

177

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration the signature sheet and the encasement sheet attached to this document are the original of this document



Additional Dist Sub-Registrar  
Raipur, Jalpaiguri

04 JAN 2012

Tarachand. Charola

- Smt Sarma Roy Dulal Charola Roy
- Smt Mina Roy
- Smt Sushil Roy
- Smt Sushil Roy
- Smt Sushil Roy
- Sri Ajit Roy Dulal Charola Roy
- Sri Nihar Roy

A 245071

### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 12 DAY OF JANUARY, 2012 (TWO THOUSAND TWELVE).

Cont. ....P/2

Tarachand Choudhria

Smt Sarma Roy @ Sharma Roy

Smt Mina Roy

Smt Sunita Roy

Sri Sharu Roy

Sri Sashi Roy

Sri Ajit Roy @ Dulal chandra Roy

Sri Nihar Roy

Page - 2

TOTAL CONSIDERATION	: RS.2,90,000/-
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



B E T W E E N

Tarachand Chordia

Smt Sanma Roy @ Sharma &

Smt Mina Ray

Smt Sunita Roy

Sri Sheru Roy

Sri Sashi Ray

Sri Ajit Roy @ Dulal Chandra

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, Hakimpara, 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

Page - 4

A N D

Tara Chand Choudhary

As Constituted Attorney of

Smt Sanma Roy @ Sarma Roy

Smt Mina Roy

Smt Sunita Roy

Sri Sheru Roy

Sri Sashi Roy

Sri Ajit Roy @ Dulal Chandra Roy

Sri Nihar 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, 3<sup>rd</sup> 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 @ SARAMA 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)



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A N D

Tarachand. chizolia

As Constituted Authority of

Smt Sanma Roy @ Sarma 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 @ SARMA 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

Tazeehand:charolik

As Constituted Attorney of

Smt Sanma Roy @ Sharma Roy

Smt Mina Roy

Smt Swite Roy

Sh Sherv Roy

Sh Sashi Roy

Sh Ajit Roy @ Dold chandra Roy

Sh Mihir 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.2,90,000/- (Rupees Two Lakhs Ninety Thousand) 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.2,90,000/- (Rupees Two Lakhs Ninety Thousand) 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.2,90,000/- (Rupees Two Lakhs Ninety Thousand) 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



Tanachandachordia

As Witness and attestation of

Smt Sarma Roy @ Sharma Roy

Smt Mina Roy

Smt Sunita Roy

Sh Sherv Roy

Sh Sashi Roy

Sh Asit Roy @ Oulachandna Roy

C. n. l.

**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

Tarachand Choudhary

As Constituted Attorney of

Smt. Sarna Roy (Smt. Sharma Roy)

Smt. Mira Roy

Smt. Sunila Roy

Sri. Shew Roy

Sri. Seshi Roy

Sri. Ajit Roy (Sri. Dulal Choudhary)

Sri. Nihar Roy

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 of Land - Bastu/Dahala.

Cont.....P/9



## MEMO OF RECEIPT

Rs. 2, 90, 000/-

RECEIVED of and from the  
within named PURCHASER  
Rs. 2, 90, 000/- (Rupees Two  
Lakhs Ninety Thousand) only  
by within named VENDORS the  
within mentioned sum of  
Rs. 2, 90, 000/- (Rupees Two  
Lakhs Ninety Thousand) only,  
paid by the PURCHASER to the  
VENDORS in respect of the  
landed property conveyed  
herein as per memo of  
Consideration given below.

### MEMO OF CONSIDERATION

NAME OF BANK	CHEQUE NO.	DATE	AMOUNT
ALLAHABAD BANK	020646		1, 00, 000/-
" "	020647		1, 00, 000/-
" "	020649		90, 000/-

-----  
Rs. 2, 90, 000/-  
=====

Tarachand Chordia

As Constable Attorney of

Smt Sanna Roy @ Sharma Roy  
Smt Mina Roy  
Smt Sujita Roy  
Sri Shervu Roy  
Sri Sashi Roy

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

BY THE NORTH : LAND OF SURENDRA KUMAR PERIWAL & OTHERS,

BY THE SOUTH : TODAY SOLD LAND OF VENDORS,

BY THE EAST : LAND OF OMPRAKASH PERIWAL & OTHERS,

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

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

WITNESSES:-

1. Amit Kundu  
S/o Ajit Kundu  
Sulcata Saran  
S. G. G.
2. Rajiv sharma  
S/o Banwan Lal Sharma  
Pansabipara. Barjeeling.

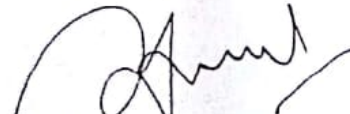
Tarachand Chordia

As Constituted Attorney of

Smt Sanma Roy @ Sharma Roy  
Smt Mina Roy  
Smt Sunita Roy  
Sh Shree Roy  
Sh Sashi Roy  
Sh Ajit Roy @ Dulal chandra Roy  
Sh Nihar Roy

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V E N D O R S

Drafted by me and printed at my office.

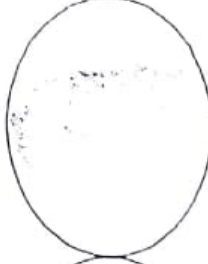
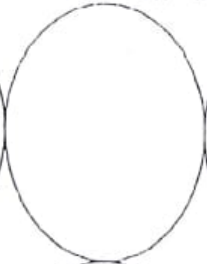
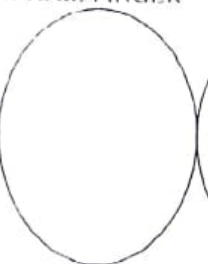
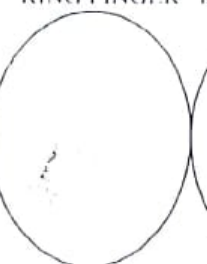
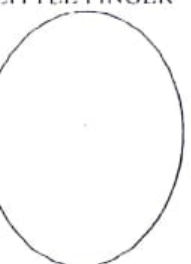

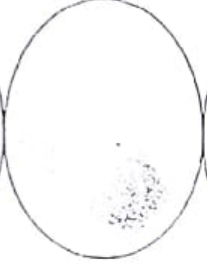
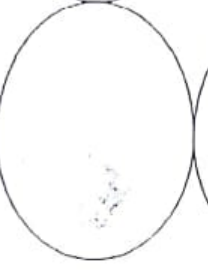
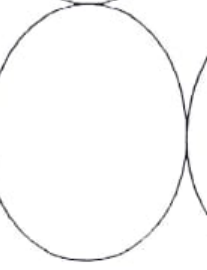

  
Rajesh Kumar Agarwal  
Advocate/ Siliguri  
Reg. no. WB/73/97



# FINGER IMPRESSION

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER

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Tarachand Chandra

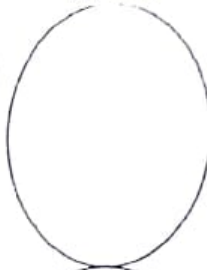
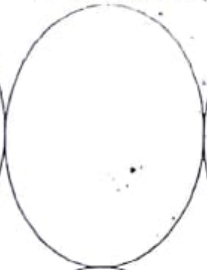
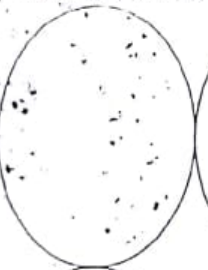
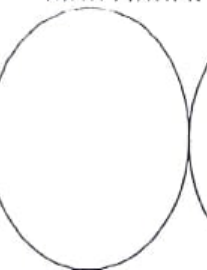

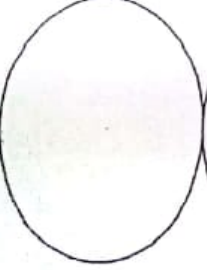
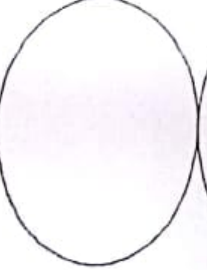
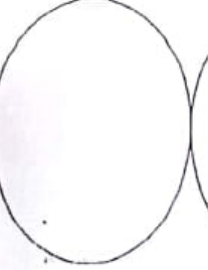
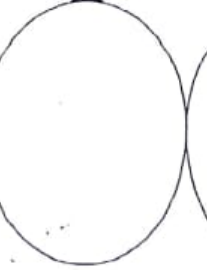

