

I 5898 का 3/8/2017



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

644276

20/5/17

रजिस्ट्रार सिविल डिप्टी

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

REGISTRAR DISTRICT WEST BENGAL

DEED OF SALE (CONVEYANCE)

1000
900
800
700
600
500
400
300
200
100
0

DEED OF SALE (CONVEYANCE)

Land measuring	: 25 Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 11,25,000/-

THIS INDENTURE IS MADE ON THIS THE 2nd DAY OF
August TWO THOUSAND TEN.

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 - 700004, 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.

RECEIVED
FEB 29
FOR ARCHIVE

A N D

SRI PRASANTA KUMAR GHOSH, son of Late Niranjan Ghosh, Hindu by religion, Nationality Indian, Business by occupation, resident of Rupsingh 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.

WHEREAS the Vendor hereof Sri Prasanta Kumar Ghosh and his brother Sri Prasanta Kumar Ghosh are the absolute joint owner by purchase of all that piece or parcel of land measuring 0.50 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 Dharyadhar Ghosh, son of Late Duttadhar Ghosh, of Gossainpur, P.S. Naxalbari, Dist. Darjeeling on 13.08.1985, registered in the office of the then Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, being document No. 4735 for the year 1985 and thereafter said Sri Prasanta Kumar Ghosh, mutated his name in the office of the B.L. & L.R.O. Naxalbari at Naxalbari, Dist. Darjeeling with respect to his 50% undivided land measuring 0.25 acre or 25 decimals out of aforesaid total land measuring 0.50 acre or 50 decimals and then a separate Khatian was finally published in the name of said Sri Prasanta Kumar Ghosh, being L.R. Khatian No. 805 and as such from the date of such purchase the said Sri Prasanta Kumar Ghosh the absolute and exclusive owner of land measuring 0.25 Acres and got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

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FILED
FELMS 9
OF
PANCHAL

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 25-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 25-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 11,25,000/- (Rupees eleven lakh 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. 11,25,000/- (Rupees eleven lakh 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. 11,25,000/- (Rupees eleven lakh twenty five thousand) only, paid by the Purchaser to the Vendor hereof as detailed in Memo of consideration (the receipt whereof the

FELMS 9
OF
PANCHAL

পুল্লি
বিক্রেতার স্বাক্ষর

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.

CHREOR FOLIO
12/15/19

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 25-decimal, recorded in Khatian No. 805, R.S. Plot No. 145, corresponding to its L.R. Plot No. 238 (P) area measuring 25-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 Nitai Biswas and others;
- By the South : Land of Ram Krishna Ghosh;
- By the East : Land of Subodh Ghosh and others;
- By the West : Land of Kamala Rani Ghosh;

Within the aforesaid boundary 25-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. 9784 dated 19.07.2010 of Rs. 11,25,000/-.

Handwritten notes: Page No. 7 and Page No. 7

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. Nipmudrot
S/o Sri Debu Roy, Late Deben Roy
Of Rupsingh Jote, Gossainpur,
P.S. Naxalbari,
Dist. Darjeeling.

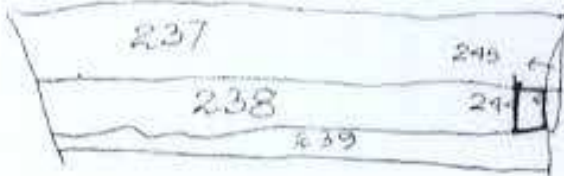
2. Arindama Ojha
S/o. Sri Marowari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.

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

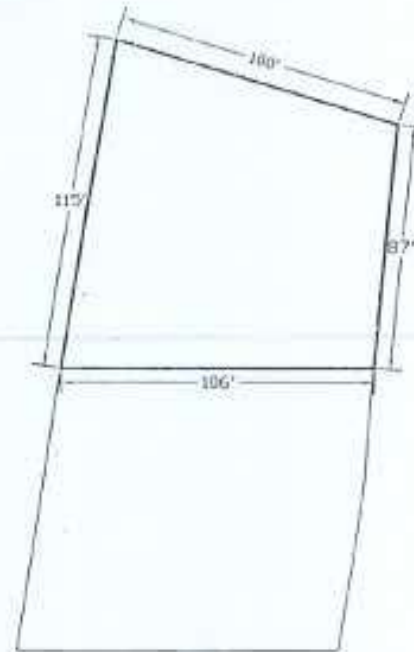
Himadri Mohanta
Advocate / Siliguri.
Enrolment No. W.B. 1034/02

THE MAP OF MOUZA RUPSINGH, J.L. NO. 95, P.S. - NAXALBARI, TOUJI NO. 91,
- PATHARGHATA, DISTRICT - DARJEELING.

SCALE : 16" = 1 MILE



SCALE 1 INCHES = 65 FEET



NAME OF VENDOR
SRI PRASANTA GHOSH SON OF LATE NIRANJAN GHOSH
OF RUPSINGHJOTE, P.O. AND P.S. - BAGDOGRA, DIST. -
DARJEELING.

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

PLOT NO.	KHATIAN NO.
R.S.- 145, L.R.-238	805

AREA
25.0 DECIMAL OR 0.25 ACRE

LAND BOUND AND BUTTER
BY NORTH : LAND OF NITAL BISWAS AND OTHERS, BY
SOUTH : LAND OF RAMKRISHNA GHOSH, BY EAST :
LAND OF SUBODH GHOSH AND OTHERS, BY WEST :
LAND OF KAMALA ANI GHOSH.

NAME OF PURCHASER
GOSSAINPUR REALESTATE PRIVATE
LIMITED, OF NICCO HOUSE, 2 NO.
HERE STREET, KOLKATA-1.

DRAWN BY :
Soma Nath Ghosh
GOSSAINPUR, BAGDOGRA
DARJEELING, PIN - 734014
SL. No. C/266/P.T.S.S./96

স্বাক্ষরিত কুমার গোস্বামী
SIGNATURE OF SELLER

Finger Prints of _____

Portrait Photo



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

Handwritten signature and text in Hindi

Handwritten signature and text in Hindi
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					

Handwritten signature

Handwritten signature
Signature



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

Endorsement For Deed Number : I - 05898 of 2010
(Serial No. 05189 of 2010)

On 02/08/2010

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

Presented for registration at 20.50 hrs on :02/08/2010, at the Private residence by Prasanta Kumar Ghosh, Executant.

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

Execution is admitted on 02/08/2010 by

1. Prasanta Kumar Ghosh, son of Lt. Niranjan Ghosh, Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra, By Caste Hindu, By Profession : Business

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

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

On 03/08/2010

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:

Fee Paid in rupees under article : A(1) = 12364/- on 03/08/2010

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.-1125000/-

Certified that the required stamp duty of this document is Rs.- 56250 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 51260/- is paid, by the draft number 094587, Draft Date 02/08/2010, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 03/08/2010

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

03/08/2010 16:55:00

Endorsement Page 1 of 1

of Registration under section 60 and Rule 69.

entered in Book - I
Volume number 25
Page from 418 to 429
Serial No 05898 for the year 2010.



(Subhas Chandra Sarkar) 03-August-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal