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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

646280

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06/09

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NOTIFIED THAT THE DOCUMENT
ADMITTED TO REGISTRATION, THE
NATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE THE TRUE AND CORRECT COPY

ADDL. DIST. SUB-REGISTRAR
BILKURI HAT, MURSHIDABAD
07/10/09

Page No. 1

DEED OF SALE (CONVEYANCE)

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I 5780 24 7.10.09



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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06/09

ADMITTED TO REGISTRATION THE NATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PROPERTY OF THIS DOCUMENT

W.D. DIST. SUB. REG. STRA
SHIKHARHAT, MURSHIDABAD
07/10/09

Page No. 1

DEED OF SALE (CONVEYANCE)

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DEED OF SALE (CONVEYANCE)

| | |
|----------------|-------------------|
| Land measuring | : 30 Decimal |
| Mouza | : Rupsingh, |
| J.L. No. | : 95, |
| Police Station | : Naxalbari, |
| District | : Darjeeling. |
| Consideration | : Rs. 13,50,000/- |

THIS INDENTURE IS MADE ON THIS THE 06th DAY OF
October TWO THOUSAND NINE.

BETWEEN

GOSSAINPUR REALESTATE (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at Nicco House, 2 No. Hare Street, Kolkata - 700001, 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 - AACCG9288M.



A N D

SRI DHIRAJ GHOSH, son of Sri Dharendra Nath Ghosh, Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal - hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his heirs or heiresses, executors, successors, legal representative, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof Sri Dhiraj Ghosh is the absolute owner by purchase of all that piece or parcel of land measuring 30 decimals or 0.30 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 Linaswari Singha, wife of Sri Barikanta Singha, of Rupsingh Jote, P.S. Naxalbari, Dist. Darjeeling on 16.12.2005, in the office of the then Addl. District Sub-Registrar, Siliguri -II, at Bagdogra, District Darjeeling and finally registered on 06.06.2006 and recorded in Book No. I, being document No. 4627 for the year 2006 and thereafter said Sri Dhiraj Ghosh, mutated his name in the office of the B.L. & L.R.O. Naxalbari at Naxalbari, Dist. Darjeeling with respect to her aforesaid land measuring 30 decimals or 0.30 acre and then a separate Khatian was finally published in the name of said Sri Dhiraj Ghosh, being L.R. Khatian No. 904 and as such from the date of such purchase the said Sri Dhiraj Ghosh the absolute and exclusive owner of land measuring 30 decimals or 0.30 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 his own development plans and schemes has decided to sell and has also offered for sale





the said land measuring 30-Decimal, 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 30-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 13,50,000/- (Rupees thirteen lakh fifty 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. 13,50,000/- (Rupees thirteen lakh fifty 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. 13,50,000/- (Rupees thirteen lakh fifty thousand) only, paid by the Purchaser to the Vendor hereof as detailed in Memo of consideration (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 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.





SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 30-decimal, recorded in Khatian No. 904, R.S. Plot No. 189, corresponding to its L.R. Plot No. 269 (P) area measuring 30-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 Satyanarayan Ghosh;
By the South : Land of Rupsingh Realtors Pvt. Ltd.;
By the East : Land of Plot No. 261 and 262;
By the West : Sold land of Ramkrishna Ghosh;

Within the aforesaid boundary 30-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. 9508 dated 30.09.2009 of Rs. 13,50,000/-.





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. *Somenath Ghosh*
S/o Late Satyendra Nath Ghosh,
Of Gossainpur, P.S. Naxalbari,
Dist. Darjeeling
Occupation : Business.

2. *Binmal Roy*
S/o Sri Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Naxalbari,
Dist. Darjeeling.

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

Himadri Mohanta
Advocate / Siliguri.
Enrolment No. *WB-1054/02*

MEMO OF CONSIDERATION

I, SRI DHIRAJ GHOSH, son of Sri Dharendra Nath Ghosh, Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal the Vendor of these presents do hereby acknowledge and confirm the receipt of entire sale price / consideration money of Rs. 13,50,000/- (Rupees thirteen lakh fifty thousand) only from the Vendee Gossainpur Realestate Private Limited in the following manner –

Rs. 13,50,000/- (Rupees thirteen lakh fifty thousand) only in cash.



Signature of the Vendor / Seller

(Gendri)

NAME OF VENDOR

SRI DHIRAJ GHOSH S/O SRI DHIRENDRA NATH GHOSH OF RUPSINGH JOTE, GOSSAINPUR, P.O.-
BAGDOGRA, P.S.- NAXALBARI, DIST- DARJEELING.

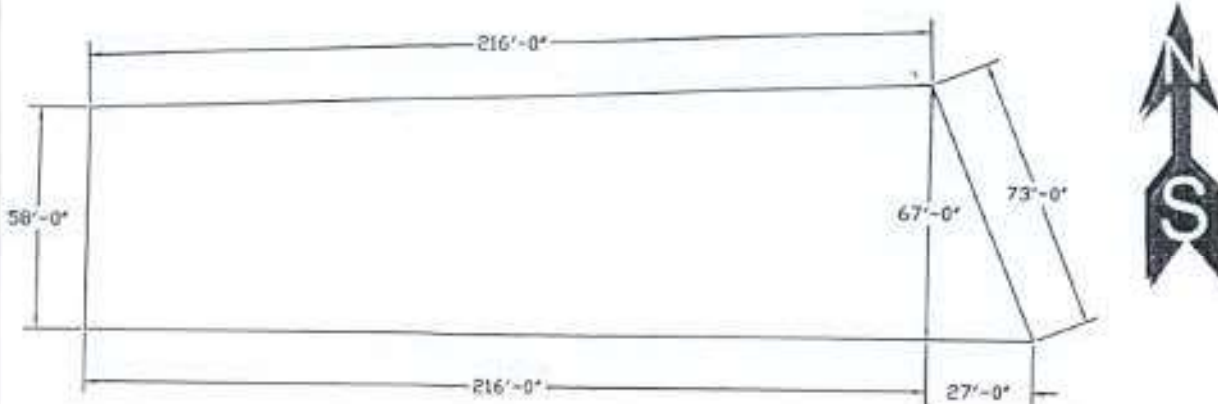
SITE PLAN OF PROPOSED LAND AS PER POSSESSION

LAND BOUND AND BUTTED

BY NORTH : LAND OF SATYANARAYAN GHOSH, BY SOUTH : LAND OF RUPSINGH REALTORS PVT. LTD., BY
EAST : LAND OF ASHILAL SINGH, BY WEST : LAND OF SRI RAMKRISHNA GHOSH.

| <u>PLOT NO.</u> | <u>KHATIAN NO.</u> | <u>AREA</u> |
|-------------------------------|--------------------|----------------------------------|
| <u>R.S. - 189 L.R. - 269.</u> | <u>904</u> | <u>30.0 DECIMAL OR 0.30 ACRE</u> |

SCALE : 1 INCHES = 50 FEET



NAME OF PURCHASER

GOSSAINPUR REALESTATE PRIVATE LIMITED, LTD. OF NICCO
HOUSE, 2 NO. HERE STREET, KOLKATA.

DRAWN BY:

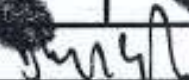
Soma Nath Ghosh
GOSSAINPUR, BAGDOGRA,
DARJEELING, PIN - 734014
SL. NO. C/256/P.T.S. 5-95

SIGNATURE OF SELLER

Finger Prints of _____



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


Signature

Finger Prints of _____



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

Signature

Finger Prints of _____



| | 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 :I-05780 of :2009
(Serial No. 04806, 2009)

On 06/10/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 20.00 hrs on :06/10/2009, at the Private residence by Dhiraj Ghosh, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 06/10/2009 by

1. Dhiraj Ghosh, son of Sri Dharendra Nath Ghosh, Gossainpur P. O. - Bagdogra Dt. - Darjeeling, Thana Naxalbari,
By caste Hindu, by Profession : Business
Identified By Some Nath Ghosh, son of Late Satyendra Nath Ghosh, Gossainpur P. O. - Bagdogra Dt. - 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 07/10/2009

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) = 14839/- on:07/10/2009.

Certificate of Market Value(WB PUVI rules 1999)

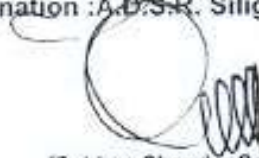
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1350000/-

Certified that the required stamp duty of this document is Rs 67500 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 62500/- is paid, by the draft number 090377, Draft Date 06/10/2009 Bank Name STATE BANK OF INDIA, N.b.u.campus Branch., received on :07/10/2009.

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 18
Page from 2279 to 2291
being No 05780 for the year 2009.



(Subhas Chandra Sarkar) 07-October-2009
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal