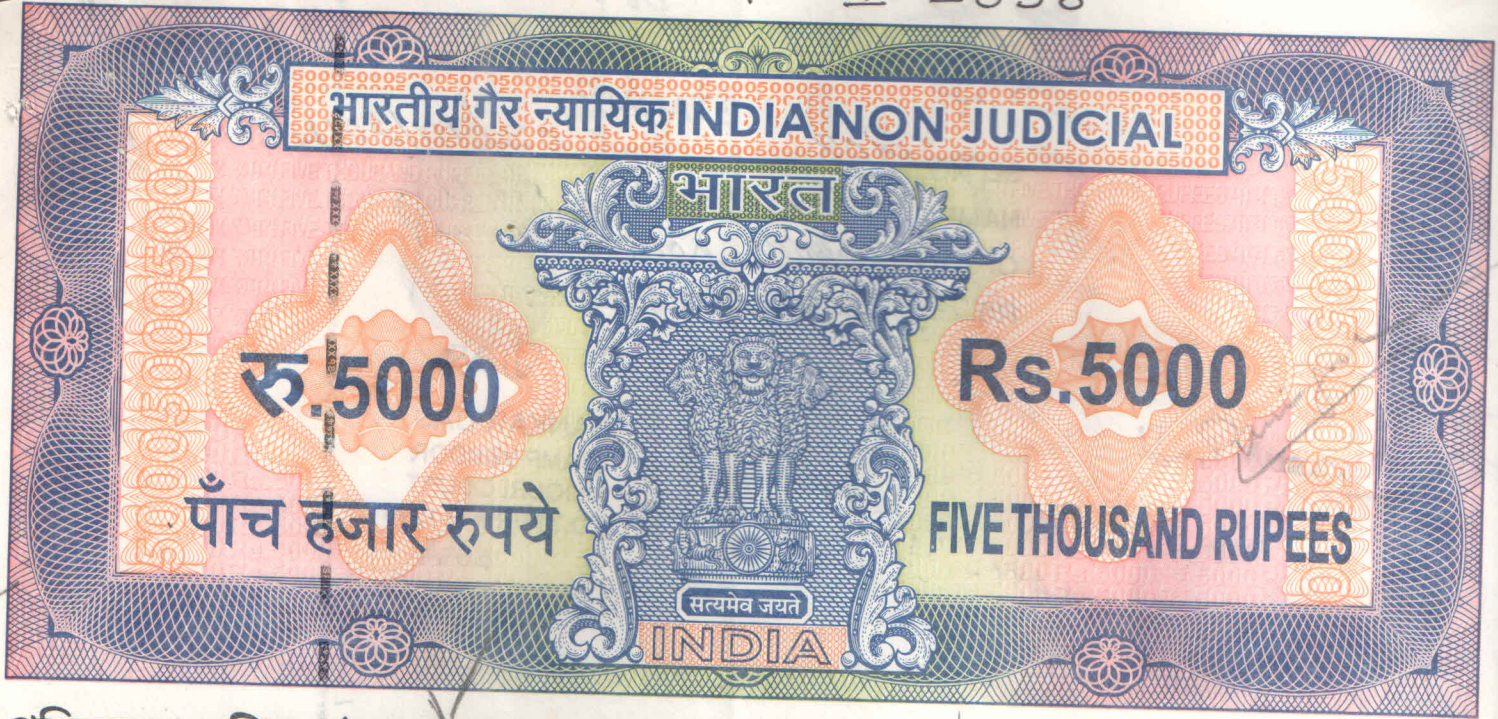


Sl. No - 3367/2012

I. 2638



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 541298

mp-5000/-  
 que-3287160/-  
 32,92,160/-

mp-490,3085



4719 Si Keshab Prasad Bhalla  
 Dy Tel. Dir. of Registrar Bhalla

*Rishi Prasad Pradhan*

*Sibya Prasad Pradhan*  
*Hirudra Prasad Pradhan*

# DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 06 TH DAY OF  
OCTOBER 2012.



*Clear*  
*adh*

CASE NO. 814/2012  
 As per record  
 i ..... Rs. 250.00  
 ii ..... Rs. 40000  
 P. T. A ..... Rs.

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

*[Signature]*  
 ADDL. DIST. SUB-REGISTRAR  
 SILIGURI-I

8/10/2012

total Rs. 650.00  
 8/10/2012  
 8/10/2012



8535 I

N. J. STAMP

SL. NO. 203 DATED 03/10/2012

NAME Victor Tradelink Pvt. Ltd.

OF Torasanko, Kolkata-70007

RS. 5000/- (RS. Five thousand ONLY)

S. DAS

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

Ramesh Chandra Pradh



74 APR - 4316

Ramesh Chandra Pradh



— 4317

LT1 of Sri Keshab Prasad Pradh  
by the per of Ranjan Pradh



— 4318

Piiba Prasad Pradh



— 4319

Harendra Prasad Pradh



2  
Addl. Dist. Sub-Registrar  
Siliguri-1, Dist. Darjeeling

6 OCT 2012



Ranjan Pradh

S/o Keshab Prasad Pradh

Pradh Naga, Siliguri

P.O. & P.S Pradh Naga

Dist. Darjeeling



LTI of Sri Kesab Prasad  
Pradhan by the per of  
Bayera Prasad

: 2 :

Pishu Prasad Pradhan

Sibya Prasad Pradhan  
Girendra Prasad Pradhan

Area : 36 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.2,84,00,000.00

**BETWEEN**

**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 ).

@Clerk  
ohw





Copy of Sri Keshab Prasad  
Pradhan by the Per of  
Kajia Pradhan

: 3 :

AND

*Punjab Prasad Pradhan*

*Dibya Prasad Pradhan*  
*Hirendra Prasad Pradhan*

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, 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 36 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.2,84,00,000.00 ( Rupees two crores eighty four lakhs ) only.

*Deia*  
*Pradhan*





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Purna Prasad Boudh

Bibha Prasad Boudh

Shree Prasad Pradhan

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 36 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.2,84,00,000.00 ( Rupees two crores eighty four lakhs ) 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.2,84,00,000.00 ( Rupees two crores eighty four lakhs ) only, paid by the purchaser to the vendors and as well as to the constituted attorneys on request of the vendors, [ by Cash, Cheque/s and Transfer through Bank by RTGS ], 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.

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.

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Bodha by the son of  
Ranjit Lal Baidya

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P. S. Prasad Pradhan

Siby Prasad Pradhan

Shivendra Prasad Pradhan

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 predecessors 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.

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.

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171 of Siketab Basad  
Padha by the No  
of Rangal Padha  
: 6 :

Pudh Sobasad Pradhan

Sibya Prasad Pradhan

Harendra Prasad Pradhan

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 **36 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.

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 purchaser of these present, land of the vendors sold to the purchaser of these present and land of the vendors of these present,

South : Land of the vendors sold to the purchaser of these present, land of Smt. Doma Bhutia and land of the purchaser of these present,

East : Land of the purchaser of these present and land of Smt. Doma Bhutia,

West : Land of the vendors sold to the purchaser of these present and land of the vendors.

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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

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

1. Ranjan Pradhan  
S/o Keshab Prasad Pradhan  
Pradhan Nagar, Siliguri  
P.O. Pradhan Nagar  
Dist. Darjeeling



LI of Sri Keshab Prasad Pradhan by the pen of Ranjan Pradhan

Ranjan Prasad Pradhan

Ditya Prasad Pradhan  
Sirendra Prasad Pradhan

VENDORS

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

Kamal K. Kedia

K.K.Kedia  
Advocate, Siliguri  
E.No.F/6/92.

2. Souam Shurpa.  
S/o. Late Manoj Shurpa  
Pradhan Nagar  
Siliguri  
P.O & P/s Pradhan Nagar.  
Siliguri.  
Dist Darjeeling

3. Swraj Pradhan  
S/o Kharga Narayan Pradhan  
Chimmoy, Below Motor Stand,  
Kalimpong, P.O./P.S. Kalimpong  
Dist. Darjeeling



VICTOR TRADELINK PRIVATE LIMITED,  
OFFICE AT 5, HARI SARKAR LANE,  
P.O. & P.S. JORASANKO, KOLKATA-700007  
WEST BENGAL,  
INDIA.

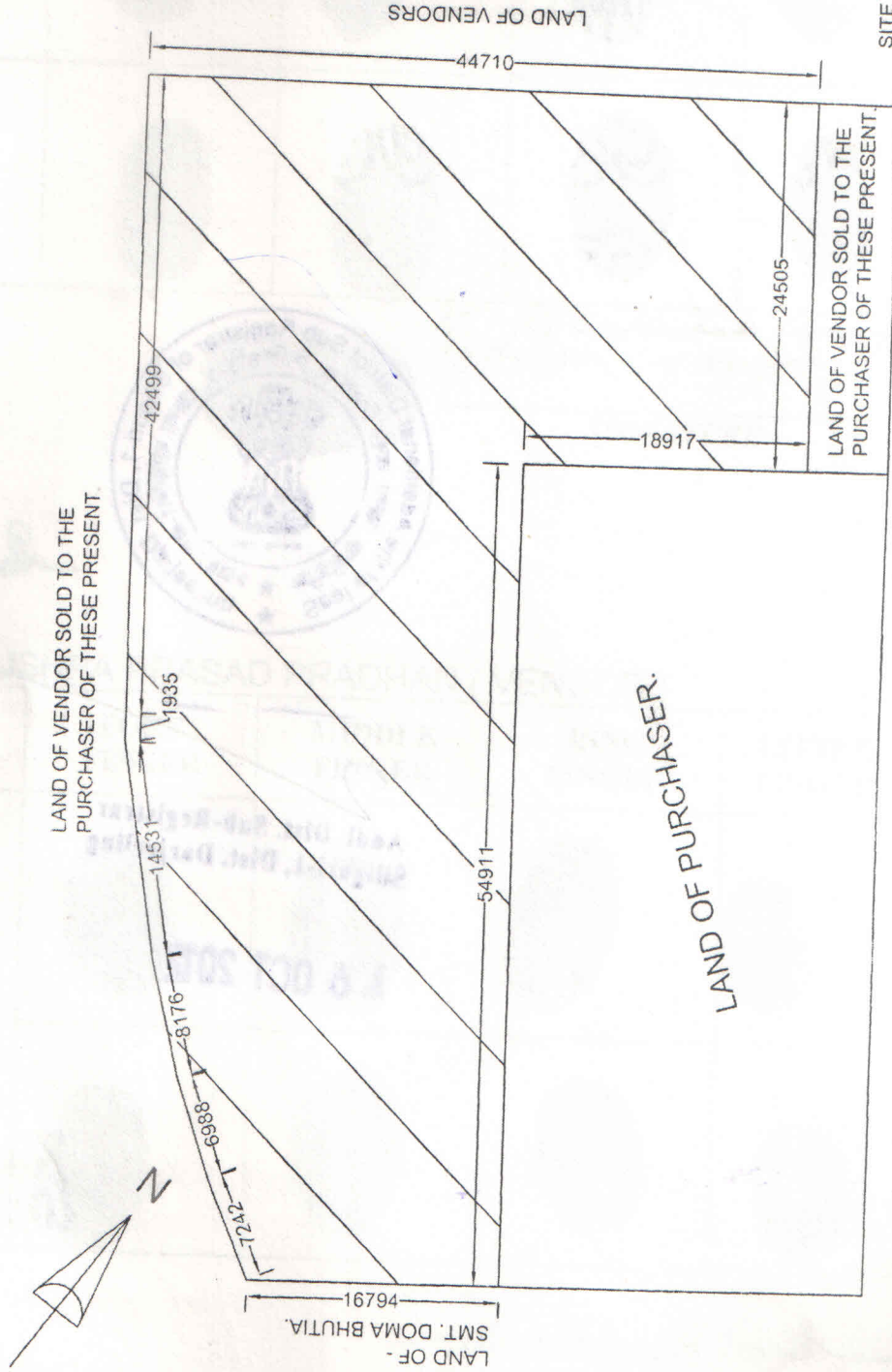
**NAME OF THE VENDORS :-**

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

**LAND SCHEDULE :-**  
MOUZA :- SILIGURI.  
J.LNO :-110(88)  
SHEET NO. :-2  
KHATAN NO. :-432  
PLOT NO. :-259(P)  
P.S. :- PRADHAN NAGAR.  
DIST. :-DARJEELING.

AREA OF LAND :-36.00 KATHA

LAND OF VENDOR SOLD TO THE  
PURCHASER OF THESE PRESENT.

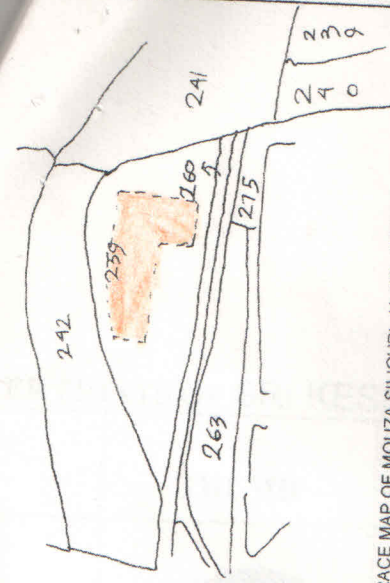


LAND OF -  
SMT. DOMA BHUTIA.

LAND OF PURCHASER.

LAND OF VENDOR SOLD TO THE  
PURCHASER OF THESE PRESENT.

LAND OF VENDORS



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.



*Handwritten signature:* Lt. Col. S. K. Dasgupta  
By the way of Kanyee Baidya  
*Handwritten signature:* P. K. Dasgupta  
*Handwritten signature:* Sibya Prasad Pradhan  
*Handwritten signature:* Harendra Prasad Pradhan

SIGNATURE OF THE VENDORS.  
DRAWN BY:-

*Handwritten signature:* Mohan

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







LTI of Sri Keshab Prasad Pradhan  
by the pen of Kanga Pradhan



FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN ( VENDOR )

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

LTI of Sri Keshab Prasad Pradhan  
by the pen of Bejwan Pradhan



SIGNATURE

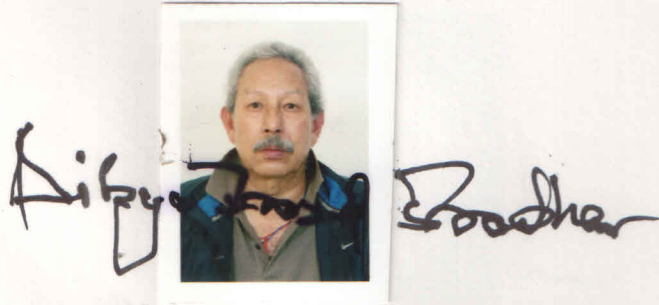


FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN ( VENDOR )

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

SIGNATURE





FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN ( VENDOR )

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

*Dibya Prasad Pradhan*  
SIGNATURE



*Hirendra Prasad Pradhan.*

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





FINGER PRINTS OF SMT. PREMLATA BIHANI DIRECTOR OF VICTOR TRADELINK PRIVATE LIMITED ( 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 - 02638 of 2012  
(Serial No. 03367 of 2012)

On

Payment of Fees:

On 06/10/2012

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

Presented for registration at 16.00 hrs on :06/10/2012, at the Private residence by Sri Pushpa Prasad Pradhan , one of the Executants.

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

Execution is admitted on 06/10/2012 by

1. Sri Keshab Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, P.O. :-Turuk Via Malli Bazar ,District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business
2. Sri Pushpa Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, P.O. :-Turuk Via Malli Bazar ,District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business
3. Sri Dibya Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, P.O. :-Turuk Via Malli Bazar ,District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business
4. Sri Hirendra Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, P.O. :-Turuk Via Malli Bazar ,District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business

Identified By Ranjeev Pradhan, son of Sri Keshab Prasad Pradhan, Pradhan Nagar, SILIGURI MC, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Tsering Doma Bhutia )

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

On 08/10/2012

**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 Cash

Rs. 517330.00/-, on 08/10/2012

( Under Article : A(1) = 517330/- on 08/10/2012 )

( Tsering Doma Bhutia )

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

08/10/2012 12:44:00

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 02638 of 2012**  
**(Serial No. 03367 of 2012)**

**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.-4,70,30,830/-

Certified that the required stamp duty of this document is Rs.- 3292158 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 3287160/- is paid, by the draft number 856983, Draft Date 06/10/2012, Bank Name State Bank of India, Pradhan Nagar,siliguri, received on 08/10/2012

( Tsering Doma Bhutia )  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



ADDL. DIST. SUB-REGISTRAR  
SILIGURI-I, Dist. Darjeeling

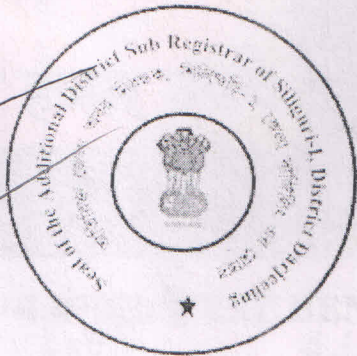
08 OCT 2012

( Tsering Doma Bhutia )  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
D Volume number 28  
Page from 969 to 983  
Serial No 02638 for the year 2012.



10/12  
...ing Doma Bhutia) 08-October-2012  
...L. DISTRICT SUB-REGISTRAR OF SILIGURI-I  
...ce of the A.D.S.R. SILIGURI  
...t Bengal

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS 08 DAY OF

OCTOBER 2012