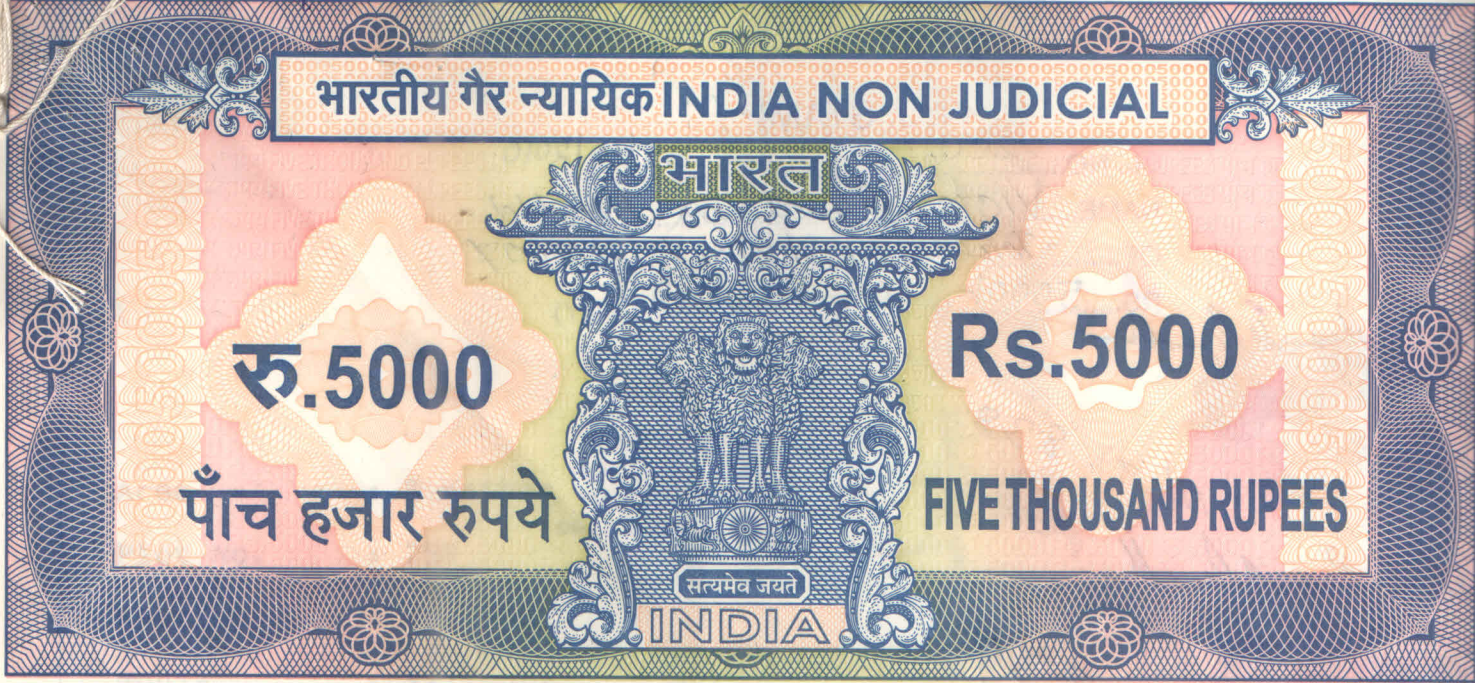


2565/2010

T. 2371



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

501047

*Handwritten notes:*  
 07/10/10  
 15/11

429 2010

.....	250.00
.....	80.00
.....	24.00
.....	354.00
.....	8/10/10
.....	11/10/10

*Handwritten signatures:*  
 Pradyumn Prasad Mishra  
 Pradyumn Prasad Mishra  
 Pradyumn Prasad Mishra  
 Pradyumn Prasad Mishra

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 08TH DAY OF OCTOBER 2010.

*Handwritten initials:* A.S.

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



*Handwritten signature:*  
 ADDL. DIST. SUB-REGISTRAR  
 SILIGURI-18/10/10  
 11/10/10



N. J. STAMP

SL. NO. 200 DATED 05/10/2010  
NAME Victor Pradalinx Pvt. Ltd.  
OF Tokasanka, Kolkata-700007  
RS. 5000/- (RS. Five thousand ONLY)

Kishu Basu



N/ct. 838

Sr Das  
SANKAR DAS  
STAMP-VENDOR  
SILIGURI-COURT  
L/NO.714/RM of 1999

Kishu Basu



839

Kishu Basu



840

Kishu Basu



841

Kishu Basu



Addl. Dist. Sub-Registrar  
Siliguri, Dt. Darjeeling

[Signature]

08/10/10  
1 1 OCT 2010

Sonam Surpa.  
SONAM SURPA  
8/0, Lt. W.W SURPA  
PRADHAN NAGAR  
SILIGURI  
P/O & P/S PRADHAN NAGAR  
DIST! DARJEELING.



: 2 :

*Rohit Kumar Pradhan*  
*Pradip Prasad Pradhan*  
*Subya Prasad Pradhan*  
*Hirendra Prasad Pradhan*

Area : 3 Kathas  
Plot No. : 259  
Khatian No. : 432  
Mouza : Siliguri  
J.L. No. : 110 ( 88 )  
P.O. & P.S. : Pradhan Nagar  
Sub-Div. and  
A.D.S.R.O. : Siliguri  
Ward No. : II  
District : Darjeeling  
Consideration : Rs.22,60,000.00

B E T W E E N

VICTOR TRADELINK PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U51909WB2008PTC124326, Dtd.19.03.2008, having its Office at 5, Hari Sarkar Lane, P.O. and P.S.-Jorasanko, Kolkata-700007, represented by its Director- SMT. PREMLATA BIHANI, wife of Sri Ratan Kumar Bihani, hereinafter called the "PURCHASER" ( which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns ) of the "ONE PART". ( I.T. PAN NO.AACCV8005H ).

*Pradip*  
*Pradhan*



: 3 :

Keshab Prasad Pradhan  
Pushpa Prasad Pradhan  
Dibya Prasad Pradhan  
Hirendra Prasad Pradhan

A N D

1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN, all are sons of Late Punnya Prasad Pradhan, Hindu by faith, Indians by Nationality, Business by occupation, residing at Turuk Kothi, P.O.-Turuk via Malli Bazar, South Sikkim, hereinafter called the " VENDORS " ( which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns ) of the " OTHER PART ".

WHEREAS 1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN, all are sons of Late Punya Prasad Pradhan ( The Vendors of these present ), are the recorded owner of all that piece or parcel of land measuring 1.48 Acres, forming part of Plot No.259, recorded in Khatian No.432, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendors being desirous of selling part of the aforesaid land, have now through their constituted attorneys named i) Sri Suraj Pradhan, son of Sri K.N.Pradhan and ii) Sri Sonam Sherpa, son of Late W.W. Sherpa, offered for sale to the purchaser all that piece or parcel of land measuring 3 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.22,60,000.00 ( Rupees twenty two lakhs sixty thousand ) only. The vendors have also requested the purchaser to make the payment of the Schedule land to their abovenamed constituted attorneys.

*Atch*  
*Pr*

: 4 :

Mohd. Rasool Pradhan  
Pranab Chandra Pradhan  
Sri. Prasad Pradhan  
Sri. Prasad Pradhan

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 3 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.22,60,000.00 ( Rupees twenty two lakhs sixty thousand ) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.22,60,000.00 ( Rupees twenty two lakhs sixty thousand ) only, paid by the purchaser to the constituted attornies [ by Cash, Cheque/s and Transfer through Bank by RTGS in the accounts of the Constituted attornies of the vendor ], the receipt of which is acknowledged by the vendors by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

*Prasad*



: 5 :

Kuldeep Prasad Pruthi  
Prithvi Prasad Pruthi  
Sibya Prasad Pruthi  
Shivendra Prasad Pruthi

The vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendors, the purchaser is deprived of ownership or of possession of the schedule land or any part thereof in future, the vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendors shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

That the said land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the vendors or any of them or their predecesors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

*Pruthi*  
*Pruthi*

: 6 :

Rishu Prasad Pradhan  
Rishu Prasad Pradhan  
Rishu Prasad Pradhan  
Rishu Prasad Pradhan

That the vendors are in uninterrupted and exclusive peaceful vacant possession of the said land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That no part or portion of the said land has ever vested in the state under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the same.

The registration expenses of the schedule land hereby transferred shall be borne by the vendor.

The vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below schedule land conveyed at the cost of the purchaser.

#### SCHEDULE

All that piece or parcel of vacant land measuring 3 (Three) Kathas, forming part of Plot No.259, recorded in Khatian No.432, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling.

*Pradhan*



: 7 :

The said bastu land as sketched in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :-

North : Land of the vendors sold to the purchaser of these present,

South : Land of the vendors sold to the purchaser of these present,

East : Land of the vendors,

West : Land of the vendors.

IN WITNESSES WHEREOF THE VENDORS IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. *Aman Kumar*  
& *W. W. Shrestha*  
Panduan Nagar  
Siliguri-3  
P.O. & P.S. Panduan Nagar  
Dist. Darjeeling

2. *Suraj Pradhan*  
s/o *K. N. Pradhan*  
South End Park Apartments  
Pradhan Nagar, Siliguri  
P.O. & P.S. Pradhan Nagar  
Dist. Darjeeling

The contents of this document has been gone through and understood personally by the vendors and the purchaser.

*Rakesh Anand Pradhan*  
*Ramesh Pradhan*  
*Sibya Prasad Pradhan*  
*Harendra Prasad Pradhan*

VENDORS

Drafted, readover and explained by me and typed in my office.

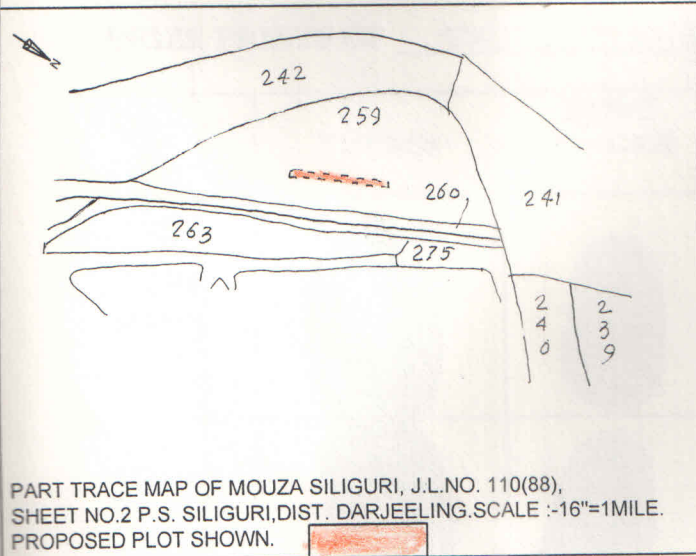
*Kamal Kr. Kedia*  
Kamal Kr. Kedia  
Advocate, Siliguri  
E.No.F/6/92.



NAME OF THE PURCHASER:-  
 DIRECTOR TRADELINK PRIVATE LIMITED.  
 15, HARI SARKAR LANE,  
 KOLKATA-700007  
 WEST BENGAL.  
 INDIA.

NAME OF THE VENDORS. :-

- 1) SRI DIBYA PRASAD PRADHAN.
  - 2) SRI PHUSPA PRASAD PRADHAN.
  - 3) SRI KESHAB PRASAD PRADHAN.
  - 4) SRI HIRENDRA PRASAD PRADHAN.
- ALL S/O. LATE PUNYA PRASAD PRADHAN.  
 ALL OF TURUK KHOTHI, TURUK,  
 SOUTH SIKKIM.

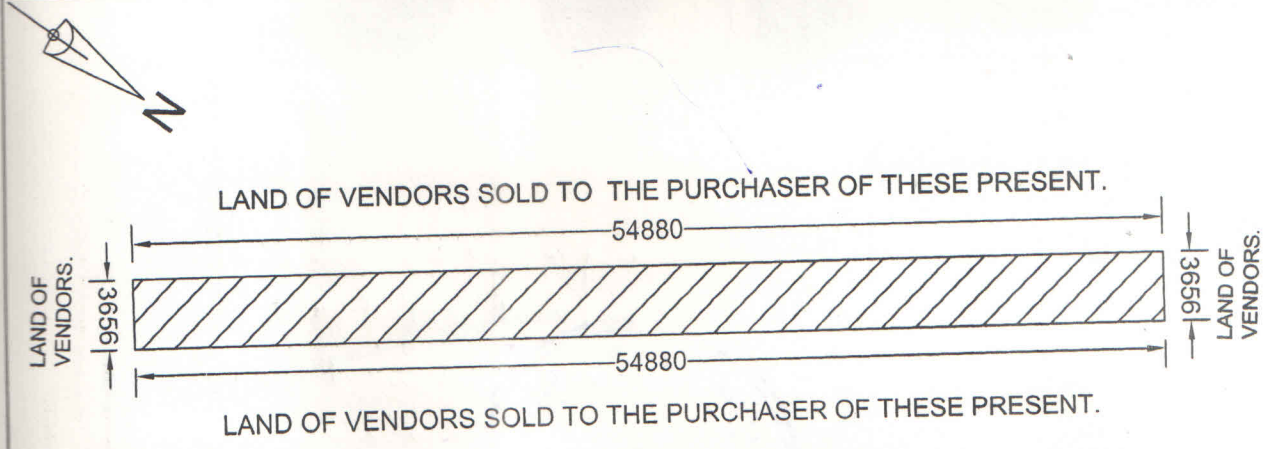


PART TRACE MAP OF MOUZA SILIGURI, J.L.NO. 110(88),  
 SHEET NO.2 P.S. SILIGURI, DIST. DARJEELING. SCALE :-16"=1MILE.  
 PROPOSED PLOT SHOWN.

LAND SCHEDULE :-

MOUZA :- SILIGURI.  
 J.LNO. :-110(88)  
 SHEET NO. :-2  
 KHATIAN NO. :-432  
 PLOT NO. :-259(P)  
 P.S. :- PRADHAN NAGAR,  
 DIST. :-DARJEELING.

AREA OF LAND :-3.00 KATHA  
 OR 0.0496 ACRES

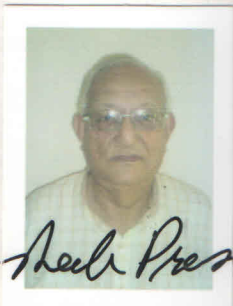


SITE PLAN  
 SCALE :-1:400  
 PROPOSED PLOT SHOWN.

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 \_\_\_\_\_  
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 \_\_\_\_\_  
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 \_\_\_\_\_  
*(Handwritten signature)*  
 \_\_\_\_\_

SIGNATURE OF THE VENDORS.  
 DRAWN BY:-

*(Handwritten signature)*  
 27/10/10



*Keshab Prasad Pradhan*

FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN (VENDOR)

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



*Pushpa Prasad Pradhan*

*Keshab Prasad Pradhan*

SIGNATURE

FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN (VENDOR)

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

*Pushpa Prasad Pradhan*

SIGNATURE





*Dibya Prasad Pradhan*

FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN (VENDOR)

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



*Hirendra Prasad Pradhan*

*Hirendra Prasad Pradhan*

SIGNATURE

FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN (VENDOR)

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

*Hirendra Prasad Pradhan*

SIGNATURE



*Premlata Bihani*

FINGER PRINTS OF SMT. PREMLATA BIHANI, DIRECTOR OF VICTOR TRADELINK PVT. LTD. (PURCHASER)

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

VICTOR TRADELINK PVT LTD.

*Premlata Bihani*

Director  
SIGNATURE

FINGER PRINTS OF \_\_\_\_\_

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

\_\_\_\_\_  
SIGNATURE





**Government Of West Bengal**  
**Office Of the A. D. S. R. SILIGURI**  
**District:-Darjeeling**

**Endorsement For Deed Number : I - 02371 of 2010**  
**(Serial No. 02565 of 2010)**

**On 08/10/2010**

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

Presented for registration at 19.25 hrs on :08/10/2010, at the Private residence by Sri Keshab Prasad Pradhan , one of the Executants.

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

Execution is admitted on 08/10/2010 by

1. Sri Keshab Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, South Sikkim, District:-South, SIKKIM, India, P.O. :-Turuk Via Malli Bazar , By Caste Hindu, By Profession : Business
2. Sri Pushpa Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, South Sikkim, District:-South, SIKKIM, India, P.O. :-Turuk Via Malli Bazar , By Caste Hindu, By Profession : Business
3. Sri Dibya Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, South Sikkim, District:-South, SIKKIM, India, P.O. :-Turuk Via Malli-Bazar , By Caste Hindu, By Profession : Business
4. Sri Hirendra Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, South Sikkim, District:-South, SIKKIM, India, P.O. :-Turuk Via Malli Bazar , By Caste Hindu, By Profession : Business  
Identified By Sonam Sherpa, son of Late W. W. Sherpa, Pradhan Nagar, Siliguri, SILIGURI MC, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste: Schedule Tribe, By Profession: Others.

( Nima Sherpa )  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

**On 11/10/2010**

**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/-

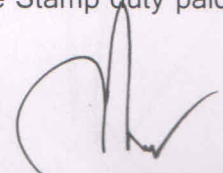
**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 24882/- on 11/10/2010

**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.-2262681/-

Certified that the required stamp duty of this document is Rs.- 135761 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

  
( Nima Sherpa )

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



Government Of West Bengal  
Office Of the A. D. S. R. SILIGURI  
District:-Darjeeling

Endorsement For Deed Number : I - 02371 of 2010  
(Serial No. 02565 of 2010)

**Deficit stamp duty**

Deficit stamp duty Rs. 130780/- is paid, by the draft number 149797, Draft Date 08/10/2010, Bank Name State Bank of India, PRADHAN NAGAR, SILIGURI, received on 11/10/2010

( Nima Sherpa )  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



( Nima Sherpa )  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I