

SL- 775/2011

I 858 A- 01.02.11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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v/c 202/2011

CERTIFIED THAT THE DOCUMENT  
 ADMITTED TO REGISTRATION THE  
 NATURE SHEET AND THE ENCLOSURE  
 SHEETS ATTACHED TO THIS DOCUMENT  
 ARE THE PART OF THE DOCUMENT  
 SO. DIST SUB-REGISTRA  
 SUPURHAT BAGDOGA  
 01/02/11

*Handwritten signature:*  
Kamalchandra Ghosh

Page No. 1

**DEED OF SALE (CONVEYANCE)**

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G. S. Ghosh

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REGISTRATION  
WEST BENGAL  
SUPURHAT BAGDOGA

Kamalchandra Ghosh

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 27-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 24,54,570/-

THIS INDENTURE IS MADE ON THIS THE 28th DAY OF  
January TWO THOUSAND ELEVEN.

**BETWEEN**

**BAGDOGRA REALTORS (PRIVATE) LIMITED**, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-B, Gariahat Road, Flat No. 307, P.O. Ballyganj, P.S. Goriahat, Kolkata – 700019, 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 in these presents by a Resolution dated 10.08.2010 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN – AAECB2021R.

A N D





Kamal chandra Ghosh.

SRI KAMAL CHANDRA GHOSH, son of Late Satish Chandra Ghosh, Hindu by religion, Nationality Indian, Business by occupation, resident of Station More Bagdogra, 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 Kamal Chandra Ghosh is the absolute owner by way of purchase of all that piece or parcel of land measuring 0.66 Acres or 66 decimals, 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 Mr. Sushil Sarkar, son of Late Purna Chandra Sarkar of Kshudirampally, Bagdogra, Dist. Darjeeling on 12.04.2000 registered in the office of the Addl. District Sub-Registrar, Siliguri, District Darjeeling and finally registered on 04.08.2000 after depositing the deficit stamp duty and recorded in Book No. I, being document No. 4047 for the year 1975 and thereafter the Vendor hereof mutated his name in the office of the B.L. & L.R.O. Naxalbari with respect to the land measuring 0.53 acre or 53 decimals instead of their aforesaid total land measuring 0.66 acre or 66 decimals and a separate L.R. Khatian was finally published in the name of present Vendor hereof, being L.R. Khatian No. 16/2 of Mouza Rupsing, J.L. No. 95, P.S. Naxalbari, Dist. Darjeeling and as such from the date of such purchase the Vendor hereof has been possessing and enjoying said land in his actual khas and physical possession having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

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 a portion of land measuring 27 decimals out of above total land



Mamul Chandra Ghosh

measuring 53-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 27-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) 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. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, free from all encumbrances and charges whatsoever and the Vendors 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. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, paid by the Purchaser to the Vendor hereof by cheque and cash today (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 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.



Namul chandra-ghosh.

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 27-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
16/2	140	235	27 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Patharghata, 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 Ram Krishna Ghosh;
- By the South : Land of Vendor;
- By the East : Land of Gossainpur Realtors;
- By the West : Land of Ram Krishna Ghosh;

Within the aforesaid boundary 27-decimal of land is hereby sold by the Vendors 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. 1387 dated 25.01.2011 of Rs. 24,54,570/-.



Maniachandra Ghosh

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

WITNESSES :

1. *Ninmal Roy*

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

2. *Krishna Oraon*

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

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

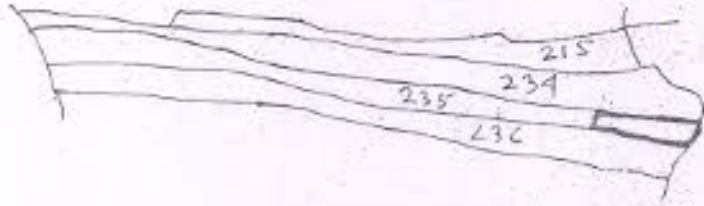
*H. S. Ghosh*  
Advocate / Siliguri.  
Enrolment No. WB-1034 of 2002.