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*Tarachand Chandra*

-----  
SIGN WITH DATE

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER

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PHOTO

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SIGN WITH DATE

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# IMPRESSION SHEET



## CLAIMANT

*L. K. Yadav*

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

*L. K. Yadav*  
\_\_\_\_\_  
Signature with date

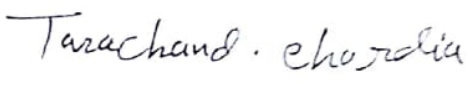
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Signature of Identifier

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Signature of R.O.



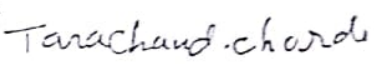


Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. RAJGANJ, District- Jalpaiguri  
 Signature / LTI Sheet of Serial No. 00075 / 2012, Deed No. (Book - I , 00077/2012)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Sri Tara Chand Chordia	 04 JAN 2012

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

Sl 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  
 Sukantanagar, Thana:-Siliguri, District:-Darjeeling,  
 WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

 4/1/12



  
 Additional Registrar  
 Rajganj Jalpaiguri

04 JAN 2012



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

Endorsement For Deed Number : I - 00077 of 2012  
(Serial No. 00075 of 2012)

On

Payment of Fees:

On 04/01/2012

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/-, on 04/01/2012

Amount by Draft

Rs. 25180/- is paid , by the draft number 540244, Draft Date 30/12/2011, Bank Name State Bank of India, SILIGURI, received on 04/01/2012

( Under Article : A(1) = 25180/- on 04/01/2012 )

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.-2289640/-

Certified that the required stamp duty of this document is Rs.- 114482 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

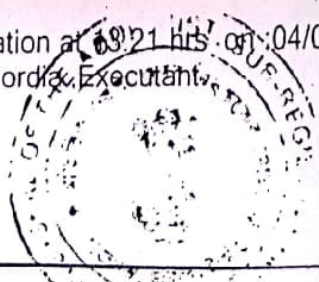
Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 538990, Draft Date 17/12/2011, Bank Name State Bank of India, SILIGURI, received on 04/01/2012
2. Rs. 49000/- is paid, by the draft number 536578, Draft Date 26/11/2011, Bank Name State Bank of India, SILIGURI, received on 04/01/2012
3. Rs. 11490/- is paid, by the draft number 540243, Draft Date 30/12/2011, Bank Name State Bank of India, SILIGURI, received on 04/01/2012

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

Presented for registration at 10:21 hrs. on 04/01/2012, at the Office of the A. D. S. R. RAJGANJ by  
Sri Tara Chand Chordia, Executant.



Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

04 JAN 2012

( Narayan Chandra Saha )

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2





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

Endorsement For Deed Number : I - 00077 of 2012  
(Serial No. 00075 of 2012)

**Executed by Attorney**

Execution by

1. Sri Tara Chand Chordia, son of Sri Dhan Ran 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 Sharma Roy 2.Smt Mina Ray 3.Smt Sunita Roy 4.Sri Sheru Roy 5.Sri Sashi Roy 6.Sri Ajit Roy alias Sri Dulal Chandra Roy 7.Sri Nihar Roy is admitted by him

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

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



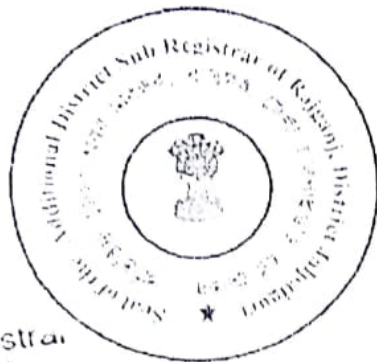
*Narayan Chandra Saha*  
Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri  
04 JAN 2012

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

04/01/2012 11:45:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 1126 to 1142  
being No 00077 for the year 2012.



*(Signature)*  
Addl. Dist. Sub-Registrar,  
Rajganj, Jalpaiguri

04 JAN 2012

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

