



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DISTRICT LAND & LAND REFORMS OFFICER  
DARJEELING  
ORDER

Order No. 220 /DL&LRO/DJ/12.

Dated 5/9/20.12

In terms of rule 164 of WBL&LR manual 1991 an enquiry have been made under the 5A of WBL&LR rules 1965. In accordance with the enquiry and report, conversion under section 4C of WBL&LR Act 1955 is granted in respect of schedule of land mentioned below from *Danga, DPP to Bastu* (Commercial) in favour of *M/S Smart Vanijya Pvt. Ltd. Kasturi Niwas, Punjabi Para, Siliguri, Darjeeling.*

(Commercial)

SCHEDULE OF LAND

NAME OF MOUZA	Bara Mohansingh	
J.L. NO.	71	
KHATIAN NO.	3881	
PLOT NO	PLOT NO	AREA
	1487 -	0.05 -
	1497 -	0.20 -
	1498 -	0.11 -
	1499 -	0.28 -
	1500 -	0.30 -
	1501 -	0.20 -
	1502 -	0.15 -
	1503 -	0.39 -
	1504 -	0.24 -
	1506 -	0.1 -
	1507 -	0.17 -
	1508 -	0.17 -
	1509 -	0.24 -
	1510 -	0.28 -
	1511 -	0.32 -
	1512 -	0.79 -
	1513 -	0.48 -
	1514 -	0.15 -
	1515 -	0.15 -
	1516 -	0.26 -
	1517 -	0.19 -
CLASSIFICATON	BASTU( HOTEL)	
AREA	5.22 Acres	
POLICE STATION	MATIGARA	
DISTRICT	DARJEELING	

*Sdlr*

Additional District Magistrate  
&  
District Land & Land Reforms Officer  
Darjeeling

Memo No 1962 (5/1/ DL&LRO-DJ/conv/XIII/12.

Dated 5/9/20.12

Copy forwarded for information to:

1. The Sub-Divisional Land & Land Reforms Officer, Siliguri
2. The Block Land & Land Reforms Officer, Matigara
3. Shri. Naresh Kr. Bansal Director, M/S. Smart Vanijya Pvt. Ltd. Kasturi Niwas Punjabi Para Siliguri, Darjeeling.
4. Order Book.
5. Case File.


*Sdlr*  
Additional District Magistrate  
&  
District Land & Land Reforms Officer  
Darjeeling

জেলা-রাজশাহী  
 বর্তমান নং- ৩৮১  
 ৩৪০৩৭১  
 পুরাতন নং- ০৭১  
 থানা-পিলিগুড়ী

(১) ভোটার নং- ০.০০  
 (২) ভোটার মোট পরিমাণ- ১.২২  
 (৩) ভোটা মাপের সংখ্যা- ২১

(৪) ভোটারের মতামতের বিবরণ

নাম	স্বাধীন বা নির্ভর প্রকৃতির সিদ্ধান্ত	(৫) বয়স	(৬) মতামত
পিতা/স্বামী	নাকে ভোটার	স্বাভাবিক	
ক্রিয়াকর্মী	নিজ		
		১২/০৬	



