

2666/2014

I-1763

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

K 951655

Stamp - 5000/-  
1464101/-

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

ADDL. DIST. SUB-REGISTRAR  
SILIGURI - I

01/9/2014

*Signature*

**DEED OF CONVEYANCE**

THIS INDENTURE IS MADE ON THIS THE 27<sup>TH</sup> DAY OF AUGUST, 2014,  
AT SILIGURI.

-more-

**NON JUDICIAL STAMP**

Sl. NO. 14320 Date 21.8.14  
SOLD TO Vizag Poly Packaging Pvt Ltd  
OF Siliguri  
Value Rs. 1.000/- (Rupees) one thousand

(Sujit Kr. Sinha)  
Govt. Stamp Vendor  
Siliguri Court  
L/Nc. - 196/R.M



~~Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling~~

01 SEP 2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

K 951654

*Anil Agrawal*

-02-

LAND MEASUREMENT : 3 Kathas  
KHATIAN NO. : R5 577  
PLOT NO. : R5 560 (Part)  
MOUZA : Siliguri  
J.L. No. : 110(88)  
PARGANA : Baikunthapur  
POLICE STATION : Pradhan Nagar  
DISTRICT : Darjeeling  
CONSIDERATION : Rs. 24,00,000/-

-more-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

K 951653

*Anil Agarwal*

-03-

BETWEEN

VIZAG POLY PACKAGING PRIVATE LIMITED (PAN AACV5704E), 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

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

K 951652

Anil Agarwal

-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.**

-more-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

K 951651

*Ail Agrawal*

-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) situate 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. I, 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 measuring 6 Kathas in his name vide mutation Case No. 2447/IX-II/13-14 dated

-more-

Ail Agrawal

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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** : the aforesaid vendor out of said total land measuring 6 Kathas, sold land measuring 3 Kathas to the purchaser for valuable consideration through registered deed of conveyance Being No. 1704 for the year 2014, CD Volume No. 6 in pages 2803 to 2821 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 described fully in the schedule herein below and hereinafter referred as the said land for consideration of Rs. 24,00,000/- (Rupees Twenty-four 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.

-more-

*Ail Agrawal*

-07-

NOW THIS INDENTURE OF SALE WITNESSETH :

THAT : in pursuance of the said offer and acceptance and in consideration of Rs. 24,00,000/- (Rupees twenty-four lakhs) only paid by the purchaser to the vendor through cheque no. 364450 dated 16/08/2014 drawn upon ING Vysya Bank Limited, Siliguri Branch, Siliguri, 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 described in Schedule below, 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

- more -



*Abul Agha*

-08-

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 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.

- more -

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 :

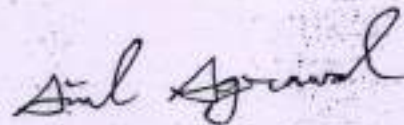
East : by the land of the purchaser,  
West : by 18' wide metal Road,  
North : by the land of the purchaser & Nipen Barua,  
South : by the land of Sri Pawan Kr. Agarwal & others.

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:

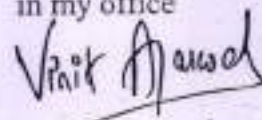
1. Makhhan Ch. Sarkar  
S/o Late Nitai Ch. Sarkar  
277 H.C. Road, Siliguri  
P.O. P.S. - Siliguri - 734001  
Dist - Darjeeling.

2. Dipankar Ray  
S/o - Prefull Kr. Ray  
Siliguri



VENDOR

Drafted by me and typed  
in my office



(VINIT AGARWAL)  
ADVOCATE/SILIGURI

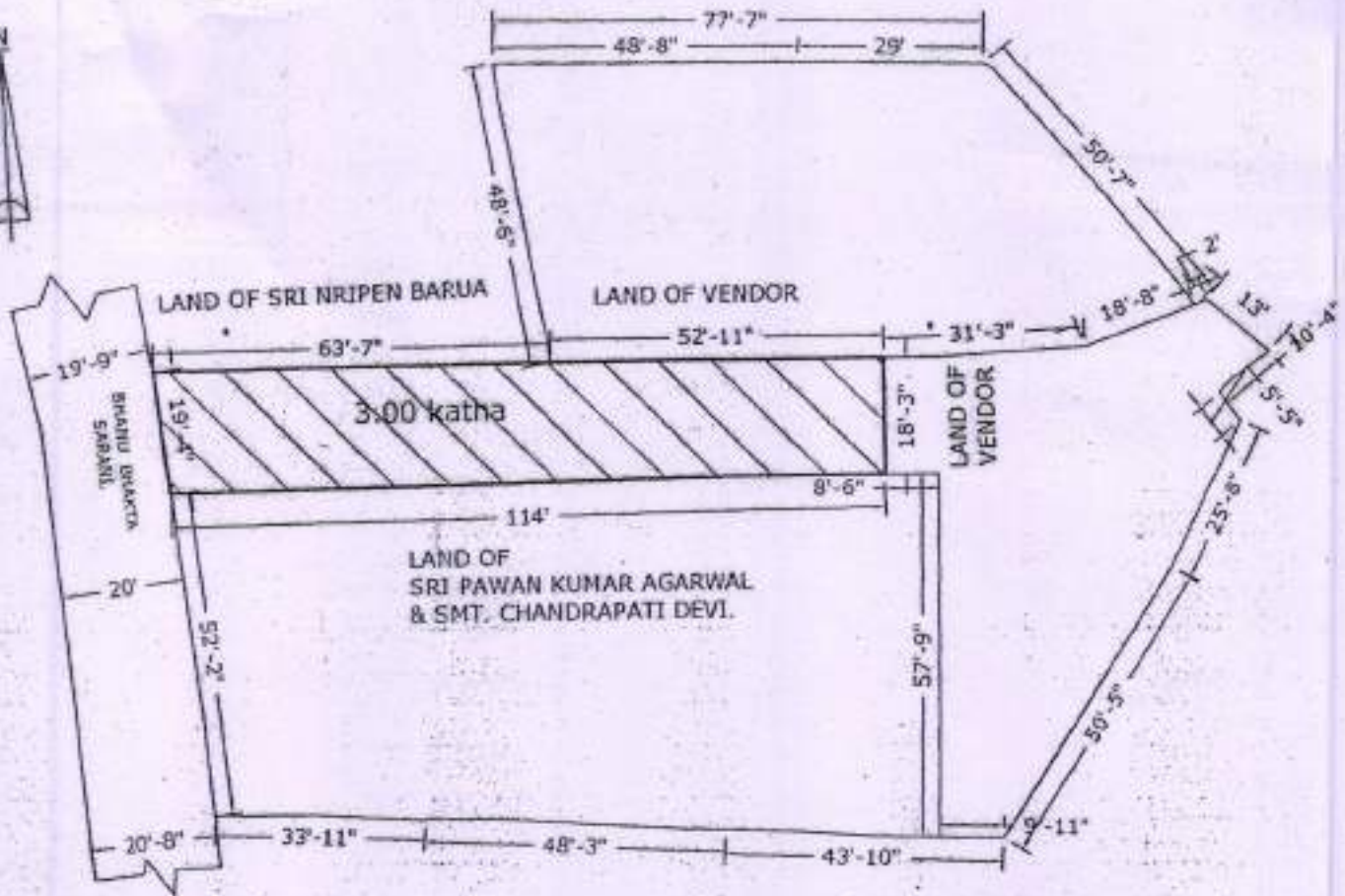
E. No. F/1074/08

**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.



PART TRACE MAP 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. :- 577  
 PLOT NO. :- 560  
 POLICE STN. :- PRADHANNAGAR.  
 DIST. :- DARJEELING.  
**AREA :- 3.00 KATHA**

SITE PLAN.

SCALE. :- 1"=30'

PROPOSED PLOT SHOWN.

*Sril Agarwal*

SIGNATURE OF THE VENDORS.

DRAWN BY:-  
 M. Ananya  
 Surveyor

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

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### EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Anil Agrawal</i>	Left Hand					
	Right Hand					

*Anil Agrawal*

*Anil Agrawal*  
Signature with date



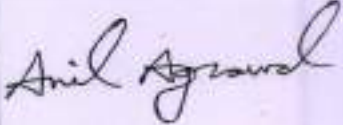
### CLAIMANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ambika Agarwal</i>	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. 02666 / 2014, Deed No. (Book - I , 01763/2014)**

**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	 01/09/2014	 LTI 01/09/2014	

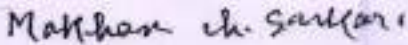
**I. Signature of the person(s) admitting the Execution at Office.**

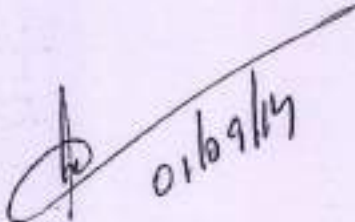
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anil Agarwal Address -Gurung Basti, Ward No. 3, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, Pin :-734003	Self	 01/09/2014	 LTI 01/09/2014	

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

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

**Signature of Identifier with Date**



  
01/09/14

(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 - 01763 of 2014**  
**(Serial No. 02666 of 2014 and Query No. 0402L000004734 of 2014)**

**On 01/09/2014**

**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. 26840/- is paid , by the Bankers cheque number 817293, Bankers Cheque Date 12/08/2014, Bank Name State Bank of India, Siliguri, received on 01/09/2014

( Under Article : A(1) = 26840/- on 01/09/2014 )

**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.-24,40,162/-

Certified that the required stamp duty of this document is Rs.- 146410 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 141410/- Is paid , by the Bankers cheque number 817292, Bankers Cheque Date 12/08/2014, Bank : State Bank of India, Siliguri, received on 01/09/2014

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

Presented for registration at 12.35 hrs on :01/09/2014, 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 01/09/2014 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 4083 to 4101  
being No 01763 for the year 2014.



*A*  
*01/09/14*

(Tsering Doma Bhutia) 01-September-2014  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I  
Office of the A.D.S.R. SILIGURI  
West Bengal