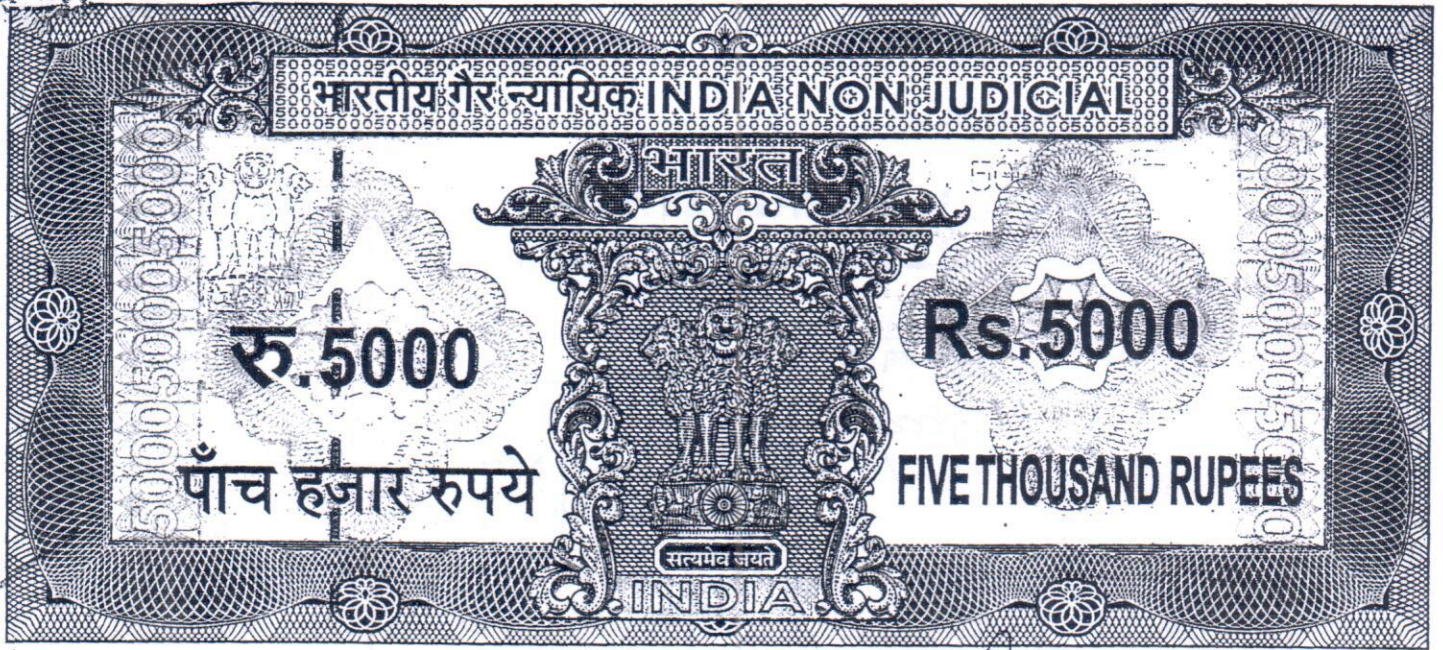


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 662559

~~17/11/14~~  
~~10/11/14~~



Certified 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

10 NOV 2014

Page No. 1

Sardhya Gupta

**DEED OF SALE (CONVEYANCE)**

SP

**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 10<sup>th</sup> DAY OF  
NOVEMBER TWO THOUSAND FOURTEEN.

**BETWEEN**



**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. SANDHYA GUPTA**, wife of Sri P.S. Gupta, Hindu by religion, Indian by national, Housewife by occupation, presently residing at Village Malli, P.O. & P.S. Malli, Dist. South Sikkim in the state of Sikkim – 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 - Baikantapur, 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



Sandhya Gupta

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. Sandhya Gupta, wife of Sri P.S. Gupta (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. 2823 for the year 1999. By virtue of such Sale Deed Smt. Sandhya Gupta, wife of Sri



P.S. Gupta (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.

**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,

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.

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.



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 - Baikantapur, 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 P.D. Dendongpa.

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

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. Mrs. Shanker Gupta  
S/o. S. Prasad  
Melli, Bazar  
South-Sikrion  
737128

Sandhya Gupta

Signature of the Vendor

2. Subhendu Singh  
S/o Samir Singh  
New mica pag  
Siliguri

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

Tapash Nandi

(Tapash Nandi)

Advocate, Siliguri

Enrolment No. WB -1030/2002





Sandhya Gupta

Finger Prints of \_\_\_\_\_











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

Sandhya Gupta

Signature



Finger Prints of \_\_\_\_\_

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

GANESH ENCLAVE PVT. LTD.

*Sky on Agarwal*



DIRECTOR

\_\_\_\_\_  
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. 08156 / 2014, Deed No. (Book - I , 07869/2014)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Sandhya Gupta Malli, Thana:-MELLI, P.O. :-Malli, District:-South, SIKKIM, India,	 10/11/2014	 LTI 10/11/2014	<i>Sandhya Gupta</i> 20 NOV 2014

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

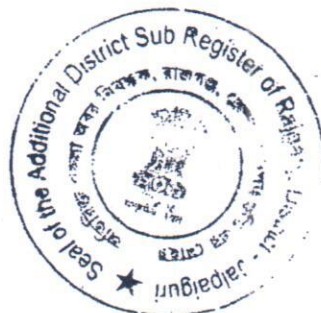
SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sandhya Gupta Address -Malli, Thana:-MELLI, P.O. :-Malli, District:-South, SIKKIM, India,	Self	 10/11/2014	 LTI 10/11/2014	<i>Sandhya Gupta</i>

**Name of Identifier of above Person(s)**

Prem Shankar Gupta  
Melli Bazar, Thana:-MELLI, District:-South, SIKKIM,  
India, Pin :-737128

**Signature of Identifier with Date**

*Prem Shankar Gupta*



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

20 NOV 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 - 07869 of 2014  
(Serial No. 08156 of 2014 and Query No. 0705L000017183 of 2014)

On 10/11/2014

**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 961892, Draft Date 25/10/2014, Bank Name State Bank of India, Uttarayan, received on 10/11/2014

( Under Article : A(1) = 30844/- on 10/11/2014 )

**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 961893, Draft Date 25/10/2014, Bank : State Bank of India, Uttarayan, received on 10/11/2014
2. Rs. 49000/- is paid , by the draft number 961899, Draft Date 25/10/2014, Bank : State Bank of India, Uttarayan, received on 10/11/2014
3. Rs. 49000/- is paid , by the draft number 961895, Draft Date 25/10/2014, Bank : State Bank of India, Uttarayan, received on 10/11/2014
4. Rs. 49000/- is paid , by the draft number 961894, Draft Date 25/10/2014, Bank : State Bank of India, Uttarayan, received on 10/11/2014

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

Presented for registration at 13.05 hrs on :10/11/2014, at the Office of the A.D.S.R. RAJGANJ by Smt Sandhya Gupta ,Executant.

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

Execution is aumitted on 10/11/2014 by Sub Registrar

1. Smt Sandhya Gupta, wife of Sri P. S Gupta, Malli, Thana:-MELLI, P.O. :-Malli, District:-South, SIKKIM, India, , By Caste Hindu, By profession : Housewife



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

10 NOV 2014

( Jiban KrishnaDas )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**





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

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**Endorsement For Deed Number : I - 07869 of 2014**  
**(Serial No. 08156 of 2014 and Query No. 0705L000017183 of 2014)**

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Identified By Prem Shankar Gupta, son of L. S. Prasad, Melli Bazar, Thana:-MELLI, District:-South, SIKKIM, India, Pin :-737128, By Caste: Hindu, By Profession: Others.

( Jiban Krishna Das )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional Dist. Sub-Registrar  
Raiganj, Jalpaiguri

110 NOV 2014

( Jiban KrishnaDas )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 1255 to 1269  
being No 07869 for the year 2014.



(Jiban KrishnaDas) 10-November-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. RAJGANJ  
West Bengal

Additional Disc. Sub-Registrar  
Rajganj, Jalpaiguri