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D-3830

(C)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 159573

Certified that the document is admitted
to registration. The signature sheet and
the endorsement sheets attached to this
document are the part of this document

Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

14 JUN 2011

For RATANGIRI MEDICANTILE PVT. LTD.

Director

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 14th DAY OF
JUNE 2011 (TWO THOUSAND AND ELEVEN)

Cont.p/2

NILKAMAL VINIMAY PVT LTD

Director

S. No. 3025 Date 14/06/2011
Sold to NIL Kamal Vinimay (P) Ltd
OF Kolkata
Rs. 5000/- (Rupees) Five thousand only

B. P. G. K.
Stamp Vendor
Bhagat Court
L. No. B. M. / 108 / 1108
Daringang

NILKAMAL VINIMAY PVT LTD
Seen & signed
Director



Bhorat ch Rep
S/o Late Jay Shorsang Reg
at. Pradhan para Sila
P.S. Bherthagar Pabnagar

W

Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

14 JUN 2011

For RATANGIRI MERCANTILE PVT. LTD.

Director

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TOTAL CONSIDERATION	: RS.4,00,000/-
AREA OF LAND	: 2.5 KATHA
PLOT NO.	: 99/312
KHATIAN NO.	: 33/1
SHEET NO.	: 05
J.L. NO.	: 02
MOUZA	: DABGRAM
PARAGANA	: BAIKUNTHAPUR
POLICE STATION	: BHAKTINAGAR
DISTRICT	: JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Cont.p/3

NILKAMAL VINIMAY PVT LTD

Director

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B E T W E E N

For RATANGIRI MERCANTILE PVT. LTD.

Director

RATANGIRI MERCANTILE PRIVATE LIMITED a Private Limited Company incorporated under the provision of Companies Act 1956 bearing Certificate of Incorporation No.U51909WB2008PTC126861 Dated 24.06.2008 having its Registered Office at 1, Second Floor Bedon Square, Kolkata in the State of West Bengal --- hereinafter called **VENDOR/FIRST PARTY** (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 **ONE PART** represented by one of its Director **SRI LOKESH PERIWAL** S/o Sushil Kumar Periwai, Hindu by religion, Indian by Nationality, Business by occupation, resident of 453, Bidhan Road, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling.
PAN: AAECR 1424Q

A N D

NILKAMAL VINIMAY PRIVATE LIMITED A private Limited company incorporated under the provision of the Companies Act 1956, bearing Certificate of Incorporation No. U51909WB2009PTC132944 Dated 20.02.2009 having its registered Office at 10 Clive Row, 5th Floor Room No. 513, Kolkata 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 office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by its Two Director **SURESH KUMAR AGARWAL @ SURESH AGARWAL** S/o Amilal Agarwal and **BINOD KUMAR GUPTA** alias **BINOD PRASAD** S/o Late Rambachan Gupta both are Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of no. 1 of Church Road and No. 2 of Shivaji Road, P.O. & P.S. Siliguri in the District of Darjeeling.
PAN : AACCN 9581C

NILKAMAL VINIMAY PVT LTD

Suresh Agarwal

Cont. p/4 Director

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WHEREAS One JOYDHAR SINGH ALIAS JOYDHAR ROY was the recorded owner of all that piece and parcel of land as fully described in the schedule below recorded in khatian No. 33/1 of Mouza - Dabgram in the District of Jalpaiguri.

A N D

WHEREAS possessing the aforesaid land above named JOYDHAR SINGH @ JOYDHAR ROY died intestate leaving behind him, his one son and two daughters namely:-

1. BHARAT ROY (SON)
2. ANDHARI BALA ROY (DAUGHTER)
3. PRATIBHASI ROY (DAUGHTER)

as his only legal heirs to inherit all his movable and immovable properties.

A N D

WHEREAS above named PRATIBHASI ROY also died intestate leaving behind her son SUJIT ROY as her only legal heir to inherit all her movable and immovable properties.

A N D

WHEREAS As such the above named legal heirs of JOYDHAR SINGH @ JOYDHAR ROY AND PRATIBHASI ROY acquired the landed property by virtue of inheritance after the demise of JOYDHAR SINGH @ JOYDHAR ROY AND PRATIBHASI ROY.

Cont.....P/5
NILKAMAL VINIMAY PVT LTD

Director

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A N D

For RATANGIRI MERCANTILE PVT. LTD.

Director

NILKAMAL VINIMAY PVT LTD

Director

WHEREAS Vendor hereof **RATANGIRI MERCANTILE PRIVATE LIMITED** acquired a piece and parcel of Land measuring 5 Katha appertaining to and forming part of Plot No. 99/312 of Sheet No. 5 recorded in Khatian No. 33/1 of Mouza - Dabgram in the District of Jalpaiguri by virtue of Deed of Conveyance executed by **SRI BHARAT CHANDRA ROY & TWO OTHERS** and registered at the Office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 3, Pages 5158 to 5174 being document No. 1301 for the year 2009.

A N D

WHEREAS since then Vendor hereof is in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the Vendor become sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

A N D

WHEREAS Vendor hereof being in need of fund for acquiring more profitable properties and for other purposes has offered to sale a piece and parcel of land as more fully described in the schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs.4,00,000/- (Rupees Four Lakhs) only, free from all encumbrances whatsoever.

Continued p/6

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A N D

For RATANGIRI MERCANTILE PVT. LTD.

Director

NILKAMAL VINIMAY PVT LTD

Director

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 of land and has agreed to sell the land more fully described in the schedule below for Rs.4,00,000/- (Rupees Four Lakhs) 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.4,00,000/- (Rupees Four Lakhs) only, paid by Cash/Cheque/Draft 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 land as 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 said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the 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 land lord the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the purchaser that the interest which the Vendor professes to transfer subsists and the Vendor has full authority and good power to transfer the said land, 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 at all times hereafter at the request and cost of the purchaser do

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For RATANGIRI MERCANTILE PVT. LTD.

Director

NILKAMAL VINIMAY PVT LTD

Director

execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below which is held by the Vendor has not been surrendered or forfeited and that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discovery 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 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.

THAT the Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents has been paid and all other covenants and conditions required to be observed and performed have been so observed & 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 and non-performance as aforesaid

THE Vendor further declares that the entire land forming subject matter of the present conveyance is Khas and in actual possession of the Vendor at the date of these 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 property hereby transferred or expressed or intended so to be these presents or any part thereof

For RATANGIRI MERCANTILE PVT. LTD.
Director
NILKAMAL VINIMAY PVT LTD
Director

the Vendor shall be liable to return to the purchaser the full or proportionate part or 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 sustained by the purchaser.

IT is hereby further declared by the Vendor that the Vendor has not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

S C H E D U L E

All that piece and parcel of vacant land measuring 2.5 (Two Point Five) Katha appertaining to and forming part of Plot No. 99/312 (Nine Nine by Three One Two) of Sheet No. 5 (Five) recorded in Khatian No. 33/1 (Three Three by One) Mouza - Dabgram, J.L. No. 2 (Two) situated within Pargana - Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Classification of land: Bastu.

Cont.....p/9

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

BY THE NORTH : LAND OF CONFIRMING PARTY,

BY THE SOUTH : LAND OF PLOT NO. 322,

BY THE EAST : SEVOKE ROAD (APPROX 100'-0" FT.),

BY THE WEST : LAND OF VENDOR SOLD TO PURCHASER,

IN WITNESS WHEREOF the Vendor does hereunto set its hands on the Day, Month and Year first above written.

WITNESSES: -

1. Bhout Ch Roy

S/o Late Jaydhar Singh

at Pradhan pure Selugra

P.S. Bhakti nagar Jalpaiguri

For RATANGIRI MERCANTILE PVT. LTD.

Director

V E N D O R

2. Amil-kanan

S/o Rangan Kanan

N. J. P. Jalpaiguri

Drafted by me and printed at my office.

RAJESH KUMAR AGARWAL
Advocate / Siliguri
Reg. No. WP/73 /97

MEMO OF RECEIPT

Rs.4,00,000/-

RECEIVED of and from the
within named PURCHASER
Rs.4,00,000/- (Rupees Four
Lakhs) only, by within named
VENDOR the within sum of
Rs.4,00,000/- (Rupees Four
Lakhs) paid by the PURCHASER
to the VENDOR by Cheque in
respect of the property
conveyed herein as per memo
of consideration below.

MEMO OF CONSIDERATION

Name of Bank	Cheque No.	Date	Amount
Corporation Bank Siliguri	350639	13.06.11	4,00,000/-

Rs.4,00,000/-
=====

For RATANGIRI MERCANTILE PVT. LTD.

NILKAMAL VINIMAY PVT LTD


Director


Director

FINGER IMPRESSION



LEFT

RIGHT

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

For RATANGIRI MERCANTILE PVT. LTD.

SIGN WITH DATE Director

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT

RIGHT

PHOTO

NILKAMAL VINIMAY PVT LTD

Director

SIGNATURE OF R.O.

SIGNATURE WITH DATE

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Birad Kumar Gupta

SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



NILKAMAL VINIMAY PVT LTD

Director

SIGNATURE OF R.O.

Sachin K. Agarwal
SIGNATURE WITH DATE

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RAJGANJ, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 03722 / 2011, Deed No. (Book - I , 03830/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Lokesh Periwal	For RATANGIRI MERCANTILE PVT. LTD.  Director 14 JUN '11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Lokesh Periwal Address -453, Bidhan Road, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self		 LTI	
			14/06/2011	14/06/2011	

Name of Identifier of above Person(s)

Bharat Chandra Roy
Pradhan Para Salugara, Thana:-Bhaktinagar,
District:-Jalpaiguri, WEST BENGAL, India, P.O. :-

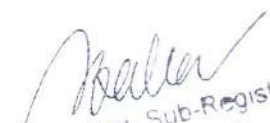
Signature of Identifier with Date



NILKAMAL VINIMAY PVT LTD


Director




Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

14 JUN '11

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ



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

Endorsement For Deed Number : I - 03830 of 2011
(Serial No. 03722 of 2011)

On

Payment of Fees:

On 14/06/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 15488/-, on 14/06/2011

(Under Article : A(1) = 15488/- on 14/06/2011)

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.-1408750/-

Certified that the required stamp duty of this document is Rs.- 84525 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 79530/- is paid, by the draft number 105472, Draft Date 06/06/2011, Bank Name State Bank of India, COMMERCIAL BR, SILIGURI, received on 14/06/2011

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

Presented for registration at 13.42 hrs on :14/06/2011, at the Office of the A. D. S. R. RAJGANJ by Sri Lokesh Periwal, Executant.

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

Execution is admitted on 14/06/2011 by

1. Sri Lokesh Periwal
Director, Ratangiri Mercantile Pvt Ltd., 1 Second Floor Bedon Square, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. -
By Profession: Business

Identified By Bharat Chandra Roy, Son of Late Joydhar Singh Roy, Pradhan Para Salugara, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. By Caste: Hindu, By Profession: Others.



Additional Dist Sub-Registra
Rajganj, Jalpaiguri

14 JUN 2011
(Narayan Chandra Saha)

NILKAMAL VINIMAY PVT LTD

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

14/06/2011 16:29:00

Director



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

Endorsement For Deed Number : I - 03830 of 2011
(Serial No. 03722 of 2011)

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

NILKAMAL VINIMAY PVT LTD

Director



Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

14 JUN 2011

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 1892 to 1908
being No 03830 for the year 2011.

Nalla
Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

14 JUN 2011

(Narayan Chandra Saha) 14-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAIGANJ
West Bengal



NILKAMAL VINIMAY PVT LTD

Soni
Director