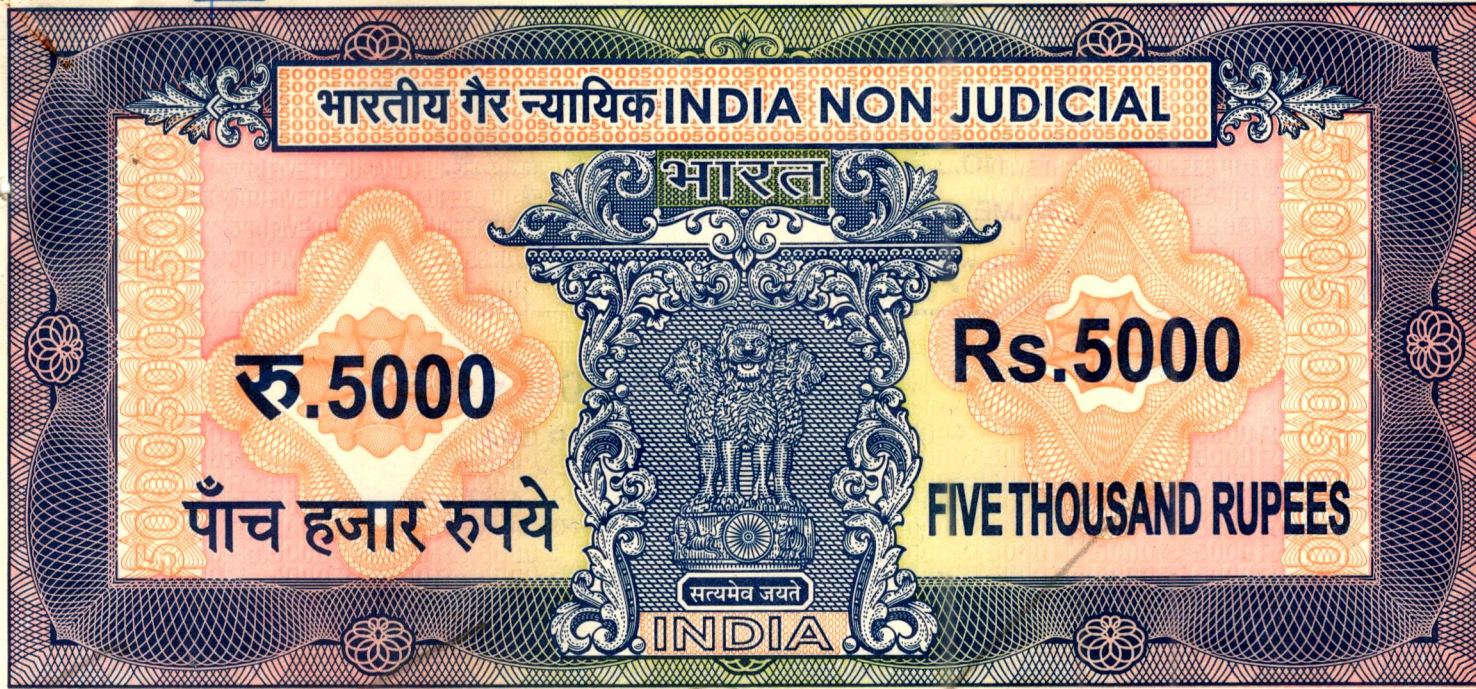


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पश्चिम बंगाल WEST BENGAL

080971

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

LDL DIST SUB REGISTRAR
SILIGURHI AT BAGDOGRA
29/5/08

Shri

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 29TH DAY OF MAY 2008.

Devi
ach

N. J. STAMP

SL. NO. 493- DATED 27/5/08
NAME Ashok Kr. Agarwal
OF Siliguri
RS. 5000/- (RS. Five Thousand ONLY)

S. Das

SANKAR DAS
STAMP-VENDOOOR
SILIGURI-COURT
LNO.714/RM of 1999



Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra Dist. Darjeeling

27/5/08

Shri

: 2 :

Area : 10 Kathas
Plot No. : 4 (R.S.), 19 (L.R.)
Khatian No. : 2/2 (R.S.) 1240 (L.R.)
Mouza : Thiknikata
J.L. No. : 74
Pargana : Patharghata
P.S. : Matigara
District : Darjeeling
Consideration : Rs.4,00,000.00

BETWEEN

SRI ASHOK KUMAR AGARWAL, son of Late Ganpat Lal Agarwal, Hindu by faith, Indian by Nationality, Business by occupation, residing at Nehru Road, Khalpara, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "ONE PART".

Dei
Shri

Plot No.

: 3 :

A N D

SRI JHANTU PAUL, son of Late Manmohan Paul, Hindu by faith, Indian by Nationality, Business by occupation, residing at Hakimpara, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the " VENDOR " (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " OTHER PART ".

WHEREAS Sri Rana Bijoy Ghosh and Sri Ranadip Ghosh, both sons of Late Ranadhir Ghosh, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 3.33 Acres, forming part of R.S. Plot No.4, recorded in R.S. Khatian No.2/2, situated within Mouza - Thiknikata, Pargana - Patharghata, P.S.- Matigara, in the District of Darjeeling, unto and in favour of i) Sri Naresh Chandra Singha, son of Late Nagendra Nath Singha and ii) Sri Digendra Nath Singha, son of Late Marma Kanta Singha, by virtue of Sale Deed, Dtd.09-01-1991, being Document No.397 for the year 1991, registered in the Office of the Sub-Registrar, Siliguri.

AND WHEREAS abovenamed i) Sri Naresh Chandra Singha and ii) Sri Digendra Nath Singha, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.665 Acres out of the aforesaid land, unto and in favour of SRI JHANTU PAUL, son of Late Manmohan Paul, by virtue of Sale Deed, Dtd.09-01-1991, being Document No.399 for the year 1991, entered in Book No.I, Volume No.25, Pages 208 to 214, registered in the Office of the Sub-Registrar, Siliguri.

Adv.

Jhantu Paul

: 4 :

AND WHEREAS abovenamed SRI JHANTU PAUL, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres out of the aforesaid land, unto and in favour of i) Sri Sunil Narayan Majumder, son of Sri Brajendra Narayan Majumder and ii) Smt. Ratna Majumder, wife of Sri Sunil Narayan Majumder, by virtue of Sale Deed, Dtd.06-09-1996, being Document No.5516 for the year 1996, entered in Book No.1, Volume No.92, Pages 387 to 390, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

AND WHEREAS abovenamed i) Sri Sunil Narayan Majumder and ii) Smt. Ratna Majumder, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.33 Acres, unto and in favour of SRI JHANTU PAUL, son of Late Manmohan Paul, by virtue of Sale Deed, registered on 02.05.2001, being Document No.1333 for the year 2003, entered in Book No.1, Volume No.32, Pages 65 to 68, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed SRI JHANTU PAUL, (Vendor of these present), became the sole absolute and exclusive owner of the aforesaid land measuring 0.33 Acres and the said land was recorded in his name in L.R. Khatian No.1240, comprising of L.R. Plot No.19, with respect to an area of 0.29 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sale and have offered for sale to the purchaser all that piece or parcel of land measuring 10 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.4,00,000.00 (Rupees four lakhs) only.

Adv

Shw-Par

: 5 :

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 10 Kathas, more particularly described in the Schedule given hereunder for a consideration of Rs.4,00,000.00 (Rupees four lakhs) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.4,00,000.00 (Rupees four lakhs) only, paid by the purchaser to the vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor, does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was so long being enjoyed by the vendor, therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor, or any person claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

Shw-Par

Just

: 6 :

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

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 scheduled land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 10 Kathas, forming part of R.S. Plot No.4 corresponding to L.R. Plot No.19, recorded in R.S. Khatian No.2/2 corresponding to L.R. Khatian No.1240, situated within Mouza - Thiknikata, J.L. No. 74, under Matigara-I Gram Panchayat, Pargana - Patharghata, P.S. - Matigara, Sub-Div.- Siliguri, A.D.S.R.O. - Bagdogra, in the District of Darjeeling.

Alia
Adv

: 7 :

The said land as sketched in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :-

By North - Land of Asoke Babu,

By South - 14 Feet wide Road,

By East - Land of Sri Ratan Nakipuria,

By West - Land of the vendor of these present.

As per R.O.R. classification of land is Rupni and the same is now proposed to be used for Bastu/Homestead.

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. *Gopal Das*

S/o Late 2nd Chand Das
Occupation Business

Ashram Para.

Siliguri
Post & P.S. Siliguri
Dist Darjeeling.

2. *Sanjay Goyal*

S/o Tarachand Goyal
Occupation Business
Chunck Road,

Siliguri.

P.O. & P.S. Siliguri

Dist Darjeeling

The contents of this document has been gone through and understood personally by the vendor and the purchaser.

Gopal Das

VENDOR

Drafted, readover and explained by me and typed in my office.

Kamal K. Kedia

K.K.Kedia











Advocate, Siliguri

E.No.F/6/92.



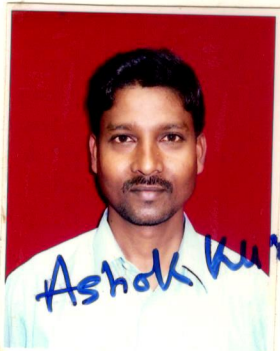
Sri Jhantiw Paul

Finger Prints of SRI JHANTIW PAUL (VENDOR)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					











Sri Jhantiw Paul

SIGNATURE



Ashok Kumar Agarwal

Finger Prints of SRI ASHOK KUMAR AGARWAL (PURCHASER)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

Ashok Kumar Agarwal

SIGNATURE

A PART TRACE MAP OF MOUZA-THIKNIKATA, J.L. NO.74, SHEET NO.-1
TOUZI NO- 91, PARGANA - PATHARGHATA, P.S.- MATIGARA, A.D.S.R.O.II
BAGDOGRA SUB DIVITION - SILIGURI . DIST.-DARJEELING, W.B.
(LAND UNDER MATIGARA - I.G.P.)

NAME OF PURCHASER
SRI ASHOK K AGARWAL
S/O LATE GANPAT LAL AGARWAL

NAME OF SELLER
SRI JHANTU PAUL
S/O LATE MANMOHAN PAUL

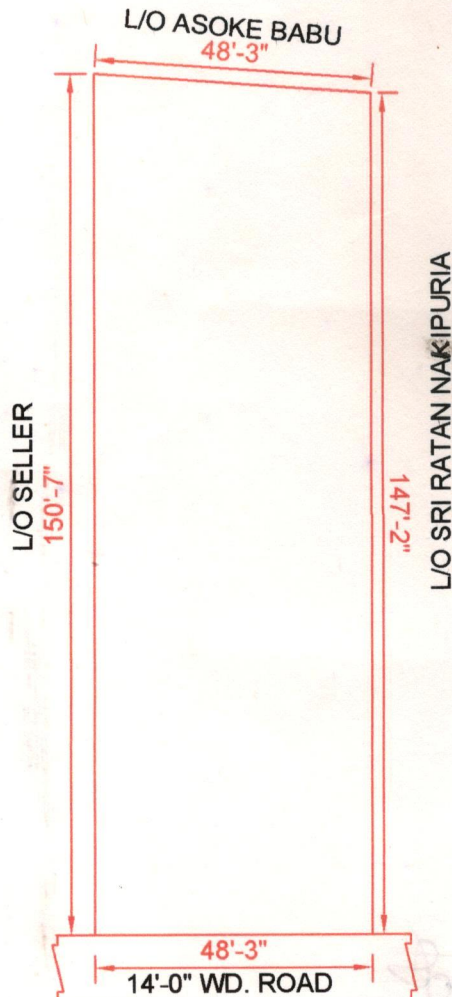
RESIDENCE OF KHALPARA
P.O.+ P.S. - SILIGURI
DIST.- DARHEELING

RESIDENCE OF HAKIM PARA
P.O.+ P.S.-SILIGURI
DIST.- DARJEELING

SCHEDULE OF LAND

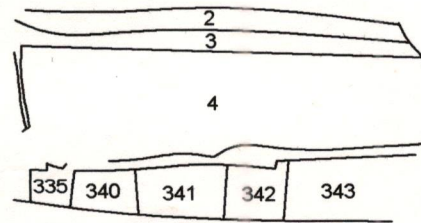
PLOT NO. ≈ 19(L.R.),4(R.S.)
KHATIAN NO. ≈ 1240(L.R.),2/2(R.S.)
MOUZA ≈ THIKNIKATA
P.S. ≈ MATIGARA
DIST. ≈ DARJEELING
J.L. NO. ≈ 74

LAND AREA = 10 KATHA OR 10.5 DECIMAL



SITE PLAN
SCALE 1:400

RECORD CLASSIFICATION
DANGA.



PART TRACE GOVT. SURVEY MAP OF
MOUZA-THIKNIKATA
SCALE 16" = 1 MILE

REMARKS
VIDE SALE DEED NO.-399
DATE 9/1/91

SIGN OF PURCHASER

SIGN OF SELLER

SIGN OF L.B.S.

Agni Kumar Nandi
Agni Kumar Nandi
Registered Surveyor
Go regd. No. 182

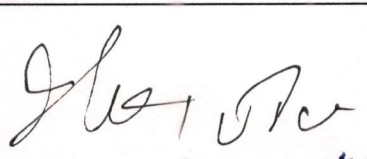
Government of West Bengal

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue



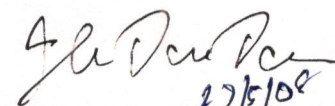
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling

Signature / LTI Sheet of Serial No 02687 / 2008 Document Number (I -02710,2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Jhantu Paul	 29/5/08

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

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Jhantu Paul PS - Siliguri Hakim Para P. O. - Siliguri Dist - Darjeeling	Self		 LTI	 29/5/08

Name of Identifier of above Person(s)

Gopal Paul
PS-Siliguri,Ashram Para P. O.
- Siliguri Dist - Darjeeling

Signature of Identifier with Date


29/5/08

(Subhas Chandra Sarkar)

A.D.S.R. Siliguri-II at Bagdogra

Office of the ADSR Siliguri-II at Bagdogra

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-02710 of :2008
(Serial No. 02687, 2008)

On 29/05/2008

Admissibility(Rule 43)

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:

Fee Paid in rupees under article : A(1) = 19283/- on:29/05/2008

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-1753510/-

Certified that the required stamp duty of this document is Rs 87676 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty : 1.Rs 40000/- is paid by the draft no. :248413, Draft date:27/05/2008, Bank name:STATE BANK OF INDIA, Siliguri, recieved on :29/05/2008. 2.Rs 42680/- is paid by the draft no. :248414, Draft date:27/05/2008, Bank name:STATE BANK OF INDIA, Siliguri, recieved on :29/05/2008.


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

Presented for registration at 13.27 on :29/05/2008,at the Office of the ADSR Siliguri-II at Bagdogra by Jhantu Paul,Executant.

Admission of Execution(Under Section 58)

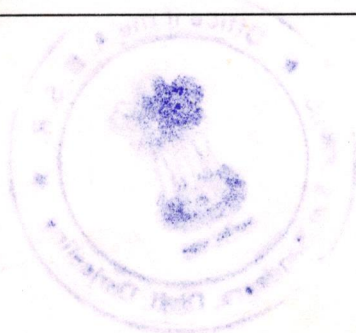
Execution is admitted on :29/05/2008 by

1. Jhantu Paul, son of Lt. Manmohan Paul,Hakim Para,Thana Siliguri, By caste Hindu,by Profession :Business Identified By Gopal Paul, son of Lt. Lal Chand Paul Ashram Para P. O. - Siliguri Dist - Darjeeling Thana: Siliguri, by caste Hindu,By Profession :Business.



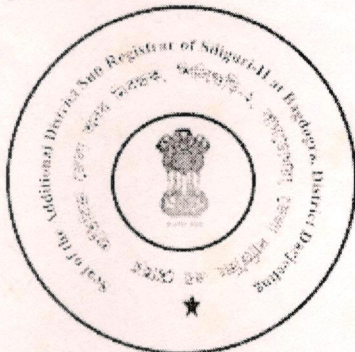
[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra

Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3825 to 3837
being No 02710 for the year 2008.



(Subhas Chandra Sarkar) 29-May-2008
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal