

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AB 016591

CERTIFIED COPY OF DOCUMENT NO. 826

BOOK NO. I FOR YEAR 2016



SI No. 2434 Dated 18/10/17
Name Manul Das
of sy
Value Rs. 10/- (Rupees Ten Only)

SANDHYA SAHA GOON
GOVT STAMP VENDOR
SILIGURI COURT
L/No. - 174/RM OF 2015



27/10/17
to be applied to
the

Acheeny
6/7/18
Addl. Dist. Sub-Registrar,
Siliguri, Darjeeling

DL-991/16.

I-826/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 234678

C 234678

Q-0-3874108
2016

FOR THE REGISTRATION OF THIS DEED OF CONVEYANCE THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDITIONAL SUB-REGISTRAR
SILIGURI

7/4/16

Kumar Shab
Signature

7/4/16

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE

ON THIS THE 7th DAY OF APRIL,

TWO THOUSAND SIXTEEN



Contd...P/2

Pijush Kanti Ghosh
Advocate, Siliguri

NON JUDICIAL STAMP

No. 1166 Date 05.04.16
D TO M/S Mech. Industries Private Limited

Kolkata-01
Value Rs. 5000/- (Rupees) Five thousand only

(Sujit K. Sinha)
Govt. Stamp Vendor
Siliguri Court
L/No. - 196/RM



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

7 APR 2016



Signature
Kimon Das

DESCRIPTION OF THE LAND

Area of land : 1(One) Katha 12(Twelve) Chhataks
together with 150 Sq. ft. tin shed
structure standing thereon Acres

Khatian No. : 1138/1

Plot No. : 2153 (1 Katha 8 Chhataks)
2154 (4 Chhataks)

Mouza : SILIGURI

J.L. No. : 110(88),

Police Station : SILIGURI

District : DARJEELING

SALE PRICE : Rs. 82,93,316/-



Signature
Pijush Kanti Ghosh
Advocate, Siliguri

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BETWEEN

SRI VIJAY KUMAR SHAH, (PAN-AHVPS9403M),
Son of Sri Din Dayal Shah, Indian by Nationality, Hindu
by religion, Business by occupation, resident of Mangal
Pandey Road, Khalpara, Post Office Siliguri Bazar, Police
Station Siliguri, District Darjeeling, PIN- 734005 (W.B.)
– is hereinafter called the “VENDOR” (which expression
shall mean and include unless excluded by or repugnant to
the context his heirs, successors, legal representatives,
executors, administrators and assigns) of the FIRST
PART.

A N D


Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Shah

M/S. MECH INDUSTRIES PRIVATE LIMITED,

(PAN-AAECM3806D) a Private Limited Company incorporated under the Indian Companies Act, 1956, bearing Certificate of Incorporation No. U45201WB1957PTC023517 and having its registered office at 8, B. B. D. Bag (East), Police Station Hare Street, Kolkata-700001, West Bengal – is hereinafter called the “**VENDEE**” (which expression shall mean and include unless excluded by or repugnant to the context its successors, administrators and assigns) of the **OTHER PART**. The Vendee is represented through one of its Directors **SRI PANKAJ GARG**, Son of Late Radheshyam Agarwal, Indian by Nationality, Hindu by religion, Business by occupation, resident of Helipad Road, Post Office & Police Station Jaigaon, District Alipurduar, West Bengal.




Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Agarwal


WHEREAS one Kajrilal Agarwal granted perpetual lease of the land measuring 1(One) Bigha 12(Twelve) Chhataks in favour of Bijay Kumar Agarwal and Radheshyam Agarwal by a perpetual lease deed registered in the Siliguri Sub-Registry Office and entered in Book No. I, Volume No. 10, pages from 29 to 31 being No. 527 in the year 1959.

It is pertinent to mention herein that at the relevant time no survey settlement was made for which Plot Number & Khatian Number was not mentioned in the said perpetual lease deed.

AND WHEREAS during the last survey settlement conducted under the provision of the West Bengal Estate Acquisition Act, 1953, the land measuring .45 Acres has been recorded in the joint names of Bijoy Kumar Agarwal and Radheshyam Agarwal each having 50% undivided




Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Das

share therein and the said total land measuring .45 Acres has been recorded in R.S. Plot No. 2153 land measuring .17 Acres and R.S. Plot No. 2154 land measuring .28 Acres under Khatian No. 1138 presently 1138/1 of Mouza & Police Station Siliguri, J.L. No. 110, Touzi No. 3(Ja), District Darjeeling.

AND WHEREAS one Shyam Sundar Agarwal, being the owner, granted perpetual lease of the land measuring 12 Katha 4 Chhataks in favour of Bijoy Kumar Agarwal Radheshyam Agarwal by a perpetual lease deed registered in the office of the Sub-Registrar Siliguri and entered in the Book No. I. Volume No. 17, pages from 174 to 176, being Document No. 1449 in the year of 1960 and the said land recorded under R.S. Khatian No. 180 presently 180/1, part of Plot No. 2143 of Mouza & Police Station Siliguri, District Darjeeling.



Pijush Kanti Ghosh
Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Shukla

AND WHEREAS said Radheshyam Agarwala and Bijoy Kumar Agarwala sold the total land measuring .372 Acres out of which land measuring 17 Kathas 8 Chhataks from Plot No. 2153 & 2154 under Khatian NO. 1138 presently Khatian No. 1138/1 and land measuring 5 Katha from Plot NO. 2143 under Khatian No. 180 presently 180/1 of Mouza Siliguri to Hulashmal Todi by virtue of a Sale Deed registered in the Siliguri Sub-Registry Office and entered in the Book No. I, Volume No. 30, pages from 24 to 31, bearing No. 2432 for the year 1966, from their aforesaid total land measuring 1 Bigha 12 Kathas 2 Chhataks and 12 Kathas 4 Chhataks which they acquired by separate two perpetual lease deeds bearing NO. 527/1959 and bearing No. 1449/1960 respectively.





Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Dash

AND WHEREAS said Hulashmall Todi sold his aforesaid purchased land measuring 0.372 Acres out of which land measuring 17 Kathas 8 Chhataks recorded under Khatian NO. 1138 presently Khatian No. 1138/1 being Plot No. 2153 and 2154 and land measuring 5 Kathas recorded under Khatian No. 180 presently Khatian No. 180/1, being Plot No. 2143 within Mouza Siliguri, to and in favour of Sri Om Prakash More, Son of Sri Prohlad More by virtue of a Sale Ded registered in the office of the Addl. District Sub-Registrar Siliguri and entered in Book No. I, Volume No 78, pages from 230 to 237, bearing No. 6494 for the year 1975.

AND WHEREAS said OM PRAKASH MORE, Son of Sri Prohlad More sold his aforesaid purchased land measuring .372 Acres or 22 Kathas 8 Chhataks out of which 17 Kathas 8 Chhataks recorded in Khatian No.



Pijush Kanti Ghosh
Advocate, Siliguri

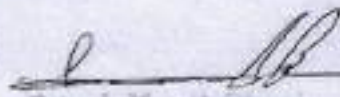
Page 8 of 23

Vijay Kumar Shah

1138 presently Khatian No. 1138/1 being Plot No. 2153 & 2154 and land measuring 5 Kathas recorded in Khatian No. 180 presently 180/1 being Plot No. 2143 within Mouza Siliguri, District Darjeeling to and in favour of Rukmini Devi Mitruka, Wife of Late Chandanmal Mitruka by virtue of a Sale Deed registered in the Siliguri Sub-Registry Office and entered in Book No. I, Volume No. 52, pages from 101 to 108, being Deed No. 3147 for the year 1978.

AND WHEREAS said RUKMINI DEVI MITRUKA, Wife of Late Chandanmal Mitruka sold the land measuring 7(Seven) Kathas 8(Eight) Chhataks from her total purchased land measuring 17 Kathas 8 Chhataks recorded under Khatian NO. 1138 presently Khatian No. 1138/1 being Plot NO. 2153 & 2154, within Mouza Siliguri, to and in favour of SRI VIJAY KUMAR SAH,




Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Shah

Vijay Kumar Shah

Son of Sri Dindayal Shah, by virtue of a Sale Deed registered in the office of the Addl. District Sub-Registrar Siliguri and entered in Book No. I, Volume No. 36, pages from 81 to 86, being no. 2124 for the year 1999.

AND WHEREAS said Rumkini Devi Mitruka sold her remaining land measuring 15 Kathas to and in favour of Vijay Kumar Sah, Son of Sri Dindayal Shah from her total purchased land measuring 22 Kathas 8 Chhataks recorded in Khatian NO. 1138 & 180 presently Khatian No. 1138/1 and Plot No. 2153, 2154 and Khatian No. 180/1, being Plot NO. 2143 within Mouza Siliguri by virtue of a Sale Deed registered in the office of the Addl. District Sub-Registrar Siliguri, entered in Book No. I, Volume No. 36, pages from 87 to 92, bearing No. 2125 for the year 1999.




Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Shah

AND WHEREAS in the aforesaid manner said Rukmini Devi Mitruka sold her total land measuring 22 Kathas 8 Chhataks to and in favour of Vijay Kumar Shah, Son of Sri Dindayal Shah by virtue of aforesaid two Sale Deeds bearing No. 2124 for the year 1999 and being No. 2125 for the year 1999.

AND WHEREAS thus in the aforesaid manner Sri Vijay Kumar Shah, Son of Sri Dindayal Shah, the Vendor has acquired all heritable and transferable right, title and interest over the aforesaid purchased land and he has/had been enjoying and possessing the said land peacefully and without any disturbance since the date of aforesaid purchased.

AND WHEREAS the Vendor got mutated his name in the B.L. & L.R.O., Siliguri with respect to his aforesaid



Pijush Kanti Ghosh

Pijush Kanti Ghosh

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Vijay Kumar Shah

purchased land vide Mutation Case No. 1312/IX-II/13-14 and accordingly he has been paying the land revenue to the State of West Bengal and Municipal Tax to the Siliguri Municipal Corporation with respect to his aforesaid purchased land.

AND WHEREAS the Vendor hereof being in urgent need of money for the purpose of investment elsewhere has decided to sell and has also proposed to sell the schedule mentioned land together with 40 years old dilapidated tin shed structure, as fully described in the schedule below and clearly delineated in the attached sketch map demarcating the area by red colour boarder, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendee being in search of a suitable plot of land, decided to purchase the Schedule




Pijush Kanti Ghosh
Advocate, Siliguri

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Signature

land and offered a sum of Rs. 82,93,316/- (Rupees Eighty-two Lacs Ninety-three Thousand Three Hundred Sixteen) only in total to Vendor as full sale price/consideration money for purchasing the Schedule mentioned land together with old dilapidated tin shed structure standing thereon and the Vendor accepted the said offer of the Vendee as highest market price and agreed to sell, transfer and convey all his right, title and interest and quit physical possession in absolute free from all encumbrances whatsoever in nature in the Schedule mentioned land. As such the Schedule mentioned land together with old dilapidated tin shed structure standing therein is sold today to and in favour of the Vendee and the consideration money/sale price amounting to Rs. 82,93,316/- (Rupees Eighty-two Lacs Ninety-three Thousand Three Hundred Sixteen) only has already been paid to the Vendor by the Vendee..



Signature
Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Shukla

NOW THIS DEED OF CONVEYANCE WITNESSETH
that in pursuance of the said proposal, offer, acceptance
and in payment of full consideration money/sale price of
Rs. 82,93,316/- (Rupees Eighty-two Lacs Ninety-three
Thousand Three Hundred Sixteen) only to the Vendor by
the Vendee (the receipt of the entire consideration
money/sale price the Vendor doth hereby admit,
acknowledge and from the same and every part thereof
acquit release and discharge the Vendee forever by
execution of these presents) and the Vendor hereby doth
grant convey, transfer, assign free from all encumbrances
and deliver actual quite physical possession UNTO THE
VENDEE for ever ALL THE PREMISES fully described
in the schedule below and clearly delineated in the
attached sketch map demarcating the area by red colour
border and the Vendee SHALL HAVE AND HOLD in
full ownership or howsoever or otherwise the Schedule




Pijush Kanti Ghosh

Vijay Kumar Das

mentioned land and the entire old dilapidated tin shedded structure hereby sold transferred or expressed or intended so to be and every part thereof NOW ARE or is heretofore were or was situate butted and bounded called known number described or distinguished together with all liberties easement interest possession profits all water courses privileges issues advantages right of way right of drain and all other rights and standing trees, plants, if any, all estates claims demands whatsoever both at law and equity of the Vendor in or upon the Schedule mentioned land and the entire old dilapidated tin shedded structure hereby sold which is described in the Schedule below subject to payment of rents to the state of West Bengal AND THAT THE VENDOR has not done or knowingly suffered to be done to the contrary or been party or privy to any act deed things whereby the Schedule mentioned land and the entire old dilapidated tin shedded structure



Pijush Kanti Ghosh

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Vijay Kumar Singh

standing thereon hereby sold or any part thereof are or can be impeached or affected in title interest and possession or otherwise howsoever and it shall be lawful for the Vendee from time to time and at all times hereafter peacefully and quietly enter upon HAVE HOLD AND OCCUPY POSSESS AND ENJOY the said land hereby sold without any trouble, denial eviction interruption claim demand and hindrance whatsoever by and from the Vendor or any one legally or equitably claiming or to claim by or from the Vendor by any person having or claiming any estate in or to the Schedule mentioned land hereby sold or any part thereof will at all times at the request and at the cost of the Vendee do such assurance and things for further and more effectually assuring the title, enjoying and possession of the Vendee in the Schedule mentioned land and entire old dilapidated tin shed structure hereby demised and every part thereof as shall be reasonably required AND it is



Pijush Kanti Ghosh

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Vijay Kumar Shukla

covenanted by the Vendor that there exists no charge mortgage, attachment nor any kind of encumbrances whatsoever in nature on the Schedule mentioned land and the old dilapidated tin shedded structure standing thereon hereby sold or any part thereof and in the event of discovery of any charge, mortgage, attachment or any encumbrances the Vendor shall be liable to prosecution and be liable to return back entire consideration money along with 18% interest per annum AND it is covenanted by the Vendor that the Schedule mentioned land and the old dilapidated tin shedded structure standing thereon hereby sold or any part thereof has never acquisitioned or requisitioned by any authority and the same has been under exclusive physical and quiet possession of the Vendor and in case it transpires otherwise in future the Vendor shall be liable for action at law for any loss or damage the Vendee may have to sustain in consequence



Pijush Kanti Ghosh

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Vijay Kumar Shah

thereof AND it is clearly covenanted by the Vendor that there was no sale made or nor contract or agreement for sale made or entered into for sale or transfer otherwise by the Vendor of the Schedule mentioned land and the old dilapidated tin shedded structure standing thereon hereby sold with any other party previous to these presents and in the event of discovery of any such sale contract for sale or agreement for sale or otherwise transfer in respect of all the Schedule mentioned land and the old dilapidated tin shedded structure standing thereon hereby sold or any part thereof or any of the recitals made herein this Deed is/are proved to be false the Vendor shall be liable for criminal prosecution and be liable to return back the entire consideration money with all incidental costs and 18% interest per annum and the Vendor further be liable to compensate the Vendee adequately for any loss or injury the Vendee may have to sustain in consequence thereof





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Pijush Kanti Ghosh

Vijay Kumar Shah

AND it is further covenanted by the Vendor that all rents upto this date have been paid and all condition to be performed or observed in law have been fulfilled and in case it transpires otherwise the Vendor indemnifying the Vendee against any loss that may arise in consequence thereof and the Vendee against any loss that may arise in consequence thereof and the Vendee shall be entitled to put its own name in the records of Government in place of the Vendor or his predecessor through mutation process AND it is further covenanted by the Vendor that if for any defect in right, title, interest or possession of the Vendor in the Schedule mentioned land and the entire old dilapidated tin shedded structure standing thereon hereby sold the Vendee is deprived for possession or title or exclusive enjoyment from the land or from the old dilapidated tin shedded structure hereby sold or any part thereof the Vendor in that case shall be liable to return



Pijush Kanti Ghosh

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Vijay Kumar Shah

back proportionate or full consideration money as the case may be together with costs adequate compensation and interest at the rate of 18% per annum till full realization from the date of deprivation or dispossession. It is further covenanted by the Vendor that the 7 ft. wide passage is shown in the attached sketch map is a part of the land measuring 1 Katha 12 Chhataks hereby sold and the Vendee shall have every right to use that private passage area for its own benefit and purpose inclusive of any construction, development and for any other purpose at the choice and desire of the Vendee and the Vendee has every right to amalgamate the said 7 ft. wide passage with the remaining land hereby sold for its any beneficial purpose.



Pijush Kanti Ghosh
Advocate, Siliguri

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Vijay Kumar Shah

SCHEDULE

(Description of the land hereby sold)

ALL THAT PIECE OR PARCEL of land measuring
1(One) Katha 12(Twelve) Chhataks, situates in the
District Darjeeling, Police Station and Mouza SILIGURI,
J.L. No. 110(Now 88), Touzi No. 3(Ja), Pargana-
Baikunthapur, under Khatian No. 1138/1 and forming part
of Plot No. 2153 (land measuring 1 Katha 8 Chhataks) &
2154 (land measuring 4 Chhataks).

Total land 1(One) Katha 12(Twelve) Chhataks is hereby
sold by this Deed of Conveyance.

The said land is butted and bounded as follows: -

- By North : Land & House of Santi Bansali;
By South : Land of M/S. Mech industries private
limited;
By East : Burdwan Road;
By West : Land of the Vendor.




Pijush Kranti
Advocate, Siliguri

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Vijay Kumar Shukla

There is 40 years old dilapidated tin shedded structure measuring 150 Sq. ft. standing over the aforesaid land.

The land hereby sold is clearly delineated in the attached sketch map demarcating the area by red colour border which shall be treated as part of these presents.

The said land standing within the Siliguri Municipal Corporation's Ward No. V Part of Holding No. 765/V/11/1.

The aforesaid land will be utilized for the purpose of commercial purpose.

Total consideration money is Rs. 82,93,316/-

Paid 1% T.D.S. Rs. 82,933/-

Rs. 82,10,383/-



Amount of Rs. 82,10,383/- (Rupees Eighty-two Lacs Ten Thousand Three Hundred Eighty-three) only is paid to the Vendor.


Pijush Kanti Choudhury
Advocate, Siliguri

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Vijay Kumar Shah

Details of payment of consideration money is shown in the Memo of Consideration annexed herewith forming part of these presents.

IN WITNESSES WHEREOF the Vendor and the Vendee hereto have set and subscribed their respective hands in their sound health and conscious mind on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Ratan Sarker
S/o Dulal Sarker
Hakimpura
P.O. PS- Siliguri
Dist- Dargaching
Pin- 734001

Vijay Kumar Shah
(SIGNATURE OF THE VENDOR)

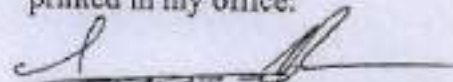
MECH INDUSTRIES PVT. LTD.

Pti L. S.
DIRECTOR

2. Shiv kr. Maon
Shr Sujan kr. Maon
S.F. Road, Siliguri
P.O. & PS: Siliguri-DS
Dist: Dargaching

(SIGNATURE OF THE VENDEE)

Drafted as per instructions
of the Executant, readover
and explained by me &
printed in my office:



(PIJUSH KANTI GHOSH)

Advocate, Siliguri
Enrolment No. WB/426/1980



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EXECUTANT SHEET

(FINGER PRINTS OF VENDOR)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Photo with full signature of the Person	Left Hand					
	Right Hand					



Vijay Kumar Shah



Signature

Vijay Kumar Shah

CLAIMANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

MECH INDUSTRIES PVT. LTD.

Philu
DIRECTOR

MECH INDUSTRIES PVT. LTD.

Philu

SIGNATURE

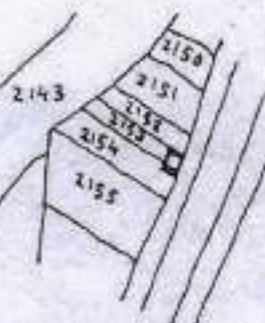


SITE PLAN SHOWING THE LAND PROPOSED TO BE SOLD TO M/S
MECH. INDUSTRIES PRIVATE LIMITED

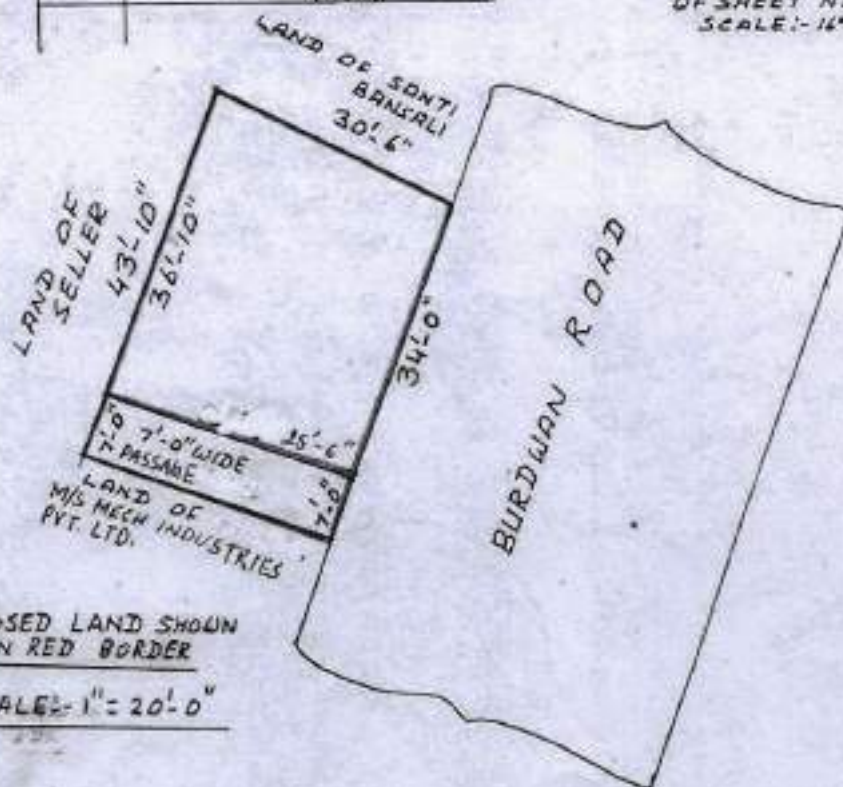
SCHEDULE OF LAND

MOUZA - SILIGURI J.L.NO-110(82)
WARD NO- PS- SILIGURI
KHATAN NO:- 1138/1
PLOT NO:- 2153(P)
AREA PROPOSED TO BE SOLD:-
1 KATHA 8 CHHT. OR 0.02475 ACRE
4 CHHT. = TOTAL 1 KATHA 12 CHHT.

Plot No	Area
2153(P)	1 KATHA 8 CHHT. OR 0.02475 ACRE
2154(P)	4 CHHT. 0.0049 ACRE (ROAD)



PART TRACE MAP
OF SHEET NO-3
SCALE:- 1" = 1/4 MILE



PROPOSED LAND SHOWN
IN RED BORDER

SCALE:- 1" = 20'-0"

NAME OF PURCHASER

M/S MECH. INDUSTRIES PRIVATE LIMITED
B, BBD BAG(EAST) FIRST FLOOR
KOLKATA - 700001

NAME OF SELLER

SRI VIJAY KUMAR SHAH SIOBHRI DINDAYAL SHAH
MANGAL PANDEY ROAD PD&PS- SILIGURI
DIST.- DARJEELING

DRAWN BY

Ana

AMAL NATH
GOVT AMIN (Retd.)
Siliguri

Vijay Kumar Shah
SIGNATURE OF SELLER



MEMO OF CONSIDERATION

Received the sum of Rs. 82,93,316.00 (Rupees Eighty two lakhs ninety three thousand three hundred and sixteen only), being the total sale consideration amount, as per Memo below:

Following Amounts received in favour of the SELLER - Vijay Kumar Shah:

DATE	CHEQUE NO. / BANK AC. NO.		AMOUNT
22-05-2015	000137	HDFC #12688640000022	2000000.00
05-06-2015	000151	HDFC #12688640000022	1000000.00
17-06-2015	000153	HDFC #12688640000022	2000000.00
01-07-2015	000152	HDFC #12688640000022	1000000.00
17-07-2015	000156	HDFC #12688640000022	1000000.00
07-04-2016	000235	HDFC #12688640000022	500000.00
07-04-2016	000236	HDFC #12688640000022	500000.00
07-04-2016	000237	HDFC #12688640000022	210382.00
07-04-2016	TDS @ 1.0 %	CHALLAN SL. NO. 00443	82934.00
TOTAL:			8293316.00

(Rupees Eighty two lakhs ninety three thousand three hundred and sixteen only)

Vijay Kumar Shah
(SELLER / RECEIPT)





Ph. List





Philia



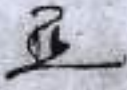
Vijay Kumar Shah



GLO4531414

Owner:
KHALPURA, SILIGURI (M CORP.),
SILIGURI, DARJEELING-734005

Address:
KHALPURA, SILIGURI (M CORP.),
SILIGURI, DARJEELING-734005



Date: 06/03/2013

26-Polity Police Constable Police Registration Officer
Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

धन्यवाद कि आप इस कार्ड को मेरे नाम पर जारी कर रहे हैं। यह मेरे नाम पर जारी किया गया है।
मैं इसे अपने नाम पर रखूंगा और इसे अपने नाम पर रखूंगा।
In case of change in address mention this Card No.
in the reference form for including your name in the
roll at the changed address and to return the card
with same number.

06/03





Vijay Kumar Shah



इस कार्ड के लो / पिछे करने पर कृपया जारी करने
वाले अधिकारी को सूचित / ज्ञापन करा दें
आयुक्त अदालत (सिस्टम),
कम्प्यूटर सेन्टर, आयुक्त भवन,
पो.बी.स. - 20,
मिलान - 783 001.

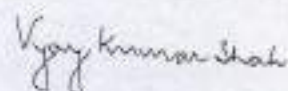
In case this card is lost/found, kindly inform/return to
the issuing authority :

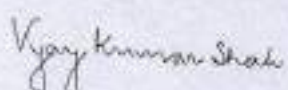
Commissioner of Income-tax (System),
Computer Centre, Ayazpur Bhawan,
Post Box No-20,
Siliguri - 733 001.



Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Vijoy Kumar Shah Son of Mr Din Dayal Shah Mangal Pandey Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	 07/04/2016 1:20:15 PM	 LTI 07/04/2016 1:20:20 PM
		 07/04/2016 1:20:50 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Vijoy Kumar Shah Son of Mr Din Dayal Shah Mangal Pandey Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHVPS9403M,; Status : Individual; Date of Execution : 07/04/2016; Date of Admission : 07/04/2016; Place of Admission of Execution : Office	 07/04/2016 1:20:15 PM	 LTI 07/04/2016 1:20:20 PM
		 07/04/2016 1:20:50 PM	



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s. Mech Industries Pvt. Ltd. 8, B.B.D. Bag East, First Floor, P.O:- BBD Bag, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECM3806D.; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Pankaj Garg 8, B.B.D. Bag East, First Floor, P.O:- BBD Bag, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Ratan Sarkar Son of Mr Dulal Sarkar Hakimpura, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Vijoy Kumar Shah	 07/04/2016 1:21:27 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
						

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 2153 RS Khatian No:- 1138/1	1 Katha 12 Chatak	82,03,128/-	82,03,128/-	Proposed Use: Commercial use, ROR: Da: Puratan Patit, Width of Approach Road: 100 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	150 Sq Ft.	0/-		Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	150 Sq Ft.	90,188/-	90,188/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Pljush Kanti Ghosh
Address	Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. SILIGURI, District: Darjeeling
Endorsement For Deed Number : I - 040200826 / 2016

Query No/Year	04020000387410/2016	Serial no/Year	0402000991 / 2016
Deed No/Year	I - 040200826 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Vijoy Kumar Shah	Presented At	Office
Date of Execution	07-04-2016	Date of Presentation	07-04-2016

Remarks

On 01/04/2016

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 82,93,316/-

Acharya

(Amitabha Acharya)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 07/04/2016

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.

Payment of Fees

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 91,237/- is paid, by online on 07/04/2016 12:40PM with Govt. Ref. No. 192016170000525201 on 07-04-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 217711206 on 07/04/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,80,552/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,75,552/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 5,75,552/- is paid, by online on 07/04/2016 12:40PM with Govt. Ref. No. 192016170000525201 on 07-04-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 217711206 on 07/04/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 13:04 hrs on : 07/04/2016, at the Office of the A.D.S.R. SILIGURI by Mr Vijoy Kumar Shah ,Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 07/04/2016 by

Mr Vijoy Kumar Shah, Son of Mr Din Dayal Shah, Mangal Pandey Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business

Indetified by Mr Ratan Sarkar, Son of Mr Dulal Sarkar, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,80,552/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,75,552/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1166, Purchased on 05/04/2016, Vendor named S K Sinha.

Acharya

(Amitabha Acharya)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2016, Page from 18735 to 18775

being No 040200826 for the year 2016.



Digitally signed by AMITABHA ACHARYA
Date: 2016.04.07 18:11:55 +01:00
Reason: Digital Signing of Deed.

Acharya

(Amitabha Acharya) 07/04/2016 18:11:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.



(This document is digitally signed.)