(৭) ভোটারের নিম্ন মতলীয় ভাণ্ডার

স্মারক নং	ভাণ্ডার সংখ্যা	ভাণ্ডার সংখ্যা	ভাণ্ডার		ভাণ্ডার মধ্যে ভোটা সংখ্যা
			ভাণ্ডার মধ্যে ভোটার সংখ্যা	ভাণ্ডার মধ্যে ভোটার সংখ্যা	
১৪১৭	ভাণ্ডার	১.১	০.০০২১	০.০৪	
১৪১৭	ভাণ্ডার	০.০৮	০.৪২১৬	০.২০	
১৪২৮	ভাণ্ডার	০.১১	০.১১১১	০.১১	
১৪১১	ভাণ্ডার	০.০১	০.০১৪৭	০.১৮	
১৪০০	ভাণ্ডার	০.৪৭	০.৬০৮২	০.০০	
১৪০১	ভাণ্ডার	০.২০	০.২২৪৬	০.২০	
১৪০২	ভাণ্ডার	০.১৪	১.০০০০	০.১৫	
১৪০০	ভাণ্ডার	০.০১	০.১৭৪৪	০.০১	
১৪০৪	ভাণ্ডার	০.২৪	০.১১১৭	০.২৪	
১৪০৬	ভাণ্ডার	০.১০	০.৭০০০	০.১০	
১৪০৭	ভাণ্ডার	০.১৭	১.০১১১	০.১৭	
১৪০৮	ভাণ্ডার	০.১৭	০.১১১৬	০.১৫	
১৪০১	ভাণ্ডার	০.২৪	০.১১১৮	০.২৪	
১৪১০	ভাণ্ডার	০.১৮	০.১১৪০	০.১৮	
১৪১১	ভাণ্ডার	০.০২	০.১১১১	০.০২	
১৪১২	ভাণ্ডার	০.১১	০.১১৬৬	০.১১	
১৪১৩	ভাণ্ডার	০.০১	০.১১১৭	০.০১	

জেলা—দাকিহাং

খতিয়ান নং— ৩৮৮১

৩৪০১০৭১

মৌজা— বড়মোহন সিং

জে.এল. নং— ০৭১

খানা— শিলিগুড়ি

(১) ব্রাহ্মণ— ০.০০ টাকা

(২) অমির মোট পরিমাণ— ৫.২২

একর (৬) মোট দাগের সংখ্যা — ২১

(৩) অত্র বছরের মতলকারের বিবরণ

(৫) স্বত্ব

(৬) মতলবা

নাম	স্বার্ট বাসিন্দা প্রভিডেন্ট মিনিটেড	স্বত্ব	
মিতলকারী	পক্ষে অভিযোগের		
ঠিকানা	বিজ		



(৭) অত্র বছরের নিম্ন মতলবী অমির :

দাগ নম্বর	অমির শ্রেণী	মতলবা	দাগের মোট পরিমাণ		দাগের মধ্যে অত্র বছরের অংশ		দাগের মধ্যে অত্র বছরের অমির অংশের পরিমাণ	
			একর	আশ	একর	হেট		
১৫১০	জালা		০.১৫	০.১৯৯৯	০.১৫			
১৫১৫	জালা		০.১৫	০.০৬৬৪	০.১৫			
১৫১৬	জালা		০.৩৮	০.৫৫২৪	০.২৬			
১৫১৭	জালা		০.৬১	০.৬০২৫	০.১৯			

Record of Rights First Published Under Sec. 44 of the West Bengal Act, 1923 (West Bengal)



দাগের মোট সংখ্যা

একুশ মাত্র

Process Fee-Rs.10, Adm. Cost 2 X Rs.10=Rs.20, Total-Rs.30

৫.২২

C. Copy-438

১/২

12/01/2007



Receipt No. 5851

Form 4  
[See rules 8(2) and 31(2)]

# ATHARAKHAI GRAM PANCHAYAT

ATHARAKHAI, P.O. KADAMTALA, DIST. DARJEELING

Receipts for Tax, Rates and Fees as assessed by Gram Panchayat  
(Duplicate to be made out by both sides carbon paper process)

1. Name and address of assessee Smart Vanija Pvt. Ltd.  
Holding No. (if any) 236-13

2. Amount Received on account of: at. Diglajot

(a)  Tax on Land and Building for the period (Quarter 2017-18 year) Rs. 200,000-00

valid up to 31st March - 2018. Rs. \_\_\_\_\_

(b) Fee on registration of Vehicles for the period..... Rs. \_\_\_\_\_

(c) Fee for sanitary arrangement for the period..... Rs. \_\_\_\_\_

(d) Water rate for the period..... Rs. \_\_\_\_\_

(e) Lighting rate for the period..... Rs. \_\_\_\_\_

(f) Conservancy rate for the period..... Rs. \_\_\_\_\_

(g) Fee on trade registration certificate for the period..... Rs. \_\_\_\_\_

(h) Tolls on persons, Vehicles, Animals or ferry established by or under  
the management of Gram Panchayat for the period..... Rs. \_\_\_\_\_

(i) Fee for the use of Burning Ghats..... Rs. \_\_\_\_\_

(j) Fee for registration of shallow or deep tubewells  
for the period..... Rs. \_\_\_\_\_

(k) Fee on Village produce sold in Village markets..... Rs. \_\_\_\_\_

(l) Fee on erection, exhibition, fixing any advertisement  
of public display for the period..... Rs. \_\_\_\_\_

(m) Penalty under bye-law in terms of sec. 47..... Rs. \_\_\_\_\_

(n) Others..... Rs. \_\_\_\_\_

\*Bank of Baroda\*  
Payment is made by Draft,  
Draft No. 385673, date on 20/01/2018.

Total Rs. 200000-00

Rupees in words... Two Lakh Only

[Signature]  
Signature of the  
Secretary/Tax Collector  
of Gram Panchayat with Date

Dated 25 the 01 2018.

Note : (1) No member of the Panchayat shall be entrusted with this job.  
(2) If any payment is made by cheque or draft its number and date shall be noted against the amount.





1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

498014

*Sanku*  
 for self and as constituted  
 attorney of Sujan Kumar Agaria,  
 Sanku Agaria, Rajul Ghosh,  
 Rama Ghosh, Kutra Ghosh,  
 Raktim Ghosh and Himansu  
 Ghosh

*Krishanu Bhattacharya*  
 as constituted attorney of  
 Tapaswini Dasgupta

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THIS INDENTURE MADE THIS THE 30<sup>TH</sup>  
 DAY OF NOVEMBER 2005 (TWO THOUSAND  
 FIVE)

Cont. ....p/3

*Ca*

*for self*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

498019

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 A 14289  
 B 9.02  
 Photo  
 6/12/98

Page - 3

Saley of Mr. -  
 for self and as constituted  
 attorney of Sajjan Kumar  
 Agrawal, Sanjit Das Agrawal,  
 Rahul Ghosh, Rina Ghosh,  
 Nita Ghosh, Rathi Ghosh  
 and Anupam Ghosh  
 -Registered Solicitor  
 as constituted attorney  
 of Tapati Biswas

TOTAL CONSIDERATION	:	RS. 13,00,000/-
AREA OF LAND	:	4.56 ACRES
MOUZA	:	<del>BARAMOHAN SINGH</del>
PARAGANA	:	PATHARGHATA
POLICE STATION	:	MATIGARA
DISTRICT	:	DARJEELING
KHATION NO.	:	1839, 1840, 1841, 1842, 1843, 1920, 1921, 1922, 1923, 1924
PLOT NO.	:	1487, 1498, 1499, 1500, 1501, 1502, 1503, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517,
J.L. NO.	:	071

Cont. ....p/4





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

498020

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BETWEEN

1. **SRI SAJJAN KUMAR AGARWALA** S/O Late Radheshyam Agarwala, Hindu by religion, Indian By Nationality, Business by occupation, resident of Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling,
2. **SMT SARITA DEVI AGARWALA alias SAZITA DEVI AGARWALA** W/o Sri Sushil Kumar Agarwala, Hindu by religion, Indian By Nationality, Business by occupation, resident of Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling,

Cont. ....p/5

*So on behalf of*  
 for self and is constituted  
 attorney of Sajjan Kumar  
 Agarwal, son of Dev Agarwal,  
 Rajul Ghosh, Pina Ghosh, Nite  
 Ghosh, Rathi Ghosh, and Ranjan  
 Ghosh  
 Kishore Chatterjee  
 as constituted attorney of  
 Tapana Biswas

6

*So Mani Ghosh*  
for self and as constituted  
attorney of Sajjan Kumar Agarwal  
Sankar Agarwal, Raju Agarwal, Purna  
Ghosh, Purna Ghosh, Purna  
Ghosh and Anupam Ghosh  
*Krishanu Bhatnagar*  
as constituted attorney of  
Tapan Biswas

3. **SRI RAHUL GHOSH** S/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling, Presently residing at 105/25 Dum Dum Road, P.S. Dum Dum, Kolkata-780030.

4. **SMT RINA GHOSH** W/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling Presently residing at 105/25 Dum Dum Road, P.S. Dum Dum, Kolkata-780030.

5. **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

6. **SMT MITA GHOSH** W/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

7. **SRI RATHIN GHOSH** S/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

8. **SRI ANUPAM GHOSH** S/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

*Sanjay Ghosh*  
for self and as constituted  
attorney of Sajjan Kumar  
Agarwal, Sanjay Dev Agarwal,  
Rahul Ghosh, Rina Ghosh,  
Nita Ghosh, Rakhee Ghosh  
and Anupam Ghosh  
*Krishanu Ghosh*  
as constituted attorney of  
Tapan Biswas

9. **SRI TAPAN BISWAS** S/o Sri Prangobindo Biswas, Hindu by religion, Indian By Nationality, Business by occupation, resident of East Vivekananda Pally, P.O. & P.S. Siliguri in the District of Darjeeling

--- hereinafter jointly and collectively called the **FIRST PARTY / VENDORS** (which expression shall mean and include, unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

Vendor No. 1 to 4 and 6 to 8 represented by their constituted Attorney **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of three power of attorney

one executed by Vendor No. 1 and 2 and registered at the office of the Additional District Sub Registrar, Kalimpong and recorded in Book No. IV, Page 129 to 136, being General Power No. 32 for the year 2004.

another executed by Vendor No. 3 and 4 and registered at the office of the Additional District Sub Registrar, Cossipore Dumdum, 24 Pargana (North) and recorded in Book No. IV, Volume No. 8, Pages 153 to 156 being General Power No. 467 for the year 2002.

And last one executed by Vendor No. 6, 7 and 8 and registered at the office of the Additional District Sub Registrar, Siliguri and recorded in Book No. IV, Volume No. 2, Pages 73 to 78 being General Power No. 78 for the year 2003.

Cont. ....p/7



*Satyajit Ghosh -*  
*for self and as constituent*  
*attorney of Srijan Kumar*  
*Agarwal, Sanjay Das Agarwal,*  
*Rahul Ghosh, Purna Ghosh,*  
*Neeta Ghosh, Pathin Ghosh*  
*and Anupam Ghosh*  
*Krishnendu Bhattacharya*  
*As constituted attorney of*  
*Tapan Biswas*

Vendor No. 9 hereof TAPAN BISWAS represented by his constituted Attorney **SRI KRISHNENDU BHATTACHARYA** S/o Late Dibyendu Bhattacharya, Hindu by religion, Indian By Nationality, Business by occupation, resident of 95 Nivedita Road, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of a power of attorney registered at the office of the Additional District Sub Registrar, Dhupguri and recorded in Book No. IV, being G.P. No. 4 for the year 2004.

A N D

**SMART VANIJYA PRIVATE LIMITED** A private Limited company registered under the Company Act 1956 being certificate of Incorporation No. U 51109 WB 2005 BTC 103518 having its administrative Office at Kisturi Niwas, Punjabipara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director **SRI DURGA PRASAD AGARWAL** S/o Sri Banarshi Das Agarwal, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Nehru Road, Khalpara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling.

A N D

**M/S MILLENNIUM CONSTRUCTION COMPANY** a partnership Firm, having its office at Sevoke Road, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling represented by its partners **SRI SANKAR GHOSH** S/o Late Gouri Chandra Ghosh & **SRI KRISHNENDU BHATTACHARYA** S/o Late Dibyendu Bhattacharya of Siliguri --- hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, successors, administrators,



*a Sankar Ghosh*  
for self and as constituted  
attorney of Sajjan Kumar  
Agarwal, son of Dev Prasad,  
Rahul Ghosh, Rina Ghosh,  
Punit Ghosh, Rabin Ghosh  
and Anupam Ghosh  
*Hastimohan Bhowmik*  
an constituted attorney  
of Tapan Biswas

WHEREAS SRI TAPAN BISWAS, SUBODH ROY, SANKAR GHOSH, and RANJIT GHOSH jointly acquired certain piece and parcel of land measuring 12.77 Acres in Mouza - Baramohan Singh in the District of Darjeeling by virtue of 13 Deed of conveyance all executed by Santokh Singh Bains and Dhanwant Singh Bains and registered at the office of the Sub - Registrar, Siliguri details of which is as follows:-

- a) Land measuring 0.26 Acres by virtue of a Deed of Conveyance executed by recorded in Book NO. I, being document No. 4538 for the year 1982.
- b) Land measuring 0.20 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4539 for the year 1982.
- c) Land measuring 0.28 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4540 for the year 1982.
- d) Land measuring 0.17 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4555 for the year 1982.
- e) Land measuring 0.505 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4556 for the year 1982.
- f) Land measuring 0.695 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4557 for the year 1982.
- g) Land measuring 0.49 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4584 for the year 1982.

*for self and or constituted  
attorney of Sajjan Kumar  
Agarwal, Sankar Das Agarwal,  
Rahul Ghosh, Ramo Ghosh,  
Nita Ghosh, Raktina Ghosh  
and Anupam Ghosh  
or constituted attorney of  
Tapan Biswas*

- h) Land measuring 0.66 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4585 for the year 1982.
- i) Land measuring 0.70 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4586 for the year 1982.
- j) Land measuring 3.43 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4587 for the year 1982.
- k) Land measuring 2.50 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4637 for the year 1982.
- l) Land measuring 1.62 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4638 for the year 1982.
- m) Land measuring 1.26 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4639 for the year 1982.

All deeds supported by a deed of declaration registered at the office of the Sub Registrar, Siliguri being document No. 4672 for the year 1982.

A N D

WHEREAS in the above Numbered Deed of conveyance individual shares of the purchasers namely SRI TAPAN BISWAS, SUBODH ROY, SANKAR GHOSH, and RANJIT GHOSH is/was clearly defined/mentioned in the ratio of 33:33:17:17.

C<sub>2</sub>



*for self and as Constitutor  
attorney of Sajjan Kumar  
Agarwal, Sarita Devi Agarwal  
Rahul Ghosh, Rina Ghosh  
Mita Ghosh, Rathin Ghosh  
and Anupam Ghosh  
Kasturba Baidyanath  
as constituted attorney of  
Tapaswini Boro*

A N D

WHEREAS said SUBODH ROY sold and transferred his share i.e. 33% in the Landed property purchased and acquired by them as mentioned above to and in favour of the Vendors No. 1 to 5 SRI SAJJAN KUMAR AGARWALA, SMT SARITA DEVI AGARWALA alias SAZITA DEVI AGARWALA, SRI RAHUL GHOSH, SMT RINA GHOSH & SRI SANKAR GHOSH hereof by executing two Deed of Conveyance in favour of them and said Deed of conveyance is/was registered at the office of the Additional Registrar of Assurances III, Calcutta and recorded in Book No. I, Volume No. 41, Pages 498 to 509 being document No. 2602 for the year 1996 and another in Volume No. 44, Pages 1 to 7 being document No. 2603 for the year 1996.

A N D

WHEREAS Vendor No. 2 and 4 SARITA DEVI AGARWAL & RINA GHOSH also acquired all that piece and parcel of Land measuring 38 Decimal in Mouza - Baramohan Singh by virtue of a Deed of Conveyance executed by THE BOYS TOWN, MAL SOCIETY and registered at the office of the Additional District Sub Registrar, Siliguri and recorded in Book No. I, being document No. 2254 (2255) for the year 1998.

A N D

WHEREAS above named RANJIT GHOSH died intestate leaving behind him the following legal heirs namely  
1. MITA GHOSH (WIFE)  
2. SRI RATHIN GHOSH (SON)  
3. SRI ANUPAM GHOSH (SON)

to inherit all his movable and immovable properties. And such Vendor No. 6, 7 and 8 acquired the undivided share of LATE RANJIT GHOSH in the landed property as mentioned above by virtue of inheritance.

A N D

*for self and as contributor*  
*Attorney of Saffron Kumar Aggarwal*  
*Sanjita Devi, Aggarwal of Pabul*  
*Ghosh, Pina Ghosh, Puro Ghosh,*  
*Prathibha Ghosh, Anupama Ghosh*  
*Krishnakumar Ghosh*  
*as constituted attorney of*  
*Tapan Bhowmik*

WHEREAS vendors hereof has mutated their name at the office of the B. L. & L. R. O. Siliguri Block vide mutation case No. 136/RI-A-I/IX-II/02-03, 176 (P-11) of 2001 - 2002, 177 (P-11) of 2001 - 2002 in respect of the land acquired by them and name of vendors hereof are recorded in Khatian No. 1839, 1840, 1841, 1842, 1843, 1920, 1921, 1922, 1923, 1924 being Plot Nos. 1495, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1487 etc. of Mouza - Baramohan Singh in the District of Darjeeling.

A N D

WHEREAS vendors hereof along with some other persons formed and constituted a Partnership firm for the purpose of carrying on business of Real Estate, Development, promotion, sale & purchase of Plot of Land etc. under the name and style of M/S MILLENNIUM CONSTRUCTION CO. (CONFIRMING PARTY HEREOF) and executed a Deed of Partnership dated 1.4.2003 and on account of the capital contribution the vendor had contributed the schedule land as their capital in the said firm.

A N D

WHEREAS confirming party hereof has developed the land and vendors/confirming party hereof in need of fund for the purpose of other development scheme /plans has firmly and finally decided to sell the land more fully described in the schedule below and as such Vendor/confirming party have offered to sale all that piece and parcel of land measuring 4.56 Acres more fully described in the schedule below.



*for self and as constituted  
attorney of Sajjan Kumar Agarwal,  
Santosh Devi Agarwal, Rajesh  
Ghosh, Pankaj Ghosh, Nisha Ghosh  
Rabindra Ghosh and Arunima Ghosh  
Kishore Kumar Ghosh  
as constituted attorney of  
Tapati Ghosh*

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 13,00,000/- (Rupees thirteen Lakhs) only free from all encumbrances whatsoever.

A N D

WHEREAS the Vendors/confirming party have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sale the land more fully described in the schedule below for Rs. 13,00,000/- (Rupees thirteen Lakhs) only free from all encumbrances whatsoever.

A N D

WHEREAS vendors hereof have requested the purchaser to make the payment of the Land hereby sold and transferred by cheque in the name of the Confirming party.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 13,00,000/- (Rupees thirteen Lakhs) only, paid by Bankers Cheque issued by Centurion Bank, Siliguri Branch Vide Bankers Cheque No. 020424 dated 3.12.2005 by the purchaser to the confirming party at the request of the Vendors (the receipt whereof the confirming party / Vendors do hereby jointly and severely acknowledge and grant full discharge to the purchaser from payment thereof) the Vendors/confirming party do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and delineated in:

*Executed at Calcutta -  
for self and as constituted  
attorney of Rajan Kumar  
Agarwal, Sankar Das  
Agarwal, Rahul Ghosh,  
Soma Ghosh, Puro Ghosh,  
Rathin Ghosh and  
Anupam Ghosh  
Kasturba Chatterjee  
as constituted attorney  
of Rajan Kumar*

the plan by red border annexed herewith and forming part of these presents and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendors/confirming party hereby covenanted with the purchaser that the interest which the Vendors professes to transfer subsists and the Vendors have full authority and good power to transfer the said land, expressed or intended so to be unto the purchaser in the manner aforesaid and the Vendors/confirming party or any person claiming under them shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

IT is further covenanted that the land described in the schedule below is hold by the Vendors/confirming party have not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever the Vendors/confirming party shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury



*S. K. Das*  
for self and as constituted  
attorney of Srijan Kumar  
Agarwal, Suresh Devi Agarwal,  
Rahul Ghosh, Pina Ghosh,  
Mita Ghosh, Rathi Ghosh  
and Anupam Ghosh  
*Krishnakumar Sanyal*  
as constituted attorney of  
Tapas Chatterjee

IT is hereby further declared by the Vendors/confirming party that the purchaser hereof or any person/s claiming under him/it/them shall have every right to use the 12'- 0" wide Road on the southern side of the Land hereby sold and transferred to and in favour of the purchaser hereof.

