

SL-5704/2010

16466 Dt. 24.8.2010



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Nirma D'Rot

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Page No. 1

DEED OF SALE (CONVEYANCE)

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

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 SIKHRI INDIAN

24/8/10

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Page No. 2

Nirmal Roy

DEED OF SALE (CONVEYANCE)

Land measuring	: 31-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 13,95,000/-

THIS INDENTURE IS MADE ON THIS THE 23rd DAY OF
August TWO THOUSAND TEN.

BETWEEN

HILLCART REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 27A, Raipur, Mandalpara Road, P.O. Gangulybagan, P.S. Jadavpur, Kolkata – 700047, 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 21.08.2010 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN – AACCH 4635 H.

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Nirmal Roy

A N D

SRI NIRMAL ROY, son of Late Deben Roy, 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 Nirmal Roy is the absolute owner by way of purchase of all that piece or parcel of land measuring 1.32 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 Ratan Ghosh, son of Late Madhab Chandra Ghosh of Trailokyanagar, P.O. Bagdogra, P.S. Naxalbari, Dist. Darjeeling on 29.10.2007 in the office of the Addl. Dist. Sub-Registrar, Siliguri-II, at Bagdogra, District Darjeeling and finally registered on 17.10.2008 after deposit the deficit stamp duty and recorded in Book No. I, CD Volume No. 15, Pages from 809 to 827, being document No. 5972 for the year 2008 and as such from the date of such purchase, the said Sri Nirmal Roy is the absolute and exclusive owner of land measuring 1.32 acre 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 have also offered for sale a portion of land measuring 34-Decimal out of above total land measuring 1.32 acre, clearly delineated in the attached sketch map, which is fully described

Nima Roy

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 31-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 13,95,000/- (Rupees thirteen lakh ninety 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. 13,95,000/- (Rupees thirteen lakh ninety 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. 13,95,000/- (Rupees thirteen lakh ninety five thousand) only, paid by the Purchaser to the Vendor hereof, (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,

Nanma Roy

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.

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.

Nirmal Rot

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 31-decimal, recorded in Khatian No. 210, R.S. Plot No. 135, corresponding to its L.R. Plot No. 211 (P) area measuring 31-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 Manabendra Ghosh;

By the South : Land of Mani Subba and others;

By the East : Land of Vendor;

By the West : Land of Vendor;

Within the aforesaid boundary 31-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. 11097 dated 12.08.2010 of Rs. 13,95,000/-.

Nirmal

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. *Krishna Oraon*

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

2. *Biren Roy*

P/O Aswini Roy
RUP Singh Jote

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

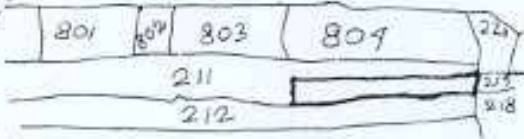
Himadri Mukherjee

Advocate / Siliguri.

Enrolment No. WB-1034/2002.

FACE MAP OF MOUZA RUPSINGH, J.L. NO. 95, P.S.- NAXALBARI, TOLJI NO. 91,
NA- PATHARGHATA, DISTRICT- DARJEELING.

SCALE: 16" = 1 MILE



SCALE 1 INCHES = 60 FEET

NAME OF VENDOR

SRI NIRMAL ROY SON OF LATE DEBEN ROY OF
RUPSINGJOTE, GOSSAINPUR, P.O. AND P.S.-
BAGDOGRA, DIST.- DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER
POSSESSION

PLOT NO.

R.S.- 135, L.R.-211

KHATAN NO.

210

AREA

31.0 CIMAL OR 0.31 CRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF MANABENDRA GHOSH
BY SOUTH : LAND OF MANI SUBBA AND OTHERS
BY EAST : MANI SUBBA AND OTHERS
BY WEST : LAND OF VENDOR.

NAME OF PURCHASER

HILLCART REALTORS PRIVATE
LIMITED, OF 27-A, RAIPUR,
MANDALPARA ROAD, P.O. GANGULI
BAGAN, P.S. - JADAVPUR, KOLKATA-
47.

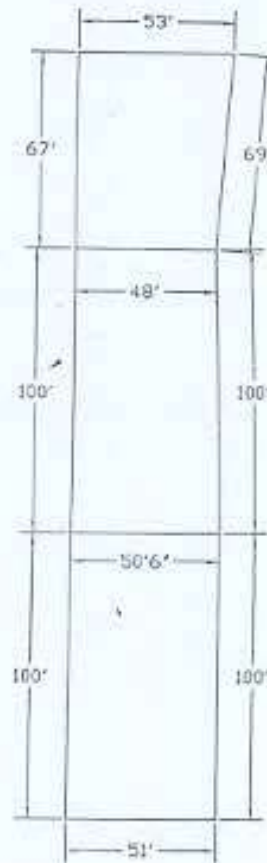
DRAWN BY:

Rupsing Jote

RUPSING JOTE BAGDOGRA
DARJEELING PIN-734814
REGD. NO. - 19767006

Nirmal Roy

SIGNATURE OF SELLER



Finger Prints of _____

port
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					

Vinmal R01

Signature

Finger Prints of _____

Passport
Photo



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

HILLCART REALTORS PRIVATE LIMITED

Bharat 46.2
Executive Officer

Signature



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

Endorsement For Deed Number : I - 06466 of 2010
(Serial No. 05704 of 2010)

On 23/08/2010

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

Presented for registration at 21.20 hrs on :23/08/2010, at the Private residence by Nirmal Roy
Executant.

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

Execution is admitted on 23/08/2010 by

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

Identified By Krishna Oraon, son of Sri Marawari Oraon, Rupsinghote, Gossainpur, 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 24/08/2010

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) = 15334/- on 24/08/2010

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.-1395000/-

Certified that the required stamp duty of this document is Rs.- 69750 /- and the Stamp duty paid as: impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 64750/- is paid, by the draft number 094902, Draft Date 23/08/2010, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 24/08/2010

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

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

24/08/2010 15:58:00

EndorsementPage 1 of 1

of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 26
Page from 3801 to 3812
Being No 06466 for the year 2010.



(Subhas Chandra Sarker) 24-August-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal