



Deed No - 2257 Stamp of Rs,
3000 + 50 = 3050 Rs. in
two sheets only,

Deed No - 2257



Market Value assessed Rs... 3,04,000
(Rupees...)
Stamp duty required Rs... 15,200
(Rupees...)
Stamp duty paid Rs... 3050
(Rupees...)
Deficit Stamp Duty Rs... 12,150
(Rupees...)

Sd/G. e. Kundu,
Sub-Registrar
Hajganj Dt. Jalpaiguri
11.8.98

Certified that the deficit Stamp duty
of Rs. 12,150.00 (Rupees twelve
thousand one hundred and fifty
only) has been
paid by State Bank of India Issued by
S.B.I. S: No. 0100005 Dt. 12.8.98
181802
to make up the proper Stamp duty
which this document is chargeable.

Stampable under Rule 21 duly
stamped under the Indian Stamp
(West Bengal Amendment) Act,
1987 also under Section 5 of the
W. L. R. Act 1985 Schedule No...
IA 23 Fees Paid... 660.00
Process Fee 4.50 in C. F. E

Sd/G. e. Kundu,
Sub-Registrar
Hajganj Dt. Jalpaiguri
17-8-98

Sd/G. e. Kundu,
Sub-Registrar
Hajganj Dt. Jalpaiguri
17-8-98

Fees paid

JCD = 50.00
J(2) = 2.00 (pro)
P.T.A = 0.90 (pro)

53.90

Realised on - 10.8.98

Sd/G. e. Kundu,
Sub-Registrar
Hajganj Dt. Jalpaiguri
11.8.98



7361
B. Das
B. Das

18/8/98

presented for Registration as ... at the private
on the 11th day of Aug 1998 Residence
at the Sub-Registry office at Rajganj at Siliguri
by Sayan Kr. Agarwala

Beneficiary/Claimant

Sd/ Sayan Kumar Agarwala

Sd/ A. C. Kundu.

Sub-Registrar
Rajganj Dt. Jalpaiguri

11.8.98

Execution is admitted by -

Sayan Kr. Agarwala,

Bijoy Kr. Agarwala,

both S/o Ram Narayn Agarwala,

Amrita Devi Agarwala w/o Sayan Kr. Agarwala,

Pawan Kr. Agarwala Mittal - S/o Jai Kishan Mittal,

Subhash Kr. Agarwala S/o Bireswarlal Agarwala,

Pawan Kr. Agarwala S/o Nar Singh Das Agarwala,

of Siliguri Sevoke Road Dt. Darjeeling,

Ashoke Kr. Bansal - S/o Hanuman Pr. Bansal,

as constituted attorney of

Vikash Bansal,

of Siliguri Sevoke Road

Thana Siliguri, Dt. Jalpaiguri, Darjeeling

By Caste - Hindu By Prof Business,

TR No - 3998
Sayan Kumar Agarwala

TR No - 3999
Bijoy Kumar Agarwala

TR No - 4000
Amrita Devi Agarwala

TR No - 4001
Pawan Kr. Mittal

TR No - 4002
Subhash Kumar Agarwala

TR No - 4003
Pawan Kumar Agarwala

TR No - 4004
Vikash Bansal,

As constituted Attorney
of Ashok Kr. Bansal,

Identified by

Mahesh Kr. Bansal,

S/o B. K. Bansal

of Panjabi Pura,

Thana Siliguri, Dt. Jalpaiguri, Darjeeling

By Caste - Hindu By Prof cultes

Sd/ Mahesh Kumar Bansal,

Sd/ A. C. Kundu.

Sub-Registrar

Rajganj Dt. Jalpaiguri

10.8.98

Copy and read by
Lata Mohanta.

20.8.98

Compared by -
Sanyukta Ganguly
20.8.98

Sd/ K.K. Radia
Adv.

- Sd/ Sajan Kumar Agarwal,
- Sd/ Bijoy Kumar Agarwal,
- Sd/ Anita Devi Agarwal,
- Sd/ Pawan Mr. Mittal,
- Sd/ Subhash Kumar Agarwal,
- Sd/ Pawan Kumar Agarwal,
- Sd/ Vikash Mr. Bansal,
- As constituted Attorney for
Ashok Mr. Bansal,

DEED OF CONVEYANCE

Regn Fees
 Rs 26,73.00
 Rupees two thousand six
 hundred seventy three
 only is realised Vide Memo
 Receipt No... 986714
 Dated... 17.8.98



Sd/ G. E. Kundu,
 Sub-Registrar
 Jaipur Dt. Jaipur
 17-8-98

[Handwritten signature]

FEES PAID AS UNDER ARTICLES

Fees for F (1)	Rs.	
Fees for F (2)	Rs.	2.00
Fees for G (a)	Rs.	9.45
Fees for G (b)	Rs.	6.50
Value of Stamp Supplied	Rs.	10.00
Value of Carriage Paper	Rs.	4.50
Value of C. F. S.	Rs.	1.20
Cost of Map/Plan	Rs.	
Plan Copying Charge	Rs.	

Total Rs. 32.65

Rupees... Thirty two and Sixty five paise only,

Copy prepared Signed Scaled and
delivered to... B. Dev

as per Other No 868/368 Dated 18.8.98



**Sub-Registrar
Rajnani Dt. Jalpaiguri**

[Handwritten signature]

[Faint handwritten text]

[Handwritten mark]

Sd/ K.K. Kedia
Adv.

Sd/ Sajan Kumar Agarwal
Sd/ Bijoy Kumar Agarwal,
Sd/ Anita Devi Agarwal
Sd/ Pawan Pr. Mittal
Sd/ Subhash Kumar Agarwal,
Sd/ Pawan Kumar Agarwal,
Sd/ Vikash Bansal,
As constituted Attorney for
Ashok Pr. Bansal,

: 2 :

THIS INDENTURE IS MADE ON THIS THE 10th DAY OF Aug 1998.

Area : About 0.3341 Acres

Plot Nos. : 84 (P) and 85 (P)

Khatian No. : 82

Mouza : Dabgram

Pargana : Baikunthapur

Sheet No : 9

P.S. : Bhaktinagar

District : Jalpaiguri

Consideration : Rs. 61,000=00

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১৯৫৪ সালের ১৫ই জানুয়ারি
 ১৯৫৪ সালের ১৫ই জানুয়ারি
 ১৯৫৪ সালের ১৫ই জানুয়ারি
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 ১৯৫৪ সালের ১৫ই জানুয়ারি
 ১৯৫৪ সালের ১৫ই জানুয়ারি
 ১৯৫৪ সালের ১৫ই জানুয়ারি



THIS IDENTIFIER IS MADE
 Area : About 41 Acres
 Plot Nos. : 84 (P)
 Khatian No. : 82
 Mouza : Dabgram
 Pargana : Bakunthapur
 Sheet No. : 9
 P.S. : Bhaktinagar
 District : Jajpur
 Consideration : Rs. 61,000-00

১৯৫৪ সালের ১৫ই জানুয়ারি

৪

Sd/ Sajjan Kumar Agarwal
Sd/ Bijoy Kumar Agarwal
Sd/ Anita Devi Agarwal,
" " " Sd/ Pawan Mr. Mittal
" " " Sd/ Subhash Kumar Agarwal
Sd/ Pawan Kumar Agarwal
Sd/ Vikash Bansal,
As constituted Attorney
for Ashok Mr. Bansal.

BETWEEN

SRI KAILASH NATH MITTAL, son of Sri Kundan Lal Mittal, Hindu by faith, business by occupation, residing at Sevoke Road, 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".

A N D

1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both are sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all are Hindu by faith, business by occupation, resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, in the district of Darjeeling, hereinafter collectively called the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "OTHER PART".

A N D

SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, the Vendor No. 7 of these present is being represented by and through his constituted attorney SRI VIKASH BANSAL, son of Late Biseswar Lal Bansal, of Punjabi Para, Siliguri, by virtue of Power of Attorney, being document No. IV-52, dated 25.02.1998, registered in the office of the Addl. Dist. Sub-Registrar, Siliguri.

WHEREAS one Dwarika Nath Singh of Dabgram had acquired ownership of all that piece or parcel of land measuring about 9.33 acres situated within Mouza-Dabgram, by virtue of Sale Deed, dtd. 11.04.1953, being Document No. 4407, entered in Book-I, Volume-49, Pages 260 to 262, registered in the Office of the District Sub-Registrar, Jalpaiguri.

Sd/- Sajan Kumar Agarwal
Sd/- Bijoy Kumar Agarwal
Sd/- Anita Devi Agarwal
Sd/- Pawan K. Mittal
Sd/- Subhash Kumar Agarwal
Sd/- Pawan Kumar Agarwal,
Sd/- Vikash Bansal,
As constituted Attorney
for Ashok K. Bansal.

: 4 :

AND WHEREAS Sri Dwarika Nath Singh had transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 9.33 acres unto and in favour of Sri Kedar Nath More, son of Late Mangi Ram More of Burdwan Road, Siliguri, by virtue of Sale Deed, being Document No. 873, dated 23.02.1959, registered in the office of the District Sub-Registrar, Jalpaiguri and thereafter Sri Kedar Nath More became the sole, absolute and exclusive owner of the said land having permanent, heritable and transferable right title and interest therein.

AND WHEREAS Sri Kedar Nath More had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 1.00 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all of Sevoke Road, Siliguri, by virtue of Sale Deed, being Document No. 4752, dated 30.08.1991, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS Sri Kedar Nath More had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 1.00 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of Sri Ujjal Sarkar, son of Sri Ramendra Chandra Sarkar and Sri Prakash Ghose, son of Sri Narayan Chandra Ghose of Ashrampara, Siliguri, by virtue of Sale Deed, Dtd. 15.06.1991, being Document No. 3733, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri and thereafter Sri Ujjal Sarkar and Sri Prakash Ghose had transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 1.00 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all of Sevoke Road, Siliguri, by virtue of Sale Deed, being Document No. 4751, dated 30.08.1991, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

Sd/- K.K. Kedia
Adv.

S

Sd/ Sajjan Kumar Agarwal
Sd/ Bijoy Kumar Agarwal
Sd/ Anita Devi Agarwal,
Sd/ Pawan Kr. Mittal
Sd/ Subhash Kumar Agarwal
Sd/ Pawan Kumar Agarwal
Sd/ Vikesh Bansal,
As constituted Attorney
for Ashok Mr. Bansal,

AND WHEREAS Sri Kedar Nath More had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 0.66 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of Smt. Shefali Choudhury, wife of Sri Sishir Choudhury of Ashrampara, Siliguri, by virtue of Sale Deed, Dtd. 15.06.1991, being Document No. 3734, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri and thereafter Smt. Shefali Choudhury had transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 0.66 acres, more particularly described in the Schedule-A given hereinunder unto and in favour of 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, both sons of Sri Ram Newash Agarwala, 3. SMT. ANITA DEVI AGARWALA, wife of Sri Sajjan Kumar Agarwala, 4. SRI PAWAN KUMAR MITTAL, son of Jaikishan Mittal, 5. SRI SUBHAS KUMAR AGARWALA, son of Late Biseswar Lal Agarwala, 6. SRI PAWAN KUMAR AGARWALA, son of Sri Narsing Dass Agarwala AND 7. SRI ASHOK KUMAR BANSAL, son of Late Hanuman Prasad Bansal, all of Sevoke Road, Siliguri, by virtue of Sale Deed, being Document No. 4750, dated 30.08.1991, registered in the office of the Additional District Sub-Registrar, Jalpaiguri.

Sd/ K.K. Kedia
Adv.

AND WHEREAS 1. SRI SAJJAN KUMAR AGARWALA, 2. SRI BIJOY KUMAR AGARWALA, 3. SMT. ANITA DEVI AGARAWALA, 4. SRI PAWAN KUMAR MITTAL, 5. SRI SUBHAS KUMAR AGARWALA, 6. SRI PAWAN KUMAR AGARWALA, AND 7. SRI ASHOK KUMAR BANSAL, (THE VENDORS NO. 1 TO 7 OF THESE PRESENT) by virtue of the aforesaid three Sale Deeds, being Document Nos. 4750 to 4752, became the sole, absolute and exclusive owners of the said land IN TOTAL MEASURING ABOUT 2.66 ACRES, more particularly described in the Schedule-A given hereinunder, having permanent, heritable and transferable right title and interest therein and the same is in their khas actual and physical possession.

AND WHEREAS the Vendors of these presents for making investment in some other profitable business have firmly and finally decided to sell a part of the land and have offered for sale to the purchaser all that peice or parcel of land measuring about 0.3341 acres, more particularly described in the schedule-B given hereinunder and delineated with red border lines and identified by the mark of D in the site plan enclosed herewith, for a consideration of Rs. 61,000/- (Rupees sixty one thousand).

AND WHEREAS the purchaser being in need of land in that area has agreed to purchase the said land measuring about 0.3341 acres, more particularly described in the schedule-B given hereinunder for a consideration of Rs. 61,000/- (Rupees sixty one thousand) only, considering it to be highest prevailing market price free from all encumbrances and charges whatsoever.

Sd/ Sajjan Kumar Agarwal
Sd/ Bijoy Kumar Agarwal
Sd/ Anita Devi Agarwal,
Sd/ Pawan Kr. Mittal
Sd/ Subhash Kumar Agarwal
Sd/ Pawan Kumar Agarwal
Sd/ Vikash Bansal,
As constituted Attorney
for Ashok Kr. Bansal,

: 6 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 61,000/- (Rupees sixty one thousand) only paid by the purchaser to the vendors, the receipt of which is acknowledged by the vendors by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendors/constituted attorney do hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule-B land 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/were so long being enjoyed by the vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors/constituted attorney or any person claiming under them 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.

Sd/ K.K. Kedia
Adv.

The vendors/constituted attorney declares that the interest which they professes to transfer hereby subsists as on the date of these presents and the vendors/constituted attorney have not previously transferred, mortgaged, contracted for sale or otherwise the said below scheduled 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 vendors/constituted attorney shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors/constituted attorney further covenants with the purchasers that if for any defect of title or for any act done or suffered to be done by the vendors/constituted attorney, the purchaser is deprived of ownership or of possession of the schedule-B land/property or any part thereof in future, the vendors/constituted attorney shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest @ 18% P.A. from the date of such deprivation of ownership or of possession and the vendors/constituted attorney shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

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Sd/ Sojan Kumar Agarwal,

Sd/ Bijoy Kumar Agarwal,

Sd/ Anita Devi Agarwal,

Sd/ Paswan Mr. Mittal

Sd/ Subhash Kumar Agarwal,

Sd/ Paswan Kumar Agarwal

Sd/ Vikash Bansal,

As constituted Attorney for
Ashok Kr. Bansal,

: 7 :

The vendors/constituted attorney 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-A

All that piece or parcel of land measuring about 2.66 Acres comprised in C.S. Plot Nos. 84 and 85, recorded in Khatian No. 163 (sabek), 82 (Hal), situated within Mouza- Dabgram, J.L.No.2, Sheet No.9, Pargana-Baikunthapur, , P.S. Bhaktinagar, in the district of Jalpaiguri.

SCHEDULE-B

Sd/ K.K. Kedia
Adv.
All that piece or parcel of land measuring about 0.3341 Acres or 1 (one) Bigha 4 (four) chatak, comprised in C.S. Plot Nos. 84 and 85, recorded in Khatian No. 163 (sabek), 82 (Hal), situated within Mouza- Dabgram, J.L.No.2, Sheet No.9, Pargana-Baikunthapur, P.O. Sevoke Road, P.S. Bhaktinagar, in the district of Jalpaiguri.

The said land delineated with red border lines and identified by the Mark of D in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

By North : Land of the vendors sold today to Smt. Asha Mittal,

By South : Land of Lama babu and others,

By East : 16 feet wide common private road of the purchasers,

By West : 42 feet wide road.

Yearly rent of the land hereby sold is Rs. 0.10 paise payable to the superior Landlord - now the Govt. of West Bengal.

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: 8 :

IN WITNESSES WHEREOF THE VENDORS/CONSTITUTED ATTORNEY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1.

Sd/ Mahesh Kumar Bansal
S/oh. B. Z. Bansal,
Pangabi Para,
Siliguri - (Co. B)

2.

Sd/ Sushil Kr. Ghosh,
S/o Sudhir Ch. Ghosh,
Sevoke Road,
Siliguri

The contents of this document has been gone through and understood personally by the vendors/constituted attorney and the purchaser.

Sd/ Sajan Kumar Agarwal,

Sd/ Bijoy Kumar Agarwal,

Sd/ Anita Devi Agarwal,

Sd/ Pawan Kr. Mittal

Sd/ Subhash Kumar Agarwal

Sd/ Pawan Kumar Agarwal,

Sd/ Vikash Bansal.

As constituted Attorney for

Ashok Kr. Bansal.

VENDORS/
CONSTITUTED ATTORNEY

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

Sd/ Kamal Kr. Kedia.

K.K. Kedia
Advocate, Siliguri
E.No. F/6/92.

✓

Sl No-943 Dated-7-8-98 paid to- Kailash
Nath Mittal, of Siliguri - Non Judicial Stamps
worth - 3050/-, 321/9 Illegible. Stamp Head clerk.
Siliguri Treasury - I Dated - 7-8-98. Sl No-
943. Dated - 7-8-98. Paid to - Kailash Nath
Mittal of Siliguri. Non Judicial Stamps worth -
3050/- 321/- Illegible Stamp Head clerk. Siliguri
Treasury - I - Dated - 7-8-98

Copy and send by
Lata Mohanta.
20-8-98

Compared by
Sanyukta Ganguly
20-8-98

Certified to be a true copy of
an incomplete document
which has not yet been
transcribed in the Register
Book.



Sub-Registrar
Rajganj Dt. Jalpaiguri

20/8/98