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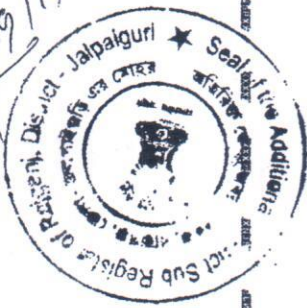


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29,73,300/-

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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
Rajnari, Jalpaiguri

09 SEP 2014

Amar Bose

Amar Kumar Bose

For Self and as constituted attorney of Sarwan Kumar Bose.

Page No. 1

DEED OF SALE (CONVEYANCE)

Vist. Commission Case No
1837 For 2014

Paid J (1) Rs. 250 = 00

J (2) Rs. 310 = 00

P. T. A. Rs. _____

Total Rs. 550 = 00

Add. Dist. Sub-Registra
Rajnari, Jalpaiguri

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Amar Kumar Bose

Amar Kumar Bose

For self and is constituted
attorney of Saman Kumar Dole

DEED OF SALE (CONVEYANCE)

Land measuring	: 5 Katha 4 Chhataks 36 Sq. ft.
Mouza	: DABGRAM,
J.L. No.	: 2,
Khatian No.	: 240,
Plot No.	: 132
Sheet No.	: 8,
Police Station	: Bhaktinagar,
District	: Jalpaiguri,
Value	: Rs. 29,73,000/-

THIS INDENTURE IS MADE ON THIS THE 5th DAY OF
SEPTEMBER TWO THOUSAND FOURTEEN.

BETWEEN

[Handwritten mark]

Amar Bose alias
Amar Kumar Bose
For Self and of constitute
attorney of Samar Kumar
Bose.

GANESH ENCLAVE PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956, having its incorporation ID No. U45203WB2000PTC091813, having its registered office at Jyoti Nagar, Sevoke Road, P.O. Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734001, in the state of West Bengal, represented by one of its Director **SRI NARENDRA AGARWAL**, son of Late Kedarnath Agarwal – hereinafter called the “**PURCHASER**” (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART. (I.T. PAN AABCG 5729 J)**.

AND

1. **SRI SAMAR KUMAR BOSE**,

2. **SRI AMAR BOSE @ AMAR KUMAR BOSE**,

both are sons of Late Jitendra Kumar Bose, both are Hindu by religion, Indian by national, No. 1 Business and No. 2 Service by occupation, presently residing at 14, Hill Cart Road, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin 734001, in the state of West Bengal – hereinafter called the “**VENDORS**” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART. (I.T. PAN of No. 2 ALDPB 0323 R)**.

Vendor No. 1 is represented by and through his constituted attorney (vide a registered General Power of Attorney dated 14-06-2010 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Siliguri, recorded in Book No. IV, Being No. 320 for the year 2010) **SRI AMAR BOSE @ AMAR KUMAR BOSE**, son of Late Jitendra Kumar Bose, Hindu by religion, Indian by national, resident Jhamanlal Agarwal Building, 2¹/₂ Mile, P.O. Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734001, in the state of West Bengal.

Amar Bose & Co's

Amar Kumar Bose

For self and as constitute
attorney of Samar Kumar
Bose

WHEREAS one Smt. Someshwari Dasi, wife of Sri Medhal Das was the absolute owner-in-possession of the land measuring 1.03 Acre, appertaining to Plot No. 132, recorded under Khatian No. 240, situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 8, Touzi No. 3, Pargana - Baikanthapur, within the jurisdiction of Police Station - Bhaktinagar in the District of Jalpaiguri and she was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS the owner of such possession Smt. Someshwari Dasi, wife of Sri Medhal Das sold and transferred her part of land measuring 10 Katha or 0.165 Acre out of her aforesaid land to and in favour of Smt. Maitreyee Majumdar, wife of Sri Samaresh Chandra Majumdar by virtue of a Deed of Sale, executed on 17-04-1980 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 2180 for the year 1980. By virtue of such Sale Deed Smt. Maitreyee Majumdar, wife of Sri Samaresh Chandra Majumdar became the absolute owner of the land measuring 10 Katha or 0.165 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS the owner of such possession Smt. Maitreyee Majumdar, wife of Sri Samaresh Chandra Majumdar sold and transferred her land measuring 9 Katha 82 Sq. ft. to and in favour of Sri Samar Kumar Bose and Sri Amar Bose, both are son of Late Jitendra Kumar Bose (the Vendors hereof) by virtue of a Deed of Sale, executed on 16-04-1999 and the same was finally registered on 11-05-1999 in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 26 at Pages - 295 to 298, Being No. 2208 for the year 1999. By virtue of such Sale Deed Sri Samar Kumar Bose and Sri Amar Bose, both are son of Late Jitendra Kumar Bose (the Vendors hereof) became the absolute owner of the land measuring 9 Katha 82 Sq. ft. in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

Amar Bose alias

Amar Kumar Bose

For self and as constituted
attorney of Soman Kumar Das

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and has also offered for sale their part of land measuring 5 Katha 4 Chhataks 36 Sq. ft. as fully described in the Schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors have agreed to purchase the said land measuring 5 Katha 4 Chhataks 36 Sq. ft. more fully described in the Schedule appended below and offered a price of the sum of Rs. 29,73,000/- (Rupees Twenty nine lakhs seventy three thousand) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 29,73,000/- (Rupees Twenty nine lakhs seventy three thousand) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 29,73,000/- (Rupees Twenty nine lakhs seventy three thousand) only paid by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof

Signature

Anwar Basu alias

Anwar Kumar Basu

Forself and as constitute
attorney of Saman Kumar
Datta

TO HAVE AND TO HOLD the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS do hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating its name in the office of the B.L. & L.R.O. Rajganj and Siliguri Municipal Corporation and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

J. K. M.

Anur Bose ad's
Anur Kumar Bose
For self and as co-defendant
attorny of Sarman Kumar Dc

THE VENDORS does hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 5 Katha 4 Chhataks 36 sq. ft., at an annual proportionate rent of Rs. 35=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O., Rajganj, recorded in Khatian No. 240, included in Plot No. 132, situated within Pargana - Baikanthapur, Mouza - **DABGRAM**, J.L. No. 2, Sheet No. 8, Touzi No. 3, under Siliguri Municipal Corporation, within the jurisdiction of Police Station Bhaktinagar, Sub-Division, District Sub-Registry Office and District Jalpaiguri, in the State of West Bengal. (R.O.R. of the Dahala and Proposed to be used as Bastu).

The said demised land is butted and bounded as follows : -

J.P.
By the NORTH : Land of Plot No. 134;
By the SOUTH : Land of Plot No. 132;
By the EAST : Land of G.E. Private Limited;
By the WEST : Land of Vendor.

Within the aforesaid boundary the Vendors hereby sales 5 Katha 4 Chhataks 36 Sq. ft. of land to the Purchaser hereof by these presents.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put his signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Subhakar Singh.
S/o Samir Singh.
New Milan Park
Siliguri.

Anar Bose alig

Anar Kumar Bose

Signature of the Vendors

For self and as
constituted attorney
Saman Kumar Bose

2. Shanshya Agarwal
S/o Lt S.R. Agarwal.
H.C Road Siliguri

Drafted, read over and explained by
me and computerized in my chamber :-

Tapash Nandi

(Tapash Nandi)
Advocate, Siliguri

Enrolment No. WB -1030/2002



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Amar Kumar Bose
SIGNATURE

PHOTO		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

SIGNATURE



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

GANESH ENCLAVE PVT. LTD.

Narendra Agarwal
DIRECTOR
SIGNATURE



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

Endorsement For Deed Number : I - 06687 of 2014
(Serial No. 06896 of 2014 and Query No. 0705L000014289 of 2014)

On 08/09/2014

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

Presented for registration at 19.20 hrs on :08/09/2014, at the Private residence by Sri Amar Bose Alias Amar Kumar Bose,Executant.

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

Execution is admitted on 08/09/2014 by

1. Sri Amar Bose Alias Amar Kumar Bose, son of Late Jitendra Kumar Bose , 14, Hill Cart Road , , Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Service

Identified By Subhash Singha, son of Samir Singha, New Milan Pally Siliguri, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Sri Amar Bose alias Amar Kumar Bose, son of Late Jitendra Kumar Bose , 14, Hill Cart Road , , Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu By Profession: Service,as the constituted attorney of Sri Samar Kumar Bose is admitted by him.

Identified By Subhash Singha, son of Samir Singha, New Milan Pally Siliguri, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Jiban Krishna Das)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/09/2014

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

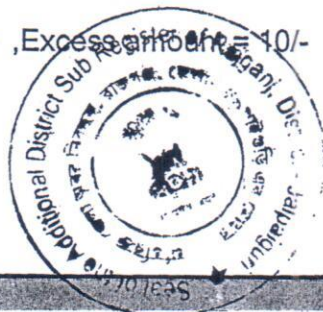
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 32713/- is paid , by the draft number 961525, Draft Date 02/09/2014, Bank Name State Bank of India, Uttarayan, received on 09/09/2014

(Under Article : A(1) = 32703/- , Excess amount = 10/- on 09/09/2014)



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri
09 SEP 2014

(Jiban KrishnaDas)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 06687 of 2014
(Serial No. 06896 of 2014 and Query No. 0705L000014289 of 2014)

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.-29,73,300/-

Certified that the required stamp duty of this document is Rs.- 178398 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 961522, Draft Date 02/09/2014, Bank : State Bank of India, Uttarayan, received on 09/09/2014
2. Rs. 49000/- is paid , by the draft number 961523, Draft Date 02/09/2014, Bank : State Bank of India, Uttarayan, received on 09/09/2014
3. Rs. 49000/- is paid , by the draft number 961526, Draft Date 02/09/2014, Bank : State Bank of India, Uttarayan, received on 09/09/2014
4. Rs. 26398/- is paid , by the draft number 961524, Draft Date 02/09/2014, Bank : State Bank of India, Uttarayan, received on 09/09/2014

(Jiban Krishna Das)
ADDITIONAL DISTRICT SUB-REGISTRAR



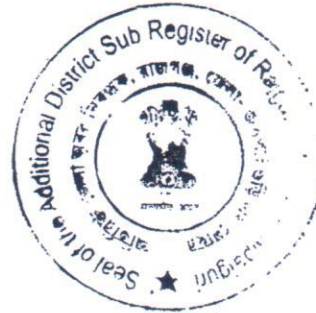
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

09 SEP 2014

(Jiban KrishnaDas)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 5040 to 5052
being No 06687 for the year 2014.



(Jiban KrishnaDas) 09-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RAJGANJ
West Bengal

Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri