

111-7437 | 2010

8176 Dt. 01-11-2010



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

986289

10-9/11/2010

DECLARED THAT THE DOCUMENT
 ADMITTED TO REGISTRATION, THE
 NATURE SHEET AND THE ENDORSEMENT
 SHEETS ATTACHED TO THIS DOCUMENT
 ARE TRUE AND CORRECT.
 L.O.L. DIST. SUB-REGISTRAR
 BAGDOUGA
 01/11/10

স্বাক্ষরিত করি
 উপস্থিত
 প্রকৃত পক্ষে যাচাইকরা
 01/11/10

Page No. 1

DEED OF SALE (CONVEYANCE)

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Handwritten notes in Bengali script, including "Rupsi", "Rupsingh", and "Naxalbari".

DEED OF SALE (CONVEYANCE)

Land measuring	: 23-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 10,45,350/-

THIS INDENTURE IS MADE ON THIS THE 29th DAY OF OCTOBER 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.

A N D

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১৯/০৭/১৯
১৯/০৭/১৯

1. **SRI BIPLAB KUMAR DEB**, son of Late Upendra Narayan Deb,
 2. **SMT. DALI RANI DEB**, wife of Sri Biplab Kumar Deb,
- both are Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, P.O. and 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 their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

The Vendor No. 1 & 2 hereof is represented by and through their constituted attorney **SRI PRADIP DEB**, son of Late Upendra Narayan Deb, 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 (Vide a General Power of Attorney recorded in Book No. IV, Being No. 84 dated 07.12.2007, registered in the office of the Additional District Sub-Registrar Siliguri - II, at Bagdogra, Dist. Darjeeling, in the State of West Bengal.

Recitals Portion : I

WHEREAS the Vendor hereof namely Sri Biplab Deb is the absolute owner in possession by purchase of all that piece and parcel of land measuring 66 decimal, recorded in Khatian No. 10/1, included in R.S. Plot Nos. 132, 151, 155, 156, situated within Mouza - **RUPSINGH**, J.L. No. 95, Police Station Naxalbari, District Darjeeling, by virtue of a registered Deed of Sale executed and presented by Sri Apurba Sarkar, son of Sri Anil Krishna Sarkar of Subhashpally, Siliguri, P.S. Siliguri, Dist. Darjeeling on 14.09.2001 in the office of the Addl. District Sub Registrar, Siliguri-II and the same was finally registered on 31.07.2009 after depositing the deficit stamp duty and recorded in Book No. I, being document No. 1618 for the year 2009 and as such from the date of such purchase the said Sri Biplab Deb (Vendor hereof) is the absolute and exclusive owner of land measuring 66 decimal and got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

(Signature)

অপূর্ণা সর্কার
স্বাক্ষরিত
বিশ্বনাথ চন্দ্র বসু
সি.এ.সি.সি.সি.

Recitals Portion : 2

WHEREAS the Vendor hereof namely Smt. Dali Rani Deb is the absolute owner in possession by purchase of all that piece and parcel of land measuring 66 decimal, recorded in Khatian Nos. 11/1 & 10/1, included in R.S. Plot No. 132, corresponding to its L.R. Plot Nos. 208/804 and included in R.S. Plot No. 156, corresponding to its L.R. Plot Nos. 220 situated within Mouza - **RUPSINGH**, J.L. No. 95, Police Station Naxalbari, District Darjeeling, by virtue of a registered Deed of Sale executed and presented by Sri Ashim Sarkar and Sri Apurba Sarkar, both are sons of Sri Anil Krishna Sarkar of Subhashpally, Siliguri, P.S. Siliguri, Dist. Darjeeling on 14.09.2001 in the office of the Addl. District Sub Registrar, Siliguri-II and the same was finally registered on 31.07.2009 after depositing the deficit stamp duty and recorded in Book No. I, being document No. 1620 for the year 2009 and as such from the date of such purchase the said Smt. Dali Rani Deb (Vendor hereof) is the absolute and exclusive owner of land measuring 66 decimal and got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and have also offered for sale a portion of land measuring 23-Decimal (15 decimals and 08 decimals respectively) out of above total land measuring (66 decimals + 66 decimals) = 132-decimals) described in recitals portion : 1 & 2 above, 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



Agreement for
Purchase of
Land measuring
23.00 Decimals
for the purpose of
Construction
of a building

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors, has agreed to purchase the said land measuring 23-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 10,45,350/- (Rupees Ten lacs forty five thousand three hundred fifty) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors 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 their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 10,45,350/- (Rupees Ten lacs forty five thousand three hundred fifty) 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. Rs. 10,45,350/- (Rupees Ten lacs forty five thousand three hundred fifty) only, paid by the Purchaser to the Vendors hereof by cash and cheque (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do 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 Vendor or any person or persons



অর্থনৈতিক
উন্নয়ন
সংসদ পক্ষে
স্বাক্ষরিত

SCHEDULE -A

(Description of land is hereby sold by the Vendor No. 1 hereof)

ALL THAT PIECE OR PARCEL of vacant land measuring 15-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
10/1	156	220	15 Decimals

of land is hereby sold by the Vendor to the purchaser hereof, 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.

SCHEDULE -B

(Description of land is hereby sold by the Vendor No. 2 hereof)

ALL THAT PIECE OR PARCEL of vacant land measuring 08-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
10/1	156	220	08 Decimals

of land is hereby sold by the Vendor to the purchaser hereof, 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.

End

১৫ ডেসিমাল এলাকা
০৪ ডেসিমাল এলাকা
মোট ২৩ ডেসিমাল এলাকা

Total area is above two schedules i.e., Schedule - A & B area measuring 15 decimals + 08 decimals = Total 23 decimals and the said demised land is butted and bounded as follows:-

- By the North : Land of Santu Ghosh and others;
By the South : Land of Vendor;
By the East : Land of Vendor;
By the West : Land of Dali Rani Deb;

Within the aforesaid boundary 23-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and shown by black 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. 14172 dated 27.10.2010 of Rs. 10,45,350/-.

End.

১৯/০৫/২০০২
১৫/০৫/২০০২
১৫/০৫/২০০২

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind have put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. *Nirmal Roy*

S/o Late Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Naxalbari,
Dist. Darjeeling.
Occupation : Business.

2. *Birendra Roy*

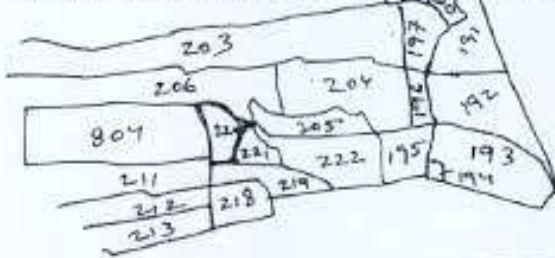
S/o Sri Aswani Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.

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

H. K. M. M. M.
Advocate / Siliguri.
Enrolment No. WB-1034/2002.

PART TRACE MAPE OF MOUZA RUPSINGH, J.L. NO.95, P.S.- NAXALBARI, TOUJI NO. 91,
PARGANA-PATHARGHATA, DISTRICT-DARJEELING.

SCALE: 16" = 1 MILE



SCALE 1 INCHES = 40 FEET

NAME OF VENDORS

SRI PRADIP DEB S/O LATE UPENDRA NARAYAN DEB - AS A CONSTITUENT ATTORNEY OF 1] SRI BIPLAB KUMAR DEB SON OF LATE UPENDRA NARAYAN DEB AND 2. SMT. DALI RANI DEB WIFE OF SRI BIPLAB KUMAR DEB BOTH OF RUPSINGH JOTE, GOSSAINPUR, P.O. BAGDOGRA, P.S. NAXALBARI, DIST. - DARJEELING..

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

PLOT NO.	KHATIAN NO.
R.S.-156, L.R.-220	10/1

AREA

23.0 DECIMAL OR 0.23 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF SANTU GHOSH AND OTHERS.
BY SOUTH : LAND OF VENDOR. BY EAST : LAND OF VENDOR.
BY WEST : LAND OF DALI RANI DEB.

NAME OF PURCHASER

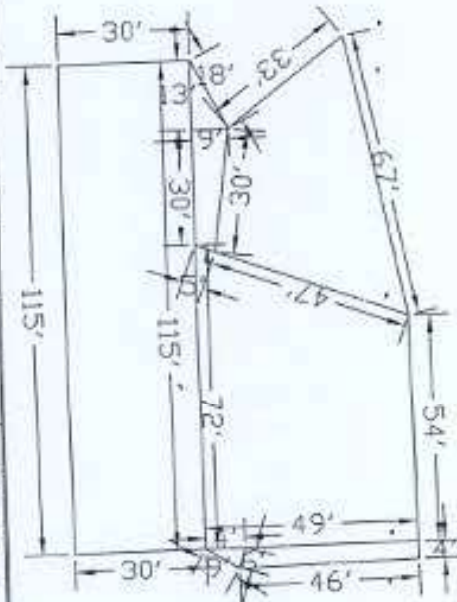
HILLCART REALTORS PRIVATE LIMITED, OF 27-A, RAIPUR, MANDALPARA ROAD, P.O. GANGULI BAGAN, P.S. - JADAVPUR, KOLKATA-47.

DRAWN BY:

Krishna Braon
RUPSINGH JOTE BAGDOGRA
DARJEELING PIN-734014
REGD. NO. 1976707006

সিদ্ধান্ত কুমার দেব
বিনিয়োগকারী দেব
জরনের পক্ষে আমনোজার
(Signature)

SIGNATURE OF SELLER













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 _____

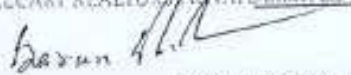
Passport Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					



HILLCART REAL ESTATE PRIVATE LIMITED


Executive Officer

HILLCART REALTORS PRIVATE LIMITED


Executive Officer

Signature



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

Endorsement For Deed Number : I - 08176 of 2010
(Serial No. 07255 of 2010)

On 29/10/2010

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

Presented for registration at 17.05 hrs on :29/10/2010, at the Private residence by Pradip Deb
, Executant.

Executed by Attorney

Execution by

1. Pradip Deb, son of Late Upendra Narayan Deb , Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra By Caste Hindu By Profession: Business,as the constituted attorney of 1. Biplob Kumar Deb 2. Dali Rani Deb is admitted by him.

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

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

On 01/11/2010

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 : 23,5 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) = 11495/- ,E = 7/- on 01/11/2010

Certificate of Market Value(WB PUYI rules of:2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1045350/-

Certified that the required stamp duty of this document is Rs.- 52278 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 47300/- is paid, by the draft number 095906, Draft Date 28/10/2010, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 01/11/2010

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

01/11/2010 16:06:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 986 to 999
being No 08176 for the year 2010.



(Partha Sarathi Chakrabarty) 01-November-2010
A.D.S.R. Silliguri-II at Bagdogra
Office of the ADSR Silliguri-II at Bagdogra
West Bengal