

6384
6-12-05

5828 1000Rs



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

497957

Handwritten notes and scribbles on the left side of the page, including numbers like '110', '328', and 'A 328'.

for self and as constituted attorney
of Sajjan Kumar Agarwal, Sarada
Devi Agarwal, Rajul Ghosh, Rama
Ghosh, Jitendra Ghosh, Rajendra Ghosh
and Anupam Ghosh
and held by
Kishorendu Ghosh
an constituted attorney of
Tapau Biswas

40% Stamp duty is not paid in number
497957
Stamp duty is not paid in number
497957

DEED OF CONVEYANCE

Cont. P/2

Handwritten calculations and notes at the bottom right:
240000
144000
180000
126000
75600
240000
300000
2100000
1260000
318000
318000

87,800 + 87,800 = 75,600

Stamp duty of Rs. ...
has been verified by the Bank ...
bearing No. ...

061002

116701

3-8-06

A 1386000

31/8/16
13860
318000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Saitan of *M*
has self out as constituted
attorney of Sajjan Kumar Agarwal,
Savanta Devi Agarwal, Raju Ghosh,
Purna Ghosh, Nita Ghosh, Ratin
Ghosh, and Anupam Ghosh
Krishendu ~~*Saitan*~~
as constituted attorney of
Tapan ~~*Saitan*~~

THIS INDENTURE MADE THIS THE 30TH
DAY OF NOVEMBER 2005 (TWO THOUSAND
FIVE) .

Cont.p/3

6

S. No. ... 8309 Date ... 30.11.1965

Sold to ... Sonnat Kumbhar & P. R. G. S.

Of ...
Rs. 1000 (Rupees) ... one thousand only

P. R. G. S.
STAMP VENDOR
Bilgaon, Gorakhpur



12/11/65
Addl. Dist. Sub-Registrar
Bilgaon, Gorakhpur

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

497954

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for self and as constituted
 attorney of Sajjan Kumar
 Agarwal, Sarita Devi Agarwal,
 Raju Ghosh, Rina Ghosh,
 Puja Ghosh, Ratna Ghosh
 and Anurupa Ghosh
 Krishna Chatterjee
 as constituted attorney of
 Tapas Chowdhary

TOTAL CONSIDERATION	: RS. 3,00,000/-
AREA OF LAND	: 0.66 ACRES
MOUZA	: BARAMOHAN SINGH
PARAGANA	: PATHARGHATA
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING
KHATION NO.	: 1839, 1840, 1841, 1842, 1843, 1920, 1921, 1922, 1923, 1924,
PLOT NO.	: 1503, 1504, 1506, 1507, 1497, 1498, 1499
J.L. NO.	: 071

Cont.p/4

810 30.11.2005
Sold to *S. Narayan Venkatesh - Part of*
Silpa
Rs. 6000 (Rupees) ... *one thousand only*

P. R. 4185
STAMP VENDOR
Siliguri Court



Adl. Dist. Sub-Registrar
Siliguri, Darjeeling.
[Signature]



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

497956

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BETWEEN

- Secretary of the*
for self and as constitute
attorney of Sajjan Kumar
Agarwal, Sarita Devi
Agarwal, Rahul Ghosh, Pina
Ghosh, Mita Ghosh, Rathi
Ghosh and Anupam Ghosh
Krishananda Ballabh
as constitute attorneys of
Tapan Bhowm
1. SRI SAJJAN KUMAR AGARWALA S/O Late Radheshyam Agarwala, Hindu by religion, Indian By Nationality, Business by occupation, resident of Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling,
 2. SMT SARITA DEVI AGARWALA alias SAZITA DEVI AGARWALA W/o Sri Sushil Kumar Agarwala, Hindu by religion, Indian By Nationality, Business by occupation, resident of Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling,

Cont.p/5

BK4

S. No. 811 Date 30.11.2017
Sold to Smart Varnya Powalke

Of Silpa
Rs. 1000/- for Report... one thousand only
1000 x 42 1000 ✓

P. P. G. S.
STAMP VENDOR
Eligum Court



Addl Dist. Sub-Registrar,
Dist. of Darjeeling, Darjeeling
[Signature]

8. SRI ANUPAM GHOSH S/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangiara, P.O. & P.S. Siliquri in the District of Darjeeling.

7. SRI RATHIN GHOSH S/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangiara, P.O. & P.S. Siliquri in the District of Darjeeling.

6. SMT MITA GHOSH W/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangiara, P.O. & P.S. Siliquri in the District of Darjeeling.

5. SRI SANKAR GHOSH S/o Late Gour Chandra Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangiara, P.O. & P.S. Siliquri in the District of Darjeeling.

4. SMT RINA GHOSH W/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangiara, Siliquri, P.O. & P.S. Siliquri in the District of Darjeeling presently residing at 105/25 Dumdum Road, P.S. Dumdum, Kolkata-780030.

3. SRI RAHUL GHOSH S/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangiara, Siliquri, P.O. & P.S. Siliquri in the District of Darjeeling, presently residing at 105/25 Dumdum Road, P.S. Dumdum, Kolkata-780030.

Call them all for self and a certificate attorney by Sajjan Kumar Agarwal, Sanjay Das Agarwal, Rajul Ghosh, Rina Ghosh, Mita Ghosh, Pabitra Ghosh, Anupam Ghosh, Hemendra Ghosh as certified attorney of Tapas Tanna



Adl Dist. Sub-Registrar
Bdg. II at Bagdogra, Darjeeling

21/11/05

Page -

on behalf of
for self and as constituted
attorney of Sajjan Kumar
Agarwal, Samta Devi Agarwal,
Rahul Ghosh, Ansa Ghosh,
Prata Ghosh, Ratna Ghosh
and Anupam Ghosh
Krishan Lal Datta
as constituted attorney of
Tapan Biswas

9. **SRI TAPAN BISWAS** S/o Sri Prangobindo Biswas, Hindu by religion, Indian By Nationality, Business by occupation, resident of East Vivekananda Pally, P.O. & P.S. Siliguri in the District of Darjeeling

---- hereinafter jointly and collectively called the **FIRST PARTY / VENDORS** (which expression shall mean and include, unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

Vendor No. 1 to 4 and 6 to 8 represented by their constituted Attorney **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of three power of attorney

one executed by Vendor No. 1 and 2 and registered at the office of the Additional District Sub Registrar, Kalimpong and recorded in Book No. IV, Page 129 to 136, being General Power No. 32 for the year 2004.

another executed by Vendor No. 3 and 4 and registered at the office of the Additional District Sub Registrar, Cossipore Dumdum, 24 Pargana (North) and recorded in Book No. IV, Volume No. 8, Pages 153 to 156 being General Power No. 467 for the year 2002.

And last one executed by Vendor No. 6, 7 and 8 and registered at the office of the Additional District Sub Registrar, Siliguri and recorded in Book No. IV, Volume No. 2, Pages 73 to 78 being General Power No. 78 for the year 2003.

Cont. p/7



Adl. Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

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*Self and as constituted
attorney of Sajjan Kumar
Agarwal, Sanku Dem Agarwal,
Rahul Ghosh, Rama Ghosh,
Bata Ghosh, Rathi Ghosh
and Anupam Ghosh
Kishorendu Bhattacharya
as constituted attorney of
Tapan Biswas*

Vendor No. 9 hereof TAPAN BISWAS represented by his constituted Attorney **SRI KRISHNENDU BHATTACHARYA** S/o Late Dibyendu Bhattacharya Hindu by religion, Indian By Nationality, Business by occupation, resident of 95 Nivedita Road, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of a power of attorney registered at the office of the Additional District Sub Registrar, Dhupguri and recorded in Book No. IV, being G.P. No. 4 for the year 2004.

A N D

SMART VANIJYA PRIVATE LIMITED A private Limited company registered under the Company Act 1956 being certificate of Incorporation No. U 51109 WB 2005 PTC 103518 having its administrative Office at Kisturi Niwas, Punjabipara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling ---- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director **SRI DURGA PRASAD AGARWAL** S/o Sri Banarshi Das Agarwal, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Nehru Road, Khalpara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling.

A N D

M/S MILLENNIUM CONSTRUCTION COMPANY a partnership Firm, having its office at Sevoke Road, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling represented by its partners **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh & **SRI KRISHNENDU BHATTACHARYA** S/o Late Dibyendu Bhattacharya of Siliguri ---- hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.



Adl Dist. Sub-Registrar
Bdg. II at Bagdogra, Darjeeling

২/১৭/০৫

Call of Mr.
for self and a Constituted
attorney of Sankar Kumar
Agarwal, Santokh Singh Agarwal,
Rajul Ghosh, Rama Ghosh,
Mata Ghosh, Teatini Ghosh
and Anupam Ghosh
Hridaynath Biswas
as constituted attorney of
Tapan Biswas

WHEREAS SRI TAPAN BISWAS, SUBODH ROY, SANKAR GHOSH, and RANJIT GHOSH jointly acquired certain piece and parcel of land measuring 12.77 Acres in Mouza - Baramohan Singh in the District of Darjeeling by virtue of 13 Deed of conveyance all executed by Santokh Singh Bains and Dhanwant Singh Bains and registered at the office of the Sub - Registrar, Siliguri details of which is as follows:-

- a) Land measuring 0.26 Acres by virtue of a Deed of Conveyance executed by recorded in Book NO. I, being document No. 4538 for the year 1982.
- b) Land measuring 0.20 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4539 for the year 1982.
- c) Land measuring 0.28 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4540 for the year 1982.
- d) Land measuring 0.17 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4555 for the year 1982.
- e) Land measuring 0.505 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4556 for the year 1982.
- f) Land measuring 0.695 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4557 for the year 1982.
- g) Land measuring 0.49 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4584 for the year 1982.

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Adl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

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21/10/05

Sanjay Ghosh -
for self and as constituted
attorney of Sajjan Kumar
Agnwal, Sanku Deitgenwal,
Rahul Ghosh, Purno Ghosh,
Mita Ghosh, Rathi Ghosh
and Anupam Ghosh
Attorney - ~~Sajjan Kumar~~
as constituted attorney of
Tapan Biswas

- h) Land measuring 0.66 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4585 for the year 1982.
- i) Land measuring 0.70 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4586 for the year 1982.
- j) Land measuring 3.43 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4587 for the year 1982.
- k) Land measuring 2.50 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4637 for the year 1982.
- l) Land measuring 1.62 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4638 for the year 1982.
- m) Land measuring 1.26 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4639 for the year 1982.

All deeds supported by a deed of declaration registered at the office of the Sub Registrar, Siliguri being document No. 4672 for the year 1982.

A N D

WHEREAS in the above Numbered Deed of conveyance individual shares of the purchasers namely **SRI TAPAN BISWAS, SUBODH ROY, SANKAR GHOSH, and RANJIT GHOSH** is/was clearly defined/mentioned in the ratio of 33:33:17:17.

Cont.p/10

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Adl Dist. Sub-Registrar
Sg. II at Bagdogra, Darjeeling

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*Solely of full -
for self and as constituted
attorney of Sajjan Kumar
Agarwal, Sarita Devi Agarwal,
Rahul Ghosh, Rina Ghosh,
Mita Ghosh, Rathin Ghosh
and Anupam Ghosh
Kishore Chandra Ghosh
as constituted attorney of
Tapas Bhawan*

A N D

WHEREAS said SUBODH ROY sold and transferred his share i.e. 33% in the Landed property purchased and acquired by them as mentioned above to and in favour of the Vendors No.1 to 5 SRI SAJJAN KUMAR AGARWALA, SMT SARITA DEVI AGARWALA alias SAZITA DEVI AGARWALA, SRI RAHUL GHOSH, SMT RINA GHOSH & SRI SANKAR GHOSH hereof by executing two Deed of Conveyance in favour of them and said Deed of conveyance is/was registered at the office of the Additional Registrar of Assurances III, Calcutta and recorded in Book No. I, Volume No. 41, Pages 498 to 509 being document No. 2602 for the year 1996 and another in Volume No. 44, Pages 1 to 7 being document No. 2603 for the year 1996.

A N D

WHEREAS Vendor No. 2 and 4 SARITA DEVI AGARWAL & RINA GHOSH also acquired all that piece and parcel of Land measuring 38 Decimal in Mouza - Baramohan Singh by virtue of a Deed of Conveyance executed by THE BOYS TOWN, MAL SOCIETY and registered at the office of the Additional District Sub Registrar, Siliguri and recorded in Book No. I, being document NO. 2254 (2255) for the year 1998.

A N D

WHEREAS above named RANJIT GHOSH died intestate leaving behind him the following legal heirs namely

1. MITA GHOSH (WIFE)
2. SRI RATHIN GHOSH (SON)
3. SRI ANUPAM GHOSH (SON)

to inherit all his movable and immovable properties. And such Vendor No. 6, 7 and 8 acquired the undivided share of LATE RANJIT GHOSH in the landed property as mentioned above by virtue of inheritance.

Cont.p/11

C



Adl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

[Handwritten signature]

A N D

Sd/-
 for self and as constituted
 attorney of Sajjan Kumar
 Agarwal, Sarita Devi Agarwal,
 Rahul Ghosh, Purna Ghosh, Neta
 Ghosh, Ratna Ghosh and
 Anupam Ghosh
[Signature]
 as constituent attorney of
 Tapan Biswas

WHEREAS Vendors hereof has mutated their name at the office of the B. L. & L. R. O. Siliguri Block vide mutation case No. 136/RI-A-I/IX-II/02-03, 176 (P-11) of 2001 - 2002, 177 (P-11) of 2001 -2002 in respect of the land acquired by them and name of vendors hereof are recorded in Khatian No. 1839, 1840, 1841, 1842, 1843, 1920, 1921, 1922, 1923, 1924 being Plot Nos. 1495, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, , 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1487 etc. of Mouza - Baramohan Singh in the District of Darjeeling.

A N D

WHEREAS vendors hereof along with some other persons formed and constituted a Partnership firm for the purpose of carrying on business of Real Estate, Development, promotion, sale & purchase of Plot of Land etc. under the name and style of M/S MILLENNIUM CONSTRUCTION CO. (CONFIRMING PARTY HEREOF) and executed a Deed of Partnership dated 1.4.2003 and on account of the capital contribution the vendor had contributed the schedule Land as their capital in the said firm.

A N D

WHEREAS confirming party hereof has developed the land and vendors/confirming party hereof in need of fund for the purpose of other development scheme /plans has firmly and finally decided to sell the land more fully described in the schedule below and as such Vendor/confirming party, have offered to sale all that piece and parcel of land measuring 0.66 Acres more fully described in the schedule below.

Cont. P/12

C



Adl Dist. Sub-Registrar
Bdg. II at Bagdogra, Darjeeling

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A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 3,00,000/- (Rupees three Lakhs) only free from all encumbrances whatsoever.

A N D

WHEREAS the Vendors/confirming party have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sale the land more fully described in the schedule below for Rs. 3,00,000/- (Rupees three Lakhs) only, free from all encumbrances whatsoever.

A N D

WHEREAS vendors hereof have requested the purchaser to make the payment of the Land hereby sold and transferred by cheque in the name of the Confirming party.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 3,00,000/- (Rupees three Lakhs) only, paid by Bankers Cheque issued by Centurion Bank, Siliguri Branch Vide Bankers Cheque No. 020123 dated 3.12.2005 by the purchaser to the confirming party at the request of the Vendors/Confirming Party (the receipt whereof the confirming party / Vendors do hereby jointly and severally acknowledge and grand full discharge to the purchaser from payment thereof) the Vendors/confirming party do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and delineated in

Cont. p/13

Sankarajyoti Ghosh
for self and as Constitutive attorney
of Sajjan Kumar Agarwal, Sonata
Dasi Agarwal, Rahul Ghosh, Rima
Ghosh, Mike Ghosh, Raktim Ghosh
and Anupama Ghosh
Keshav Ghosh
as constitutive attorney of
Tapas Bhawan



Adl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

[Handwritten signature]

Legal atty -
for Selfy and as Constituted
attorney of Sajjan Kumar
Agarwal, Somnath Devi Agarwal
Rahul Ahluwalia, Purna Ahluwalia,
Mita Ahluwalia, Rabin Ahluwalia
and Anupam Ahluwalia
of 1st Floor, 1st Block, 1st
or, Constituted attorney of
Tapan Bhowan

the plan by red border annexed herewith and forming part of these presents and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE** and **TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendors/confirming party hereby covenanted with the purchaser that the interest which the Vendors professes to transfer subsists and the Vendors have full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the Vendors/confirming party or any person claiming under them shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below is hold by the Vendors/confirming party have not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of those presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendors/confirming party shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

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Adl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

[Handwritten signature]

*Callan Effell -
for self and as Constitutive
attorney of Srijan Kumar
Agarwal, Sanku Devi,
Agarwal, Rahul Ghosh,
Rima Ghosh, Mita Ghosh,
Ratna Ghosh and Anupam
Ghosh
Victor d. S. S. S.
as Constitutive attorney
of Tapan Prasad*

THE Vendors/confirming party further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents have been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors/confirming party shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendors/Confirming Party further declares that the entire land forming subject matter of the present conveyance were/are in Khas and actual possession of the Vendors/Confirming Party at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the Vendors/confirming party shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendors / confirming party that the Vendors / confirming party have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendors/confirming party shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.



Adl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

21/12/05

*Copy of bill -
for self and co contributors
attorney of Sajjan Kumar
Agarwal, Sarita Devi
Agarwal, Prakash Ghosh,
Uma Ghosh, Mukta Ghosh,
Pradip Ghosh and Animesh
Ghosh
[Signature]
as constitutional attorney of
-Tapas Biswas.*

IT is hereby further declared by the Vendors/confirming party that the purchaser hereof or any person/s claiming under him/it/them shall have every right to use the 12'- 0" wide Road on the southern side of the Land hereby sold and transferred to and in favour of the purchaser hereof.

SCHEDULE OF LAND

All that 0.66 (zero point six six) Acres appertaining to and forming part of Plot Nos. 1497(one four nine seven), 1498(one four nine eight), 1499(one four nine nine), 1503(one five zero three), 1504(one five zero four), 1506(one five zero six), 1507(one five zero seven), recorded in Khatian Nos. 1839 (one eight three nine), 1840 (one eight four zero), 1841(one eight four one), 1842(one eight four two), 1843 (one eight four three), 1920 (one nine two zero), 1921(one nine two one), 1922(one nine two two), 1923(one nine two three), 1924 (one nine two four) of Mouza - Baramohan Singh, Pargana - Patharghata, J.L. No. 071 P.S. Matigara in the District of Darjeeling.

POSSESSION OF LAND HEREBY SOLD, TRANSFERRED AND HANDED OVER TO AND IN FAVOUR OF PURCHASER:

- Land measuring 0.03 Acres in Plot No. 1503,
- Land measuring 0.24 Acres in Plot No. 1504,
- Land measuring 0.10 Acres in Plot No. 1506,
- Land measuring 0.03 Acres in Plot No. 1507,
- Land measuring 0.20 Acres in Plot No. 1497,
- Land measuring 0.02 Acres in Plot No. 1498, and
- Land measuring 0.04 Acres in Plot No. 1499

Land hereby sold by the Vendors hereby is delineated in the plan by red border annexed herewith and the said land is butted and bounded as follows:



Adl Dist. Sub-Registrar
Bdg. II at Bagdogra, Darjeeling

[Handwritten signature]

BY THE NORTH : LAND OF PLOT NO. 1561,
 BY THE SOUTH : 12'-0" WIDE ROAD,
 BY THE EAST : LAND OF THE VENDORS & DIF LAND &
 THEN ROAD,
 BY THE WEST : SOLD LAND OF VENDORS,

INWITNESS WHEREOF the Vendors/Confirming Party do hereunto set their hands on the Day, Month and Year first above written."

WITNESSES:-

1. *Syama Kant Biswas.*
 S/o Lt. Susendra Nath Biswas.
 Vill. College para, Shimadhi
 Po. Kalantala, Dajeeing

The contents of this document have been gone through and understood personally by the Purchaser & Vendors.

2. *Sujit Kr Roy*
 S/o A. N. Roy
 Agrabinda pally
 PO: Rabindra Sarani
 Siliguri.

S. D. Ghosh
 for self and as constituent attorney
 of Sajjan Kumar Agarwal, Sarita Devi
 Agarwal, Rahul Ghosh, Rima Ghosh, Mitr
 Ghosh, Ratul Ghosh and Anupam
 Ghosh

S. D. Ghosh
 as constituent attorney of
 Tapan Biswas

V E N D O R S
 M/s. Millennium Construction Co.

As Co. *S. D. Ghosh*
 M/s. Millennium Construction Co. Partner
S. D. Ghosh

CONFIRMING PARTY *Arthey*

Drafted by me and printed at My office.

Rajesh Kumar Agarwal
 Rajesh Kumar Agarwal
 Advocate / Siliguri
 Reg. No. NR/13 /97



Adl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

[Handwritten signature]

MEMO OF RECEIPT

Rs. 3,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 3,00,000/- (three Lakhs) only by within named VENDORS / CONFIRMING PARTY the within sum of Rs. 3,00,000/- (three Lakhs) only paid by the PURCHASER to the VENDORS / CONFIRMING PARTY by Bankers Cheque issued by Centurion Bank, Siliguri Branch being No. 020123 dated 3.12.2005 in respect of the property conveyed herein.

Bankers Cheque Number	Name of the Bank	Date	Amount Rs.
020123	Centurion Bank	3.12.2005	3,00,000/-

3,00,000/-

M/s. Millennium Construction Co.


M/s. Millennium Construction Co.












Partner










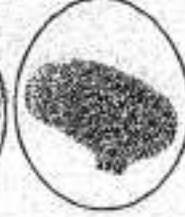



Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

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EXECUTANT SHEET

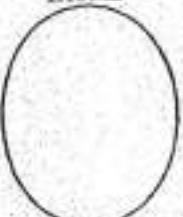




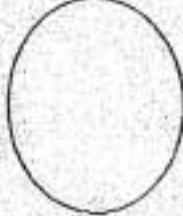

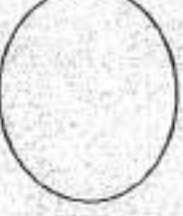


	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 LEFT					
RIGHT					

Sally G. H.
SIGN WITH DATE

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 LEFT					
RIGHT					

Kristina M. Galt
SIGN WITH DATE

CLAIMANT SHEET

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

SIGNATURE OF R.O.

SIGNATURE WITH DATE



Adl Dist. Sub-Registrar
Slg. II at Bagdogra, Darjeeling

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CLAIMANT SHEET



LEFT
HAND

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HAND

THUMB

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FINGER

MIDDLE
FINGER

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FINGER

LITTLE
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Burge Prasad Agarwal

SMARTVANIYA (P) LTD.

Burge Prasad Agarwal

Director

SMARTVANIYA (P) LTD.
Burge Prasad Agarwal

Director

Signature with Date

Signature of R.O.



Addl Dist. Sub-Registrar
Bdg. II at Bagdogra, Darjeeling

R/1245

30.6.10

[Handwritten signature]

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OF THE PURCHASER

SMART VANLIYA PRIVATE LIMITED
KESTURI NIWAN, PANJARI PARA, SILIGURI

Represented one of its Director.

SRI DURGA PRASAD AGARWAL
S/O SRI BANARSHI DAS AGARWAL
NEHRU ROAD, KHALPARA,
P.O. & P.S. SILIGURI

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NAME OF THE SELLERS

1. SRI SAJJAN KUMAR AGARWAL
S/O LATE RADHESHYAM AGARWAL
2. SMT SARITA DEVI AGARWALA Alias
SAZITA DEVI AGARWALA
W/O SRI SHIL KUMAR AGARWAL
3. SRI RAHUL GHOSH
S/O SRI SHANKAR GHOSH
4. SMT. RINA GHOSH
W/O SRI SHANKAR GHOSH
5. SRI SANKAR GHOSH
S/O LATE GOUR CHANDRA GHOSH
6. SMT. MITA GHOSH
W/O LATE RANJIT GHOSH
7. SRI RATHIN GHOSH
S/O LATE RANJIT GHOSH
8. SRI ANUPAM GHOSH
S/O LATE RANJIT GHOSH
9. SRI TAPAN BISWAS
S/O SRI PRANJIBINDU BISWAS
Residing at No. 1 & 2 SEETH SRILAL MARKET,
No. 3 TO 8 DANGIPARA, No. 9 EAST FIVEKHANDA
PALLY, P.O. & P.S. SILIGURI, Dist. DARJEELING.

SCHEDULE OF LAND

MOUZA & J. L. No.	Khatlan No.	Plot No.	AREA	Total Area
BARAMOIHANSING 71	1839	1503	0.03	0.66 Acre.
	1840	1304	0.24	
	1841	1306	0.10	
	1847	1507	0.03	
	1843	1497	0.20	
	1920	1498	0.02	
	1921	1499	0.04	
	1922			
	1923			
	1924			

NAME OF THE CONSTITUTED ATTORNEY OF VENDOR No. 1 to 4 & No. 6 to 8

SRI SANKAR GHOSH *Sankar Ghosh*
S/O LATE GOUR CHANDRA GHOSH
DANGIPARA
P.O. & P.S. SILIGURI *M/s. Millennium Construction Co.*
DIST. DARJEELING *Sankar Ghosh*

Partner

NAME OF THE CONSTITUTED ATTORNEY OF VENDOR No. 9

SRI KRISHNENDU BHATTACHARYA *Krishnendu Bhattacharya*
S/O LATE DIBYENDU BHATTACHARYA
95, NIVEDITA ROAD *M/s. Millennium Construction Co.*
P.O. & P.S. SILIGURI
DIST. DARJEELING *Krishnendu Bhattacharya*

Partner

AREA BOUNDED BY

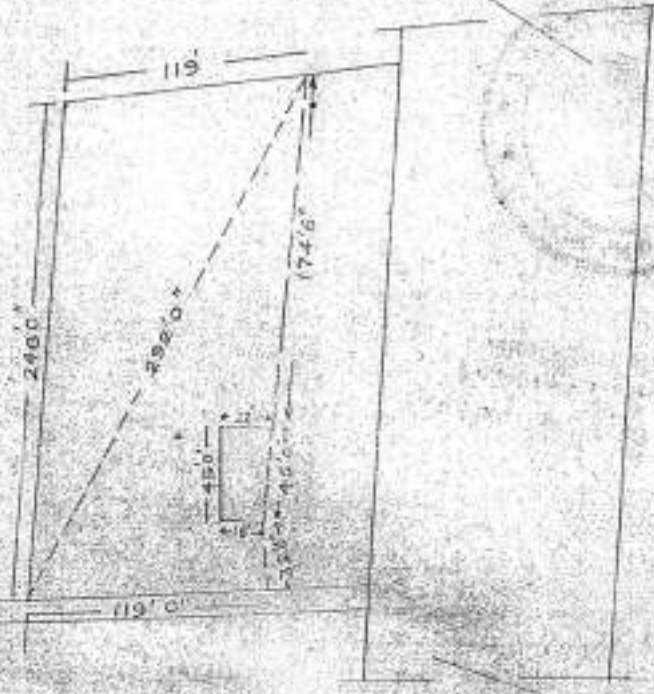
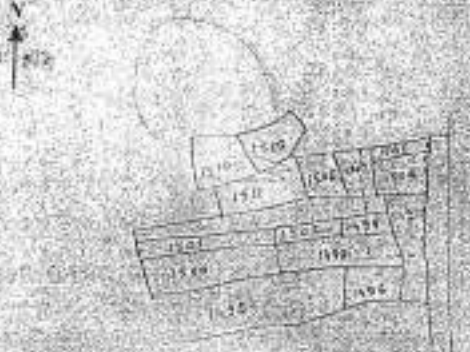
- N LAND OF PLOT No. 1561.
- S 12 FEET WIDE ROAD.
- E LAND OF THE VENDORS & D.I.F. LAND & THEN ROAD.
- W SOLD LAND OF THE VENDORS.



NAME OF THE CONFIRMING PARTY

M/S MILLINNIIUM CONSTRUCTION COMPANY
SEVOK ROAD, SILIGURI, DARJEELING
Represented by its Partners
1. SRI SANKAR GHOSH
S/O LATE GOUR CHANDRA GHOSH
2. SRI KRISHNENDU BHATTACHARYA
S/O LATE DIBYENDU BHATTACHARYA

PART TRACED MAP OF MOUZA BARAMOIHANSING
SHEET No. 2 SCALE 1:2500 = 1 MILE





Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

R/17405

Q

30.6.10

REGISTRATION NO. 145
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5-8-2008
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