

6385
6.12.05

5834 1000Rs.



150
50000

पश्चिम बंगाल पश्चिम बंगाल WEST/BENGAL



23
A14284.00
PF 10.00 in CPB

1300.000
R 14284.00
B 9.00

Stamp duty of Rs. 7000
Stamp duty of Rs. 7000
Stamp duty of Rs. 7000

for self and as contributor
attorney of Sajjan Kumar Agarwal
Sardar Dew Agarwal, Rajul Ghosh,
Prima Ghosh, Nita Ghosh, Rathin
Ghosh and Anurupa Ghosh

498011
Stamp duty exemption under
amnesty scheme extended vide order
No. IGR-III/06 Dated 31-07-2008
No. IGR-III/06
As Constituted attorney of
K. K. Ghosh

DEED OF CONVEYANCE

Stamp duty of Rs. 7000
Stamp duty of Rs. 7000
Stamp duty of Rs. 7000

Cont. P/2

45846+45846+45846+45846
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Handwritten calculations and notes:
165820500
130000000
152782000
550152
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Bees/012 245027
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Bees/012 061004
Bees/012 061001
Bees 245002
Bees 245025
Bees/012 116708
Bees 245026
Bees 245025
Bees 245025

30.11.2005

8612

Bill to Suman Dasgupta Private Ltd
Chit... Siliguri
Rs. 1000... and towards...

1.50

11041
Sankar Ghosh

Sankar Ghosh -

11041
Addl. Sub-Registrar
Bldg. II at Baginara, Darjeeling
6/11/05

Sankar Ghosh -

11042

Krishan Dasgupta

Shyamal Kant Baidya
S/O Lt. Suben Dasgupta Baidya
with College papers
Po. Kaelantals, Darjeeling

B. R. Das Sankar Ghosh
STAMP VENDOR
Siliguri
Sri Kt. Ganesh Ghosh
for self and as a
Constituted attorney of
1) Sajjan Kumar Agawala
2) Smt. Sarita Devi Agawala
3) Rahul Ghosh 4) Renu Ghosh
5) Smt. Mita Ghosh 6) Raktim Ghosh
7) Anupam Ghosh is admitted

11042
Sankar Ghosh
Hindu

2) Krishan Dasgupta
Sri Kt. Dhirendra Bhattacharya
as a constituted attorney of
Sri Sajjan Baidya is
admitted

11042
Shyamal Kant Baidya
with College papers
Po. Kaelantals, Darjeeling

6/11/05
Addl. Sub-Registrar
Bldg. II at Baginara, Darjeeling



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

498014

Satya Pal
 for self and as constituted
 attorney of Sajjan Kumar Agnwal,
 Sanjay Kumar Agnwal, Rajul Ghosh
 Rama Ghosh, Mitra Ghosh,
 Raktim Ghosh and Anupam
 Ghosh

Krishna Das Bhatnagar
 as constituted attorney of
 Tapas Biswas

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

Cont.p/3

6

ad under
not

S. No. — 813 — — — — — 30.11.1905

Sold to.. S. S. S. Pvt. Ltd.

of... Subj...
Rs. 1000/- and Rs. 1000/- one thousand only

B. P. G. S.
STAMP VENDOR
Silliguri Street



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

[Handwritten signature]



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

498019

1300,000
A 14285
B 9,02
Aha 10,000
6/12/95

Page - 3

Sahay of W -
for self and as constituted
attorney of Sajjan Kumar
Agarwal, Sanjay Devi Agarwal,
Rahul Ghosh, Purne Ghosh,
Nita Ghosh, Pathin Ghosh
and Anupam Ghosh
Kishore Chatterjee
as constituted attorney
of Tapati Biswas

TOTAL CONSIDERATION	:	RS. 13,00,000/-
AREA OF LAND	:	4.56 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.	:	1487, 1498, 1499, 1500, 1501, 1502, 1503, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517,
J.L. NO.	:	071

Cont.p/4

6

S. No. - 314 Date - 30.11.2005
Sold to - Sonant Vamsi Potlath
Of -
Rs. 1000/- (Rupees)

B. R. Ghos
STAMP VENDOR
Siliguri Garh



Addl. Sub-Registrar
Dist. II at Bagbogra, Darjeeling
B. R. Ghos



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

498020

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Sonjoy Ghosh
 for self and as constituted
 attorney of Sajjan Kumar
 Agarwal, son of Dev Agarwal
 Raju Ghosh, Rina Ghosh, Nita
 Ghosh, Ratna Ghosh and Anupam
 Ghosh
Krishanu Bhattacharya
 as constituted attorney of
 Tapan Biswas

B E T W E E N

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

G

815

30.11.2005

815
Smt. Kanya Prakash

1000f x 40 1000f
one thousand only

B. P. Guler
STAMP VENDOR,
Biliguri Court



Addl Dist. Sub-Registrar
Biliguri Court, Bangalore

G1205

Sally dlt
for self and as constituted
attorney of Sajjan Kumar Agarwal
Santia Dew Agarwal, Rahul Ghosh,
Rama Ghosh, Nitte Ghosh, Rathin
Ghosh and Anupam Ghosh

Krishnamoorti
as constituted attorney of
Tapan Bhowmik

3. **SRI RAHUL GHOSH** S/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling, Presently residing at 105/25 Dumdum Road, P.S. Dumdum, Kolkata-780030.
4. **SMT RINA GHOSH** W/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling Presently residing at 105/25 Dumdum Road, P.S. Dumdum, Kolkata-780030.
5. **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.
6. **SMT MITA GHOSH** W/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri 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 Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.
8. **SRI ANUPAM GHOSH** S/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

Cont.p/6

6/19/05
Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling



Sankar Ghosh
for self and as constituted
attorney of Sajjan Kumar
Agarwal, Sanjib Devi Agarwal,
Rajul Ghosh, Rina Ghosh,
Neta Ghosh, Ratna Ghosh
and Anupam Ghosh
Sankar Ghosh
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.





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

6/1/05

Sd/-
 for self and as constituted
 attorney of Sajjan Kumar
 Agarwal, Smta Devi Agarwal,
 Rajul Ghosh, Rama Ghosh,
 Nita Ghosh, Rathan Ghosh
 and Anupam Ghosh
Krishendu Bhattacharya
 An 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
Bag. II at Bagdogra, Darjeeling

6/12/05

a. Sanyal & Co.
for self and as constituted
attorney of Sajjan Kumar
Agarwal, Sunita Devi Agarwal,
Rahul Ghosh, Rama Ghosh,
Nita Ghosh, Rakhi Ghosh
and Anupam Ghosh
Sankar Ghosh
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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Addl Dist. Sub-Registrar
Sil. II at Bagdogra, Darjeeling

6/11/05

Constituted
for self and or constituted
Attorney of Sajjan Kumar
Agarwal, Sanku Das Agarwal,
Rahul Ghosh, Ram Ghosh,
Nita Ghosh, Rabin Ghosh
and Anupam Ghosh
~~Subodh Roy~~
or 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.

C₃



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

617405

*for self and as constituted
attorney of Sajjan Kumar
Agarwal, Son of Dev Agarwal,
Rahul Ghosh, Purno Ghosh,
Mita Ghosh, Pathin Ghosh
and Anupam Ghosh
Kishorendra Ghosh
as constituted attorney of
Tapen Biswas*

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.



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

6/11/05

Page - 11

A N D

*For self and as constituted
attorney of Saffron Tower Agamul,
Sanita Devi Agamul, Rakul
Ghor, Purna Ghosh, Mita Ghosh,
Ratna Ghosh & Anupam Ghosh
Kasturba Bhattacharya
as constituted attorney of
Tapan Bhow*

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 4.56 Acres more fully described in the schedule below.

Cont. P/12



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

617405

Page - 12

A N D

Saibon of M
for self and as constituted
attorney of Sajjan Kumar Agrawal,
Sarita Devi Agrawal, Rajul
Ghoru, Rina Ghoru, Nita Ghoru,
Rathu Ghoru and Anupam Ghoru
Konkarnadu Ghoru
as constituted attorney of
Tapan Bhowen

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. 13,00,000/- (Rupees thirteen 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. 13,00,000/- (Rupees thirteen 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. 13,00,000/- (Rupees thirteen Lakhs) only, paid by Bankers Cheque issued by Centurion Bank, Siliguri Branch Vide Bankers Cheque No. 020124 dated 3.12.2005 by the purchaser to the confirming party at the request of the Vendors (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

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6/12/05

ADDL DIST. SUB-REGISTRAR
BIGILLI at Bagdogra, Darjeeling



*Called off U -
for self and as constituent
attorney of Sajjan Kumar
Agarwal, Sarita Devi
Agarwal, Rahul Ghosh,
Uma Ghosh, Mira Ghosh,
Rabindra Ghosh and
Anupam Ghosh
Kishorendra Nath Das
as constituent attorney
of Tarpan Bhowar*

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.

6/13/05

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



*Each of the
for self and as Constitutor
attorney of Sajjan Kumar
Agarwal, Sankar Devi
Agnivart, Pabul Ghosh,
Ramesh Ghosh, Nitin Ghosh,
Ratna Ghosh,
Anupam Ghosh
Kishorendra Ghosh
as constituent attorney
of Tapas Bhowan*

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.

6/19/03

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



Sa Vaj of/llh -
for self and as constituted
attorney of Sajjan Kumar
Agarwal, Sarota Devi Agarwal,
Rahul Ghosh, Purna Ghosh,
Mitra Ghosh, Ratan Ghosh
and Anupam Ghosh
Krishna Chandra Ghosh
as constituted attorney of
Tapar 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 4.56 (four point five six) Acres appertaining to and forming part of Plot Nos. 1487 (one four eight seven), 1498 (one four nine eight), 1499 (one four nine nine), 1500 (one five zero zero), 1501 (one five zero one), 1502 (one five zero two), 1503 (one five zero three), 1507 (one five zero seven), 1508 (one five zero eight), 1509 (one five zero nine), 1510 (one five one zero), 1511 (one five one one), 1512 (one five one two), 1513 (one five one three), 1514 (one five one four), 1515 (one five one five), 1516 (one five one six), 1517 (one five one 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 0.05 Acres in Plot No. 1487,
- Land measuring 0.09 Acres in Plot No. 1498,
- Land measuring 0.25 Acres in Plot No. 1499,
- Land measuring 0.30 Acres in Plot No. 1500,
- Land measuring 0.20 Acres in Plot No. 1501,





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

6/1/405

*for self and as constituted
attorney of Sajjan Kumar Agarwal,
Savitri Devi Agarwal, Pankaj
Ghosh, Rama Ghosh, Nitya Ghosh,
Dattin Ghosh, and Anupam
Ghosh
Kasthura Devi Ghosh
as constituted attorney of
Tapas Biswas*

- Land measuring 0.15 Acres in Plot No. 1502,
- Land measuring 0.36 Acres in Plot No. 1503,
- Land measuring 0.14 Acres in Plot No. 1507,
- Land measuring 0.17 Acres in Plot No. 1508,
- Land measuring 0.24 Acres in Plot No. 1509,
- Land measuring 0.28 Acres in Plot No. 1510,
- Land measuring 0.32 Acres in Plot No. 1511,
- Land measuring 0.79 Acres in Plot No. 1512,
- Land measuring 0.48 Acres in Plot No. 1513,
- Land measuring 0.15 Acres in Plot No. 1514,
- Land measuring 0.15 Acres in Plot No. 1515,
- Land measuring 0.25 Acres in Plot No. 1516, and
- Land measuring 0.19 Acres in Plot No. 1517,

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:

- BY THE NORTH : LAND OF PLOT NO. 1561, 1559, 1539,
- BY THE SOUTH : 12'-0" WIDE ROAD,
- BY THE EAST : SOLD LAND OF VENDORS,
- BY THE WEST : LAND OF PLOT NO. 1539, 1518, 1486,



Adal Dist. Sub-Registrar
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611205

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

WITNESSES:-

1. Shyamal Kanti Barma

s/o Lt. Surendra Nath Barman
Vill, College para, Shimanguli
PO. Wadantala, Dejeeting

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

2. Susil K. Ray

s/o A. N. Ray
Arabinadal Pally
Rabinidhi Small
Siliguri

Each of them -
for self and as constituent attorney
of Sujan Kumar Agarwal, Sanku Dew
Agarwal, Rakul Ghosh, Rakha Ghosh,
Mukta Ghosh, Rakhee Ghosh and
Anupam Ghosh

a constituent attorney of
Tapas Brahas

Krishna Prasad Ghosh

V E N D O R S

M/s. Millennium Construction Co.

Each of them -

M/s. Millennium Construction Co. Partner

Krishna Prasad Ghosh

C O N F I R M I N G P A R T Y

Partner

Drafted by me and printed at My office.

