

2587/2014

I. 1704



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 951660

Payd. 5000/-
 124450/-
 119450/-

CERTIFIED THAT THE
 REGISTRATION SHEET AND THE
 ENDORSEMENT SHEETS ATTACHED TO THIS
 DOCUMENT ARE THE PART OF THIS DOCUMENT

AT SILIGURI SUB-REGISTRAR
 SILIGURI-1

25/8/2014

(Handwritten signature)

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 22ND DAY OF AUGUST, 2014,

AT SILIGURI

-more-

NON JUDICIAL STAMP

Sl. NO. 14315 Date 21.8.14
SOLD TO Vrag Poly Packaging Pvt Ltd
UF Siliguri
Value Rs. 1000 (Rupees) one thousand

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



[Signature]
Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

25 AUG 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 951659

Anil Agrawal

-02-

LAND MEASUREMENT : 3 Kathas
KHATIAN NO. : RS 577
PLOT NO. : RS 560 (Part)
MOUZA : Silguri
J.L. No. : 110(88)
PARGANA : Baikunthapur
POLICE STATION : Pradhan Nagar
DISTRICT : Darjeeling
CONSIDERATION : Rs. 20,00,000/-

-more-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

K 951658

Ail 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 directors, representatives, administrators, executors, successors and assigns of the **ONE PART**.

-more-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

K 951657

Anil Agarwal

-04-

A N D

SRI ANIL AGARWAL (PAN ADWPA01638), 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. Pradhannagar, 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**.

-more-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 951656

Anil Agarwal

-05-

WHEREAS : the vendor is an absolute owner-in-possession of all that land measuring 6 Kathas appertaining to and forming part of RS Plot No. 560 in RS Khatian No. 577, J.L. No. 110(88) situated within Mouza Siliguri, Pargana Baikunthpur, Post-Office & Police Station Pradhannager, Siliguri, District Darjeeling for valuable consideration from one Maya Devi Agarwala, wife of Nanak Chand Agarwala of Siliguri through registered deed of sale Being No. 4327 for the year 1980 described in Book No. 1, Volume No. 98 in pages 145 to 151 registered at the office of the Sub-Registrar, Siliguri and whereas the said Maya Devi Agarwala purchased the said land from one Smt. Nadmaya Gurungni & others of Siliguri for valuable consideration through registered deed of sale Being No. 596 for the year 1977, Volume No. 15 in Pages 1 to 5 and the vendor made mutation of said land

-more-

Anil Agrawal

-06-

measuring 6 Kathas in his name vide mutation Case No. 2447/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 6 Kathas 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 : being in need of money, the aforesaid vendor out of said total land measuring 6 Kathas, has offered to sell land measuring 3 Kathas described fully in the schedule herein below and hereinafter referred as the said land for consideration of Rs. 20,00,000/- (Rupees Twenty 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.

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.

-m o r e-

Anil Agrawal

-07-

NOW THIS INDENTURE OF SALE WITNESSETH :

THAT : in pursuance of the said offer and acceptance and in consideration of Rs. 20,00,000/- (Rupees twenty 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.

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

- more -

Nil Agard

-08-

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 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 Kathas appertaining to and forming part of RS Plot no, 560 recorded in RS khatian no. 577, 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.

- m o r e -

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 Ramen Saha & vendor,
West : by the land of the vendor & Pawan Agarwal & other,
North : by the land of the purchaser,
South : by the land of lama & others.

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

WITNESSES:

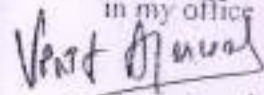
1. Mahan Ch. Sarker.
S/o late Nitai Ch. Sarker.
277 H.C. Road, Siliguri
P.O. & P.S. - Siliguri - 734001
Dist - Darjeeling.

2. Depankar Ray
S/o Profulla Kr. Ray
Siliguri



VENDOR

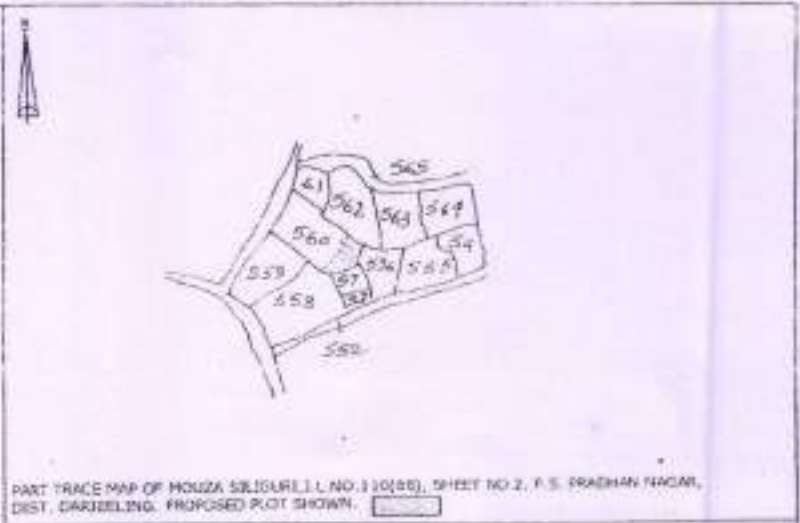
Drafted by me and typed
in my office



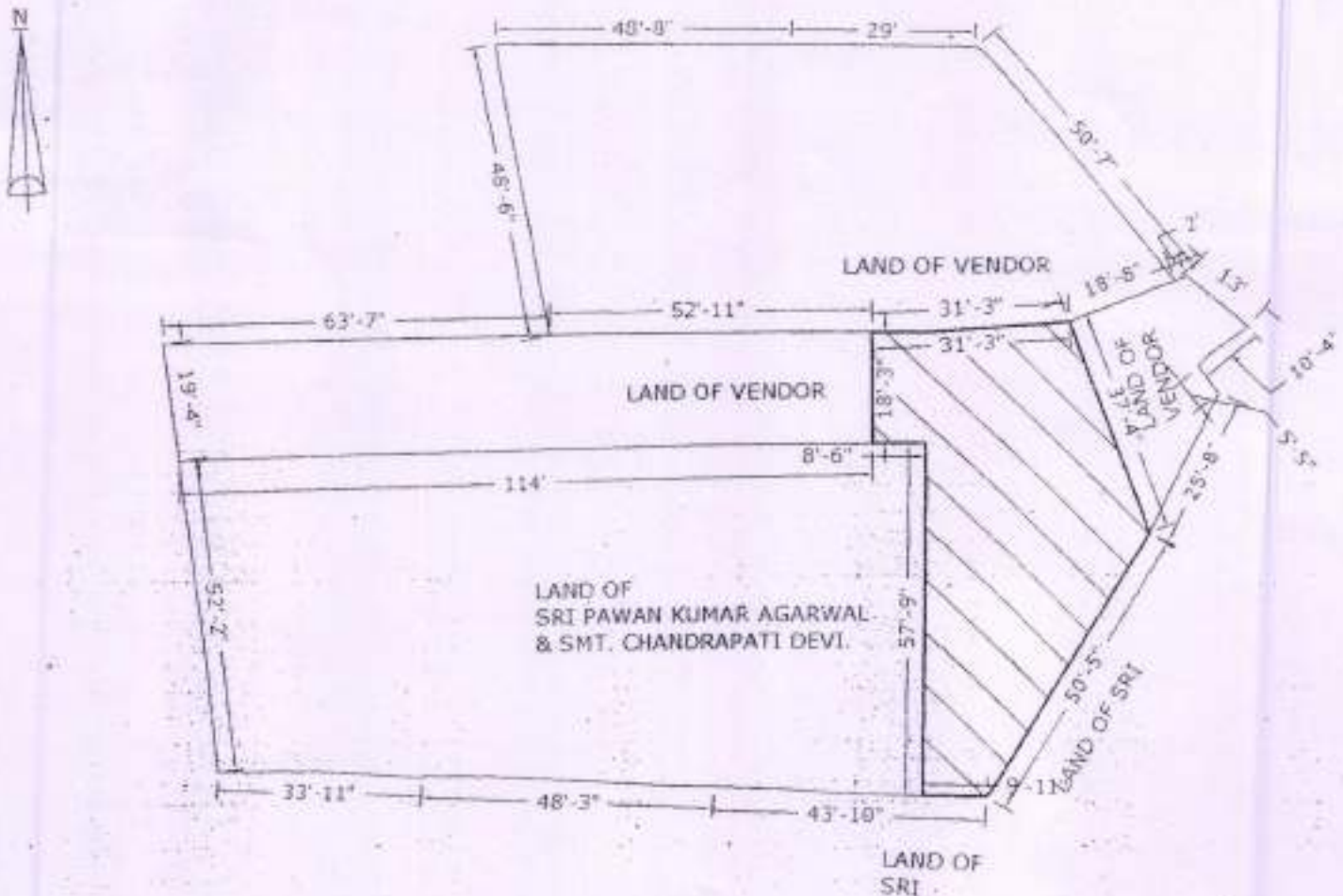
(VINIT AGARWAL)
ADVOCATE/SILIGURI
E. No. F/1074/08

NAME OF THE PURCHASER:-
VIZAG 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.

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



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



LAND SCHEDULE:-
MOUZA :- SILIGURI.
J.L.NO. :- 110(88)
SHEET NO. :- 2
KHATIAN NO. :- 577
PLOT NO. :- 560
POLICE STN. :- PRADHANNAGAR.
DIST. :- DARJEELING.
AREA :- 3.00KATHA












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

SIGNATURE OF THE VENDOR.

DRAWN BY:-

M. Acharya
Secretary
(Regd. No. 15/14/11)
Subharnally, 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



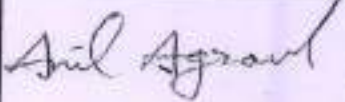
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Ambika Agrawal

Ambika Agrawal
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. 02587 / 2014, Deed No. (Book - I , 01704/2014)

I . 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	 25/08/2014	 LTI 25/08/2014	

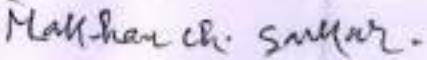
II . Signature of the person(s) admitting the Execution at Office.


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	 25/08/2014	 LTI 25/08/2014	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date




25/08/14



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

Endorsement For Deed Number : I - 01704 of 2014
(Serial No. 02587 of 2014 and Query No. 0402L000004733 of 2014)

On 25/08/2014

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. 22815/- is paid , by the Bankers cheque number 817295, Bankers Cheque Date 12/08/2014, Bank Name State Bank of India, Siliguri, received on 25/08/2014

(Under Article : A(1) = 22814/- ,Excess amount = 1/- on 25/08/2014)

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.-20,74,138/-

Certified that the required stamp duty of this document is Rs.- 124448 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 119450/- is paid , by the Bankers cheque number 817294, Bankers Cheque Date 12/08/2014, Bank : State Bank of India, Siliguri, received on 25/08/2014

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

Presented for registration at 13.10 hrs on :25/08/2014, 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 admittted on 25/08/2014 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 2803 to 2821
being No 01704 for the year 2014.



(Handwritten signature)
26/08/14

(Tsering Doma Bhutia) 26-August-2014
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A.D.S.R. SILIGURI
West Bengal