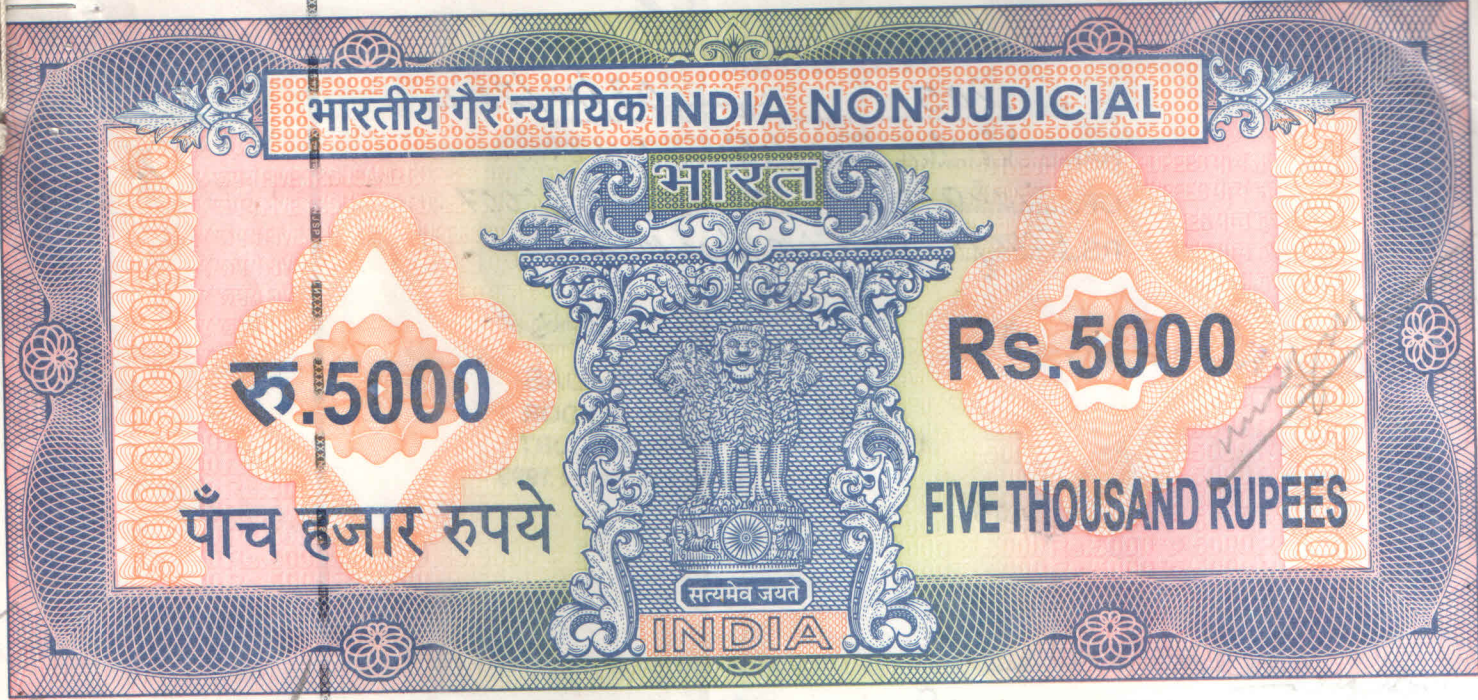


SK. No - 334/2011 T. 2642



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 541300

Stamp - 5,000/-
Cheque - 1,20,000/-
mv-2000,000



CTI of Sir Kesab Prasad Pradhan
by the son of Kojee Pradhan
Push Prasad Pradhan
Sibya Prasad Pradhan
Harendra Prasad Pradhan.

DEED OF CONVEYANCE



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

Stamp No. 815/2012
Rs per record
Rs 250.00
Rs 400.00
T. A. Rs.
Total Rs. 650.00
on 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



CTI of Si. Katab Road Pradh
Pr 703 Pr of Rayer Pradh

: 2 :

Pradhan Pradh

Sibya Pradh
Pradhan Pradh

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.10,00,000.00

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**).

Pradh



CTI of Srikantab Road Road
By the way of Koye Road

: 2 :

Srikantab Road

Sri Kantab Road
Srikantab Road

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
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at



: 3 :

AND

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.10,00,000.00 (Rupees ten 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.10,00,000.00 (Rupees ten lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

Deer
2014

CIT Sri Keshab Prasad Pradhan
by the Order of Justice Pradhan

Pushpa Prasad Pradhan

Diby Prasad Pradhan

Hirendra Prasad Pradhan



4
: 17/9/81 Kishor Prasad Baidya
: by the pen of Kishor Baidya

Kishor Prasad Baidya

Sibya Prasad Baidya

Harendra Prasad Baidya

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.10,00,000.00 (Rupees ten lakhs) only, paid by the purchaser to the vendors [Rs.7,50,000.00, by three separate cheques, bearing Nos.478693, 478697 and 478702, all Dtd.04-10-2012, drawn on IDBI Bank, Sevoke Road Branch, Siliguri and Rs.2,50,000.00 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.

Alia
2012



: 5
By the per of Rajar Bredh
: 51 of Sr. Kanchan Prasad Bredh

Rajar Bredh

Siby Prasad Bredh

Arendra Prasad Bredh

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.

Arora
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: 6
: CTI of Sri Keshab Prasad Raha
: by the page paper track

Rudra Prasad Raha

Sri Prasad Raha

Shreendra Prasad Raha

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 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 : 33 Feet wide Municipal Road,

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

East : Land of the vendors sold to the purchaser of these present and 33 Feet wide Municipal Road,

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

deja

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. Rajee Pradh
S/o Keshab Prasad Pradh
Pradha Raja, Siguri
P.O. & P.S. Pradh Raja
Dist. Darjeeling.

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



CFI of Sri Keshab Prasad Pradh
by the son of Rajee Pradh

Rajee Pradh

2. Sonam Sherpa.
S/o. Labe Wangdi Sherpa.
Poudhan Nagar.
Siuguri.
P/o & P/S Poudhan Nagar.
Dist - Darjeeling.

Sibya Prasad Pradh
Harendra Prasad Pradh

VENDORS

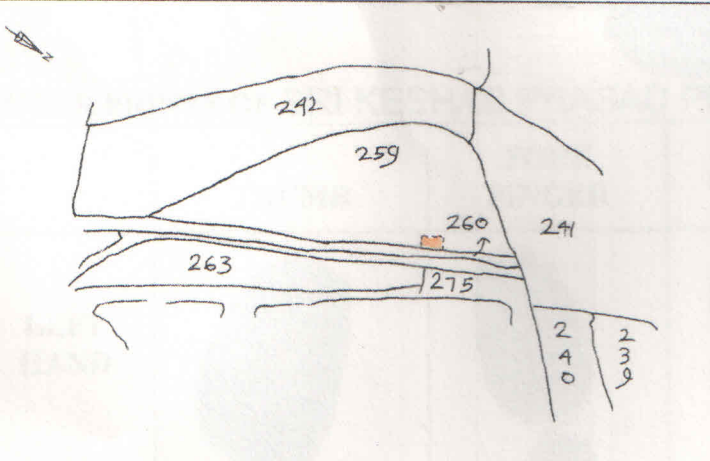
Drafted, readover and explained by me and typed in my office.

3. Suresh Pradh
S/o Kharga Narayan Pradh
Chinmoy, Below Motor Stand, Kalimpong
P.O./P.S. Kalimpong
Dist. Darjeeling

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

NAME OF THE PURCHASER:-
 TRADERLINK 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.

