



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

32AA 671366

NO - I Deed no- 2604 for 2007.

FEES PAID

A (1)	Rs. 2.00
A (2)	Rs. 2.00
G (a)	Rs. 8.50
G (b)	Rs. 6.00
N.J. Stamp	Rs. 10.00
Cartige Paper	Rs. 22.00
C.F.S.	Rs. 10.00

Total Rs. 58.50

Copy Submitted on 22.7.10

Copy Prepared on

Delivered on 22.7.10

Name of Applicant R. K. Agarwal

Serial No. of Copy 2061/1922

Add. Dist. Sub-Registrar
Belgaon, Jalpaiguri

22-7-10.



S. No. 4225 Date 14.7.2010

Sold to Rajesh Kumar Agarwal
OF Siliguri

Rs. 19 (Rupees) Per only

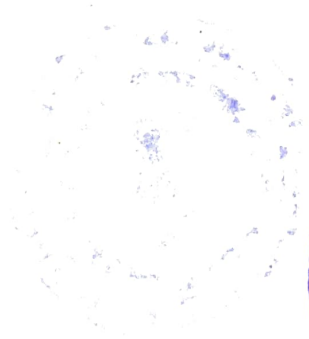
B. R. Ghosh
(B. R. Ghosh)

Stamp Vendor

Siliguri Court

E No. R. M / 105 / 1993

Darjeeling



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NAV. No. 28,33,000/-
 Value Stamped 4,00,000/-
 Stamp Duty Paid 19,830/-
 Stamp Duty 24,000/-
 Other Charges 1,74,910/-

The Remaining Stamp Duty
 of Rs. 19,000 accepted in
 C.D.D. No. 904184
 dt. 23/05/07 at SBI
 Jalgaon 00000095

Amrutsin
 Addl. Dist. Sub-Registrar
 Rajgani, Jalgaon
 23/05/07
 24/05/07

As per Rule 21 of the
 Stamp Act, 1892
 Stamp Act, 1892
 Fees Paid 10-00
 Process Fees in C.F.S.

Binod Kumar Agnawala

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 23RD.
 DAY OF MAY 2007 (TWO THOUSAND AND
 SEVEN) .

First Commission Case No.
 315 for 2007
 Fees Paid- (1) Rs. 200/-
 (2) Rs. 120/-
 R.T.A. Rs. 36/-

Total Rs. 456/-
 Addl. Dist. Sub-Registrar
 Rajgani, Jalgaon
 23-05-07
 24-05-07

Cont. 10 p/2
 C.F.S. & DEED STAMP DUTY of
 Rs. 17430/- C.D.D. No. 0121/-
 365300/- dt. 05-10-07
 REGISTERED REELS No. A-26763/-

Amrutsin
 Addl. Dist. Sub-Registrar
 Rajgani, Jalgaon
 08-10-07

Presented for Registration at 09.05 AM, on the 23rd day of MAY 2007 at the Addl. District Sub-Registrar Office, Jalpaiguri his Private Residence by Binoj H. Agarwal
 Executants, Claimants. Mahantada Industries Pvt. Ltd.
Siliguri
Dist. Jalpaiguri



Binoj Kumar Agarwal
Signature
 Addl. Dist. Sub-Registrar
 Rajganj, Jalpaiguri
 28 MAY 2007
 3224



Name Binoj H. Agarwal
 S/O H. Mahanta
 of Rajganj
 Th Bardhaman
 District Jalpaiguri
 By Caste Hindu/Muslim
 By Profession Business

Binoj Kumar Agarwal



Signature
 S/o Late Hopal
 Ram Kishari
 Nehru Road
 Siliguri

Name Bina Kishari
 S/O H. Mahanta
 of Rajganj
 Thana Siliguri
 District Jalpaiguri
 By Caste Hindu/Muslim
 By Profession Business

Signature
 Addl. Dist. Sub-Registrar
 Rajganj, Jalpaiguri
 28 MAY 2007

Birnod Kumar Aggarwal

TOTAL CONSIDERATION	: Rs. 4,00,000/-
AREA OF LAND	: 25 DECIMAL
MOUZA	: DABGRAM
PARAGANA	: BAIKUNTHAPUR
POLICE STATION	: BHAKTINAGAR
DISTRICT	: JALPAIGURI
KHATIAN NO.	: 296/17
PLOT NO.	: 485
SHEET NO.	: 15
J.L. NO.	: 2

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B E T W E E N

SRI BINOD KUMAR AGARWALA S/o Late Mathura Prasad Agarwala, Hindu by religion, Indian by Nationality, Business by occupation, resident of Barakar P.S. Kulti, District Burdwan 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 his heirs executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

MAHANANDA INDUSTRIES PRIVATE LIMITED a private Limited Company registered under the Companies Act 1956 bearing certificate of Incorporation No. 21-25376 Dated 25.01.1962 having its registered office at Miturka House, Nehru Road, Khalpara, P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter called **SECOND PARTY/ PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its executors, successors, administrators, representatives and assigns - in - office) of the **ONE PART** represented by one of its director **SRI SOHAN LAL AGARWALA** S/o Late Dalchand Agarwala, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Mitruka House, Nehru Road, Khalpara, Siliguri.

Binod Kumar Agarwala

Binod Kumar Agarwala.

WHEREAS father of the Vendor since demised **MATHURA PRASAD AGARWALA** hereof is/was the recorded owner of all that piece and parcel of Land recorded in Khatian No. 296/17 of Mouza - Dabgram in the District of Jalpaiguri.

A N D

WHEREAS above named **MATHURA PRASAD AGARWALA** died intestate leaving behind him, his only son **BINOD KUMAR AGARWALA** as his only legal heirs to inherit all his movable and immovable properties. Wife of **MATHURA PRASAD AGARWALA** predeceased him.

A N D

WHEREAS as such Vendor hereof **SRI BINOD KUMAR AGARWALA** acquired all that piece and parcel of land acquired and possess by his father by virtue of inheritance.

A N D

WHEREAS before demise **MATHURA PRASAD AGARWALA** and after his demise Vendor hereof **SRI BINOD KUMAR AGARWALA** is/was 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 have got right, title and interest having permanent heritable and transferable interest therein.

Cont.p/5

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A N D

WHEREAS the First Party / Vendor being in need of fund for acquiring more profitable properties and for other purposes has offer for sale of the land measuring 25 Decimal as 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.

A N D

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 sale the land 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 by the purchaser to the Vendor (the receipt whereof the vendor do hereby acknowledge and grand full discharge to the purchasers from payment thereof) the Vendor do hereby grant, convey, assign and transfer

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Priyanka Kumar, Aggravated.

Bined Kumar Aggarwal

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 purchasers 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 him shall and will from time to time at all times hereafter at the request and cost of the purchasers do 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.

Cont.p/7

Pined Kumbh Agamale

IT is further covenanted that the land described in the schedule below is hold by the vendor has not been surrendered or forfeited and that there exist 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 discover 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 purchasers for any loss or injury that the purchasers shall have to sustain in consequence thereof.

THAT the Vendor further convenient 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 have been paid and all other covenants and conditions required to be 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 and non-performance as aforesaid.

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THAT the Vendor further declares that the entire land forming subject matter of the present conveyance was in khas and 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 the Vendor shall be liable to return to the purchasers the full or proportionate part of the consideration money as the case may be together with interest at the rate of 24% 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 be 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 purchasers in consequence thereof.

IT is further declare and confirm by the Vendor hereof that there is no legal heir of **LATE MATHURA PRASAD AGARWALA** other then the vendor hereof.

SCHEDULE

All that piece and parcel of land measuring 25 (two five) Decimal appertaining to and forming part of Plot No. 485 (four eight five), Sheet No. 15 recorded in Khatian No. 296/17 (two nine six by one seven), J.L. NO. 2 (two) in Mouza - Dabgram, Pargana - Baikunthapur, P.S. Bhaktinagar in the district of Jalpaiguri.

The said land is butted and bounded as follows:-

BY THE NORTH : LAND OF PLOT NO. 1453/483 & 484,
BY THE SOUTH : LAND OF PLOT NO. 487 & 488
BY THE EAST : SOLD LAND OF VENDOR,
BY THE WEST : LAND OF THE PURCHASER,

INWITNESS WHEREOF the Vendor does hereunto set his hand on the Day, Month and Year first above written.

WITNESSES: -

1. Jagadish Choudhary
S/o D. R. Choudhary
Gosala Road,
Babupara, SILIGURI.

certified to be true copy of an incomplete document which has not yet been transcribed in the Register Value (certified to be a True Copy)

Pined Kumar Agarwala.

VENDOR

CHECKED BY

Rajasee
Bhadra
(Merchant)
22.7.10

2. S/o late Gopal Ram
Kishari
Nehru Road
Siliguri



Sub-Registrar
Jalpaiguri
22.7.10.

Drafted by me and printed at my office.

Pined Kumar Agarwala.

MEMO OF RECEIPT

Rs. 4,00,000/-

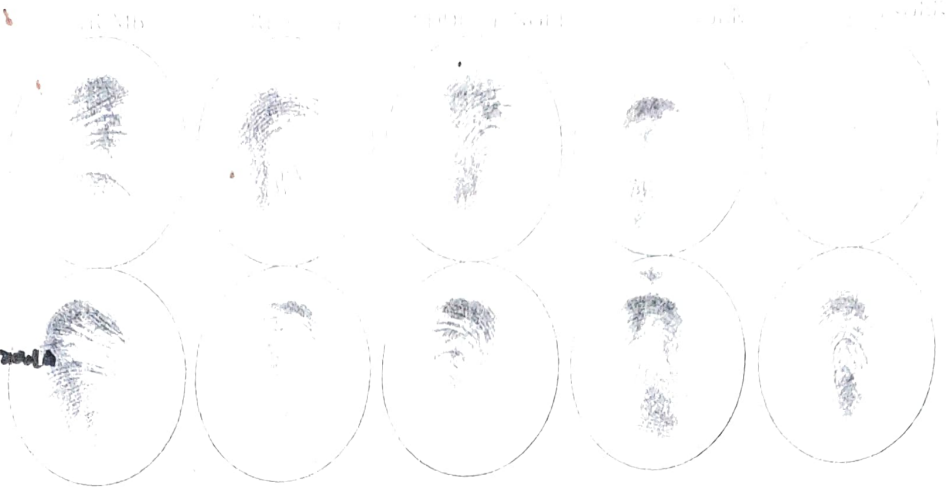
RECEIVED of and from the
within named PURCHASER
Rs. 4,00,000/- (four
lakhs) only by within
named VENDOR the within
sum of Rs. 4,00,000/-
(four lakhs) only paid by
the PURCHASER to the
VENDOR by Cash in respect
of the property conveyed
herein.



B. N. K. Aggarwal

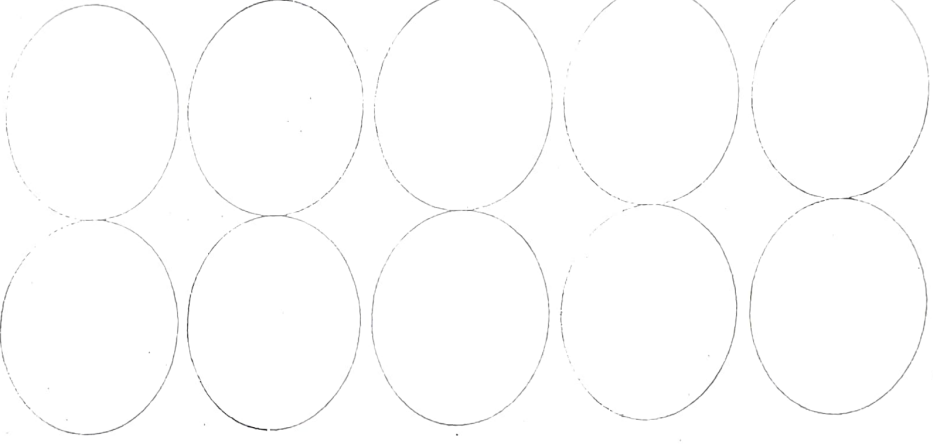


Pooja Kumar Aggarwal



Pooja Kumar Aggarwal.
SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

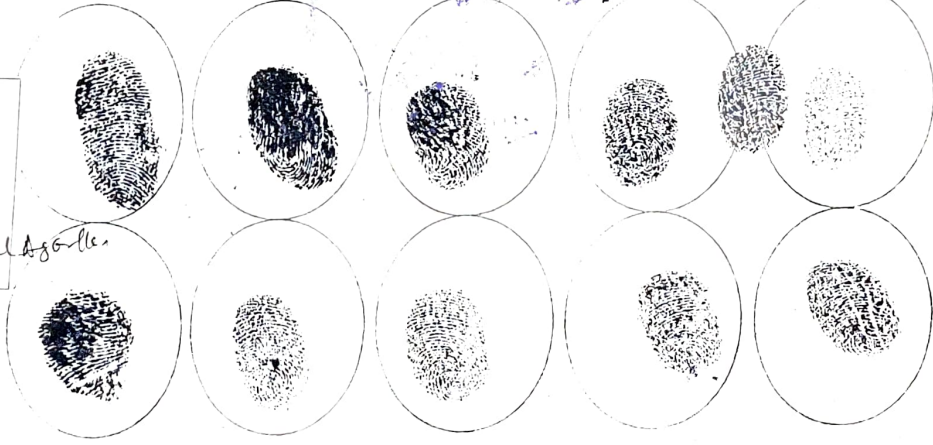


SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Shant Lal Aggarwal



Shant Lal Aggarwal.

SIGNATURE WITH DATE

SIGNATURE WITH DATE