



Let 1955 only Stamped under
the Indian Stamp Act 1899
(W B Stamp is Amended
up to date)
Schedule 1A No. 23
Fees Paid ₹ 50

Market Value Assessed for the
Document 560000 Stamp
only 5000 of it of
Schedule 1A No. 23
Fees Paid ₹ 50

Anuragash Jain
प्रमाणित

Register of Deeds and Mortgages
of Act XVI of 1888, Jabalpur

9.1.2001

Fees Paid on 8.1.2001
A Rs. 1289
H Rs. 78
M(b) Rs. 4
Total Rs. 1121

DEED OF CONVEYANCE

VALUE OF Rs. 1,00,000/-

AREA : 8 COTTA

P.S. BHAKTINAGAR

Registering Officer

0-5060/-

Visit Commission Case No.
4 for 2001

Fees Paid- J 1) Rs. 50
J 2) Rs. 72.50
P & A Rs. 6.75
Total Rs. 79.25

District Sub-Registrar

2.1.2001 / 4.1.2001

Notified that Deed of Conveyance
Twenty two thousand original
of Rs. 1,58,62/- of 9.1.2001
is now ready for registration
at Rs. 1,58,62/-

Contd.....2.

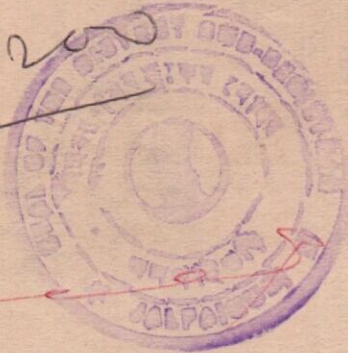
addl. Registration fees realised
Rs. 506/- (Rs. 500/- + Rs. 6/-)
thousand Rupees only
Rs. 961486
9.1.2001
2.1.2001

1180

BM Agamwale
Sgt

सूची

9 27/11/2001



श्री १५ जन २००१

Om Prakash Jain

An Prakash Jain

Om Prakash Jain

Pratap K. Jain

X Shradha Jain
2 1/2 mile Sirohi Road
Bikaner Jalpaiguri
D. Boro

An Prakash Jain

Handwritten signature in red ink.

Ramabai Agamwale
Salant Same Agamwale
S. Jeyaraj
Do / Deyeechay

प्रताप कुमार जैन

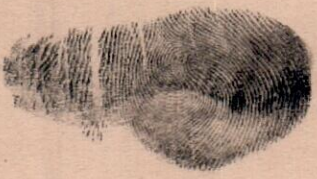
शमोतार अग्रवाल
पिता:- शिवतल्लुजी अग्रवाल

9 4/11/2001

REGISTERED AMBASSADOR U/S, 1946
4 Act, XVI of 1948, Jabalpur



8



9

THIS INDENTURE made this 4th day of Jan Two Thousand One.

B E T W E E N

1. SRI BASANT KUMAR AGARWAL 2. SRI OMPRAKSH AGARWAL both S/o Sri Radha Kishan Agarwal, both are by Cast Hindu, by Occupation Business, Resident of Punjabi Para Siliguri, P.S. & P.O: Siliguri, District Darjeeling hereinafter called the "PURCHASERS" (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.

A N D

1. SRI OM PRAKASH JAIN 2. SRI PRATAP KUMAR JAIN S/o Late Hiralal Jain, both are by cast Hindu, by Occupation Business, resident of 2 ½ Mile Sevoke Road, Ward No. 42, P.O: Sevoke Road P.S. Bhaktinagar, District Jalpaiguri, hereinafter called the "VENDORS" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS N.K. Investments Pvt. Ltd. And existing company incorporated under the companies Act. Having its registered office at 5, Little Russel Street Calcutta was owner in possession of the land measuring 3.42 acres appertaining to R.S. Khatian nos 282/3, 282/4, 282/5 and 282/6 comprising of Plot Nos. 130/368, 130/367, 131, 130 of Mouza Dabgram, Sheet No. 5, P.S. Rajganj now Bhaktinagar, Dist. Jalpaiguri, by virtue of purchased by registered Deed Nos. 2290 & 2291 dated 5.3.75 and also deed No. 4709 dated 17.4.75 who subsequently granted lease in favore of and unto M/S. Landale And Clarkas (Surveyors) Ltd., and existing Company incorporated under the company Act. Having its Regd. Office at 25A, Swallow lane, Calcutta in respect of portion of the said land measuring 3.09 acres by a regd. instrument dated 9.5.77 which was registered in the office of registrar of Assurance at Calcutta for a term of ninety nine years commencing from 1.4.77 with option of renewal on a rent reserved therein including right to assign or sub-lease laving in its own physical possession 0.33 acres of land

A N D

Contd.....3.



24/1/2001

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24/1/2001

Autograph Jain
14/8/87

WHEREAS The said N.K. Investment Pvt. Ltd. By a deed of conveyance Bearing No. 3545 dated . 6.3.85 registered at the office of registrar of Assurance at Calcutta transferred by way of sale unto and in favor Smt. Lata Devi Agarwal W/o Sajan Kr. Agarwal all the piece or parcel of land measuring 33 dec. out of the said 3.42 acres land comprising R.S. Plot No. 131 of R.S. Khatian No. 282/3 & 282/5 and delivered possession thereof to her subject to the existing lese but otherwise free from all charges , mortgages, liens , attachment etc.

A N D

WHEREAS The said Smt. Lata Devi Agarwal in her term thereafter sold the said land while She was in peaceful possession as absolute owner thereof by two registered instrument bearing Nos. 2720 dated 7.4.86 and 2721 dated 10.4.86 registered at office of District Sub- Registrar Jalpaiguri unto and in favour of One Tara Chand Agarwal S/o Pokormal Agarwal who on getteing posession thereof got his name mutated in the office of the then J.L.R.O Rajganj Vide. Mutation Case. IX- II / 322 (R) of 86/87 and IX - II / 332 (R) of 86/87 dated 17.5.86.

WHEREAS by the said registered leas dt. 9.5.77 the lessee i.e, M/S. Landale and Clarks (Surveyors) Ltd. Was fully authorised and entitled to assign the said lease in respect of the said 3.09 acres land and accordingly the said lessee by a deed dt. 10.7.85 which was registered at the office of Registrar of Assurance at Calcutta did assign and transfer unto and infavour of one Ramesh Kr. Agarwala S/o Indersen Agarwala their lease hold interest in the said 3.09 acres land for the remaining un-expired period of lease .

A N D

WHEREAS thereafter the said Tara Chand Agarwala and the said Remesh Kr. Agarwala jointly transferred 16(Sixteen) Cotta land out of the said unto and in favour of Hiralal Jain S/o Hajarimall Jain being father of the present vendors for valuable consideration by registered deed No. 5317 dt. 30.11.87 and the same was recorded in Book No. I, Volume No. 51, pages 187 to 198 of the office of District Sub- Registrar Jalpaiguri and by the said transfer the said Tara Chand Agarwala had transferred his absolute right, title , interest in the land and the said Ramesh Kr. Agarwala had transferred his lease hold in the land unto the said transferee and thereby the lease-hold interest in the said 16 Cotta land whatever existing had been extinguished by the said transfer and accordingly both the said transferor of Hiralal Jain had delivered vacant and peaceful possession thereof unto him.



4/1/2001

Minister of Health, Govt. of India
New Delhi

Dr. Prakash Jain
11/12/20
11/12/20

- 4 -

A N D

WHEREAS by virtue of the said purchase the said Hiralal Jain became absolute and exclusive owner of the said land and while in possession of the said land as lawful owner the said Hiralal Jain died leaving the present vendors as only heirs who have become joint owners thereof and as such owners have been possessing and enjoying the said land peacefully

A N D

WHEREAS the Vendors being in urgent need of money have offered for sale measuring 8 Cotta of land out of the said measuring 16 Cotta more fully described in the schedule below and as shown in the site plan by the red demarcation annexed herewith, free from all encumbrances whatsoever.

A N D

WHEREAS the Purchasers being in need of a plot of land of that locality has accepted the said offer of the vendors and has agreed to purchase the said land measuring 8 Cotta more fully described in the schedule below and as shown in the site plan by the red demarcation annexed herewith for the sum of Rs. 1,00,000/- (Rupee One Lac) only, free from all encumbrance whatsoever.

A N D

WHEREAS The Vendors has accepted the price so offered by the purchasers as fair and reasonable in view of the prevailing highest market rate of land and have agreed to sell the said land measuring 8 Cotta more fully described in the Schedule below, for the sum Rs. 1,00,000/- (Rupee One Lac) only, free from all encumbrances whatsoever, unto the purchasers and the said land are transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said offer and acceptance and also in consideration for the sum of Rs. 1,00,000/-/- (Rupee One Lac) only, paid by the purchasers to the vendors (the receipt whereof the vendors do hereby acknowledge and grant full discharge to the purchaser from the payment thereof.)

A N D

Contd.....5.

WHEREAS by virtue of the said purchase the said Hindu Jain became
absolute and exclusive owner of the said land and while in possession of the said land
as aforesaid the said Hindu Jain died leaving the present section as only heirs
who have become joint owners thereof and as such owners have been exercising and
enjoying the said land peacefully

WHEREAS the Vendor being in possession of the said land and having
received 8 Cents of land out of the said land and having 16 Cents more still retained in
the said land and the said land being in possession of the said Hindu Jain



WHEREAS the said land being a part of land of the said Hindu Jain
accepted the said land and the said land being in possession of the said Hindu Jain
and the said land being in possession of the said Hindu Jain and the said land
being in possession of the said Hindu Jain and the said land being in possession
of the said Hindu Jain and the said land being in possession of the said Hindu Jain

24/11/2001

Registered Authority 2/11. 2001
Section 17(1) of 1908. Jaipur

WHEREAS the said land being a part of land of the said Hindu Jain
accepted the said land and the said land being in possession of the said Hindu Jain
and the said land being in possession of the said Hindu Jain and the said land
being in possession of the said Hindu Jain and the said land being in possession
of the said Hindu Jain and the said land being in possession of the said Hindu Jain

NOW THIS INDENTURE WITNESSETH that in presence of the said
and accepted and also in consideration for the sum of Rs. 10000/- the said
only paid by the purchaser to the Vendor, the receipt whereof the Vendor to having
and possession and give full discharge to the purchaser from the said land

On Demand
20/11/2017
L.M.

- 5 -

The Vendors does hereby grant convey, assign and transfer unto the purchasers the said land hereby sold fully described in the Schedule below , free from all encumbrances and make over possession thereof together with all rights, liberties, privileges, easements, appendices appurtenances belonging to or in any way appertaining to the said land as the absolute estate and all the rights, title and interest of the vendors into or upon the said land hereby sold **TO HAVE AND TO HOLD** the same subject to the payment of rent payable to the Landlord the Govt. of west Bengal.

A N D

It is further covenant that there exists no charges, mortgage, attachment or any other encumbrances on the said land hereby transferred or any part thereof at the date of these presents and in case of discovery of any such charges, mortgage, attachment or any other encumbrances whatsoever the vendors shall be liable to compensate the Purchasers adequately for any loss that the Purchasers shall have to suffer in consequence thereof.

A N D

The Vendors further covenant that all rents and public charges payable by the vendors for the said land hereby sold that have been paid by the vendors and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchasers for any loss resulting therefrom.

A N D

The Vendors further declares that if the purchasers is deprived of possession or of enjoyment of the said land or any part thereof for the defect of title of the vendors shall be liable to compensate the purchasers or to return to the purchasers the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation or dispossession.

A N D

It is further covenant that the vendors have not entered into any contract with any other person for sale, transfer or mortgage of the said land hereby sold or any part thereof and there exists no charge, mortgage, attachment, sale or transfer at the date of these presents and if any recitals made herein are proved to be false the vendors be liable to compensate the purchasers adequately for the loss to be sustained by the purchaser in consequence thereof.

Contd.....5.

The Vendor does hereby grant conveyance, assign and transfer unto the purchaser the said land hereby sold fully described in the schedule below, free from all encumbrances and make over possession thereof together with all rights, benefits, privileges, easements, appurtenant appurtenances or in any way appertaining to the said land as the absolute estate and all the rights, title and interest of the vendor and of his heirs and assigns unto the purchaser and to hold the same subject to the payment of rent payable to the [landlord the owner of the land].

It is further covenanted that the purchaser shall not be liable for any loss or damage to the said land or any part thereof, at the date of these conditions or in case of any mortgage, attachment or any other encumbrance whatsoever, which may be made or suffered in consequence thereof.



The Vendor further covenants that all rents and public charges payable by the vendor for the said land have been paid by the vendor and that he is not liable to reimburse the purchaser for any loss or damage to the said land or any part thereof, at the date of these conditions or in case of any mortgage, attachment or any other encumbrance whatsoever, which may be made or suffered in consequence thereof.

2000/11/4

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The Vendor further covenants that if the purchaser is deprived of possession or of enjoyment of the said land or any part thereof for the defect of title of the vendor, he shall be liable to compensate the purchaser for the loss or damage to the said land or any part thereof, at the date of these conditions or in case of any mortgage, attachment or any other encumbrance whatsoever, which may be made or suffered in consequence thereof.

It is further covenanted that the vendor shall not be liable for any loss or damage to the said land or any part thereof, at the date of these conditions or in case of any mortgage, attachment or any other encumbrance whatsoever, which may be made or suffered in consequence thereof.

SCHEDULE OF LAND

All that piece or parcel of raiyati homestead land measuring 8 (Eight) Cotta or 0.132 acres at an annual rent of Rs..60 paise only, the proportionate rent for the demised plot of land is payable to the Landlord the State of West Bengal, represented by the B.L.&L.R.O. Rajganj, situated within Pargana Baikunthapur, Mouja Dabgram, J.L. No. 2, P.S. Bhaktinagar, S.R. Office & Dist. Jalpaiguri, appertaining to R.S. Khatian Nos.282/3 & 282/5, in Sheet No. 5 (Five) comprised of part of plot No. 131 measuring 16 Cotta of land out of that measuring 8 (Eight) Cotta of land are hereby sold, and the sold land are shown in the site plan by the red demarcation Marked (B) annexed herewith and forming part of these presents:-

The demised plot of land bounded as follows:-

NORTH- 28' Wide Road ,

SOUTH- Part Land of Plot No. 131.

EAST- Srikishan Mangal .

WEST- Land of Purchasers purchase to-day ,

Measurement of the sold land:

NORTH - 56'-09", **SOUTH**- 56'-09", **EAST**- 100'-03", **WEST**- 103'-00"

Contd.....6.

On Prakash Tm.
Witness
Hmt

-7-

IN WITNESS WHEREOF the Vendors put their signatures on this Deed on the day, month and year first above written.

WITNESSES:

1 शमीतार गुप्तावाल

मिलन : ५८१
(सीटी १३३१)

2. Rajkumal Agarwal
Punjabi lane
Siliguri

Prepared by me:
Pijush Kanti Sarkar
(Pijush Kanti Sarkar)
Deed Writer Jalpaiguri
Licence no. 26

Typed by me
S. Saha
(S. Saha)

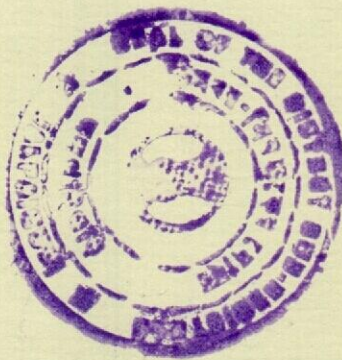
IN WITNESS WHEREOF, the undersigned, after reading the foregoing, have hereunto set their hands and seals at the City of New York, this 11th day of May, 1901.

WITNESSES



May 11/2001

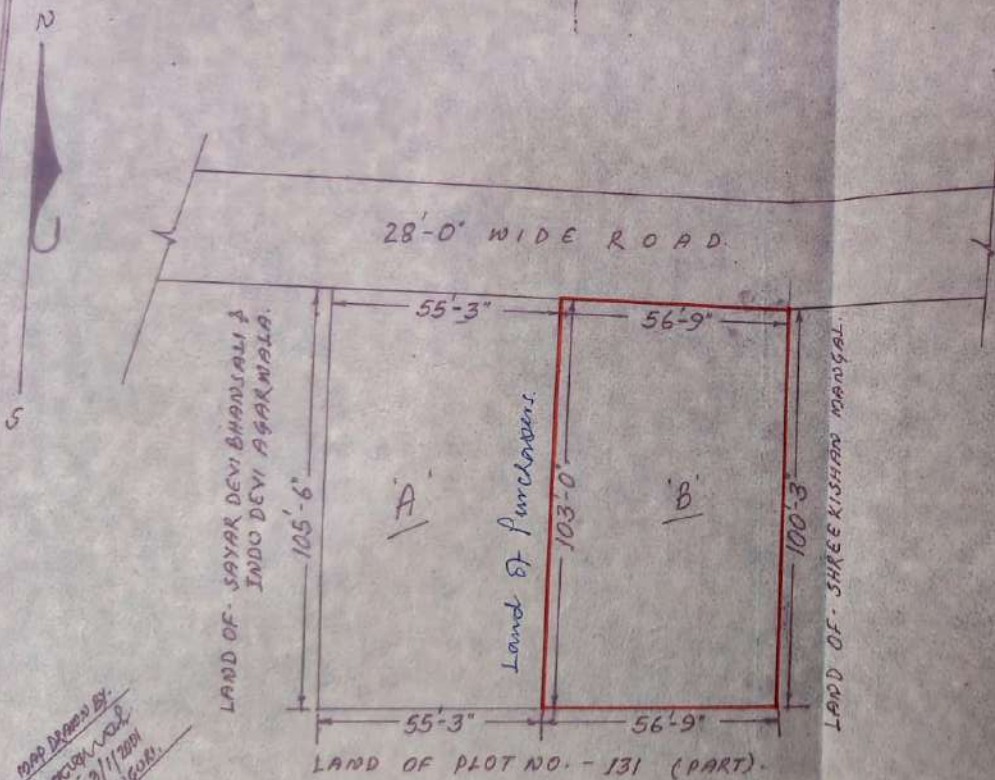
REGISTERED AND INDEXED U.S. PATENT
OFFICE OF THE CITY CLERK
OF THE CITY OF NEW YORK



Proof
REGISTERED AND INDEXED U.S. PATENT
OFFICE OF THE CITY CLERK
OF THE CITY OF NEW YORK
May 11/2001

113
93
2
98
2001
113

SITE PLAN SHOWING THE LAND TO BE SOLD IN FAVOUR OF- 1. SRI OM PRAKASH AGARWAL 2. SRI BASANT KUMAR AGARWAL
 BOTH S/O. SRI RADHA RISHAN AGARWAL BOTH RESIDENT OF- PANJABI PARA, WARD NO. 13, SILIGURI, P.S.-SILIGURI, DT.-DARJEELING
 BY- 1. SRI OM PRAKASH JAIN 2. SRI PRATAP KUMAR JAIN BOTH S/O. LT. HIRA LAL JAIN BOTH RESIDENT OF 2 1/2 MILE
 SEVOKE ROAD, WARD NO.-42, P.O.-SEVOKE ROAD, P.S.-BHAKTI NAGAR, DIST.-JALPAIGURI
 SCHEDULE OF LAND- MOUZA- DABGRAM, J.L. NO.-2, WARD NO.-42, SHEET NO.-5, KHATAID NO.-282/3 + 282/5.
 PART OF PLOT NO.- 131. AREA OF LAND TO BE SOLD- 8 COTTAH OR 0.1320 ACRE. SOLD LAND OF
 MARKED- "B" - HAS BEEN SHOWN BY RED BORDER. SCALE - 1" (INCH) = 30' (FEET).



Map drawn by
 S. S. S. S.
 9/1/2001
 SILIGURI.

Om Prakash Jain
 यन्त्र शास्त्रज्ञ

SIGNATURE OF SELLERS