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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

I HEREBY CERTIFY THAT THE DOCUMENTS  
 REFERRED TO IN REGISTRATION, THE  
 ORIGINALS OF WHICH ARE ATTACHED  
 TO THIS DOCUMENT, AS DOCS.  
 I.D. DIST. SEC. 10/10/08

Shafali Das

Page No. 1

DEED OF SALE (CONVEYANCE)

(Handwritten scribbles)

Shefali Das

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 37 Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 16,65,000/-

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

**BETWEEN**

*(Signature)*

Shefali Das

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

SMT. SHEFALI DAS, wife of Late Kalachand Das, Hindu by religion, Nationality Indian, House wife by occupation, resident of Bagdogra, 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 her heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

Shefali Das

*Sefali Das*

WHEREAS the Vendor hereof Smt. Sefali Das is the absolute owner by purchase of all that piece or parcel of land measuring 0.37 Acres, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling, by virtue of a registered Deed of Sale, executed and presented by Sri-Dhirendra Nath Ghosh, son of Late Nitya Gopal Ghosh, of Rupsingh Jote, P.O. Bagdogra, P.S. Naxalbari, Dist. Darjeeling on 24.01.1992, registered in the office of the then Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, Volume No. 13, Pages 96 to 98, being document No. 864 for the year 1992 and thereafter said Smt. Namita Das, mutated her name in the office of the B.L. & L.R.O. Naxalbari at Naxalbari, Dist. Darjeeling with respect to her aforesaid land measuring 0.37 acre and then a separate Khatian was finally published in the name of said Smt. Sefali Das, being L.R. Khatian No. 189 and as such from the date of such purchase the said Smt. Namita Das the absolute and exclusive owner of land measuring 0.37 Acres and got 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 her own development plans and schemes has decided to sell and has also offered for sale the said land measuring 37-Decimal, clearly delineated in the attached sketch map, which is fully described in the schedule appended below,

*(Sefali Das)*

Shefali Das

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 37-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 16,65,000/- (Rupees sixteen lacs sixty 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. 16,65,000/- (Rupees sixteen lacs sixty 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.



Shifali Das

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 16,65,000/- (Rupees sixteen lacs sixty five thousand) only, paid by the Purchaser to the Vendor hereof as detailed in Memo of Consideration below (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 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



Shelali Das

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 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.



Shefali Das

**SCHEDULE**

ALL THAT PIECE OR PARCEL of vacant land measuring 37 decimal, recorded in Khatian No. 189 .

R.S. Plot No. 225, area 37.00 Decimal,  
corresponding to its

L.R. Plot No. 308 (P) area measuring 37.00-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 Dharbendra Singh and Rajendra Nath Singh;  
By the South : Land of Dharbendra Singh and Rajendra Nath Singh;  
By the East : Land of Vendor;  
By the West : Land of Late Kalachand Das;

Within the aforesaid boundary 37 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. 6057, dated 17.09.2008 of Rs. 16,65,000/-.

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

WITNESSES :

1. Nirmal Roy  
s/o Sri Deben Roy  
Rupsingh jate, Gossainpur,  
Bagdogra, Darjeeling  
Business

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

2. Same Nath Ghosh  
s/o Late Satyendra Nath Ghosh  
Gossainpur, Darjeeling

Himansu Mohan  
Advocate / Siliguri  
Enrolment No. WB-1034/02

**MEMO OF CONSIDERATION**

I. SMT. SHEFALI DAS, wife of Late Kalachand Das, Hindu by religion, Nationality Indian, Housewife by occupation, resident of, Bagdogra, 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. 16,65,000/- (Rupees sixteen lacs sixty five thousand) only from the Vendee M/s. Rupsing Realtors Private Limited in the following manner -

Cheque bearing No. 389731 Dated 19.09.2008 For Rs. 2,70,487/- drawn on Punjab National Bank, H.C. Road, Siliguri Branch.

Rs. 6,94,513/- (Rupees six lac ninety four thousand five hundred thirteen) only in cash.

Shefali Das



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

Passport  
Photo



*Shefali Das*

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

*Shefali Das*  
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



*Baron 4/12/2*  
Date

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

Signature

*Baron 4/12/2*  
Date

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

Execution is admitted on 19/09/2008 by

1. Shefali Das, wife of Late Kalachand Das, Bagdogra P. O. - Bagdogra Dist. - Darjeeling Thana Naxalbari by caste Hindu by Profession : House wife

Identified By Nirmal Roy, son of Deben Roy Rupsingh Jote, 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 : 1 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number : 2534 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) = 18304/- 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. 1665000/-

Certified that the required stamp duty of this document is Rs 83250/- and the Stamp duty paid as: Impresive Rs. 1000/-

Deficit stamp duty

Deficit stamp duty Rs 73260/- is paid by the draft number 246148, Draft Date 18/09/2008 Bank Name STATE BANK OF INDIA, N.B.U campus, branch, received on 22/09/2008

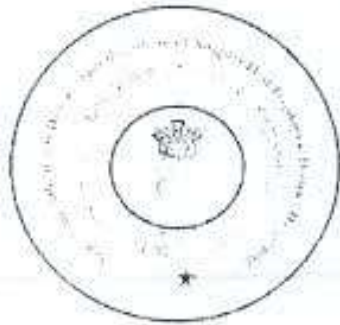
Name of the Registering officer : **Subhas Chandra Sarkar**  
Designation : **A.D.S.R. Siliguri-II at Bagdogra**




[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

Office of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 4625 to 4640  
being No 05496 for the year 2008.



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