

2534/2014

I-1670

भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 949798

*Handwritten notes:*  
150560 ✓  
155560 ✓

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

ADDM. DIST. SUB-REGISTRAR  
SILIGURI - I

20/8/2014

*Handwritten signature:* Anil Agrawal

# DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 11<sup>th</sup> DAY OF AUGUST, 2014,  
AT SILIGURI.


-more-

**NON JUDICIAL STAMP**

SL NO. 3352 D: 06.8.14  
SOLD TO Vizag Poly Packaging Pvt Ltd  
OF Siliguri  
Value Rs. 1000 (Rupees) one thousand only

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



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

**20 AUG 2014**

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K 949797

*A. C. Ghosh*

-02-

LAND MEASUREMENT : 3 Kathas 12 Chattaks  
KHATIAN NO. : RS 541  
PLOT NO. : RS 562 (Part)  
MOUZA : Siliguri  
PARGANA : Baikunthapur  
POLICE STATION : Siliguri  
DISTRICT : Darjeeling  
CONSIDERATION : Rs. 25,00,000/-

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पश्चिम बंगाल WEST BENGAL

K 949796

*Ambika Agarwal*

-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.**

-more-



पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

K 949795

*Anil Agarwal*

**A N D**

-04-

**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



पश्चिम बंगाल WEST BENGAL

K 949926

*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(88) situated within Mouza Siliguri Pargana Baikunthpur, Post-Office & Police Station Pradhannagar, 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 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

-more-

*Atul Agrawal*

-06-

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 Chattaks 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 :** in the manner aforesaid, the vendor became absolute owner of the said total land measuring 7 Kathas 8 Chattaks and the vendor has been enjoying and exercising all rights, titles and interests unto the said land and every part thereof as an absolute owner free from all encumbrances, claims and demands from any corner since the said purchase and the vendor has been in khas and physical possession of the said land having permanent, heritable and transferable right, title and interest thereon and every part thereof free from all encumbrances whatsoever.

**AND WHEREAS:** the aforesaid vendor out of said total land measuring 7 Kathas 8 Chataks, sold land measuring 3 Kathas 12 Chattaks to the purchaser for valuable consideration through registered deed of conveyance Being No. 01594 for the year 2014 in Book 1, CD Volume No. 6 in pages 542 to 559 registered at the office of the Additional District Sub-Registrar, Siliguri-I.

**AND WHEREAS :** being in need of money, the aforesaid vendor has offered to sell the remaining 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 market 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.

-m o r e-

*Ail Ahmad*

-07-

**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. 25,00000/- (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 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.

- m o r e -



Hil Agawal

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.

The vendor further covenant that all rents and other public charges payable for the said land has been paid and all other conditions required to be observed and performed by the vendor has 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 Kathas 12 Chattak 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 and Post Office

Pradhannagar, 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 land sold herein is more particularly described in the map annexed herewith forming part of these presents and the same is butted and bounded as follows :

- East : by the land of purchaser,  
West : by the land of Nipen Barua,  
North : by the land of A. Thakur & one Biswas  
South : by the land of vendor

**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:**

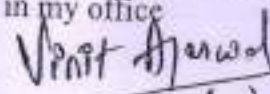
1. Makhan Ch. Sarkar  
S/O late Nitai Ch. Sarkar  
277 H.C. Road, Siliguri  
P.O. of P.S. - Siliguri - 734001  
Dist - Darjeeling.

2. Dipankar Roy  
S/O P. Roy  
Siliguri



VENDOR

Drafted by me and typed  
in my office



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

THE PURCHASER:-  
 POLY PACKAGING PVT. LTD.  
 REGISTERED OFFICE AT  
 SILIGURI,  
 REPRESENTED BY ONE OF ITS DIRECTOR  
 SMT. AMBIKA AGARWAL  
 W/O. SRI RAJESH AGARWAL  
 OF PUNJABIPARA, SILIGURI,  
 P.S. SILIGURI, DIST. DARJEELING.



PART TRACE PEP OF MOUZA SILIGURI J.L. NO. 110(88), SHEET NO. 2, P.S. PRADHAN NAGAR,  
 DIST. DARJEELING. PROPOSED PLOT SHOWN

NAME OF THE VENDORS:-  
 SRI ANIL AGARWAL  
 S/O. SRI SHAYAMLAL AGARWAL  
 OF PRADHAN NAGAR,  
 P.S. PRADHAN NAGAR,  
 DIST. DARJEELING.



**LAND SCHEDULE:-**

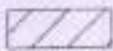
MOUZA :- SILIGURI  
 J.L. NO. :- 110(88)  
 SHEET NO. :- 2  
 KHATIAN NO. :- 541  
 PLOT NO. :- 562  
 POLICE STN. :- PRADHANNAGAR,  
 DIST. :- DARJEELING.

**AREA :- 3 KATHA 12 CHATTAK**

SITE PLAN.

SCALE :- 1"=30'

PROPOSED PLOT SHOWN.



NOTE :- SITE PLAN PREPARED AS PER DEED AREA

*Anil Agarwal*












SIGNATURE OF THE VENDOR.

DRAWN BY:

*M. Acharya*  
 M. Acharya  
 Surveyor

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

## EXECUTANT SHEET

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

Anil Agrawal

Anil Agrawal

Anil Agrawal  
Signature with date

## CLAIMANT SHEET

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

Ambika Agarwal

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. 02534 / 2014, Deed No. (Book - I , 01670/2014)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anil Agarwal Gurung Basti, Ward No. 3, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, Pin :-734003	 20/08/2014	 LTI 20/08/2014	

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

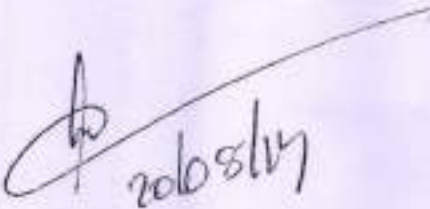
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anil Agarwal Address -Gurung Basti, Ward No. 3, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, Pin :-734003	Self	 20/08/2014	 LTI 20/08/2014	 20/8/2014

Name of Identifier of above Person(s)

Mukhan Ch. Sarkar  
17, H. C. Road, SILIGURI MC, Thana:-Siliguri, P.O.  
Siliguri, District:-Darjeeling, WEST BENGAL, India,  
Pin :-734001

Signature of Identifier with Date

Mukhan ch. Sarkar

  
20/08/14

(Tsering Doma Bhutia)  
**ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I**  
**Office of the A.D.S.R. SILIGURI**



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

Endorsement For Deed Number : I - 01670 of 2014  
(Serial No. 02534 of 2014 and Query No. 0402L000004735 of 2014)

On 20/08/2014

**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 817205, Bankers Cheque Date 09/08/2014, Bank Name State Bank of India, Siliguri, received on 20/08/2014

( Under Article : A(1) = 28512/- , Excess amount = 3/- on 20/08/2014 )

**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: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 150560/- is paid , by the Bankers cheque number 817206, Bankers Cheque Date 09/08/2014, Bank : State Bank of India, Siliguri, received on 20/08/2014

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

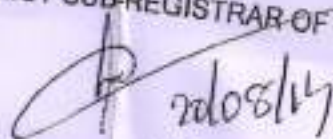
Presented for registration at 12.55 hrs on :20/08/2014, at the Office of the A.D.S.R. SILIGURI by Anil Agarwal ,Executant.

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

Execution is admitted on 20/08/2014 by

1. Anil Agarwal, son of Late Shyam Lal Agarwal , Gurung Basti, 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 Makhan Ch. Sarkar, son of Late Nitai Ch. Sarkar, 277, H. C. Road, SILIGURI MC, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, Pin :-734001, 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  
Endorsement Page 1 of 1

20/08/2014 14:33:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 2047 to 2065  
being No 01670 for the year 2014.



*Tsering Doma Bhutia*  
20/08/14

(Tsering Doma Bhutia) 20-August-2014  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I  
Office of the A.D.S.R. SILIGURI  
West Bengal