

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 352674

certified that the document is admitted to registration the signature sheet and the stamp sheet attached to this document are like this document

Additional Dist Sub- Registrar
Raipur, Jalpaiguri

04 JAN 2012



Tarachand choudhary
As Constituted Attorney of
Smt Sarma Roy @ Sharma Roy
Smt Mina Roy
Smt Sunita Roy
Sri Sheru Roy
Sri Sashi Roy
Sri Asit Roy @ Dulchandra Roy
Sri Nihar Roy

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 4th DAY OF JANUARY, 2012 (TWO THOUSAND TWELVE).

Cont.P/2

Tara Chand Choudharia

As Constituted Attorney of

Smt Sarma Roy @ Sharma Roy

Smt Mina Roy

Smt Sunita Roy

Sri Sheru Roy

Sri Sashi Roy

Sri Ajit Roy @ Duld chandra Roy

Sri Nihar Roy

Page - 2

TOTAL CONSIDERATION	: RS.2,00,000/-
AREA OF LAND	: 10 KATHAS
PLOT NO.	: 137
KHATIAN NO.	: 81
SHEET NO.	: 03
J.L. NO.	: 02
MOUZA	: DABGRAM
PARAGANA	: BAIKUNTHAPUR
P.S.	: BHAKTINAGAR
DISTRICT	: JALPAIGURI
WITHIN THE AREA OF GRAM PANCHAYAT	

Cont.P/3

Tarachand - Chordia

No. 22, Tiloke Road, Hakimpura, P.O. & P.S. Siliguri, District of Darjeeling

Sri Sanma Roy @ Sharma Roy

Smt Mina Ray

Smt Sunita Roy

Sri Sheru Roy

Sri Sashi Roy

Sri Ajit Roy @ Dulal Chandra Roy

Sri Nihar Roy

1. SMT SANMA ROY @ SHARMA ROY W/o Late Ranjit Roy,
2. SMT MINA RAY W/o Sri Sushanta Ray,
3. SMT SUNITA ROY W/o Sri Dinabandhu Roy,
4. SRI SHERU ROY S/o Late Ranjit Roy,
5. SRI SASHI ROY S/o Late Ranjit Roy,
6. SRI AJIT ROY @ DULAL CHANDRA ROY S/o Late Dharendra Nath Roy alias Late Dhiren Roy,
7. SRI NIHAR ROY S/o Late Dharendra Nath Roy alias Late Dhiren Roy,

All are Hindu by religion, Indian by Nationality, No. 1 to 3 Housewife and No. 4 to 7 Business by occupation, No. 1, 6 & 7 resident of Salugara (North & east Part) Dabgram & Jangalmahal, P.S. Bhaktinagar, District of Jalpaiguri, No. 2 of Netajipally, 22 Siliguri, P.O. & P.S. Siliguri, District of Darjeeling and No. 3 of Chayanpara (Ray Coloni) P.S. Bhaktinagar in the District of Jalpaiguri in the State of West Bengal, No. 4 & 5 resident of Salugara (South-east), P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter jointly and collectively called the **VENDORS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**, Represented by their constituted attorney **SRI TARA CHAND CHORDIA** Son of Dhan Ran Chordia, Hindu by religion, Indian by nationality, Business by occupation residing at Tiloke Road, Hakimpura, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of a General power of attorney registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book No. IV, CD Volume No. 1, Pages 3032 to

A N D

Tarachand Choudhary

As Constituted Attorney of

Smt Sarma Roy @ Sharma Roy

Smt Mina Roy

Smt Sunita Roy

Sri Sheru Roy

Sri Sashi Roy

Sri Ajit Roy @ Dulal Chandra Roy

Sri Nitish Roy

SVN BUILDERS PRIVATE LIMITED a Private Limited Company incorporated under the provision of Companies Act 1956 bearing certificate of Incorporation No. U70109WB2008PTC127272 Dated 08.07.2008 having its registered Office at Kesar Kunj, 3rd Floor, Opps Sikkim Sanitary Tiles, Sriram Colony, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director **SRI BIKASH GOEL** S/o Suresh Chandra Goel, Hindu by religion, Indian by Nationality, Director of above named Company by Occupation, resident of Sri Ram Colony 10, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling.

WHEREAS one **BHACHAK SINGH** was the recorded owner of all that piece and parcel of land of Plot No. 137 of Sheet No. 3 recorded in Khatian No.81 of Mouza - Dabgram in the District of Jalpaiguri.

A N D

WHEREAS possessing the aforesaid land above named **RANJIT ROY** died intestate, leaving behind him, his following legal heirs namely:-

1. **SMT SANMA ROY @ SARMA ROY** (WIFE)
2. **SRI SASHI ROY** (SON)
3. **SRI SHERU ROY** (SON)
4. **DHIRENDRA NATH ROY @ DHIREN ROY** (SON)
5. **SMT MINA RAY** (DAUGHTER)
6. **SMT SUNITA ROY** (DAUGHTER)

Page - 5

A N D

Tara Chand Choudhary

As Counsel and Attorney of

Smt Sanma Roy @ Sharma Roy

Smt Mina Roy

Smt Sunita Roy

Sri Sheru Roy

Sri Sashi Roy

Sri Ajit Roy @ Dulal Chandra Roy

Sri Nihar Roy

WHEREAS possessing the aforesaid land above named **DHIRENDRA NATH ROY @ DHIREN ROY** also died intestate, leaving behind him, his following legal heirs namely:-

1. **SRI AJIT ROY @ DULAL CHANDRA ROY (SON)**
2. **SRI NIHAR ROY (SON)**

as his only legal heirs to inherit all his movable and immovable properties.

A N D

WHEREAS as such above named **SMT SANMA ROY @ SARAMA ROY, SRI SASHI ROY, SRI SHERU ROY, SMT MINA RAY, SMT SUNITA ROY, SRI AJIT ROY @ DULAL CHANDRA ROY AND SRI NIHAR ROY** jointly acquired the landed property by virtue of inheritance after the demise of **RANJIT ROY AND DHIRENDRA NATH ROY @ DHIREN ROY**.

A N D

WHEREAS since then the Vendors hereof are in actual, khas and physical possession of all that piece and parcel of land as more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from any other person, and as such the Vendors became sole, absolute and exclusive owner-in-possession of the said landed property and have got right, title and interest having permanent heritable and transferable interest therein.

A N D

WHEREAS Vendors being in need of funds for acquiring more profitable properties have offered to sell all that piece and parcel of the landed property as more fully described in the Schedule below.

Page - 6

A N D

Tarachand Choudhary

As Constituted Agent

Smt. Senma Roy @ Sharma Roy

Smt. Mina Roy

Smt. Sumita Roy

Sri. Shru Roy

Sri. Seshi Roy

Sri. Ajit Roy @ Dind Chandra Roy

Sri. Nihar Roy

WHEREAS the Purchaser being in need of land has accepted the offer of the Vendors and have offered and agreed to purchase the land more fully described in the schedule below at and for Rs.2,00,000/- (Rupees Two Lakhs) only.

A N D

WHEREAS the Vendors have 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 sell the landed property as more fully described in the schedule below for Rs.2,00,000/- (Rupees Two 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.2,00,000/- (Rupees Two Lakhs) only, paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from payment thereof) the Vendors do hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as fully described in the Schedule below) 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 landed property and the absolute estate free from all encumbrances, and the right, title and interest into and upon the landed property hereby transferred, expressed or intended so to be, **TO HAVE AND TO HOLD** the same subject to the payment of rent, taxes etc. payable to the superior landlord, the State

Tarachand Choudhary

Smt. Sarna Roy @ Sharma R.

Smt. Mina Roy

Smt. Sunita Roy

Sri. Shernu Roy

Sri. Sashi Roy

Sri. Ajit Roy @ Dulal Chandra R.

Sri. Nihar Roy

AND the Vendors hereby covenanted with the Purchaser that the interest which the Vendors profess to transfer subsists and the Vendors have full authority and good power to transfer the said landed property, expressed or intended so to be **unto** the Purchaser, in the manner aforesaid and the Vendors or any person claiming under them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do execute all such acts, deeds and things whatsoever necessary for further and more effectually transferring the enjoyment and possession to the Purchaser thereof and therein, as shall and may be required.

IT is further covenanted that the landed property (as more fully described in the Schedule below) held by the Vendors has not been surrendered or forfeited and that there exists no charge(s), mortgage(s), attachment(s) or any other encumbrance(s) whatsoever on the landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovering of any such charge, mortgage, attachment or any other encumbrances whatsoever, the Vendors shall be liable to be dealt with according to law, both civil and/or criminal as the case may be, and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall have to sustain in consequence thereof.

THE Vendors further covenant that all rents and taxes or any other charges payable for the landed property hereby transferred or expressed or intended so to be, that have accrued due upto the date of these presents, have been paid, and all other covenants and conditions required to be observed and performed have been so observed and performed, and in case if it transpires otherwise, the Vendors shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance or non-performance as

Transferred to the vendor's

*As Constituted Attorney of
Smt. Seema Ray @ Sharma Ray
Smt. Naina Ray
Smt. Sumitra Ray
Sri. Shree Ray
Sri. Sashi Ray
Sri. Anil Ray @ Datta Chandra Ray
Sri. Nitesh Ray*

THE Vendors further declare that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendors 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 landed property hereby transferred or expressed or intended so to be under these presents or any part thereof, the Vendors 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 18% 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 if sustained by the Purchaser.

IT is hereby further declared by the Vendors that they have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the landed property hereby conveyed or intended so to be under these presents or any part thereof, and that there subsists no such contract of sale or transfer existing with respect to the aforesaid landed property or any part thereof, as sustained by the Purchaser.

SCHEDULE OF LAND

All that piece and parcel of vacant land measuring 10 (one zero) Kathas, appertaining to and forming part of Plot no. 137 (one three seven) of Sheet no. 3 (three), recorded in Khatian no. 81 (eight one) of Mouza - Dabgram, J.L. No. 2 (two) situated within Pargana-Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Classification - Land - Bastu/Dahala.

Cont..... P/9

T

Land as mentioned above hereby sold by the Vendors is butted and bounded as follows:

BY THE NORTH : TODAY SOLD LAND OF VENDORS,

BY THE SOUTH : LAND OF RAM PRASAD BHETRI (NOW OF LATELY),

BY THE EAST : LAND OF OMPRAKASH TIWAL & OTHERS,

BY THE WEST : I.O.C. PIPE LINE.

IN WITNESS WHEREOF the Vendor do hereunto set their respective hands on the day, month and year first above written.

WITNESSES:-

1. Amit Kundu.
S/o Sri Ajit Kundu
Sutanta Sarani
Siliguri

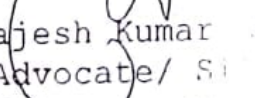
2. Rajiv Sharma
s/o Banwari Lal Sharma
Bansabi Para, Siliguri
Dayating

Tarachand Choudharia
As Consulted Attorney of

Smt Sarma Roy @ Sharma Roy
Smt Mina Roy
Smt Sunita Roy
Sri Sheru Roy
Sri Sashi Roy
Sri Ajit Roy @ Dulal Chandra Roy
Sri Nibher Roy

V E N D O R S

Drafted by me and printed at my office.


Rajesh Kumar Marwal
Advocate/ Siliguri
Reg. no. W 197

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

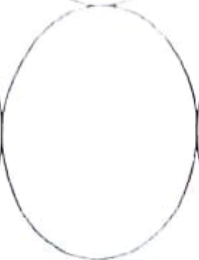
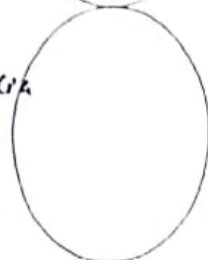
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Tarachand Chandra

Tarachand Chandra

.....
SIGN WITH DATE

THUMB

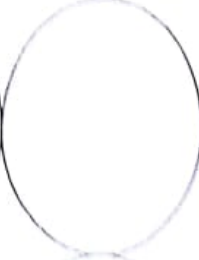
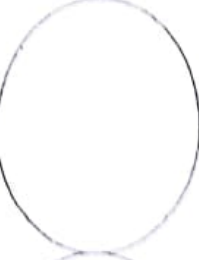
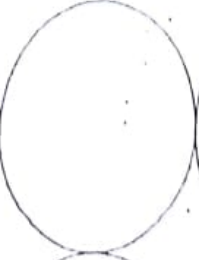
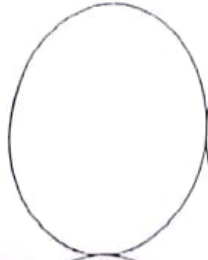
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MIDDLE FINGER

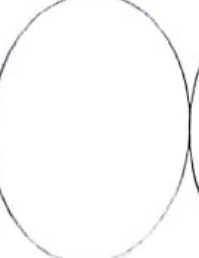
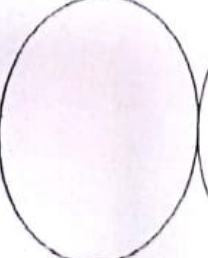
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LITTLE FINGER

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PHOTO

.....
SIGNATURE OF R.O.











.....
SIGNATURE WITH DATE

IMPRESSION SHEET



IMMANT

10/10/2024

	Thumb	Fore Finger	Index Finger	Ring Finger	Little Finger
Left Hand					
Right hand					

10/10/2024

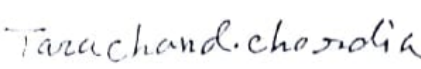
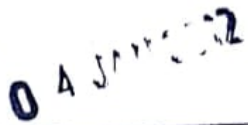
Signature with date

Signature of Identifier




Signature of RO

Signature / LTI Sheet of Serial No. 00074 / 12, Deed No. (Book - I , 00076/2012)

Signature of the Presentant

Name of the Presentant	Signature with date
Sri Tara Chand Chordia	 

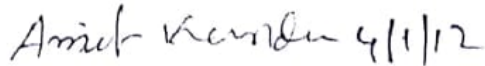
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tara Chand Chordia Address -Tiloke Road, Hakimpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Attorney	 04/01/2012	 LTI 04/01/2012	 97


Name of Identifier of above Person(s)

Amit Kundu
Sukanta Sarani, Thana:-Siliguri, District:-Darjeeling,
WEST BENGAL, India, P.O. :-

Signature of Identifier with Date


Amit Kundu 4/1/12




Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

04 JAN 2012

Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00076 of 2012
(Serial No. 00074 of 2012)

Certified that the Admissibility (Rule 43, W.B. Registration Rules 1962)

of the deed is in accordance with section 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article 17 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1956 and the stamp duty paid Rs.10/-

Amount By...

Amount by...
Rs. 25180/- by the draft number 328926, Draft Date 04/01/2012, Bank Name State Bank of India, Belkoba, received on 04/01/2012

Certified that the Value (WB PUVI rules of 2001)

of the property is Rs. 114482/- and the market value of this property which is the subject matter of the deed has been assessed at Rs. 140/-

Certified that the required stamp duty of this document is Rs.- 114482 /- and the Stamp duty paid as:

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 536577, Draft Date 26/11/2011, Bank Name State Bank of India, SILIGURI, received on 04/01/2012
2. Rs. 49000/- is paid, by the draft number 328928, Draft Date 04/01/2012, Bank Name State Bank of India, Belkoba, received on 04/01/2012
3. Rs. 10430/- is paid, by the draft number 536633, Draft Date 28/11/2011, Bank Name State Bank of India, SILIGURI, received on 04/01/2012
4. Rs. 1070/- is paid, by the draft number 328927, Draft Date 04/01/2012, Bank Name State Bank of India, Belkoba, received on 04/01/2012

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



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri
(Naayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 1 of 2

04/01/2012 11:44:30

Government of West Bengal
Office Of the Additional District Registrar
RAJGANJ
Siliguri

Endorsement For Deed Number : 1 - 00076 of 2012
(Serial No. 00 of 2012)

Presented for registration at 13.20 hrs on 04/12/2012 at the Office of the A. D. S. R. RAJGANJ by
Smt. Chand Chordia, Executant.

Executed by Attorney

Executed by

1. Smt. Chand Chordia, son of Dhan Raj Chordia, Tiloke Road, Hakimpara, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O.:-Siliguri By Caste Hindu By Profession: Business, as the constituted attorney of 1.Smt Sanma Roy alias Smt. Shama Roy 2 Smt Mina Ray 3.Smt Sunita Ray 4 Sri Shera Roy 5.Sri Sashi Roy 6.Sri Ajit Roy alias Dulal Chandra Roy 7.Sri Nihar Roy is admitted by him.

Jointed By Amit Kundu, son of Ajit Kundu, Subanta Sarani, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O.:-, By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



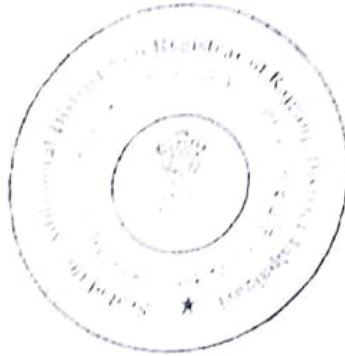
Additional Dist. Sub-Registrar
Raiganj, J. Dist. West Bengal
04/12/2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2

Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume - Sheet 1
Page from 1111 to 1114
being Ho S. 1111 for the year 2012.



Handwritten signature
Additional Dist. Sub-Registrar
Rajshahi, Jatoardun

04 JAN 2012

(Harayan Chandra Saha) 04-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJSHAHI
West Bengal