

15-558/2011

1704 21. 2. 3. 2011



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

469296

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

ADOL. DIST. SILESI-REGISTRAR
 SILIGURI-II, AT BAGDOGRA, DIST. DARJEELING

Page No. 1

Ram Krishna Ghosh

DEED OF SALE (CONVEYANCE)

(C. Anand)

Land measuring	: 17-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 15,45,470/-

THIS INDENTURE IS MADE ON THIS THE 2nd DAY OF
MARCH, TWO THOUSAND ELEVEN.

BETWEEN

BAGDOGRA REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-B, Gariahat Road, Flat No. 307, P.O. Ballyganj, P.S. Goriahat, Kolkata - 700019, in the State of West Bengal - hereinafter called the "**PURCHASER/VENDEE**" (which expression shall mean and include unless excluded by or repugnant to the context its successors and assigns) of the **ONE PART**. The Purchaser is represented through its Executive Officer **MR. BARUN GHOSH**, S/o Late Dharendra Nath Ghosh, who has been appointed to represent the Vendee/Purchaser in these presents by a Resolution dated 10.08.2010 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN - AAECB2021R.

A N D



Ram Krishna Ghosh

SRI RAM KRISHNA GHOSH, son of Late Gadadhar Ghosh, Hindu by religion, Nationality Indian, Business by occupation, resident of Rupsing Jote, P.O. & P.S. Bagdogra, District Darjeeling, in the State of West Bengal – hereinafter called the “**SELLER/VENDOR**” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**. PAN – ACUPG6152H.

WHEREAS the Vendor hereof Sri Ram Krishna Ghosh is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 34 Decimals, recorded in Khatian No. 134, L.R. Plot No. 237, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling and the said land was recorded by virtue of registered Deed of Sale, registered in the office of the Sub-Registrar, Siliguri, on 03.03.1976 District Darjeeling and recorded in Book No. I, being document No. 1545 for the year 1976 and he has been possessing and enjoying the said land in his actual khas and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

A N D

WHEREAS now the Vendor hereof being in need of money for his own development plans and schemes has decided to sell and have also offered for sale a portion of land measuring 17 decimals out of above land measuring 34 decimals, clearly delineated in the attached sketch map, which is fully described in the schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 17-Decimal clearly



encumbrances and charges whatsoever.

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A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell his said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 15,45,470/- (Rupees fifteen lakh forty five thousand four hundred seventy) only, free from all encumbrances and charges whatsoever and the Vendors already delivered the physical possession of the Schedule mentioned land to the Purchaser/Vendee hereof today and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. Rs. 15,45,470/- (Rupees fifteen lakh forty five thousand four hundred seventy) only, paid by the Purchaser to the Vendor hereof by cheque and cash today (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him/her, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

Co. Und.

Ram Krishna Reddy

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to return back the consideration money along with 18% interest per annum to the Purchaser hereof.

THE VENDOR does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return back the consideration money along with 18% interest per annum to the Purchaser hereof from the date of purchase and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

(C) End

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 17-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
134	141	237	17 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Patharghata, Mouza - RUPSING, J.L. No. 95, Police Station Naxalbari, District Darjeeling, in the State of West Bengal. Gram Panchayat area, Classification of land Rupni, proposed to be used Rupni and the said demised land is butted and bounded as follows:-

- By the North : Land of Bagdogra Realtors Pvt. Ltd.;
- By the South : Land of Hillcart Realtors Pvt. Ltd.;
- By the East : Land of Vendor;
- By the West : Land of Rupsing Realtors Pvt. Ltd.;

Within the aforesaid boundary 17-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and a map or plan annexed herewith forming part of these presents.

Market Value of above Scheduled landed property assessed by the Registering Authority i.e. Addl. District Sub Registrar, Siliguri - II, at Bagdogra, Dist. Darjeeling Vide its Query No. 2554 dated 17.02.2011 of Rs. 15,45,470/-.



Ram Kishore Jha

IN WITNESS WHEREOF the Vendor hereof in good health and conscious mind has put his/her signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. *Nimal Roy*

S/o Late Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

2. *Krishna Oraon*

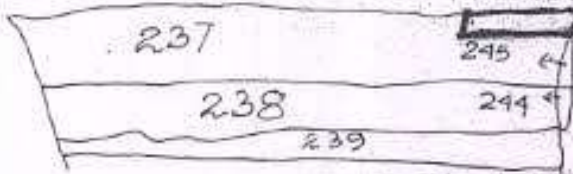
S/o Sri Marowari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

Drafted, read over and explained
by me and computerized in my
chamber:

Himansu Mohanta
Advocate / Siliguri.
Enrolment No. WB-1034 of 2002.

PART TRACE MAP OF MOUZA RUPSINGH, J.L. NO. 95, TOUJI NO.-91, PARGANA -
PATHARGHATA, P.S.: NAXALBARI, DIST.: DARJEELING.

SCALE : 16" = 1 MILE



NAME OF VENDOR

SRI RAMKRISHNA GHOSH S/O LATE GADADHAR GHOSH OF RUPSINGH JOTE, GOSSAINPUR, P.O.-
BAGDOGRA, P.S.- BAGDOGRA, DIST- DARJEELING.

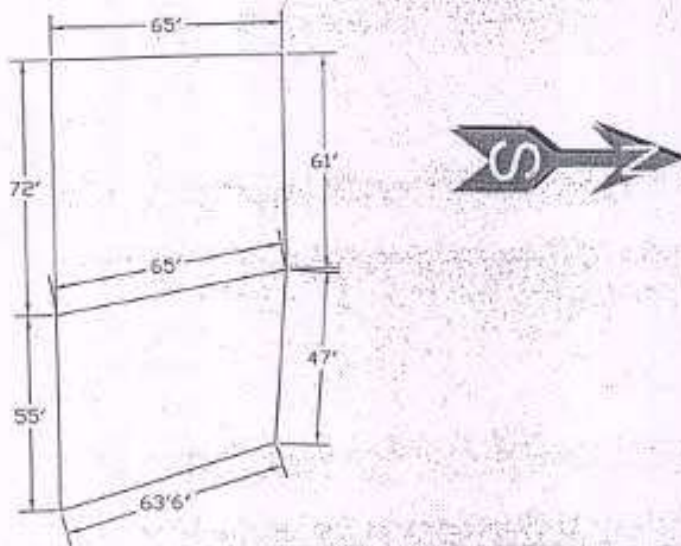
SITE PLAN OF PROPOSED LAND AS PER POSSESSION

LAND BOUND AND BUTTED

BY NORTH : LAND OF BAGDOGRA REALTORS PVT LTD. BY SOUTH : LAND OF HILL CART REALTORS PVT LTD.
BY EAST : LAND OF SUBODH GHOSH. BY WEST : LAND OF VENDOR.

PLOT NO.	KHATIAN NO.	AREA
R.S. - 141(P) L.R.- 237(P)	134	17.0 DECIMAL OR 0.17 ACRE

SCALE : 1 INCHES = 50 FEET



NAME OF PURCHASER

BAGDOGRA REALTORS PRIVATE LIMITED, 51, B, GARIAHAT ROAD, FLAT
NO. 307, P.S.- GARIAHAT, KOLKATA-700 019.

DRAWN BY :

Krishna Chatterjee
RUPSINGH JOTE-BAGDOGRA
DARJEELING-PIN-734014
REGD. NO.- 1976707006

Ram Krishna Ghosh
SIGNATURE OF SELLER

Finger Prints of _____

Passport
Photo

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature

Finger Prints of _____

Passport
Photo



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

BAGDOGRA REALTORS PRIVATE LIMITED

Executive Officer

Signature

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 01558 / 2011, Deed No. (Book - I , 01704/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ram Krishna Ghosh	<i>Ram Krishna Ghosh</i> 2/3/2011

I . Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ram Krishna Ghosh Address -Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 02/03/2011	 LTI 02/03/2011	<i>Ram Krishna Ghosh</i> 2/3/2011

Name of Identifier of above Person(s)

Nirmal Roy
Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling,
WEST BENGAL, India, P.O. :-Bagdogra

Signature of Identifier with Date

Nirmal Roy


(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 01704 of 2011
(Serial No. 01558 of 2011)

On

Payment of Fees:

On 02/03/2011

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. 16995/-, on 02/03/2011

(Under Article : A(1) = 16995/- on 02/03/2011)

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.-1545470/-

Certified that the required stamp duty of this document is Rs.- 77274 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 72300/- is paid, by the draft number 099063, Draft Date 01/03/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 02/03/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14.54 hrs on :02/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Ram Krishna Ghosh ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 02/03/2011 by

1. Ram Krishna Ghosh, son of Late Gadadhar Ghosh , Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

Identified By Nirmal Roy, son of Late Deben Roy, Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste: Hindu, By Profession: Business.

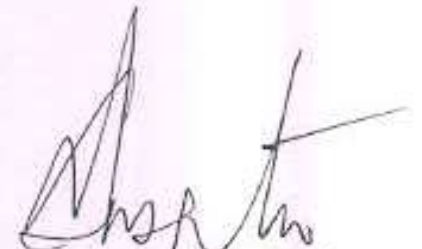
(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 01704 of 2011
(Serial No. 01558 of 2011)

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

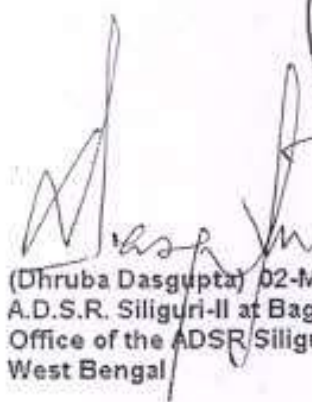


(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1741 to 1754
being No 01704 for the year 2011.





(Dhruba Dasgupta) 02-March-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal