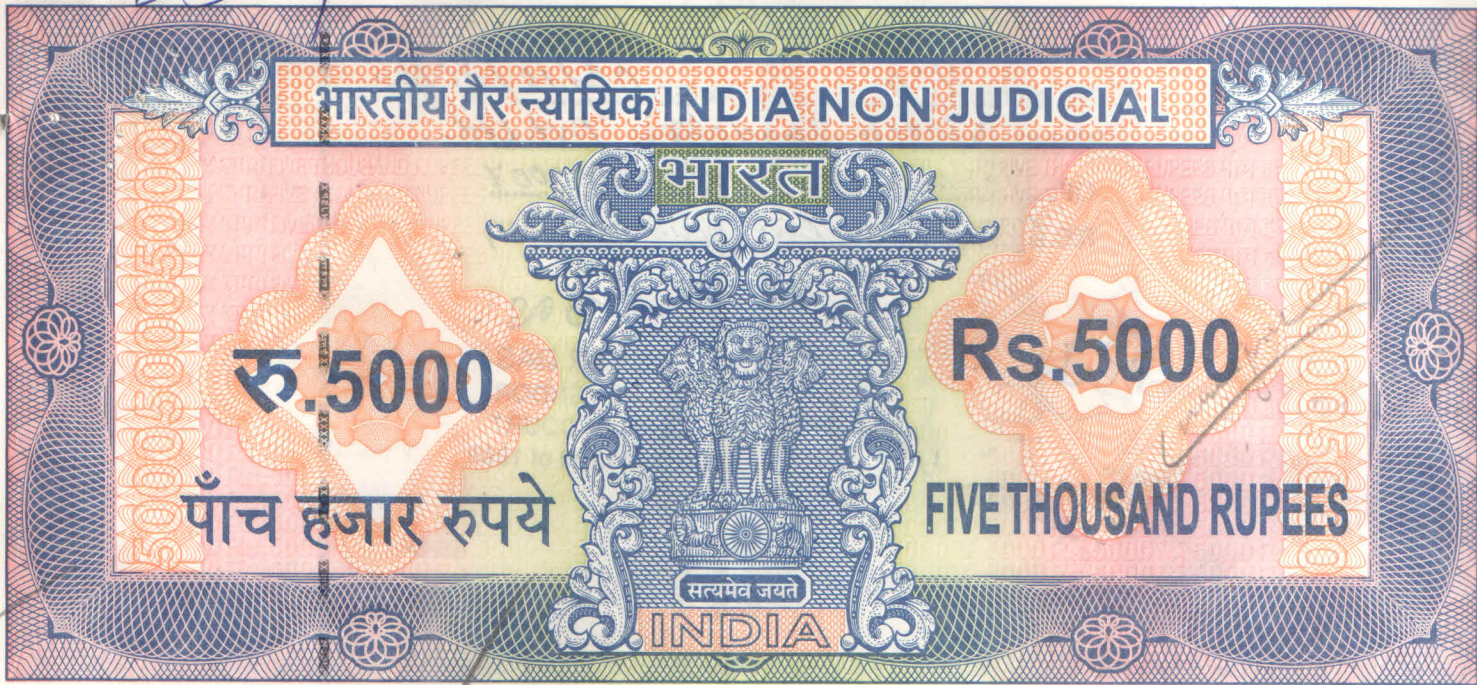


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A 541301

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Stamp-5000/-
 Cheque-81400/-
 86400/-

m/v-44000



LT1 of Sri Kostas Prasad Pradha
 by the pen of Ranjiv Pradha
 Pushpalal Pradha
 Sibya Prasad Pradha
 Anandha Prasad Pradha.

DEED OF CONVEYANCE



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

CASE NO. 817-12
 As per records.
 Rs 250.00
 Rs 400.00
 Total Rs. 650.00
 8/10/2012
 8/10/2012

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO
 REGISTRATION THE SIGNATURE SHEET AND
 ENDORSEMENT SHEETS ATTACHED TO
 DOCUMENT ARE THE PART OF THIS DOCUMENT.

ADDL. DIST. SUB-REGISTRAR
 SILIGURI
 8/10/2012

N. J. STAMP

SL. NO. 204 DATED 03/10/2012
NAME Victor Tradelink Pvt. Ltd.
OF Torabanko Kolkata-700007
RS. 5000/- (RS. Five thousand ONLY)

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

Raja Prasad Pradhan



4926

Raja Prasad Pradhan



4917

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



4918

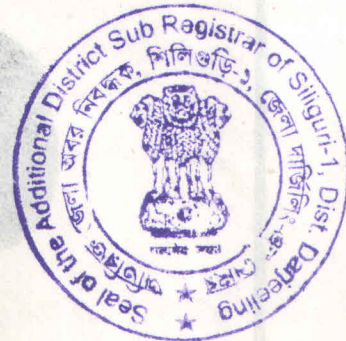
Rajya Prasad Pradhan



4919

Harendra Prasad Pradhan

Rajan Pradhan
S/o Keshab Prasad Pradhan
Pradhan Rajya, Siliguri
D.O. & S. Pradhan Rajya
Dist. Darjeeling.



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

6 OCT 2012



: 2 :

LT 1 of Sri Kostas Road Pradhan
by the pen of Kanyas Pradhan

[Handwritten signature]

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Area : 1 Katha
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.8,00,000.00

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).

[Handwritten signature]



: 3 :

AND

*LI of Sri Keshab Prasad Pradhan
by the per of Rangin Pradhan
Sri Keshab Prasad Pradhan
Sri Pushpa Prasad Pradhan
Sri Dibya Prasad Pradhan
Sri 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 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 have now firmly and finally decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 1 Katha out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.8,00,000.00 (Rupees eight lakhs) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 1 Katha, more particularly described in the Schedule given hereinunder for a consideration of Rs.8,00,000.00 (Rupees eight lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

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: 4 :

LTI of Sri Keshab Prasad Padha
by the per of Ranjan Pradh

(Handwritten signatures)
Kishore Prasad Padha
Kishore Prasad Padha
Kishore Prasad Padha

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.8,00,000.00 (Rupees eight lakhs) only, paid by the purchaser to the vendors [Rs.6,00,000.00, by three separate cheques, bearing Nos.478692, 478695 and 478700, all Dtd.04-10-2012, drawn on IDBI Bank, Sevoke Road Branch, Siliguri and Rs.2,00,000.00 only in cash], 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.

(Handwritten initials)
Clein
2012



: 5 :

LTI of Srikeshab Prasad Pradhan
by the per of Anjan Pradhan

Anjan Prasad Pradhan

Sribya Prasad Pradhan
Srinandan 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.

Deia
sch



: 6 :
: 117 श्री केशव प्रसाद झा
by the purg Ranjan Pradhan

Pradman Pradhan
Sibya Prasad Pradhan
Harendra 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 **1 Katha**, 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 vastu 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 : 12 Feet wide Road,

East : Land of Smt. Doma Bhutia,

West : 12 Feet wide Road.

(Signature)

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. Ranjan Pradhan
S/o Keshab Prasad Pradhan
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 purchasers.



LT1 of Sri Keshub Prasad Pradhan
by the purg Raja Pradhan

Rudra Prasad Pradhan

Sibya Prasad Pradhan
Shreendra Prasad Pradhan

2. Sonam Sherpa.
S/o late. Wangdi Sherpa.
Pradhan Nagar,
Siliguri
P/o and P/s Pradhan Nagar
Dist. Darjeeling.

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.

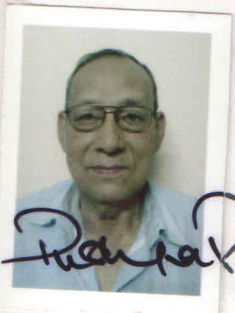
3. Suraj Pradhan
S/o Kharga Narayan Pradhan
Chinnoy, Below Motor Stand,
Rahimpur, P.O/P.S. Rahimpur
Dist. Darjeeling



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

FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN (VENDOR)

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



Ranjan Pradhan



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

SIGNATURE

FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN (VENDOR)

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

Ranjan Pradhan

SIGNATURE

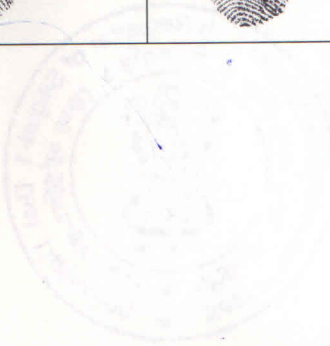
Sri Ditya Prasad Pradhan



FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN (VENDOR)

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

Sri Ditya Prasad Pradhan
SIGNATURE



Sri Hirendra Prasad Pradhan

FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN (VENDOR)

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

Sri 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 - 02639 of 2012
(Serial No. 03368 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)

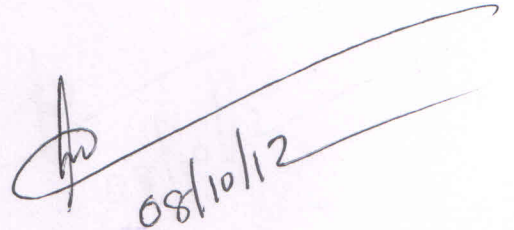
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 15829.00/-, on 08/10/2012

(Under Article : A(1) = 15829/- on 08/10/2012)


08/10/12

(Tsering Doma Bhutia)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

08/10/2012 13:05:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02639 of 2012
(Serial No. 03368 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.-14,40,000/-

Certified that the required stamp duty of this document is Rs.- 86400 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 81400/- is paid, by the draft number 856974, 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. DISTRICT SUB-REGISTRAR
SILIGURI-I, Dist. Darjeeling

8 OCT 2012

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08/10/12

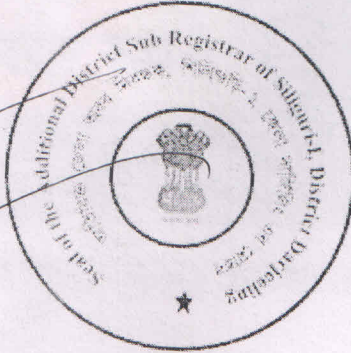
(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 984 to 998
being No 02639 for the year 2012.

[Handwritten signature]
08/10/12



(Tsering Doma Bhutia) 08-October-2012
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A.D.S.R. SILIGURI
West Bengal

DEED OF CONVEYANCE

REGISTERED ON THIS THE _____ DAY OF _____

2012.