30

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 = 50 FEET

NAME OF VENDOR

SRI KAMAL CHANDRA GHOSH SON OF LATE SATISH CHANDRA GHOSH OF RUPSINGJOTE, P.O. AND P.S. BAGDOGRA, DIST. DARJEELING

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

PLOT NO.	KHATIAN NO.
R.S.- 140 (P).L.R.-235 (P)	16/2.

AREA

27.0 DECIMAL OR 0.27 ACRE

LAND BOUND AND BUTTED

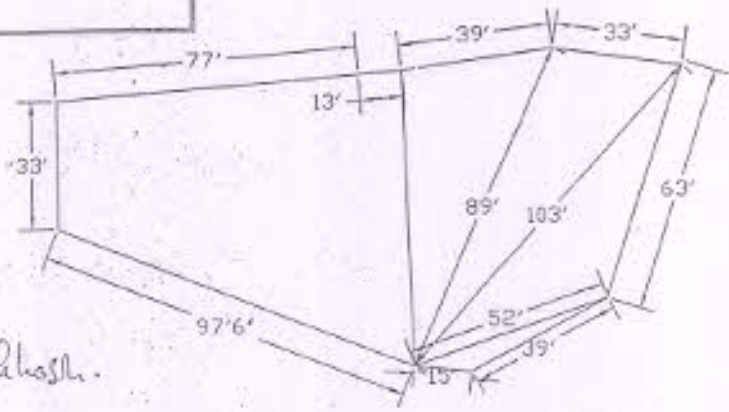
BY NORTH : LAND OF RAMKRISHNA GHOSH, BY SOUTH : LAND OF VENDOR BY EAST : LAND OF GOSSAINPUR REALTORS. BY WEST : LAND OF RAMKRISHNA GHOSH

NAME OF PURCHASER

BAGDOGRA REALTORS PRIVATE LIMITED, 51, B, GARIAHAT ROAD, FLAT NO. 307, P.S.- GARIAHAT, KOLKATA-700 019.

DRAWN BY: *Mariolina Datta*

RUPSING JOTE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO.- 1976707008



*Kamal chandra ghosh.*

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					

*Kamal Chandra Ghosh*

*Kamal Chandra Ghosh*  
Signature

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



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

*Barun Ghosh*

BAGDOKIRA REALTORS PRIVATE LIMITED

*Barun Ghosh*  
Executive Officer

Signature





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

Endorsement For Deed Number : I - 00858 of 2011  
(Serial No. 00775 of 2011)

On

Payment of Fees:

On 28/01/2011

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

Presented for registration at 18.00 hrs on :28/01/2011, at the Private residence by Kamal Chandra Ghosh, Executant.

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

Execution is admitted on 28/01/2011 by

1. Kamal Chandra Ghosh, son of Late Satish Chandra Ghosh , Station More Bagdogra, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

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

( Nima Sherpa )  
A.D.S.R. Siliguri-II at Bagdogra

On 01/02/2011

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:

Amount By Cash

Rs. 26994/-, on 01/02/2011

( Under Article : A(1) = 26994/- on 01/02/2011 )

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.-2454570/-

Certified that the required stamp duty of this document is Rs.- 122728 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Nima Sherpa )  
A.D.S.R. Siliguri-II at Bagdogra



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

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**Endorsement For Deed Number : I - 00858 of 2011**  
**(Serial No. 00775 of 2011)**

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**Deficit stamp duty**

Deficit stamp duty Rs. 117750/- is paid, by the draft number 096760, Draft Date 27/01/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 01/02/2011

( Nima Sherpa )  
A.D.S.R. Siliguri-II at Bagdogra

( Nima Sherpa )  
A.D.S.R. Siliguri-II at Bagdogra



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1013 to 1025  
being No 00858 for the year 2011.



(Nima Sherpa) 01-February-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal