

12/12

I 1934

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

1294 000/-
 Value Secured 7,00,000/-
 Stamp Duty 77.60/-
 72,000/-
 5840/-

The Remaining Stamp Duty
 of Rs. 37000 accounted in
 581317
 04/12/07
 STAMPED 06509
 Add'l. Dist. Sub-Registrar
 Baidyhat, Jangalpur
 21/12/07

Assessed under Rule 21 & also
 under 5/41 of S. R. L. R. Act, 1958
 Duty Stamp under the Indian
 Stamp Act, 1899 (11) Stamp
 as Appointed up to 31/3/07
 Schedule 1A II
 Fees Paid Rs. 7689.00
 Process Fee 10.00 in C.P.R.

Kipak... Co. Ltd.

DEED OF CONVEYANCE

[Signature]
 Addl. Dist. Sub-Registrar
 Baidyhat, Jangalpur
 10-08-08

10/11/08
 35540/-
 0306/-
 95
 0112
 365700
 A-65397

Cont. p/2

[Handwritten notes and signatures at the bottom]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 831104

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THIS INDENTURE MADE THIS THE 20th DAY
OF DECEMBER 2007 (TWO THOUSAND SEVEN).

Cont.p/3

Dipal Kumar Gupta

(3)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 831163

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TOTAL CONSIDERATION	:	RS. 7,00,000/-
AREA OF LAND	:	6 KATHA 13 CHHATAKS
MOUZA	:	DABGRAM
PARAGANA	:	BAIKUNTHAPUR
POLICE STATION	:	BHAKTINAGAR
KHATIAN NO.	:	116
PLOT NO.	:	109 (P)
SHEET NO.	:	3
J. L. NO.	:	2

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORTION

Dipal Kumar Gupta

Cont.ip/4

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 831102

Dipak Kumar Gupta

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B E T W E E N

SRI DIPAK KUMAR GUPTA S/o Sri Raju Gupta, Hindu by religion, Indian By Nationality, Business by Occupation, resident of Gandhi Nagar, P.S. Bhaktinagar, Ward No. XXXXIII of Siliguri Municipal Corporation, Siliguri in the District of Jalpaiguri --- hereinafter called the **FIRST PARTY / VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART.**

Cont.p/5

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000



A 831101

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Dipak Kumar Gupta

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A N D

SMT SUNITA AGARWAL W/o Sri Ratan Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, resident of P.O. & P.S. Hasimara in the District of Jalpaiguri ----- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART.**

Cont.p/6

A N D

WHEREAS one **SURENDRA GUPTA AND DIPAK KUMAR GUPTA** along with one **SUNITA GUPTA** jointly acquired a piece and parcel of Land measuring 3 Bigha 2 Katha 8 Chhataks appertaining to and forming Part of Plot No. 109 recorded in Khatian No. 116, sheet No. 3 of Mouza - Dabgram by virtue of a Deed of Conveyance executed by **SRI LOK PRASAD KARKI & OTHERS** and Registered at the Office of the District Sub-Register, Jalpaiguri and recorded in Book No. I, being document No. 3810 for the year of 1998.

A N D

WHEREAS thereafter above named **SUNITA GUPTA** transferred her share in the aforesaid land to and infavour of **SRI SURENDRA GUPTA** by executing a Deed of Gift which is/was duly registered at the office of the District Sub - Register, Jalpaiguri and recorded in Book No. I, being document No. 1943 for the year of 2007.

A N D

WHEREAS as such **SURENDRA GUPTA & DEEPAK KUMAR GUPTA** became the co-owner of the properties as mentioned above. Possessing the said land they partitioned their land by metes and bounds by executing a Deed of partition duly registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book NO. I, being document NO. 2051 for the year 2007.

A N D

WHEREAS in the above numbered deed of partition land more fully described in the schedule below is allotted to and in favour of the Vendor hereof **SRI DIPAK KUMAR GUPTA** as his absolute share and since then Vendor hereof **SRI DIPAK KUMAR GUPTA** is/was in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below, free from all encumbrances whatsoever and without any interference, objection or interruption from any body having permanent, heritable and transferable right, title and interest therein.