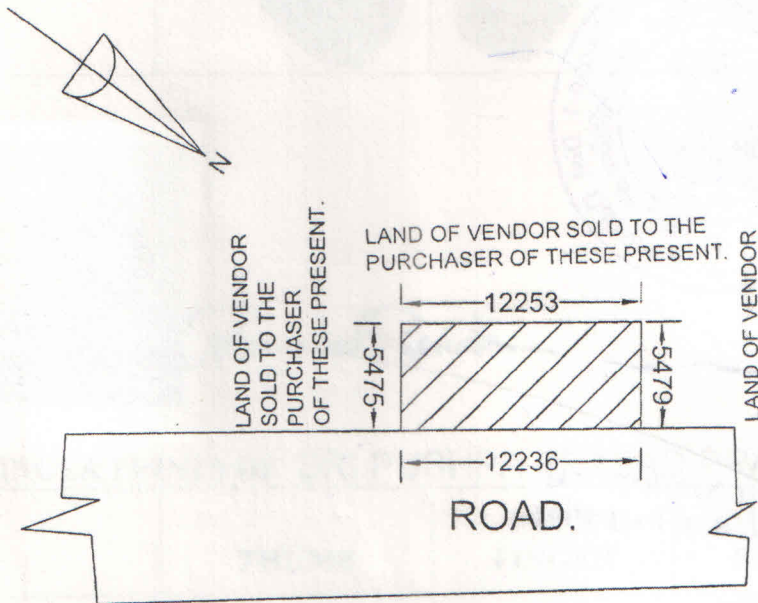


PART TRACE MAP OF MOUZA SILIGURI, J.L. NO. 110(88),
 SHEET NO.2 P.S. SILIGURI, DIST. DARJEELING. SCALE :-16"=1MILE.
 PROPOSED PLOT SHOWN.

LAND SCHEDULE :-

MOUZA :- SILIGURI.
 J.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



*LET of Sri Keshab Prasad Pradhan
 by the per of Rajee Pradhan*

Keshab Prasad Pradhan

Dibyaprasad Pradhan

Hirendra Prasad Pradhan

SIGNATURE OF THE VENDORS.
 DRAWN BY:-

Adhary

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



UTI of Sri Keshab Prasad Pradhan
by the pa of Rajeev 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



UTI of Sri Keshab Prasad Pradhan
by the pa of Rajeev 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					

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



Premlata Bihani

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 - 02642 of 2012
(Serial No. 03371 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. 21989.00/-, on 08/10/2012

(Under Article : A(1) = 21989/- on 08/10/2012)

(Tsering Doma Bhutia)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

EndorsementPage 1 of 2

08/10/2012 13:12:00



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

Endorsement For Deed Number : I - 02642 of 2012
(Serial No. 03371 of 2012)

Certificate of Market Value(WB PUVI rules of 2001)

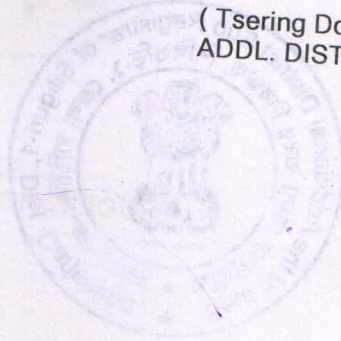
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-20,00,000/-

Certified that the required stamp duty of this document is Rs.- 120000 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 115000/- is paid, by the draft number 856982, 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

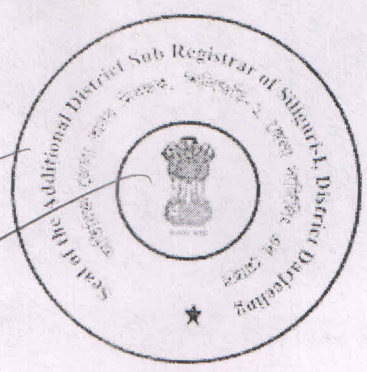
(Handwritten signature)

(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 1029 to 1043
being No 02642 for the year 2012.

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