

T-100/2012



अभिचरण पश्चिम बंगाल WEST BENGAL

31AB 649557

PTO - I - 100 for the yr. 2012.

FEES PAID

Stamp	Rs. 2.00
P (a)	Rs. 2.00
G (a)	Rs. 16.50
G (b)	Rs. 10.00
W.J. Stamp	Rs. 10.00
Cartage	Rs. 10.00
G.P.	Rs. 10.00

Total Rs. 27.06.19
Copy Sub. filed on 27.06.19
Copy Prepared on 4
Delivered on 4
Name of Applicant S.K. Agnani
Serial No. of Copy 2769

4431, Dist. Sub-Registrar
Kolkata, West Bengal

27.06.19



Suraj Buildcon Pvt. Ltd

Director

SL. NO. 13193 Date 26.6.2019

PURCHASER S. K. Agarwal

Full Address Siliguri

Total Value 16

Stamp Purchased from JPG Treasury-1

ms
STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri

I - 100

99



पश्चिम बंगाल WEST BENGAL

A 352230

certified that the document is admitted to registration the signature sheet and the document sheet attached to this document are the part of this document.

Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

06 JAN 2012

Bharat Chandra Roy

LT1 of. Anthonibola Roy

by the power of
Lot + 107
Sharekane

Blair

Susmit Roy

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 4th DAY OF JANUARY, 2012 (TWO THOUSAND TWELVE).

Visit Commission Cr No

00006 For 2012

Paid J (11) 250

300

P. T. A. Rs. 0

Total Rs. 550

Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

Cont.P/2

Suraj Buildcon Pvt. Ltd
Director

NON JUDICIAL STAMP

No. 1837 Date 20.12.11

Suraj Buildcon (P) Ltd.

Serke Road, Siliguri

Value Rs. Five thousand

Tannoy Roy
Govt Stamp Vendor
Bagdogra
Licn. No- 546/RM
07 / Darjeeling

Bhaskar Chandra

Bhaskar Chandra

LT1 at Andheribila Roy

By me or
Lalit K. Shukla

Sujit Roy

Pradi P Bhagat

Sp ugrim Bhagat

Jogti nagar

P/o Serke Road

P.S. Bhakti nagar

Diste 2 Jalpai guri



Additional Dist. Sub-Registrar
Raiganj, Jharkhand

04 JAN 2012

06 JAN 2012

13
Bharat Chandra Roy

L.T.T. - Anshu Chela Roy



By the power of 26.6 + 12.54 km²

Sujit Roy

2.

TOTAL CONSIDERATION	: Rs.5,40,000/-
AREA OF LAND	: 6 KATHAS
R.S. PLOT NO.	: 99/312
R.S. KHATIAN NO.	: 33/1
J.L. NO.	: 02
SHEET NO.	: 05
MOUZA	: DABGRAM
PARAGANA	: BAIKUNTHAPUR
POLICE STATION	: BHAKTINAGAR
DISTRICT	: JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Cont.....P/3

Suraj Buildcon Pvt. Ltd


Director

Andheri-hola Roy

By the Prof. L.G. + Pr. Guadalupe

Susmit Roy

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

*Bharat Chondra Roy**Andhar Bala Roy**Sri Santosh Roy**Sujit Roy*

B E T W E E N

1. **SRI BHARAT ROY @ BHARAT CHONDRA ROY**, S/o Late Jaydhar Singh @ Jaydhar Chandra Roy, (PAN:AKEPR 9447A)
2. **SMT ANDHARI BALA ROY** W/o Shyamal Ray, D/O Late Jaydhar Singh @ Jaydhar Chandra Roy
3. **SRI SUJIT ROY @ SANJIT ROY** S/o Sri Santosh Roy.

All Hindu by religion, Indian By Nationality, No.1 and 3 Business and No.2 Housewife by occupation, No.1 Resident of Salugara (Angshik), Dabgram, No.2 of Chayanpara (Ray Kaloni) P.S Bhaktinagar. in the District of Jalpaiguri and No.3 of Simbulbari, P.O & P.S. Matigara in the District of Darjeeling in the State of West Bengal --- hereinafter jointly and collectively called the **FIRST PARTY/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 **ONE PART**.

