

EP. 4378/2008

I SA90 22.9.08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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CERTIFIED THAT THE DOCUMENT IS  
 A GENUINE INSTRUMENT. IN WITNESS WHEREOF THE  
 SIGNATURE SHEET AND THE ENDORSEMENT  
 SHEETS ATTACHED TO THIS DOCUMENT  
 ARE TRUE AND CORRECT.

Sd/- DIST. REGISTRAR  
 22/9/08

Case No. 564/08

Rajendranath Singh

Page No. 1

DEED OF SALE (CONVEYANCE)

(11) ...

4378

Page No. 2

Rajendra Nath S.

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 45 Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 20,25,000/-

THIS INDENTURE IS MADE ON THIS THE 19<sup>th</sup> DAY OF  
September, TWO THOUSAND EIGHT.

**BETWEEN**

(Signature)

*Rajendra Singh*

M/S RUPSINGH REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 17, R.N. Mukherjee Road, Kolkata, 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 is these presents by a Resolution dated 03.10.2007 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN - AADCR7129R.

A N D

SRI RAJENDRA SINGH, son of Late Bartha Singh, Hindu by religion, Nationality Indian, BALMANS by occupation, resident of Rupsingh, P.O. Bagdogra, P.S. Naxalbari, 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.

*Rajendra Singh*

*Rajendra Singh*

WHEREAS the Vendor hereof Sri Rajendra Singh is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 1.89 Acres, recorded in Khatian No. 130, in ten different plots i.e., 279, 280, 303, 304, 375, 384, 395, 425, 426, 465, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling, and now 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.

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 has also offered for sale a portion of land measuring 45-Decimal in two different plot (being L.R. Plot No. 303 area 70 Dec. and L.R. Plot No. 304 area 73 Dec.) out of above fourteen plots, 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

*Rajendra Singh*

*Rajeev Chandel*

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 45-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 20,25,000/- (Rupees Twenty lakhs twenty five thousand) only, free from all encumbrances and charges whatsoever.

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. 20,25,000/- (Rupees Twenty lakhs twenty five thousand) only, free from all encumbrances and charges whatsoever and the Vendor 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. 20,25,000/- (Rupees Twenty lakhs twenty five thousand) only, paid by the Purchaser to the Vendor hereof as detailed in Memo of consideration (the receipt whereof the

*(Signature)*

Rayachanati S. S.

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 Vendors 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.

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.

Vendor

*Regen Chand*

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 Vendor 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 Vendor 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.

*Regen Chand*

*Rajeev Chandra*

**SCHEDULE**

ALL THAT PIECE OR PARCEL of vacant land measuring 45-decimal, recorded in Khatian No. 130.

R.S. Plot No. 223, area 20.00 Decimal,

R.S. Plot No. 224, area 25.00 Decimal,

corresponding to its

L.R. Plot No. 303 (P) area 20.00 Decimal,

L.R. Plot No. 304 (P) area 25.00 Decimal,

Total area in two L.R. Plot measuring 45-Decimal, is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Pathrghata, Mouza - RUPSING, J.L. No. 95, Police Station Naxalbari, District Darjeeling, in the State of West Bengal. 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 Late Kalachand Das;
- By the South : Land of Dwijen Ghosh;
- By the East : Land of Murari Das & Himangshu Das;
- By the West : Land of Vendor;

*Chandra*



Rajendra Chandra Ghosh - S. S. S.

Within the aforesaid boundary 45-decimal of land is hereby sold by the Vendor to the Purchaser hereof by these presents and shown by red border delineated in the 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. 6050 dated 17.09.2008 of Rs. 20,25,000/-.

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

WITNESSES

1. Nirmal Roy  
S/o Sri Deben Roy  
Rupsinghate, Gossainpur,  
P.O. - Bagdogra, Darjeeling.  
Business

2. Soumi Nath Ghosh  
S/o Late Satyendra Nath Ghosh  
Gossainpur, Darjeeling.

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

H. S. Maiti  
Advocate / Siliguri  
Enrolment No. W.B. 1034/02

MEMO OF CONSIDERATION

I, SRI RAJENDRA SINGH, son of Late Bartha Singh, Hindu by religion, Nationality Indian, Housewife by occupation, resident of Rupsingh, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, the Vendor of these presents do hereby acknowledge and confirm the receipt of entire sale price / consideration money of Rs. 20,25,000/- (Rupees Twenty lakhs twenty five thousand) only from the Vendee M/s. Rupsing Realtors Private Limited in the following manner

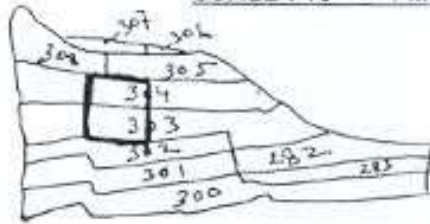
Cheque bearing No. .... Dated 19.09.2008 For Rs. .... drawn on Punjab National Bank, H.C. Road, Siliguri Branch.

Rs.                      (Rupees  
in cash.

*Rajendra Singh*

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

**SCALE : 15" = 1 MILE**



**NAME OF VENDOR**

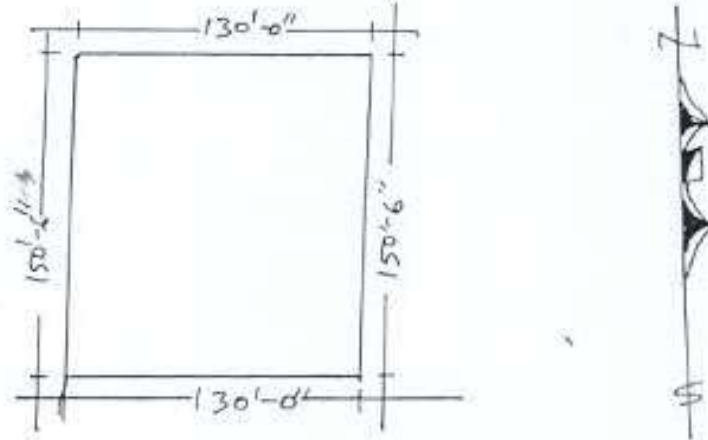
SRI RAJENDRA SINGH S/O LATE BARTHA SINGH OF RUPSINGH, P.O. BAGDOGRA, P.S. NAXALBARI,  
DIST. DARJEELING.

**SITE PLAN OF PROPOSED LAND AS PER POSSESSION**

**LAND BOUND AND BUTTED**

BY NORTH LAND OF LATE KALACHAND DAS, BY SOUTH LAND OF SRI DWIJEN GHOSH, BY EAST SHRI  
MURARI DAS & SRI HIMANGSHU DAS, BY WEST VENDOR.

PLOT NO.	KHATAI NO.	AREA
R.S 223 - LR - 303 - 20.0 DC	130	45.0 DECIMAL OR 0.45 ACRE
R.S 224 - LR - 304 - 25.0 DC		



SCALE 1 INCHES = 75 FEET

**NAME OF PURCHASER**

RUPSINGH REALTORS PVT. LTD., OF 17 NO., R.N. MUKHERJEE ROAD, KOLKATA.

DRAWN BY *Somen Nath Ghosh*

*Rajendranath Singh*  
SIGNATURE OF SELLER

Finger Prints of \_\_\_\_\_

Passport Photo



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

Rajendra Nath Singh

Rajendra Nath Singh  
Signature

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					

Signature

Finger Prints of \_\_\_\_\_

Passport Photo

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



Baron  
Giblin

*Baron Giblin*

Signature

Repeatly Position

*Baron Giblin*

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					

Signature

Government Of West Bengal  
Office of the ADSR Siliguri-II at Bagdogra  
BAGDOGRA  
Endorsement For deed Number :1-05490 of :2008  
(Serial No. 04378, 2008)

On 19/09/2008

Presentation(Under Section 52 & Rule 22A(3) 40(1))

Presented for registration at 20.00 hrs on :19/09/2008,at the Private residence by Rajendra Singh,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 19/09/2008 by

1. Rajendra Singh, son of Late Bartha Singh ,Rupsingh P. O. - Bagdogra Dist - Darjeeling ,Thana Naxalbari. By caste Hindu,by Profession :Business  
Identified By Nirmal Roy, son of Deben Roy Rupsingh Jola, Gossainpur P. O.,Bagdogra Dist. - Darjeeling Thana Naxalbari, by caste Hindu,By Profession :Business

Name of the Registering officer : Subhas Chandra Sarkar  
Designation :A.D.S.R. Siliguri-II at Bagdogra

On 22/09/2008

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 22264/- on:22/09/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2025000/-

Certified that the required stamp duty of this document is Rs 101250/- and the Stamp duty paid as Impresive Rs. 5000/-

Deficit stamp duty

Deficit stamp duty Rs 96260/- is paid, by the draft number 246160, Draft Date 18/09/2008 Bank Name: STATE BANK OF INDIA, N.b.u. campus branch, received on :22/09/2008.

Name of the Registering officer : Subhas Chandra Sarkar  
Designation :A.D.S.R. Siliguri-II at Bagdogra



[Subhas Chandra Sarkar]  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra  
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 4847 to 4862  
being No 05490 for the year 2008.



(Subhas Chandra Sarkar) 22-September-2008  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal