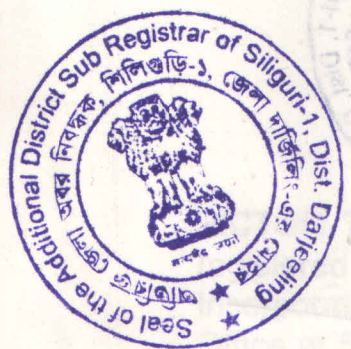


mpm

3 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 541297

08/10/12  
 08/10/12  
 MV-1440,000 ✓  
 Stamp- 5,000/-  
 Blanche- 81,400/-  
 86,400/-



LT of Si Khatra Prasad  
 Pradha by the Pa of  
 Ranjaya Pradha

*[Handwritten signatures]*  
 Prasad Prasad Pradhan  
 Sibya Prasad Pradhan  
 Shreendra Prasad Pradhan

## DEED OF CONVEYANCE

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

*[Handwritten signature]*

CASE NO. 816/12  
 Rs per records. 250.00  
 (i) ..... Rs 400.00  
 (ii) ..... Rs  
 M. T. A. .... Rs  
 Total Rs. 650.00  
 8/10/2012  
 8/10/2012

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-I  
 8/10/2012

N. J. STAMP

SL. NO. 207 DATED 03/10/2012  
NAME Victor Tradelink Pvt. Ltd.  
OF Torabanko, Kolkata-700007  
RS. 5000/- (RS Five thousand ONLY)

Ramesh Chandra

 4316

Ramesh Chandra

 4317

CTI of Sri Kesab Prasad Pradhan  
by the pen of Ranjan Pradhan

 4318

Sibya Prasad Pradhan

 4319

Siraba Prasad Pradhan

Ranjan Pradhan  
8/0 Kesab Prasad Pradhan  
Pradhan Naya, Siliguri  
P.O. P.S. Pradhan Naya  
Dist. Darjeeling.

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



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

6 OCT 2012



: 2 :

CPD of Si. Khatia Road  
Pradhan by the per  
of Benjan Pradhan

Pradhan Pradhan Pradhan

Pradhan Pradhan Pradhan  
Pradhan Pradhan Pradhan

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 ).

Pradhan  
Pradhan



SI of Sri Keshab Prasad Pradhan by the year 1986 Prasad Pradhan

: 3 :

AND

*Pushpa 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 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 Punnya 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.

*aw*



CTI of Si Kestab Broom  
Pradhya by the per of  
.. 4 :  
.. Rajan Pradhan

Pashu Prasad Pradhan

Sitara Prasad Pradhan  
Anandra Prasad Pradhan

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.478696, 478691 and 478699, 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.

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51 of Sirkelat Pasara  
Baldia by the per of  
Kanjoe Madala

5:

Pushpa Prasad Bada

Sibya Prasad Pradhan  
Arundra 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.

At  
aw



Copy of the sketch based  
made by the per of  
Sanjiv Pradhan

: 6 :

Rashmi Pradhan

Biswajit Prasad Pradhan  
Biswajit 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 **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 and land of the vendors,

South : 12 Feet wide Road,

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

West : 12 feet wide Road.

Alia  
02/11

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. Rajya Pradha  
S/o Keshab Prasad Pradha  
Pradha Naga, Siliguri  
P.O. & P.S. Pradha Naga  
Dist. Darjeeling

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



LTI of Sir Keshab Prasad Pradha by the son of Rajya Pradha

Rajya Prasad Pradha

2. Souam Sanyal  
S/o. Late. Wangdi Sanyal  
Poudhan Nagar  
Siliguri  
P.O. & P.S. Poudhan Nagar.  
Dist. - Darjeeling.

Sibya Prasad Pradha  
Herendra Prasad Pradha.

VENDORS

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

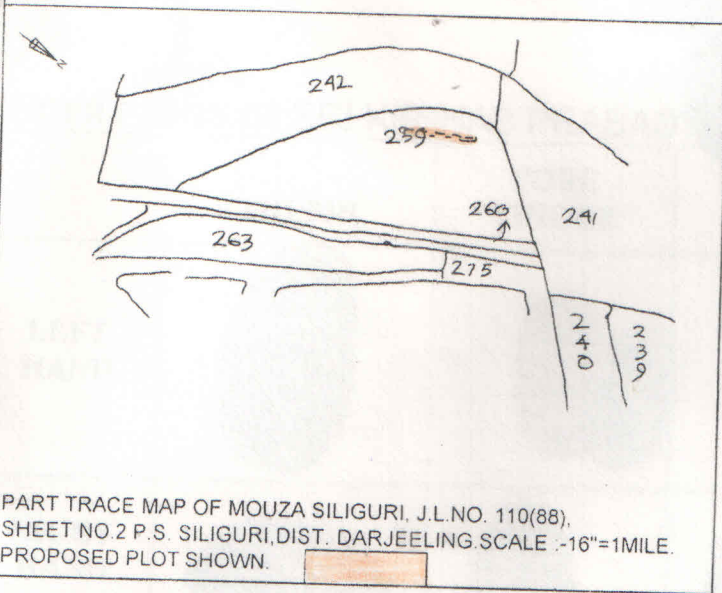
3. Swraj Pradhan  
S/o Khurga Narayan Pradhan  
Chinmoy, Below Motor Stand,  
Kalinpong - 734301.  
W. B.  
P.O. / P.S. Kalinpong  
Dist. Darjeeling

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



OF THE PURCHASER:-  
 FOR 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.

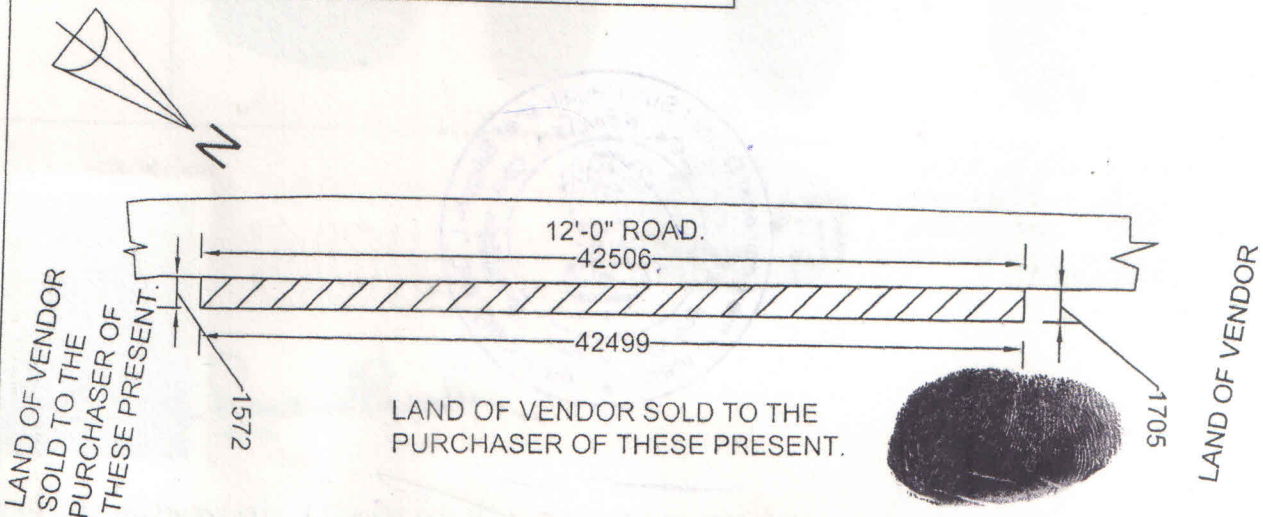


LAND SCHEDULE :-

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

AREA OF LAND :-1.00 KATHA

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



*CT 1 of Gitekh Road  
 created by the per of  
 Keshab Pradhan*

*Phuspa Prasad Pradhan*  
*Dibya Prasad Pradhan*  
*Hirendra Prasad Pradhan*

SIGNATURE OF THE VENDORS.  
 DRAWN BY:-

*Mohany*

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



CPI of Sri Keshab Prasad Pradhan by the son of Ranjee Pradhan



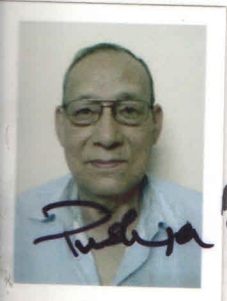
FINGER PRINTS OF SRI KESHAB PRASAD (VENDOR)

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



CPI of Sri Keshab Prasad Pradhan by the son of Ranjee Pradhan

SIGNATURE



Pushpa Prasad Pradhan

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					

Dibya Prasad Pradhan  
SIGNATURE



Dibya 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



*Premlata Bihani*

**FINGER PRINTS OF SMT. PREMLATA BIHANI DIRECTOR OF VICTOR TRADELINK PRIVATE LIMITED ( PURCHASER )**

	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

VICTOR TRADELINK PVT LTD

*Premlata Bihani*

Director

**SIGNATURE**

**FINGER PRINTS OF**

	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

**SIGNATURE**



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

Endorsement For Deed Number : I - 02640 of 2012  
(Serial No. 03369 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 )

( Tsering Doma Bhutia )

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

EndorsementPage 1 of 2

08/10/2012 13:10:00



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

**Endorsement For Deed Number : I - 02640 of 2012**  
**(Serial No. 03369 of 2012)**

**Certificate of Market Value(WB PUVI rules of 2001)**

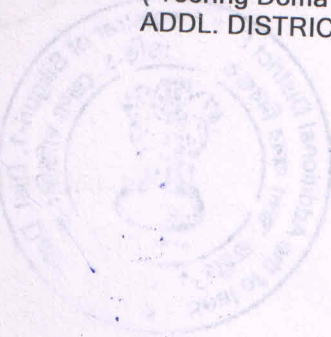
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-14,40,000/-

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

**Deficit stamp duty**

Deficit stamp duty Rs. 81400/- is paid, by the draft number 856975, 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

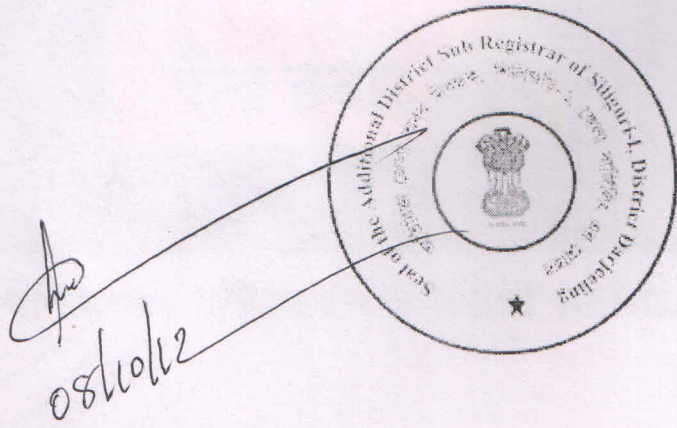
4 8 OCT 2012

( Tsering Doma Bhutia )  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I  
EndorsementPage 2 of 2

08/10/2012 13:10:00

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 28  
Page from 999 to 1013  
being No 02640 for the year 2012.



(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

THIS INSTRUMENT IS MADE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012