

3720

I-3751



पश्चिम बंगाल WEST BENGAL

A 249402



certified that the document is admitted to registration (the signature sheet and the endorsement sheets attached to this document are the part of this document)

[Signature]
Additional Dist Sub- Registrar
Rajganj, Jalpaiguri

10 MAY 2012

[Signature]
Presentate Mittal
As Constituted Attorney of
Smt. Angali Sarkar.

Allowed

DEED OF CONVEYANCE

Contd. /2

Vist. Commission Case No
- 556 for 2012

Patid (1) : 250

Patid (2) : 300

P.T.A. Rs. 0

Total Rs. 550

R.K. Ag
Adv/54

[Signature]
Addl. Dist Sub- Registrar
Rajganj, Jalpaiguri

N. I. Stamp

464 DATE 30-04-2012

SVN Builders Pvt.
Limited

Siliguri

5000/- Rupees Five Thousand only

Stamp: 5000/- = 5000/-

Sanik

Sanik

JAYABRAT BANK
Main Branch
17, C/O e Bagdogra
17, Durgam Chauri, Durgam
Year 2007

Premalata Mittal

 7664

Premalata Mittal
As Constituted Attorney of
Smt. Anjali Sarkar.



U

Additional Dist Sub-Registrar
Rajganj, Jharkhand

~~09 APR 2012~~

09 MAY 2012

Rupai Roy
c/o - Prasanta Kumar Ray
Rajn Kishore Road
P.O. & P.S - Siliguri
Dist - Darjeeling

3720

2

Prabha Mittal.
As Constituted Attorney of
Smt. Angadi Sarkar.

THIS DEED OF CONVEYANCE MADE ON THIS
THE
9th DAY OF MAY
TWO THOUSAND TWELVE

BETWEEN

Contd. /3

Pr. Ag
22/5/12

3

Poojata Mittal
As Constituted Attorney
Smt. Anjali Sarkar.

Consideration : Rs.2,00,000/-
Area : 12 Decimals
Plot No. : 73
Khatian No. : 81
Sheet No. : 3
J. L. No. : 2
Mouza : Dabgram
P.S. : Bhaktinagar
Dist. : Jalpaiguri
Within Gram Panchayat Area.

SVN BUILDERS PRIVATE LIMITED (PAN NO. AAMCS 1347 K), 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 "Keshar Kunj", 3rd Floor, Sriram Colony, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, represented by one of its Director **SRI VIKASH GOEL S/O LATE SURESH CHANDRA GOEL**, Hindu by religion, Indian by citizenship, Business by Occupation, resident of Sri Ram Colony 10, Siliguri, P.O. & P.S. Siliguri, Dist Darjeeling, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **ONE PART.**

R. K. Ag
Adv. 18/2

AND

Contd. /4

+ Premlata Mittal.
As. Constituted Attorney of
Smt. Anjali Sarkar.

SMT.ANJALI SARKAR W/O SRI RAJKUMAR SARKAR, Hindu by religion, Housewife by occupation, Indian by Citizenship, residing at Ektiasaal, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof, is represented by her Constituted Attorney **Smt. Premlata Mittal W/o Late Binod Kr. Mittal**, Hindu by religion, Business by occupation, Indian by Citizenship, residing at Ashrampara, P.O. & P.S. Siliguri, Dist. Darjeeling, by virtue of registered General Power of Attorney being No. IV - 71, Dated 06/02/2012, registered in the office of Addl. Dist. Sub-Registrar, Siliguri, Dist. Darjeeling.

AND

WHEREAS one Smt. Anima Mitra W/o Late Anil Mitra, was the Khatian recorded-owner of vacant land, appertaining to Plot No.73, recorded in Khatian No. 81 of Mouza-Dabgram, Paragana-Baikunthapur, Sheet No.3, P.S. Bhaktinagar, Dist. Jalpaiguri, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

WHEREAS Smt. Anima Mitra W/o Late Anil Mitra, expired since long, leaving behind her only daughter Smt. Anjali Sarkar, as his only legal heirs and accordingly she inherited the above mentioned land under Hindu Succession Act; 1956.

Contd. /5

5 Poulata Mittal
As Constituted Attorney of
Smt. Anjali Sarkar.

AND

WHEREAS by virtue of inheritance, at present the Vendor hereof, became the sole and absolute owner of the abovementioned vacant land, appertaining to Plot No. 73, recorded in Khatian No. 81 of Mouza-Dabgram, Paragana-Baikunthapur, Sheet No.3, P.S. Bhaktinagar, Dist. Jalpaiguri, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **VENDOR** being in need of money for her developmental plans has decided to sell her land measuring 12 Decimals, morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly she circulated her intention in the locality, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **PURCHASER** being in need of land in the area where the plots of land of the **VENDOR** situate, relying on the aforesaid statements of the Vendor, has agreed to purchase the said below scheduled land of the Vendor at or for a price of Rs. 2,00,000/- (Rupees Two Lacs) only, free from all encumbrances and charges whatsoever.

Contd. /6

R.K. Ag.
Advocate

6
Pamela Mittal.
As Constituted Attorney of.
Smt. Angali Sarkar.

AND

WHEREAS the **VENDOR** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market has firmly and finally decided and agreed to sell below Scheduled land unto the **PURCHASER** at or for the price of Rs. 2,00,000/- (Rupees Two Lacs) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in Rs. 2,00,000/- (Rupees Two Lacs) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the **Schedule** appended below and make over possession thereof together with all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

R.K. Ag
Adv. 14/4

Contd. /7

7
Premlata Mittal
As Constituted Attorney of
Smt. Anjali Sarkar.

The Vendor does hereby declares that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and she has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

The Vendor does hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and the Purchaser is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the Vendor shall be liable to return to Purchaser the full or proportionate part of the said consideration money togetherwith interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor does hereby further declare that she at the request and costs of the Purchaser do execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the Vendor by these presents.

R.K. Ag
02/12/14

Contd. /8

8 Panchdala Mittal
As Constituted Attorney of
Smt. Anugadi Sarakar

SCHEDULE

(LAND HEREBY SOLD BY THE VENDOR)

All that piece and parcel of vacant land measuring **12 Decimals**, appertaining to and forming part of **Plot No. 73**, recorded in **Khatian No. 81**, of **Mouza - Dabgram**, Pargana- Baikunthapur, J.L.No.2, **Sheet No.3**, P. S. Bhaktinagar, Dist - Jalpaiguri, Within Gram Panchayat Area. (As per R.O.R. land is Sahari).

The aforesaid land is butted and bounded as follows:-

- By the North - 20' Wide Kutcha Road.
- By the South - Land of Sri Omprakash Periwal & Others sold today to Purchaser.
- By the East - Land of Paul Babu.
- By the West - 73 ft. Wide Kutcha Road with I.O.C. Pipe Line.

Within the aforesaid butted and bounded the Vendor does hereby sold her land measuring 12 Decimals, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

R. K. Ag
Adv. 1/18/4

Contd. /9

INWITNESS WHEREOF THE VENDOR is represented by her Constituted Attorney, has set and subscribed her hand on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES :-

1. Rudai Roy
C/o Prasanta uz Roy
Rajn Kishore Road
P.O. & P.S. Siliguri
DIST - Darjeeling

2.
[Faint handwritten text]
[Faint handwritten text]
[Faint handwritten text]

Premlata Mittal
As Constituted Attorney of
Smt. Angali Sarkar.

SIGNATURE OF THE VENDOR

Drafted and explained by me to parties & printed in my office :

[Signature of Rajesh Kumar Agarwal]
(Rajesh Kumar Agarwal)
Advocate, Siliguri
Enrollment No. F/119/384/98.

Contd. /10

MEMO OF CONSIDERATION

Received with thanks from the Purchaser hereof, a sum of Rs.2,00,000/- (Rupees Two Lacs), in respect of sale of vacant land measuring 12 Decimals, appertaining to and forming part of Plot No. 73, recorded in Khatian No. 81, of Mouza - Dabgram, Pargana-Baikunthapur, J. L. No. 2, Sheet No. 3, P.S. Bhaktinagar, Dist. Jalpaiguri, Within Gram Panchayat Area.


Panchabati Mittal

SIGNATURE OF VENDOR

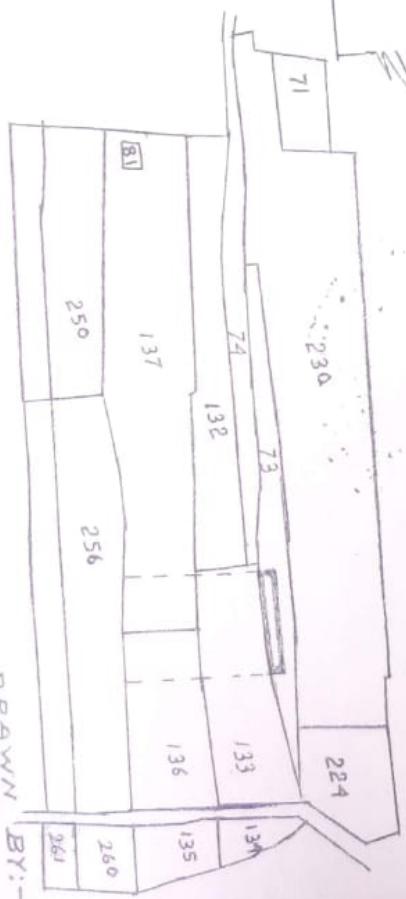
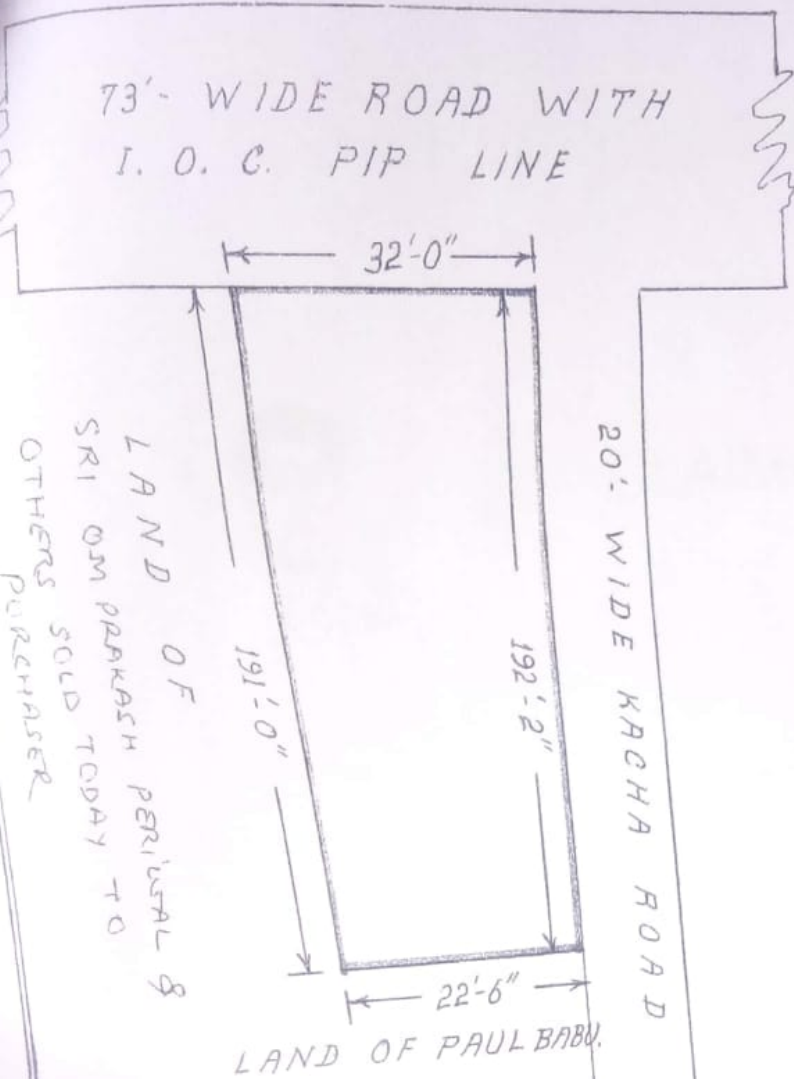


IN THE SITE PLAN OF LAND SHOWN BY RED BOUNDARY
 LINE TO BE SOLD TO THE PURCHASERS AND SELLER
 NAME IN CHART:

AREA :- 0.12 Acre.

MOUZA : DABGRAM
 PARGANA : BAIKUNTHAPUR
 J.L. NO : 2
 R.S. KHATTIAN NO : 81
 R.S. PLOT NO : 73. (PART)
 SHEET NO : 3
 P.S. RAJGAND : DIST. DALPAIGURI.

PART TRAGE MAP OF SHEET NO:-3,
 MOUZA :- DABGRAM, J.L.NO:-2, P.S.
 RAJGAND, DIST. DALPAIGURI.
 SCALE :- 1/16" = 1 MILE.



Formulator: N.H. Haf
 As Constituted Attorney of
 Sri Anil Kumar
 SIGNATURE OF SELLER

DRAWN BY:-
 I. Srikashyap
 S. S. Srikashyap

IMPRESSION SHEET



Vinod Patel

CLAIMANT

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

Vinod Patel

Signature with date

Signature of Identifier

Signature of R.O

IMPRESSION SHEET



Premlata Mittal

EXECUTANT

Premlata Mittal

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

Premlata Mittal
Signature of presentant with date

Signature of Identifier

Signature of R. O.



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

Endorsement For Deed Number : I - 03751 of 2012
(Serial No. 03720 of 2012)

On

Payment of Fees:

On 09/05/2012

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

Presented for registration at 21.35 hrs on :09/05/2012, at the Private residence by Smt Surendra Kumar Periwal ,Executant.

Executed by Attorney

Execution by

1. Smt Premlata Mittal, wife of Late Binod Kr Mittal , Ashrampara, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of Smt Anjali Sarkar is admitted by him.

Identified By Rupai Roy, son of Prsanta Kr Roy, Ramkishan Road, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/05/2012

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 Cash

Rs. 0.00/-, on 10/05/2012

Amount by Draft

Rs. 24651/- is paid , by the draft number 0251548579, Draft Date 29/03/2012, Bank Name State Bank of India, SILIGURI, received on 10/05/2012

(Under Article : A(1) = 24651/- on 10/05/2012)

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.-22,41,614/-



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

10 MAY 2012

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR

10/05/2012 18:57:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03751 of 2012
(Serial No. 03720 of 2012)

Certified that the required stamp duty of this document is Rs.- 112081 /- and the Stamp duty paid a
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 0251548474, Draft Date 28/03/2012, Bank Name State Bank of India, SILIGURI, received on 10/05/2012
2. Rs. 40000/- is paid, by the draft number 0251548450, Draft Date 28/03/2012, Bank Name State Bank of India, SILIGURI, received on 10/05/2012
3. Rs. 27100/- is paid, by the draft number 0251548581, Draft Date 29/03/2012, Bank Name State Bank of India, SILIGURI, received on 10/05/2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Narayan
ADDITIONAL DIST. SUB-REGISTRAR
Rajganj, Jalpaiguri

10 MAY 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

10/05/2012 18:57:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 3586 to 3602
being No 03751 for the year 2012.



14 MAY 2012
(Narayan Chandra Saha) 14-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D. S. R. RAJGANJ
West Bengal