A N D

SURAJ BUILDCON PRIVATE LIMITED (PAN:AAMCS 3317F) a Private Limited Company incorporated under the provision of Companies Act 1956, bearing certificate of Incorporation No. U45400WB2007PTC115248 having its Office at 2 ½ Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar in the District of Jalpaiguri in the State of West Bengal --- hereinafter, called **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director duly authorised for this purpose **SRI ASHOK KUMAR AGARWAL** S/o Late Ram Kumar Agarwal Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Green Valley Apartments, P.O. Sevoke Road, P.S Bhaktinagar District Jalpaiguri in the State of West Bengal.

Cont.....p/4

Suraj Buildcon Pvt. Ltd

Director

3
Bharat Chondra Roy

Andhari Bala Roy



Sri Santosh Roy

Sujit Roy

B E T W E E N

1. **SRI BHARAT ROY @ BHARAT CHONDRA ROY**, S/o Late Jaydhar Singh @ Jaydhar Chandra Roy, (PAN:AKEPR 9447A)
2. **SMT ANDHARI BALA ROY** W/o Shyamal Ray, D/O Late Jaydhar Singh @ Jaydhar Chandra Roy
3. **SRI SUJIT ROY @ SANJIT ROY** S/o Sri Santosh Roy.

All Hindu by religion, Indian By Nationality, No.1 and 3 Business and No.2 Housewife by occupation, No.1 Resident of Salugara (Angshik), Dabgram, No.2 of Chayanpara (Ray Kaloni) P.S Bhaktinagar. in the District of Jalpaiguri and No.3 of Simbulbari, P.O & P.S. Matigara in the District of Darjeeling in the State of West Bengal --- hereinafter jointly and collectively called the **FIRST PARTY/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 **ONE PART**.

A N D

SURAJ BUILDCON PRIVATE LIMITED (PAN:AAMCS 3317F) a Private Limited Company incorporated under the provision of Companies Act 1956, bearing certificate of Incorporation No. U45400WB2007PTC115248 having its Office at 2 1/2 Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar in the District of Jalpaiguri in the State of West Bengal --- hereinafter, called **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director duly authorised for this purpose **SRI ASHOK KUMAR AGARWAL** S/o Late Ram Kumar Agarwal Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Green Valley Apartments, P.O. Sevoke Road, P.S Bhaktinagar District Jalpaiguri in the State of West Bengal.

Bharat Chondra Roy

LT of Andhari Bala Roy

By the power of
Let K. S. Shastri

Sujit Roy

WHEREAS:

A. The Vendors herein have held out, represented before and assured the Purchaser and warranted in favour of the Purchaser inter alia, as follows:

i) That the Vendors herein are seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner/raiyyat to **ALL THOSE** several pieces and parcels of land, all recorded as "Sahari", containing land measuring 4.94 acres comprising of Plot No.99/312 recorded in R.S. Khatian No.33/1 (recorded in the name of **JAYDHAR SINGH @ JAYDHAR CHANDRA ROY**) in Mouza Dabgram, J.L. No.2, under Police Station Bhaktinagar, under Siliguri Municipal Corporation in the District of Jalpaiguri including the land as more fully described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "**the said Landed Property**") absolutely and forever;

ii) That the above named vendors No.1 **SRI BHARAT ROY @ BHARAT CHONDRA ROY** and 2 **SMT ANDHARI BALA ROY** along with their sister **PRATIBHASI ROY** inherited the aforesaid landed property after the demise of their father **JAYDHAR SINGH @ JAYDHAR CHANDRA ROY** who died on 27-08-2002.

iii) That the above named **PRATIBHASI ROY** also died intestate leaving behind her only son **SUJIT ROY @ SANJIT ROY** as her only legal heir to inherit her undivided share in the said landed property.

As such the vendors hereof became the sole, absolute and exclusive owners of the aforesaid landed property by virtue of inheritance after the demise of **JAYDHAR SINGH @ JAYDHAR CHANDRA ROY**.

iv) That the said Landed Property is free from all encumbrances, mortgages, charges, liens, lispendens, cases, vestings, attachments, trusts, uses, debutters, tenancies, leases, occupancy rights restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever;

Cont.....p/5

Suraj Buildcon Pvt. Ltd

Director

Bhargava Choudhary
LT 1 of Andhra Pradesh
Roy

By the Power of
Adv. K. S. Srinivas

Sujit Roy

v) That the Vendors have duly made payment of the Khajana in respect of the said Landed Property;

vi) That no part or portion of the said Landed Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said landed property nor is there any case pending under such Acts or Statutes;

vii) That the Vendors have never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Landed Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Landed Property;

viii) That the said Landed Property or any portion thereof is not affected by any notice or scheme or alignment of any Development Authority or the Government or any other Public Body or Authority;

ix) That no declaration has been made or published for acquisition or requisition of the said Landed Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Landed Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

x) That the said Landed Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

Bhakt Chandra Roy

LT1 of Adhikari
Roy

By the Power of
Govt. of Orissa

Sujit Roy

xi) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Landed Property or any part or share therein.

xii) That no action, suit, appeal or litigation in respect of the said Landed Property or in any way concerning the said Landed Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Landed Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Landed Property or any part thereof.

xii) That the said Landed Property or any part thereof is not affected by or subject to:

a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act,

b) any charge lien, lispendens or annuity,

c) any right of residence or maintenance under any testamentary disposition, settlement or other documents or under any law,

d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise,

e) any debutter wakf or devseva,

f) any attachment including attachment before judgement of any Court or authority,

g) any right of way, water, light, support drainage or any other easement with any person or property,

Cont.....p/7

Suraj Buildcon Pvt. Ltd

Director

Blair Chandra Roy
LT of Andheri
Roy

Doct 12 Shreekrishna

Sujit Roy

h) any right of any person under any agreement or otherwise,

i) any burden or obligation other than payment of Khajana/Revenue,

j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or propitiatory order;

B. The Vendors being in urgent need of money approached the Purchaser and offered to sell, transfer, convey, assign and assure **All That** piece and parcel of the said Landed Property to the Purchaser and relying on amongst others the representations, assurances, declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said landed property from the Vendors absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trust uses, debutters, tenancies, leases occupancy rights, restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

C. The Purchaser has at or before execution of this deed of conveyance paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchaser.

Cont.....p/8

Suraj Buildcon Pvt. Ltd

Sunil A. Gupta

Director

Blvd Jondhary

LT of Andhara-10
Roy

by the power
of attorney
of Mr. Suresh Chandra

Sujit Roy

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand) only by Cheque well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and forever discharge the Purchaser and the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the Vendors do hereby indefeasibly and absolutely grant, sell, convey, transfer, assign and assure unto and to the Purchaser **ALL THAT** the said landed property as more fully described in the **SCHEDULE** hereunder written and all ownership, share, rights, title and interest of the Vendors and/or their predecessors in title in the land as more fully described in the schedule below with all ownership, rights, title and interest to own hold possess use and enjoy the same **TOGETHER WITH** like share in all ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said landed property and/or meant for beneficial use and enjoyment of the said landed property **TOGETHER WITH** all and singular the 'intangible' assets, edifices, fixtures, gates, courtyards, compound areas, sewers drains, ways, paths, passages, fences, hedges, ditches, trees, walls, water courses, lights and all manner of former and other rights, liberties, benefits, privileges, easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof

Cont.....p/9

Suraj Buildcon Pvt. Ltd

Director

Shree Chandra Roy
LT of Andheri 66 Rg

by the PEG of
Lot 122 Shree Krishna

Susmit Roy

AND all the Raiyati and other estate right, title, interest, use, trust, property, claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits, advantages and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds, pattahs, muniments writings and evidences of title in anywise relating to or connected with the said landed property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat, encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lispens, attachments, trusts, uses, debutters, tenancies, leases, occupancy rights, restrictions, restrictive, covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER
as follows:

(i) **THAT** notwithstanding any act, deed, matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be without any manner of encumbrances, charges, conditions, uses, trusts or any other thing whatsoever to alter, defeat, encumber or make void the same;

Cont.....p/10

Suraj Buildcon Pvt. Ltd

Director

Bhurat Chand Roy

LT1 of Anand Roy

*By the Power of
Lot + K2. Shastri*

susit Roy

(ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits, advantages and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses debutters, tenancies, leases, occupancy rights, restrictions, restrictive covenants, bargadars, bhagchasis, acquisitions, requisitions, ... alignments, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.

