

2427/2014

T-1594

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 950586

amp - 5000 ✓
regre - 1555601 /
1555601 /

CERTIFIED THAT THE DOCUMENT IS APPLICABLE FOR
REGISTRATION THE SIGNATURE SHEET AND THE
ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
SILIGURI - I

07/8/2014

And Agrawal

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 07TH DAY OF AUGUST, 2014,
AT SILIGURI.

-more-

851 06.8.14

Vizag Poly Packaging Pvt. Ltd.
Siliguri

1000/- One thousand only

Tannoy Roy
Lic. no- 546/2014
Darjeeling



Asst. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

07 AUG 2014

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भारत

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INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 950587

LAND MEASUREMENT

: 3 Kathas 12 Chataks

KHATIAN NO.

: RS 541

PLOT NO.

: RS 562 (Part)

MOUZA

: Siliguri

PARGANA

: Baikunthapur

POLICE STATION

: Siliguri

DISTRICT

: Darjeeling

CONSIDERATION

: Rs. 25,00,000/-

Shil Agrawal
202-

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

K 950588

-03-

BETWEEN

VIZAG POLY PACKAGING PRIVATE LIMITED (PAN AABCV5704E), a company registered under the Companies Act, 1956 having its registered office at Sevoke Road, Siliguri-734001, District Darjeeling, herein represented by one of its director, Smt. Ambika Agarwal, wife of Sri Rajesh Agarwal, Hindu by faith, Business by occupation, Indian by nationality, resident of Punjabi Para, P.S. & P.O. Siliguri, District Darjeeling, hereinafter called as the "PURCHASER", the expression which shall unless excluded by or repugnant to the subject or context mean and include its, representatives, administrators, executors, successors and assigns of the **ONE PART.**

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

K 950589

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

-04-

A N D

SRI ANIL AGARWAL (PAN ADWPA0163B), son of Late Shyam Lal Agarwal, Hindu by faith, Business by Occupation, Indian by citizen, resident of Gurung Basti, Ward No. III of Siliguri Municipal Corporation, P.O. & P.S. Pradhannager Siliguri-734003, District Darjeeling, hereinafter called as the "VENDOR", the expression which shall unless excluded by or repugnant to the subject or context mean and include his legal heirs, representatives, administrators, executors and assigns of the **OTHER PART.**

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 950590

Anil Agarwal

-05-

WHEREAS the vendor is an absolute owner-in-possession of all that land measuring 7 Kathas 8 chatak appertaining to and forming part of RS Plot No. 562 in RS Khatian No. 541 J.L. No. 110 situates within Mouza Siliguri Pargana Baikunthpur, Post-Office & Police Station Pradhannager, Siliguri, District Darjeeling for valuable consideration from one Sri Pawan Kumar Agarwal son of Shyamlal Agarwal and Smt. Savitri Devi Agarwal wife of Shyamlal Agarwal of Pradhan Nagar Siliguri through registered deed of Conveyance Being No. 4243 for the year 1980 described in Book No. 1, Volume No. 96 in pages 235 to 243 registered at the office of the Sub-Registrar, Siliguri and whereas the said Sri Pawan Kumar Agarwal and Smt. Savitri Devi Agarwal as partners of M/S Universal Trading Corporation purchased the said land from one Anil Kumar Das of Siliguri for valuable consideration through

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Anil Agrawal

-06-

registered deed of sale dated 23/02/1976, Being No. 1250 for the year 1976 and a registered sale deed dated 28/02/1979, Being No. 87 for the year 1979 registered in the office of the District Sub-Registrar, Darjeeling and the vendor made mutation of said land measuring 7 Kathas 8 Chatkas in his name vide mutation Case No. 2446/IX-II/13-14 dated 10/04/2014 in the office of the S.R.O. II & officer-in-charge, Siliguri Municipal Corporation Area (L.R.), Siliguri, District Darjeeling.

AND WHEREAS : being in need of money, the aforesaid vendor out of said total land measuring 7 Kathas 8 Chatak, has offered to sell the land measuring 3 Kathas 12 Chataks described fully in the schedule herein below and hereinafter referred as the said land for consideration of Rs. 25,00,000/- (Rupees Twenty-five lakhs only) considering the same as highest fair value in the prevailing market, free from all encumbrances and charges whatsoever.

AND WHEREAS the purchaser is in need of suitable land for residential or other purposes as such the purchaser has agreed to purchase the said land for said sum thus the purchaser has agreed and accepted with the said offer of the vendor.

AND WHEREAS : in pursuance of said offer and acceptance, the vendor has agreed to sell the said land for said consideration to the purchaser and the purchaser has agreed and accepted to purchase the said land for said sum from the vendor.

NOW THIS INDENTURE OF SALE WITNESSETH :

THAT : in pursuance of the said offer and acceptance and in consideration of Rs. 25,00,000/- (Rupees twenty five lakhs) only paid by the purchaser to the vendor, the receipt of which sum the vendor doth hereby acknowledge and admit and of and from the same release and discharge the purchaser and the said land, the said vendor as beneficial owner doth hereby grant, convey, transfer, assign and

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Sid Agrawal

-07-

assure unto the said purchaser the said land free from all encumbrances whatsoever, described fully in the schedule herein below, together with all ways, passages, drains, watercourses with the benefits of all rights, liberties, easements, appendages, appurtenances and other facilities thereof and therein and all estate, right, title, interest, property, claim whatsoever of the vendor in the said land free from all encumbrances and attachments whatsoever TO HAVE AND HOLD the said land hereby conveyed to the purchaser absolutely and forever and the vendor has handed over the peaceful vacant possession of the said land to the purchaser simultaneously with the execution of these presents.

The vendor do hereby covenant with the purchaser that the interest which the vendor profess to transfer that subsists and the vendor has full power and authority to transfer the said land to the purchaser in the manner aforesaid and the vendor or any person claiming under him shall and will from time to time at all times hereafter at the request and cost of the purchaser do and execute all such deeds and matters and things whatsoever for further and more effectually assuring the title, enjoyment and possession of the purchaser thereof and therein as shall and may be required and permitted.

It is further covenanted by the vendor that the said land forming part of the subject matter of these presents is free from all encumbrances and defects in title and the same has been in absolute, uninterrupted, continuous possession and enjoyment of the vendor ever since the said land has been acquired by the vendor in the manner aforesaid and that there exists no charges, mortgages, attachments or any other encumbrances whatsoever on the said land or any part thereof and if it transpires otherwise then the vendor shall be liable to make good the same and refund the full or part consideration money as the case may be with interest thereon prevailing at that time to the purchaser and the vendor shall also compensate adequately the purchaser for any loss or injury suffered by the purchaser there from.

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Ail Agrawal

-08-

The vendor further covenant that all rents and other public charges payable for the said land have been paid and all other conditions required to be observed and performed by the vendor have been performed and observed and that the said land is not subject to acquisition or requisition by the Government and/or any authority and that recitals made herein are true and in case it transpires otherwise then the vendor shall indemnify the purchaser from the same and for any loss resulting thereof. The vendor doth hereby declare and agree that he has not entered into any binding contract with any other person in respect of the said land and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below schedule land conveyed at the cost of the purchaser.

SCHEDULE OF THE LAND ABOVE REFERRED TO

All that piece or parcel of vacant Homestead land measuring 03 Katahas 12 Chataks appertaining to and forming part of RS Plot no. 562 recorded in RS khatian no. 541, J.L.No. 110(88), situate at Mouza Siliguri, Police Station Pradhan Nagar, Post-Office Pradhannager, Pargana Baikunthapur, Sub-Division Siliguri, District Darjeeling within Ward No. III of Siliguri Municipal Corporation, Siliguri the proportionate rent of which is payable to the Government of West Bengal through B.L. & L.R.O., Siliguri.

The said land is butted and bounded as follows :

- | | | |
|-------|---|-------------------------------|
| East | : | by the land of Sanjay Thakur, |
| West | : | by the land of Vendor, |
| North | : | by the land of one Biswas |
| South | : | by the land of vendor |

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IN WITNESSES WHEREOF THE ABOVENAMED VENDOR DOETH HEREBY
SIGN AND PUT HIS SEALS THIS THE DAY, MONTH AND YEAR ABOVE
FIRST WRITTEN AT SILIGURI.

WITNESSES:

1. Dipankar Roy
S/O - Pratul Kr. Roy
Aakash Nagar
Maharaja Park
Siliguri
C.No. 04

2. Pawan Kumar Agarwal
S/O Shyam Lal Agarwal
Gurung Basti
Ward No. 111
Siliguri - 734003
Dist. Darjeeling,

Ail Agarwal

VENDOR










Drafted by me and typed in my office

Vinit Agarwal

(VINIT AGARWAL)
ADVOCATE/SILIGURI
E. No. F/1074/08

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EXECUTANT SHEET

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

Anil Agrawal

Anil Agrawal
Signature with date

CLAIMANT SHEET

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

Ambika Agarwal
Signature with date

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SILIGURI, District- Darjeeling
Signature / LTI Sheet of Serial No. 02427 / 2014, Deed No. (Book - I , 01594/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anil Agarwal Gurung Busti, Ward No. 3, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, Pin :-734003	 07/08/2014	 LTI 07/08/2014	<i>Anil Agarwal</i> 7/8/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anil Agarwal Address -Gurung Busti, Ward No. 3, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, Pin :-734003	Self	 07/08/2014	 LTI 07/08/2014	<i>Anil Agarwal</i>

Name of Identifier of above Person(s)

Dipankar Roy
Parsha Nagar, Mahananda Para, Ward No. 4,
SILIGURI MC, Thana:-Siliguri, P.O. :-Siliguri,
District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date

Dipankar Roy

(Signature)
07/08/2014



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

Endorsement For Deed Number : I - 01594 of 2014
(Serial No. 02427 of 2014 and Query No. 0402L000004736 of 2014)

On 07/08/2014

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 Draft

Rs. 28515/- is paid , by the Bankers cheque number 817138, Bankers Cheque Date 06/08/2014, Bank Name State Bank of India, Siliguri, received on 07/08/2014

(Under Article : A(1) = 28512/- ,Excess amount = 3/- on 07/08/2014)

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.-25,92,672/-

Certified that the required stamp duty of this document is Rs.- 155560 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 150560/- is paid , by the Bankers cheque number 817139, Bankers Cheque Date 06/08/2014, Bank : State Bank of India, Siliguri, received on 07/08/2014

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

Presented for registration at 12.15 hrs on :07/08/2014, at the Office of the A.D.S.R. SILIGURI by Anil Agarwal ,Executant.

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

Execution is admitted on 07/08/2014 by

1. Anil Agarwal, son of Late Shyam Lal Agarwal , Gurung Busti, Ward No. 3, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, Pin :-734003, By Caste Hindu, By Profession : Business

Identified By Dipankar Roy, son of Prafulla Kr. Roy, Adarsha Nagar, Mahananda Para, Ward No. 4, SILIGURI MC, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 542 to 559
being No 01594 for the year 2014.



Am
07/08/14

(Tsering Doma Bhutia) 07-August-2014
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A.D.S.R. SILIGURI
West Bengal