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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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verified that the document is admitted to registration the signature sheet and the encumbrance sheets attached to this document are the part of this document

Additional Dist Sub- Registrar
Raiganj, Jalpaiguri

28 OCT 2014

সিদ্ধি হোয়াসিকি
সিদ্ধি হোয়াসিকি

Page No. 1

DEED OF SALE (CONVEYANCE)

Shm.

MM/2017/201/6867
6878

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DEED OF SALE (CONVEYANCE)

Land measuring : 5 Katha
Mouza : DABGRAM,
J.L. No. : 2,
Khatian No. : 240,
Plot No. : 132
Sheet No. : 8,
Police Station : Bhaktinagar,
District : Jalpaiguri,
Value : Rs. 28,00,000/-

THIS INDENTURE IS MADE ON THIS THE 28th DAY OF
OCTOBER TWO THOUSAND FOURTEEN.

BETWEEN

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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 SHYAM AGARWAL, son of Sri Ramlal 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

SMT. MIRA BHOWMIK, wife of Sri Ranjit Kumar Bhowmik, Hindu by religion, Indian by national, Housewife by occupation, presently residing at East Anandapuri K.G. School Road, P.O. Nona Chand Pukur, Barakpur, P.S. Barakpur, Dist. North 24 Parganas in the state of West Bengal - hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS one Sri Hari Sadhan Ghosh, son of Sri Harendra Nath Ghosh was the absolute owner-in-possession of the land measuring 10 Katha or 0.165 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 by virtue of a Deed of Sale, executed by Smt. Someshwari Dasi, wife of Sri Medhal Das and Sri Mayalu Singh, son of Late Meghai Das on 11-05-1979 and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 23 at Pages - 211 to 213, Being No. 1972 for the year 1979 and he 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

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WHEREAS one Sri Bakul Chandra Ghosh, son of Sri Harendra Nath Ghosh was the absolute owner-in-possession of the land measuring 10 Katha or 0.165 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 by virtue of a Deed of Sale, executed by Smt. Someshwari Dasi, wife of Sri Medhal Das and Sri Mayalu Singh, son of Late Meghai Das on 06-02-1979 and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 9 at Pages – 26 to 28, Being No. 415 for the year 1979 and he 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 one Smt. Niyati Ghosh, wife of Sri Bakul Chandra Ghosh was the absolute owner-in-possession of the land measuring 10 Katha or 0.165 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 by virtue of a Deed of Sale, executed by Smt. Someshwari Dasi, wife of Sri Medhal Das and Sri Mayalu Singh, son of Late Meghai Das on 11-05-1979 and the same was registered in the office of the Sadar Joint Sub-Registrar at Jalpaiguri, recorded in Book No. I, Volume No. 25 at Pages – 9 to 11, Being No. 1971 for the year 1979 and he 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 Sri Hari Sadhan Ghosh, son of Sri Harendra Nath Ghosh, Sri Bakul Chandra Ghosh, son of Sri Harendra Nath Ghosh and Smt. Niyati Ghosh, wife of Sri Bakul Chandra Ghosh sold and transferred their part of land measuring 5 Katha to and in favour of Smt. Mira Bhowmik, wife of Sri Ranjit Kumar Bhowmik (the Vendor hereof) by virtue of a Deed of Sale, executed on 02-06-1999 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book No. I, Being No. 2824 for the year 1999. By virtue of such Sale Deed Smt. Mira Bhowmik,

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wife of Sri Ranjit Kumar Bhowmik (the Vendor hereof) became the absolute owner of the land measuring 5 Katha in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS now the Vendor hereof being in need of money for her own development plans and schemes have decided to sell and has also offered for sale her aforesaid land measuring 5 Katha 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.

AND

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor have agreed to purchase the said land measuring 5 Katha more fully described in the Schedule appended below and offered a price of the sum of Rs. 28,00,000/- (Rupees Twenty eight lakhs) only free from all encumbrances and charges whatsoever.

AND

WHEREAS the Vendor 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. 28,00,000/- (Rupees Twenty eight lakhs) only free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 28,00,000/- (Rupees Twenty eight lakhs) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor do hereby acknowledge and grant full discharge from the payment thereof) the Vendor 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,

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appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor 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 VENDOR do hereby declare that the Vendor 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 Vendor 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 VENDOR 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 Vendor 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 Vendor, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor 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 Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

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THE VENDOR do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendor 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.

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THE VENDOR does hereby further declare that the Vendor 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 Vendor by these presents.

THE VENDOR 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 Vendor 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, 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 :-

By the NORTH : Land of Plot No. 134 & 135;
By the SOUTH : Land of Plot No. 132;
By the EAST : Land of Ganesh Enclave. Private Limited;
By the WEST : Land of Sandhya Gupta.

Within the aforesaid boundary the Vendor hereby sales 5 Katha of land to the Purchaser hereof by these presents.

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

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

WITNESSES :

1. Mujit Kumar Bhattacharya
S/o Late Dinabandhu Bhattacharya
East Anandapur, K.G. School Road
East, P.O. Nona Chandanpur,
Badrackpore, 24 Pgs (North)

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Signature of the Vendor

2. Rajin Chakravarty
S/o - Jiten Chakravarty
Siliguri

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

Tapash Nandi

(Tapash Nandi)
Advocate, Siliguri
Enrolment No. WB -1030/2002



শ্রীমতী জ্যোতিষিকা

Finger Prints of _____











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

শ্রীমতী জ্যোতিষিকা

Signature



Finger Prints of _____

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



GANESH ENCLAVE PVT. LTD.

Rohan Agawa

Signature

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. 07954 / 2014, Deed No. (Book - I , 07693/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mira Bhowmik East Anandapuri K G School Road, Thana:-Barrackpore, P.O. :-Nona Chand Pukur Barakpur, District:-North 24-Parganas, WEST BENGAL, India,	 28/10/2014	 LTI 28/10/2014	মীরা ভোমিক 28 OCT 2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mira Bhowmik Address -East Anandapuri K G School Road, Thana:-Barrackpore, P.O. :-Nona Chand Pukur Barakpur, District:-North 24-Parganas, WEST BENGAL, India,	Self	 28/10/2014	 LTI 28/10/2014	মীরা ভোমিক

Name of Identifier of above Person(s)

Ranjit Kumar Bhowmick
East Anandapuri, K G School Road East,,
Thana:-Barrackpore, P.O. :-None Chandanpukur,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Ranjit Kumar Bhowmick



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

28 OCT 2014

(Jiban KrishnaDas)

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 - 07693 of 2014
(Serial No. 07954 of 2014 and Query No. 0705L000017182 of 2014)

On 28/10/2014

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. 30844/- is paid , by the draft number 961900, Draft Date 25/10/2014, Bank Name State Bank of India, Uttorayon, received on 28/10/2014

(Under Article : A(1) = 30844/- on 28/10/2014)

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.-28,05,000/-

Certified that the required stamp duty of this document is Rs.- 168300 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 16300/- is paid , by the draft number 961896, Draft Date 25/10/2014, Bank : State Bank of India, Uttorayon, received on 28/10/2014
2. Rs. 49000/- is paid , by the draft number 961898, Draft Date 25/10/2014, Bank : State Bank of India, Uttorayon, received on 28/10/2014
3. Rs. 49000/- is paid , by the draft number 961901, Draft Date 25/10/2014, Bank : State Bank of India, Uttorayon, received on 28/10/2014
4. Rs. 49000/- is paid , by the draft number 961897, Draft Date 25/10/2014, Bank : State Bank of India, Uttorayon, received on 28/10/2014

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

Presented for registration at 13.05 hrs on :28/10/2014, at the Office of the A.D.S.R. RAJGANJ by Smt Mira Bhowmik ,Executant.

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

Execution is admitted on 28/10/2014 by

1. Smt Mira Bhowmik, wife of Sri Ranjit Kumar Bhowmik , East Anandapuri K-G School Road, Thana:-Barrackpore, P.O. Nona Chand Pukur Barakpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu. By Profession : House wife



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

28 OCT 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 - 07693 of 2014
(Serial No. 07954 of 2014 and Query No. 0705L000017182 of 2014)

Identified By Ranjit Kumar Bhowmick, son of Late Dinabandhu Bhowmick, East Anandapuri, K G School Road East,, Thana:-Barrackpore, P.O. :-None Chandanpukur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Jiban Krishna Das)
ADDITIONAL DISTRICT SUB-REGISTRAR



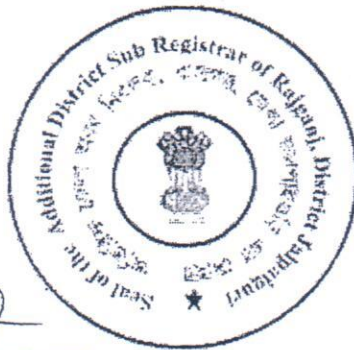
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

28 OCT 2014

(Jiban KrishnaDas)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 4254 to 4268
being No 07693 for the year 2014.



Additional Dist. Sub Registrar
Rajganj, Jalpaiguri

(Jiban KrishnaDas) 28-October-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RAJGANJ
West Bengal