Dipak Kumar Gupta

*fta
Gupta*

Page - 7

A N D

WHEREAS the Vendor being in need of fund has offered to sale all that piece and parcel of land measuring 6 Katha 13 Chhataks more fully described in the schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 7,00,000/- (Rupees seven Lakhs) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sale the land more fully described in the schedule below for Rs. 7,00,000/- (Rupees seven Lakhs) only, free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 7,00,000/- (Rupees seven Lakhs) only, paid by Cash/Cheque/Draft by the purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grand full discharge to the purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and delineated by red border in the plan annexed herewith and forming part of these presents and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to

Dipak Kumar Gupta

AND the Vendor hereby covenanted with the purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority and good power to transfer the said land, expressed or intended so to be unto 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 execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below is hold by the vendor has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever 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 compensate the purchaser for any loss or injury that the purchaser shall has to sustain in consequence thereof.

THE Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents has been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

Cont.p/9

Dipak Kumar Gupta

C

THE Vendor further declares that the entire land forming subject matter of the present conveyance was in Khas and actual possession of the vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendor shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

Dipak Kumar Gupta

IT is hereby further declared by the Vendors that the vendor has not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

SCHEDULE

All that piece and parcel of land measuring 6 (six) Katha 13 (one three) Chhataks or 0.112 (Zero point one one two) Acre appertaining to and forming part of Plot No. 109 (one zero nine) of Sheet No. 3 (three) recorded in Khatian No. - 116 (one one six), J. L. No. 2 (two), Mouza = Dabgram, Pargana = Daikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri.

Land as mentioned above hereby sold by the Vendor is delineated by red border in the plan annexed herewith and the said land is butted and bounded as follows:

BY THE NORTH : 16-0" WIDE ROAD,

BY THE SOUTH : LAND OF NEEMA TENZING SHERPA & OTHERS,

BY THE EAST : LAND OF PREMBHOG FOOD PRODUCTS PVT LTD.,

BY THE WEST : LAND OF SMT SUNITA AGARWAL,

INWITNESS WHEREOF the Vendor does hereunto set his hands on the Day, Month and Year first above written.

WITNESSES: -

1. *Ponyatt Kumar*
Sri Raj Mohan Sah
H.No - V-4140/1, Gaudi Naga
Siliguri -

The contents of this document has been gone through and understood personally by the Purchaser & Vendor.

2. *Rajin Das*
s/o → *Ranjit Das*
Mitalpally,
Siliguri.

Rajesh Kumar Agarwal
VENDOR

Drafted by me and printed at My office

Rajesh Kumar Agarwal
Rajesh Kumar Agarwal
Advocate / Siliguri
Reg. No. WB/73 /97

Rajesh Kumar Agarwal

MEMO OF RECEIPT

Rs. 7,00,000/-

RECEIVED of and from the
within named PURCHASER Rs.
7,00,000/- (seven Lakhs) only
by within named VENDOR the
within sum of Rs. 7,00,000/-
(seven Lakhs) only paid by
the PURCHASER to the VENDOR
by Cash/Cheque/Draft in
respect of the property
conveyed herein.

Dipak Kumar Gupta

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



De Paul Kumar Gupta

T



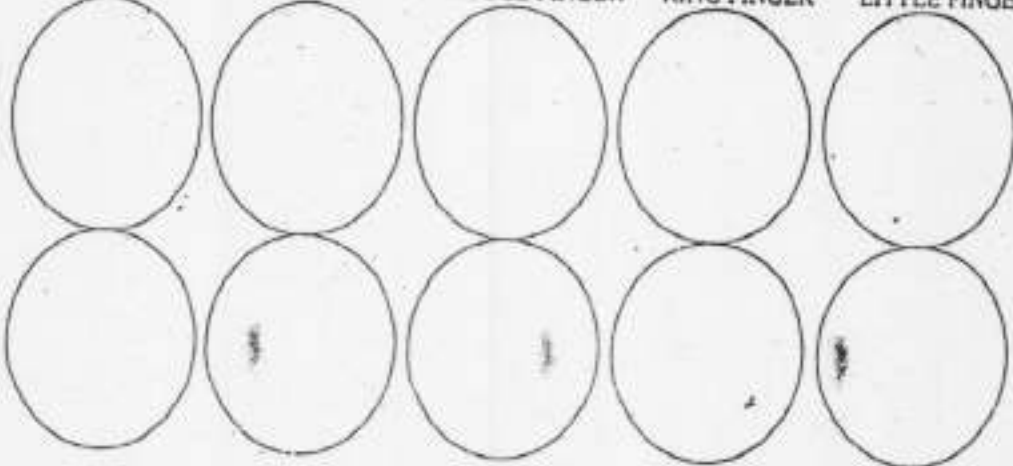
De Paul Kumar Gupta
SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



.....
SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT

RIGHT



Sanita Agurwal
SIGNATURE WITH DATE

.....
SIGNATURE OF R.O.

SELLER

SRI DIPAK KR. GUPTA
S/O SRI RAJU GUPTA
GANDHINAGAR, PS BHAKTINAGAR
DIST- JALPAIGURI.

PURCHASER

SMT SUNITA AGARWAL
W/O SRI RATAN AGARWAL
HASIMARA, DIST- JALPAIGURI



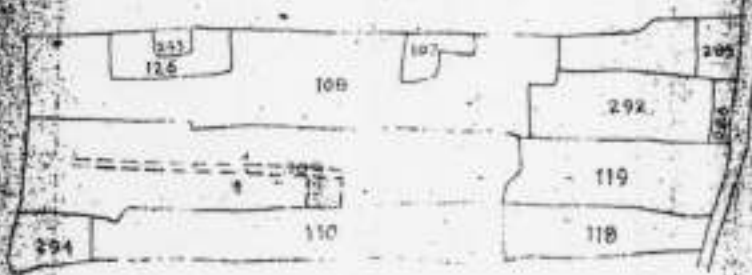
SITE PLAN

SCALE - 1" = 20'-0"

Dipak Kumar Gupta
Dipak Kumar Gupta
Son of seller.

LAND SCHEDULE

PARVATA - BALKUNTHAPUR
MOUZA - DABGRAM
S.L. NO. - 2
SHEET NO. - 3
Khatian No. - 115
PLOT NO. - 109 (p)
PS - BHAKTINAGAR
DIST - JALPAIGURI
AREA - 6 COTTAN 13 CHHATAK



MOUZA MAP
SCALE - 1" = 160' M.P.

PREPARED BY -
[Signature]
12-11-07
SHUK BASAR
SURVEYOR
CMT. No. 402, S.L.C.

GOVERNMENT OF WEST BENGAL
Office of the A. D. S. R. RAJGANJ
RAJGANJ

Endorsement For deed Number J-01924 of 2008
(Serial No. 04273, 2007)

On 21/12/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 7689/- on 21/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1294000/-

Certified that the required stamp duty of this document is Rs 77640/- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 37000/- is paid, by the draft number 581317. Draft Date 04/12/2007 Bank Name STATE BANK OF INDIA, Ekhasal, recieved on 21/12/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.00 hrs on 21/12/2007, at the Office of the A. D. S. R. RAJGANJ by Dipak Kumar Gupta, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 21/12/2007 by

1. Dipak Kumar Gupta, son of Raju Gupta, Gandhi Nagar Bhaktinagar Jalpaiguri, Thana Bhaktinagar, By caste Hindu, by Profession: Business

Identified By Ranjeet Kumar, son of Raj Mohan Sah, Gandhi Nagar Sriguri Jalpaiguri Thana: Bhaktinagar, by caste Hindu, By Profession: Others.

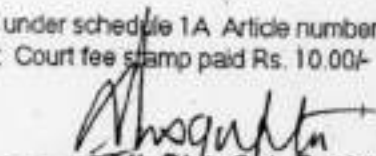
Name of the Registering officer :Dhruba Dasgupta
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/06/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duty 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. 10.00/-

Deficit stamp duty


Add. Dist. Sub-Registrar
Rajganj, Jalpaiguri

10 JUN 2008

[Dhruba Dasgupta]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RAJGANJ
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. RAJGANJ
RAJGANJ

Endorsement For deed Number :1-01924 of 2008
(Serial No 04273, 2007)

Deficit stamp duty Rs 35640/- is paid, by the draft number 865700, Draft Date 03/06/2008 Bank Name STATE BANK OF INDIA, Hakimpura, recieved on :10/06/2008

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 6534/- on: 10/06/2008.

Name of the Registering officer :Dhruba Dasgupta
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


Addl. Dist. Sub-Registre.
Raiganj, Jalpaiguri

10 JUN 2008

[Dhruba Dasgupta]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RAJGANJ
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 1511 to 1532
being No 01924 for the year 2008.

[Handwritten Signature]
Addl. Dist. Sub-Registrar



11 June 2008
(Dhruba Dasgupta) 11 June-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal