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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 241612

DM
515
24-01-23

Pixel Goods & Supply (P) Ltd.
Deena Mittal
Director

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

DM
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

30 JAN 2023

West Commission Case No. 85/23



Q 2000057187/23

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 24th
DAY OF JANUARY 2023 (TWO THOUSAND TWENTY
THREE) .

Cont.P/2

Dist. Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

30 JAN 2023

SL NO. 39713 Date 27, 12, 2022

PURCHASER Anil Kr. Singhal

Full Address Siliguri

Total Value 1000

Stamp Purchased from JPG Treasury-1



STAMP VENDOR
JAYA RANI DAS

Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Pixel Goods & Supply (P) Ltd.

Leena Mittal
Director



241

Pixel Goods & Supply (P) Ltd.

Leena Mittal
Director



242

Tikendra Mittal

Sto. H. Sundar Lal Mittal

Jyoti Nagar, Smoke Road

Siliguri- 734 001



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

24 JAN 2023

TOTAL CONSIDERATION : Rs. 43,40,000/-

AREA OF LAND : 3 KATHA 7 CHHATAK 16 SQ.FT.
(I.E. 50% UNDIVIDED SHARE OF 6
KATHA 14 CHHATAK 32 SQ.FT.)

R.S. PLOT NO. : 53

L.R. PLOT NO. : 54 & 60

R.S. KHATIAN NO. : 682

L.R. KHATIAN NO. : 82

R.S. SHEET NO. : 4

L.R. SHEET NO. : 26

J.L. NO. : 2

MOUZA : DABGRAM

PARAGANA : BAIKUNTHAPUR

P.S. : BHAKTINAGAR

DISTRICT : JALPAIGURI

WARD NO. : 41

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

B E T W E E N

PIXEL GOODS & SUPPLY PRIVATE LIMITED (PAN:- AAACP9844J), A Private Limited, Company incorporated under the provision of Companies Act, bearing certificate of Incorporation No. U51909WB2009PTC131697 Dated 05.01.2009, having its registered Office at The Planet, 3rd Floor, Shop No. T38 & T39, Opp. North City, Beside Yellow Chilli, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri (W.B.) --- hereinafter called **VENDOR/FIRST PARTY** (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 **ONE PART** represented by one of its Director duly authorized for this purpose **SMT LEENA MITTAL** W/o Sri Jittendra Mittal, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Jyotinagar, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri.

A N D

SRI ANIL KUMAR SINGHAL (PAN:- AMPPS1800H, AADHAR:- 874571354002) S/o Late Niranjana Lal Singhal, Hindu by religion, Indian by Nationality, Business by occupation, resident of Diamond Tower A, 1st Floor, North City, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri -- hereinafter called the **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART**.

AND WHEREAS one **SUSHILA DEVI SOMANI** acquired a piece and parcel of land measuring 6 Katha 14 Chhatak 32 Sq.Ft. appertaining to forming part of Plot No. 53 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **NARESH KUMAR AGARWAL** and Registered at the Office of the Additional District Sub-Registrar, Rajganj and recorded in Book No. I, being Document No. 2141 the year of 2006.

AND WHEREAS Vendor hereof **PIXEL GOODS & SUPPLY PRIVATE LIMITED** acquired a piece and parcel of land measuring 6 Katha 14 Chhatak 32 Sq.Ft. appertaining to forming part of Plot No. 53 of Sheet No. 4, recorded in Khatian No. 682 of Mouza-Dabgram in the District of Jalpaiguri by virtue of 2 Deeds of Conveyance executed by **SUSHILA DEVI SOMANI** and Registered at the Office of the Additional District Sub-Registrar, Rajganj and

1. recorded in Book No. I, CD Volume No. 20, Pages 5611 to 5622, being Document No. 07120 the year of 2011.
2. recorded in Book No. I, CD Volume No. 20, Pages 5711 to 5722, being Document No. 07121 the year of 2011.

AND WHEREAS possessing the aforesaid landed property Vendor hereof **PIXEL GOODS & SUPPLY PRIVATE LIMITED** duly mutated its name at the office of B.L. & L.R.O., Rajganj and got its name recorded in L.R. Khatian No. 82 of Mouza-Dabgram, L.R. Sheet No. 26 in the District of Jalpaiguri.

AND WHEREAS since then the Vendor hereof is 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 Vendor 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.

AND WHEREAS Vendor being in need of fund for acquiring more profitable properties has offered to sell 50% undivided share in Land Measuring 6 Katha 14 Chhatak 32 Sq.Ft. as more fully described in the Schedule below.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase 50% undivided share in land measuring 6 Katha 14 Chhatak 32 Sq.Ft. as more fully described in the schedule below at and for Rs. 43,40,000/- (Rupees Forty Three Lakhs Forty Thousand) only, free from all encumbrances whatsoever.

AND WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate and have agreed to sell 50% undivided share in the land measuring 6 Katha 14 Chhatak 32 Sq.Ft. as more fully described in the schedule below for Rs. 43,40,000/- (Rupees Forty Three Lakhs Forty 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. 43,40,000/- (Rupees Forty Three Lakhs Forty Thousand) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as more 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 of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the Purchaser that the interest which the Vendor profess to transfer subsists and the Vendor has 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 Vendor or any person claiming under it 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 Vendor 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 Vendor 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 Vendor 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 Vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance or non-performance as aforesaid.

THE Vendor further declare that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these

Cont.P/7

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 Vendor 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 Vendor that it has 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.

THAT Vendor hereof shall bear all the Cost related to Stamp Duty, Registration Fee, Advocate Fee and Other Expenses in relation to the transfer of below Schedule property.

SCHEDULE OF LAND

All that piece and parcel of vacant land measuring 3 (Three) Katha 7 (Seven) Chhatak 16 (One Six) Sq.Ft. (i.e. 50% undivided share in land measuring 6 Katha 14 Chhatak 32 Sq.Ft.) appertaining to and forming part of R.S. Plot No. 53 (Five Three) corresponding to L.R. Plot No. 54 (Five Four) & 60 (Six Zero) of R.S. Sheet No. 4 (Four) Corresponding to L.R. Sheet No. 26 (Two Six), recorded in R.S. Khatian no. 682 (Six Eight Two) corresponding to L.R. Khatian No. 82 (Eight Two) of Mouza - Dabgram, J.L. No. 2 (Two) situated within Pargana-Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Propose Land Use:- Bastu, ROR of Land : Sahari.

Plot wise detail of the land hereby sold is as follows:

PLOT NO.		KHATIAN NO.		TOTAL AREA	50% UNDIVIDED SHARE
R.S	L.R	R.S.	L.R.		
53	54	682	82	1 KATHA 15 CHHATAK 32 SQ.FT.	15 CHHATAK 38.5 SQ.FT.
	60			4 KATHA 15 CHHATAK 00 SQ.FT.	2 KATHA 07 CHHATAK 22.5 SQ.FT.
				6 KATHA 07 CHHATAK 32 SQ.FT.	3 KATHA 07 CHHATAK 16.0 SQ.FT.

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

BY THE NORTH : LAND OF SANDEEP KUMAR AGARWAL,

BY THE SOUTH : 100 PEARLS APARTMENT,

BY THE EAST : SOLD LAND OF ARJUN PAUL,

BY THE WEST : LAND OF VENDOR & AVIANA PROJECTS PVT. LTD.,

IN WITNESS WHEREOF THE AUTHORIZED SIGNATORY OF THE FIRST PARTY HERETO SETS SEALED AND SUBSCRIBED HIS HAND AND SEALS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES:-

1. *Jitendra Mittal*
S/o Mr. Sunder Lal Mittal
Jyotnagar, Siliguri - 734001

Pixel Goods & Supply (P) Ltd.

Keena Mittal
Director

V E N D O R

2. *Purosh Das*
S/o Bimal Das
Siliguri

Drafted by me and printed at my office.

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

MEMO OF RECEIPT

Rs. 43,40,000/-

RECEIVED of and from the within named PURCHASER Rs. 43,40,000/- (Rupees Forty Three Lakhs Forty Thousand) only, by within named VENDORS the within mentioned sum of Rs. 43,40,000/- (Rupees Forty Three Lakhs Forty Thousand) only, paid by the PURCHASER to the VENDORS in respect of the landed property conveyed herein.

Pixel Goods & Supply (P) Ltd.

Deena Mittal

Director

IMPRESSION SHEET



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Pixel Goods & Supply (P) Ltd.

Leena Mittal

Director

Signature of Identifier

Signature of R.O.

Signature with date

IMPRESSION SHEET



	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

Handwritten signature in blue ink

IDENTIFYER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Jettendran Muthu.

Signature of Indentifire







Government of West Bengal

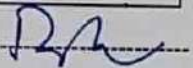
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112000057187/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt LEENA MITTAL Jyotinagar, Sevoke Road, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Represent ative of Seller [PIXEL GOODS & SUPPLY PRIVATE LIMITED]			Pixel Goods & Supply (P) Ltd. Leena Mittal 24.1.23 Director
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Jittendra Mittal Son of Sundar Lal Mittal Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Smt LEENA MITTAL			Jittendra Mittal. 24.1.23



(Biswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-00652/2023	Date of Registration	30/01/2023
Query No / Year	0711-2000057187/2023	Office where deed is registered	
Query Date	06/01/2023 7:16:28 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	RAJESH KUMAR AGARWAL S.P. MUKHERJEE ROAD, KHALPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9734071122, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 43,40,000/-	Rs. 52,93,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,11,735/- (Article:23)	Rs. 52,934/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Zilla Parishad Road, Mouza: Dabgram Sheet No - 4, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-682	Bastu	Sahari	3 Katha 7 Chatak 16 Sq Ft	43,40,000/-	52,93,375/-	Property is on Road
Grand Total :					5.7085Dec	43,40,000 /-	52,93,375 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PIXEL GOODS & SUPPLY PRIVATE LIMITED Sarkar House , First Floor, Sisir Bhaduri Bhawan, Khudirampally, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ANIL KUMAR SINGHAL Son of Niranjan Lal Singhal Diamond Tower A, 1st Floor, North City, Sevoke Road, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx0H, Aadhaar No: 87xxxxxxxx4002, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt LEENA MITTAL (Presentant) Wife of Shri Jittendra Mittal Jyotinagar, Sevoke Road, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx5k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIXEL GOODS & SUPPLY PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jittendra Mittal Son of Sundar Lal Mittal Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Smt LEENA MITTAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PIXEL GOODS & SUPPLY PRIVATE LIMITED	Shri ANIL KUMAR SINGHAL-5.70854 Dec

On 24-01-2023

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

Presented for registration at 17:15 hrs on 24-01-2023, at the Private residence by Smt LEENA MITTAL ..

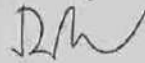
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,93,375/-

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

Execution is admitted on 24-01-2023 by Smt LEENA MITTAL, Director, PIXEL GOODS & SUPPLY PRIVATE LIMITED (Private Limited Company), Sarkar House , First Floor, Sisir Bhaduri Bhawan, Khudirampally, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Jittendra Mittal, , , Son of Sundar Lal Mittal, Jyoti Nagar, Sevoke Road, Ward No. 41, Siliguri, P.O:- Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others



Biswarup Goswami

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 30-01-2023

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

Certified that required Registration Fees payable for this document is Rs 52,934.00/- (A(1) = Rs 52,934.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 52,934/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 10:43AM with Govt. Ref. No: 192022230265646611 on 24-01-2023, Amount Rs: 52,934/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2024948509 on 24-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

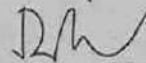
Certified that required Stamp Duty payable for this document is Rs. 2,11,735/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,10,735/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 39713, Amount: Rs.1,000.00/-, Date of Purchase: 27/12/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 10:43AM with Govt. Ref. No: 192022230265646611 on 24-01-2023, Amount Rs: 2,10,735/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2024948509 on 24-01-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2023, Page from 19215 to 19232
being No 071100652 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.02.01 13:36:18 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/02/01 01:36:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)