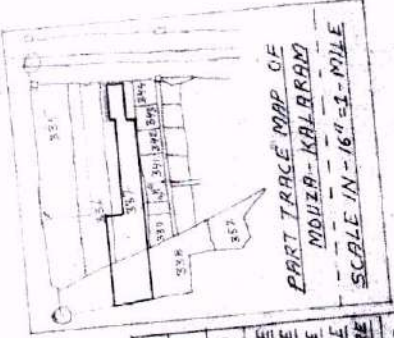
PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R. O.

Signature with date

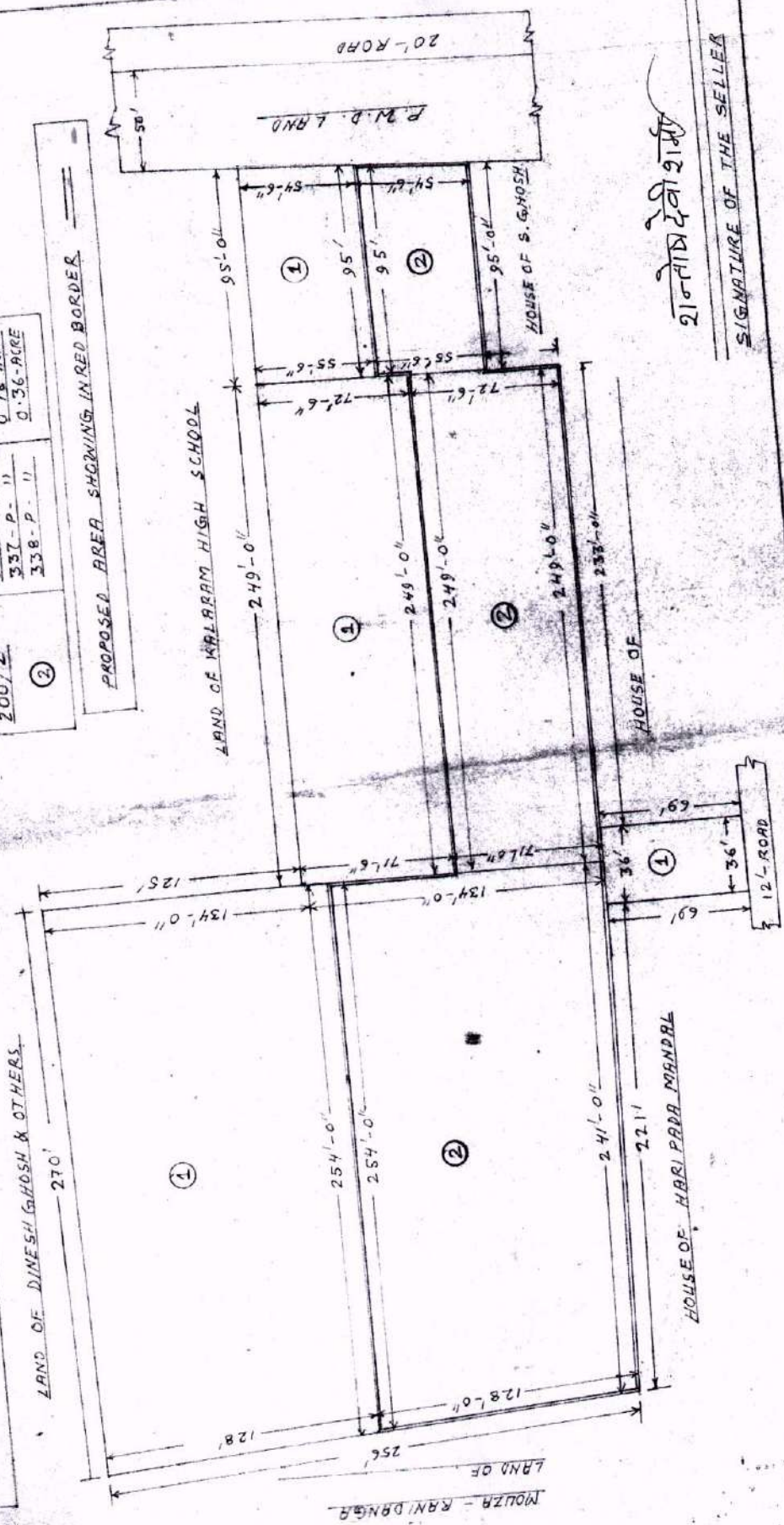
# SITE PLAN



SCHEDULE OF LAND		J.L. NO
MOUZA	P. S.	76
KALARAM	PHANSIDEVA	
KHATTIAN NO	PLOT NO	AREA OF LAND
20011-(NEW)	335-P-(NEW)	0.27-ACRE
①	336- " "	0.58-ACRE
	337- " "	0.15-ACRE
	338- " "	0.30-ACRE
	349- "	0.06-ACRE
200/2	336-P-(NEW)	0.13-ACRE
②	337-P- " "	0.78-ACRE
	338-P- " "	0.36-ACRE

NAME OF THE SELLER	
①	SRI - PHANI BHUSAN GHOSH SOLATE - KSHETRA MOHAN GHOSH LAKE TOWN - TALPRAGRAJ
②	SMT - SANTOSH DEVI SHARMA MID SRI - DINDRYAL SHARMA S.F. ROAD - KHALPARA SILIGURI - DARJEELING

NAME OF THE PURCHASER	
	M. K. MOYOGI LTD. 52, RUSSEL ST. 6TH FLOOR POONAM BUILDING - KAL-71 REPRESENTED BY ITS MANAGING DIRECTOR SRI - GUPTESHVAR PRASAD SOLATE - JATAN PRASAD



Signature of the Seller

Signature of the Seller