(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free,

Cont.....p/11

Suraj Buildcon Pvt. Ltd

Suraj Buildcon Pvt. Ltd
Director.

11
Bharat Chandra Roy

LT1 of Achari
Bala Roy

By the power of
Colt & Co. Shastri

susil Roy

clear, freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right, title, interest, charges, mortgages, leases, tenancies, encumbrances, restrictions, restrictive covenants, liens, attachments, lispendens, uses debutters trusts, bargadars, bhagchasis, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.

(vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be through under or in trust for the Vendors or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold, conveyed, transferred, assigned, and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

(vii) **AND THAT** the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or

Cont.....p/12

Suraj Buildcon Pvt. Ltd

Director

Shri Chandra

*IT. & Architects
Roy*

*By the P. of
L. & K. S. S. S. S.*

Sujit Roy

expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendors to the Purchaser and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(ix) **AND ALSO THAT** the Vendors at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendors to the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or by reason of any of the representations, declarations and assurances made and/or given by the Vendors to the Purchaser being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO "HEREBY" FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified

Cont.....p/13

Suraj Buildcon Pvt. Ltd

Director

13
Edw. Chandra Roy

LT of Audhobhik Roy



*By the son of
Cal + K. S. Suetan*

Sujit Roy

the Purchaser in respect thereof as also for all losses, damages, claims, demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) **AND THAT** there is no Bargadar or Bhag Chasi in the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be or in any part thereof;

iii) **AND THAT** the Vendors have duly complied with all provisions of the West Bengal Land Reforms Act, 1955 before offering the said landed property to the Purchaser and the Vendors do hereby further agree, covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.

iv) **AND THAT** the Vendors shall sign, execute and deliver all papers, documents, instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said landed property hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Vacant land measuring about 6 (Six) Kathas appertaining to and forming part of the R.S. Plot No. 99/312 (Nine Nine by Three One Two) of Sheet No. 5 (Five) recorded in R.S. Khatian No. 33/1 (Three Three by One) of Mouza Dabgram, J.L. No. 2 (Two), Pargana - Baikunthapur, under Police Station Bhaktinagar in the District of Jalpaiguri. Classification of land : Best/sahari.

Cont.....P/14

Suraj Buildcon Pvt. Ltd

Director

Land as mentioned above hereby sold by the Vendor is delineated by red line in the plan annexed herewith and is butted and bounded as follows:

BY THE NORTH: LAND OF R.S. PLOT NO.313,

BY THE SOUTH: LAND OF THE VENDORS SOLD TODAY TO THE PURCHASER,

BY THE EAST : LAND OF THE VENDORS SOLD TODAY TO THE PURCHASER,

BY THE WEST : LAND OF THE VENDORS SOLD TODAY TO THE PURCHASER,

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

WITNESSESS:-

1. Puachi Bhagat

S/o. Ugrim Bhagat

Jagati nagar

P.O. Serokpo Road

Dist. Jalpai guari

Bharat Chandra Roy

LTI. of

Anthon-bala Roy

By the per of Lolit Kr Phakbena

Sujit Roy

V E N D O R S

2. जय प्रकाश (अयापद)
पिता श्री राजपना राजायापद
पानेलि गामोइ हिली गुडी
जो ला पो जेलिग
पिब प्रेक्षा न म ग

Drafted by me and printed at my office,

JUGAL SANGHAI

ADVOCATE/SILIGURI

Reg. No.F/67/37 OF 2011

Suraj Buildcon Pvt. Ltd

Director

MEMO OF RECEIPT

Rs.5,40,000/-

RECEIVED of and from the within named PURCHASER Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand) only by within named VENDORS the within mentioned sum of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand) only, paid by the PURCHASER to the VENDORS in respect of the landed property conveyed herein as per memo of consideration given below. As per the instruction of the vendors payment has been made in the name of the vendor no.1 hereof Sri Bharat Roy @Bharat Chondra Roy.

MEMO OF CONSIDERATION:

Name of Bank	RTGS/Bankers cheque	Date	Amount
State Bank of India	SBINH12003305141	3.1.12	10,00,000/-
	SBINH12003305210	3.1.12	10,00,000/-
	195928	3.1.12	30,000/-
			<u>20,30,000/-</u>

Out of the aforesaid amount Rs.5,40,000/- is paid for the above scheduled land.

LTI of Andhra Pradesh

Bharat Chondra Roy

by the per of Colit R. Shakti

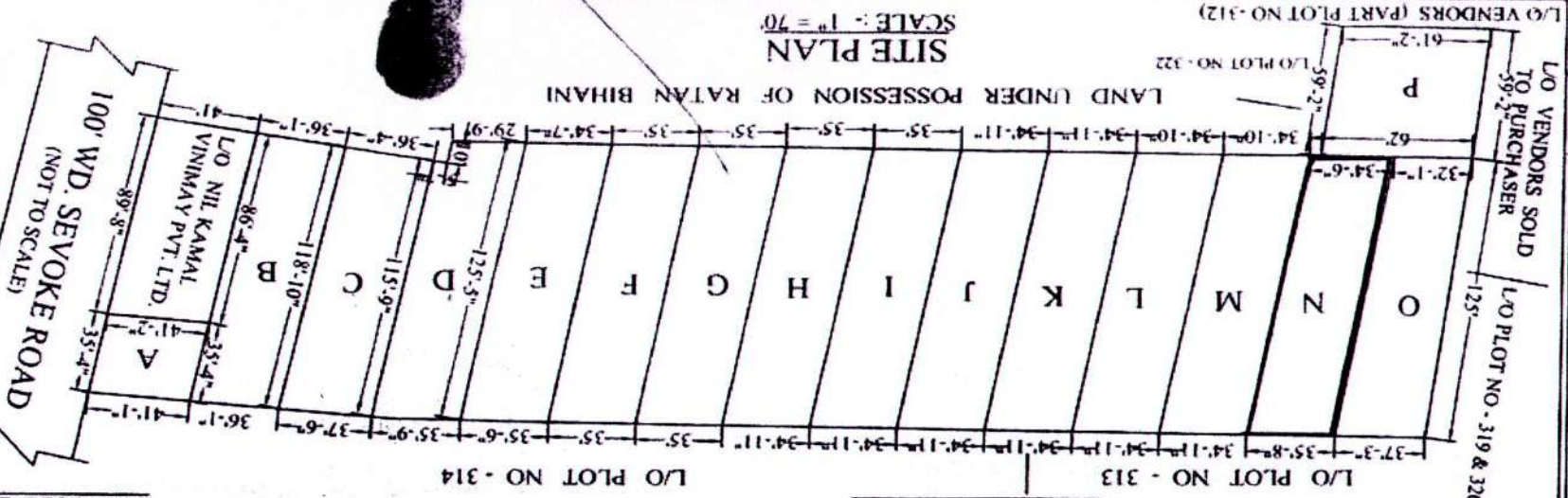
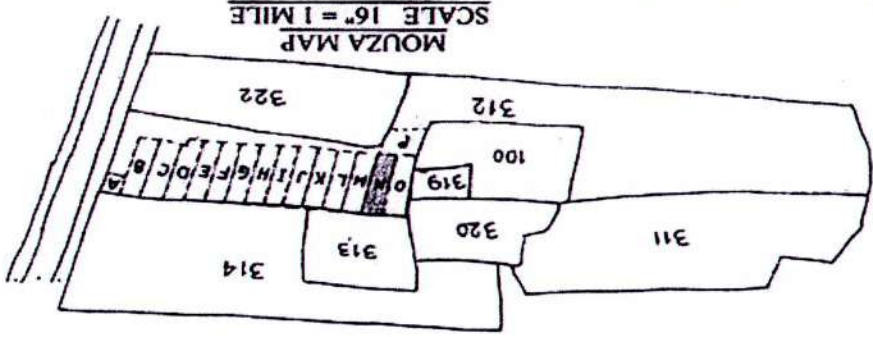
sujit Roy

Suraj Buildcon Pvt. Ltd

Director

PURCHASER
SURAJ BUILDCON PRIVATE LIMITED.
 2 1/2 MILE, SEVOKE ROAD, PO- SEVOKE ROAD,
 PS- BHAKTINAGAR, DIST.- JALPAIGURI.

SELLERS
1. SRI BHARAT ROY @ BHARAT CHONDRA ROY
 S/O L.T. JAYDHAR SINGH @ JAYDHAR CHANDRA ROY
 SALUGARA, DABGRAM, PS- BHAKTINAGAR, DIST.- JALPAIGURI
2. SMT. ANDHARI BALA ROY
 W/O SHYAMAL RAY, D/O L.T. JAYDHAR SINGH
 CHAYAN PARA (RAY CALONY), PS- BHAKTINAGAR, DIST.- JALPAIGURI
3. SRI SUJIT ROY @ SANJIT ROY
 S/O SRI SANTOSH ROY
 SIMULBAR, PO & PS- MATTIGARA, DIST.- DARJEELING.



PREPARED BY:
ASHOK K. BASAK
 20-12-11
 Experienced L.T. Surveyor
 Certificate SL. No. 402
 SILIGURI

SIGN OF SELLERS
 Smt. Andhari Bala Roy
 Smt. Sanjit Roy

LAND SCHEDULE
PARGANA - BAIKUNTHAPUR,
MOUZA - DABGRAM, JL. NO. 2, SHEET NO. -5,
KHAT. NO. - 31, RS. PLOT NO. - 9312 (P).
AREA OF LAND -

☐ "A" = 2 COT.	☐ "H" = 6 COT.
☐ "B" = 6 COT.	☐ "G" = 6 COT.
☐ "C" = 6 COT.	☐ "F" = 6 COT.
☐ "D" = 6 COT.	☐ "E" = 6 COT.
☐ "K" = 6 COT.	☐ "M" = 6 COT.
☐ "J" = 6 COT.	☐ "N" = 6 COT.
☐ "I" = 6 COT.	☐ "O" = 6 COT.
☐ "P" = 5 COT.	

N. B.-SOLD LAND SHOWN IN RED COL.

Suraj Buildcon Pvt. Ltd
 Director

FINGER IMPRESSION



L
E
F
T

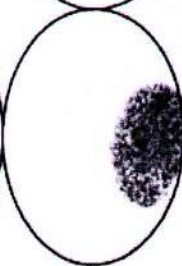
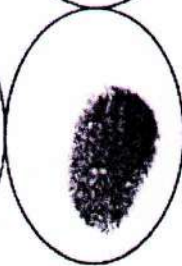
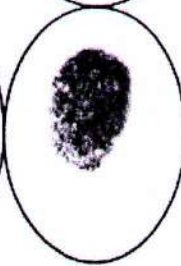
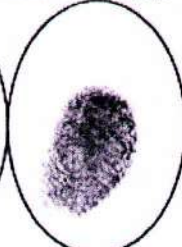
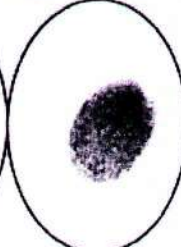
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



R
I
G
H
T

Sujit Roy

SIGN WITH DATE



L

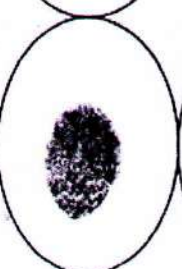
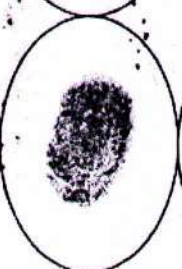
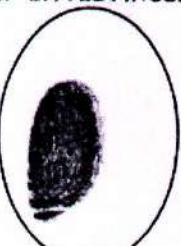
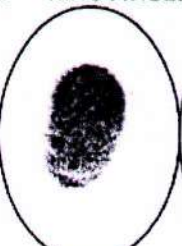
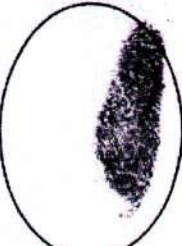
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



R
I
G
H
T

SIGNATURE OF R.O.

Anil Kumar Aggarwal
SIGNATURE WITH DATE

Suraj Buildcon Pvt. Ltd

Suraj Buildcon Pvt. Ltd
Director

FINGER IMPRESSION



LEFT

RIGHT

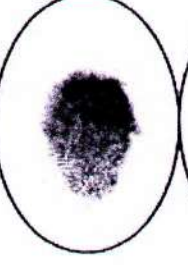
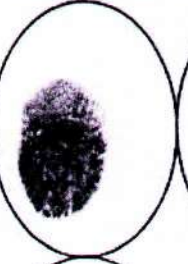
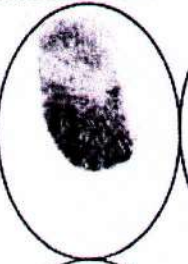
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Bhadracharya

SIGN WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

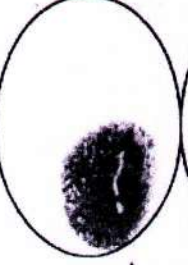
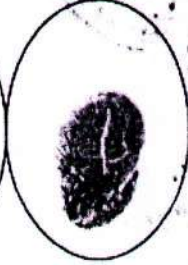
RING FINGER

LITTLE FINGER



LEFT

RIGHT



LTI of
Andhra bala Ro
by the pen of

Lob + K. S. Shetty

SIGNATURE OF R.O.

LTI of - Andhra bala Ro

by the pen of *Lob + K. S. Shetty*

SIGNATURE WITH DATE

Suraj Buildcon Pvt. Ltd

Director



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : 1 - 00100 of 2012
(Serial No. 00099 of 2012)

On

Payment of Fees:

On 04/01/2012

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

Presented for registration at 18.03 hrs on :04/01/2012, at the Private residence by Sri Bharat Roy
Alias Bharat Chondra Roy, one of the Executants.

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

Execution is admitted on 04/01/2012 by

1. Sri Bharat Roy Alias Bharat Chondra Roy, son of Late Jaydhar Singh , Salugara (Angshik) Dabgram,
Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste Hindu, By
Profession : Business
2. Smt Andhari Bala Roy, wife of Shyamal Ray , Chayanpara (Ray Kaloni), Thana:-Bhaktinagar,
District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
3. Sri Sujit Roy Alias Sanjit Roy, son of Sri Santosh Roy , Simbulbari, Thana:-Matigara,
District:-Darjeeling, WEST BENGAL, India, P.O. :-Matigara , By Caste Hindu, By Profession : Business
Identified By Pradip Bhagat, son of Ugrim Bhagat, Jyotinagar, Thana:-Bhaktinagar,
District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste: Hindu, By Profession:
Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/01/2012

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.-2299080/-

Certified that the required stamp duty of this document is Rs.- 137945 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/01/2012

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

06 JAN 2012
(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR

06/01/2012 11:39:00

EndorsementPage 1 of 2

Suraj Buildcon Pvt. Ltd

Director



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 00100 of 2012

(Serial No. 00099 of 2012)

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:

Amount By Cash

Rs. 0/-, on 06/01/2012

Amount by Draft

Rs. 25290/- is paid , by the draft number 195814, Draft Date 16/12/2011, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 06/01/2012

(Under Article : A(1) = 25290/- on 06/01/2012)

Deficit stamp duty

Deficit stamp duty Rs. 132950/- is paid, by the draft number 195787, Draft Date 15/12/2011, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 06/01/2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

06 JAN 2012

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

06/01/2012 11:39:00

Suraj Buildcon Pvt. Ltd

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 1

Page from 1547 to 1568

being No 00100 for the year 2012.



Narayan

**(Narayan Chandra Saha) 06-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal**

CHECKED BY

S
27-06-19

Certified to be a true copy

Digitally signed by JIBAN KRISHNA DAS

Date: 2015.06.16 12:47:13 +05:30

Reason: Digitally e-Signing the Completion Certificate of the Deed.

S
Addl. Dist. Sub-Registra
Rajganj, Jalpaiguri

27-06-19

Suraj Buildcon Pvt. Ltd

Suraj

Director