Rajesh Kumar Agarwal

Rajesh Kumar Agarwal
Advocate / Siliguri
Reg. No. XB/73 /97



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

612105

MEMO OF RECEIPT

Rs. 13,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 13,00,000/- (thirteen Lakhs) only by within named VENDORS / CONFIRMING PARTY the within sum of Rs. 13,00,000/- (thirteen Lakhs) only paid by the PURCHASER to the VENDORS / CONFIRMING PARTY by Bankers Cheque issued by Centurion Bank, Siliguri Branch being No. 020124 dated 3.12.2005 in respect of the property conveyed herein.

Bankers Cheque Number	Name of the Bank	Date	Amount Rs.
020124	Centurion Bank	3.12.2005	13,00,000/-

13,00,000/-

M/s. Millennium Construction Co.

M/s. Millennium Construction Co.

Partner



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

6/1/05

EXECUTANT SHEET



LEFT

RIGHT

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Sabirullah

SIGN WITH DATE



LEFT

RIGHT

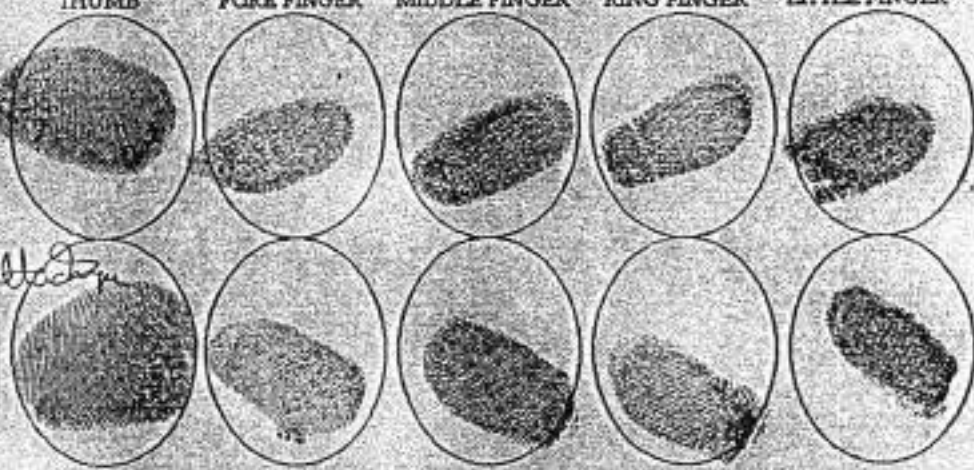
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Kristina D. Stathopoulou

SIGN WITH DATE

CLAIMANT SHEET

THUMB

FORE FINGER

MIDDLE FINGER

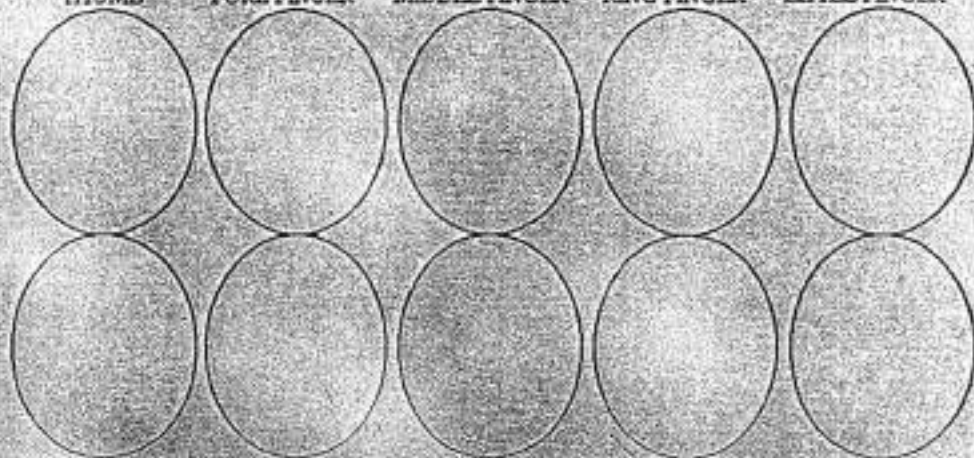
RING FINGER

LITTLE FINGER



LEFT

RIGHT



SIGNATURE OF R.O.

SIGNATURE WITH DATE



Additional District Sub-Registrar
Bagdogra, Darjeeling

617405

CLAIMANT SHEET



LEFT
HAND

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

RIGHT
HAND

SMARI VANIJYA (P) LTD.

Surge Hand Agarwal
Director

SMARI VANIJYA (P) LTD.

Surge Hand Agarwal
Director

Signature of R.O.

Signature with Date



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

6/10/05

Registered in
Book No. 7
Vol No. 145
Pages 69 to 82
Being No. 5839
for the Year 1905

30.6.10

[Handwritten signature]

VIRVANI & PARTNERS LIMITED
 10, DANGIPARA ROAD, DARJEELING.
 DIST. DARJEELING.

**DA
 NGI
 PA
 RA
 RO
 AD**

1. SRI SANKAR GHOSH
2. SMT. SAZITA DEB CHANDRAWALA Alias SAZITA DEB CHANDRAWALA
3. SRI RABUL GHOSH
4. SMT. RINA GHOSH
5. SRI SANKAR GHOSH
6. SMT. MITA GHOSH
7. SRI RATHIN GHOSH
8. SRI ANUPAM GHOSH
9. SRI TAPAN BISWAS

SCHEDULE OF LAND				Total Area
MOUZA & J. L. No.	Khatun No.	Plot No.	AREA	
	1839	1487	0.05	4.56 Acre
	1840	1498	0.09	
BARAMOHANSING	1841	1499	0.25	
	1842	1500	0.30	
71	1843	1501	0.20	
	1920	1502	0.15	
	1921	1503	0.36	
	1922	1507	0.14	
	1923	1508	0.17	
	1924	1509	0.24	
		1510	0.28	
		1511	0.32	
		1512	0.79	
		1513	0.48	
		1514	0.15	
	1515	0.15		
	1516	0.25		
	1517	0.19		

Residing at No. 1 & 2 SETU SERIAL MARKET, No. 3 TO 8 DANGIPARA, No. 11 EAST VIVEKANANDA PALLY, P.O. & P.S. SELEKE ET DOW, DARJEELING.

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

SRI SANKAR GHOSH
 S/O LATE GOUR CHANDRA GHOSH
 DANGIPARA
 P.O. & P.S. SILIGURI
 DIST. DARJEELING

NAME OF THE CONSTITUTED ATTORNEY OF VENDOR No. 5.

AREA BOUNDED BY	
N	LAND OF PLOT No. 1561, 1559, 1539.
S	12 FEET WIDE ROAD.
E	SOLD LAND OF VENDORS.
W	LAND OF PLOT No. 1539, 1518, 1486.

SRI KRISHNENDU BHATTACHARYA
 S/O LATE DIBYENDU BHATTACHARYA
 95, NIVEDITA ROAD,
 P.O. & P.S. SILIGURI
 DIST. DARJEELING

NAME OF THE CONFIRMING PARTY

M/S MILLENNIUM CONSTRUCTION COMPANY
 SEVOK ROAD, SILIGURI, DARJEELING.
 Represented by its Partners.

1. SRI SANKAR GHOSH
2. SRI KRISHNENDU BHATTACHARYA

S/O LATE GOUR CHANDRA GHOSH
 S/O LATE DIBYENDU BHATTACHARYA

SIGNATURE OF THE CONSTITUTED ATTORNEY

1. *[Signature]*

2. *[Signature]*

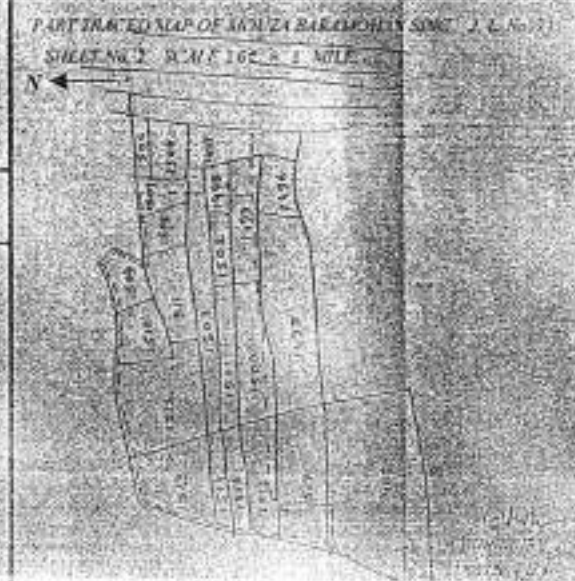
SIGNATURE OF THE CONFIRMING PARTY.

M/s. Millennium Construction Co.

1. *[Signature]* Partner

M/s. Millennium Construction Co.

2. *[Signature]* Partner





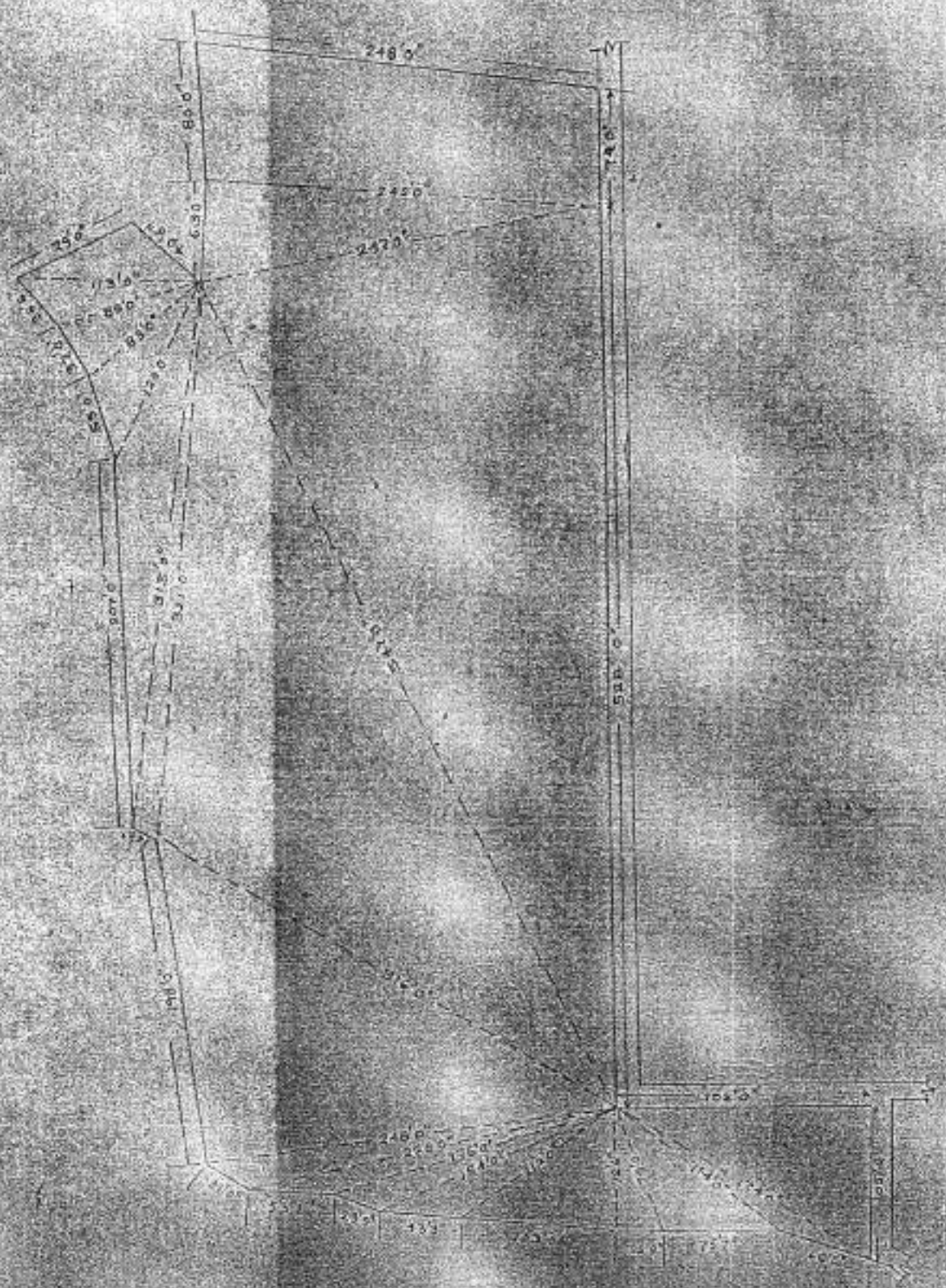
Advt. Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

Cell 12/10

30.6.10

**Advt. Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling**

[Handwritten signature]



PROPOSED PECKT SHQJ N THUS



Additional District Sub-Registrar
Bagdogra, Darjeeling

Ca/12/10

30.6.10

Office of the Additional District Sub-Registrar
Bagdogra, Darjeeling