**SCHEDULE OF LAND**

All that 4.56 (four point five six) Acres appertaining to and forming part of Plot Nos. 1487 (one four eight seven), 1498 (one four nine eight), 1499 (one four nine nine), 1500 (one five zero zero), 1501 (one five zero one), 1502 (one five zero two), 1503 (one five zero three), 1507 (one five zero seven), 1508 (one five zero eight), 1509 (one five zero nine), 1510 (one five one zero), 1511 (one five one one), 1512 (one five one two), 1513 (one five one three), 1514 (one five one four), 1515 (one five one five), 1516 (one five one six), 1517 (one five one seven) recorded in Khatian Nos. 1839 (one eight three nine), 1840 (one eight four zero), 1841 (one eight four one), 1842 (one eight four two), 1843 (one eight four three), 1920 (one nine two zero), 1921 (one nine two one), 1922 (one nine two two), 1923 (one nine two three), 1924 (one nine two four) of Mouza - Baramohan Singh, Pargana - Patharghata, J.L. No. 071 P.S. Matigara in the District of Darjeeling.

**POSSESSION OF LAND HEREBY SOLD, TRANSFERRED AND HANDED OVER TO AND IN FAVOUR OF PURCHASER:**

- Land measuring 0.05 Acres in Plot No. 1487,
- Land measuring 0.09 Acres in Plot No. 1498,
- Land measuring 0.25 Acres in Plot No. 1499,
- Land measuring 0.30 Acres in Plot No. 1500,
- Land measuring 0.20 Acres in Plot No. 1501,

*In Witness whereof -*  
*for self and as Constituted*  
*attorney of Sujan Kumar Agarwal*  
*Sarita Devi, Agarwal, Tehsil*  
*Ghose, Puna Ghose, Mukta Ghose,*  
*Rathin Ghose, and Anurupa*  
*Ghose*  
*Kasturba Bai*  
*as constituted attorney of*  
*Tapan Biswas*

Land measuring 0.15 Acres in Plot No. 1502,  
Land measuring 0.36 Acres in Plot No. 1503,  
Land measuring 0.14 Acres in Plot No. 1507,  
Land measuring 0.17 Acres in Plot No. 1508,  
Land measuring 0.24 Acres in Plot No. 1509,  
Land measuring 0.28 Acres in Plot No. 1510,  
Land measuring 0.32 Acres in Plot No. 1511,  
Land measuring 0.79 Acres in Plot No. 1512,  
Land measuring 0.48 Acres in Plot No. 1513,  
Land measuring 0.15 Acres in Plot No. 1514,  
Land measuring 0.15 Acres in Plot No. 1515,  
Land measuring 0.25 Acres in Plot No. 1516, and  
Land measuring 0.19 Acres in Plot No. 1517,

Land hereby sold by the Vendors hereby is delineated in the plan by red border annexed herewith and the said land is butted and bounded as follows:

BY THE NORTH : LAND OF PLOT NO. 1561, 1559, 1539,  
BY THE SOUTH : 12'-0" WIDE ROAD,  
BY THE EAST : SOLD LAND OF VENDORS,  
BY THE WEST : LAND OF PLOT NO. 1539, 1518, 1486,



INWITNESS WHEREOF the Vendors/Confirming Party do hereunto set their hands on the Day, Month and Year first above written.

WITNESSES:-

1. Shyanal Vaiti Kumar

S/o Lt. Suresh Vaiti Kumar  
Vill, Collegepara, Shinnardin  
PO. Wadantole, Dajeddy

The contents of this document have been gone through and understood personally by the Purchaser & Vendors.

2.

S/o  
Savitri K. Ray  
A. N. Ray  
Arabinadal Pally  
Rabin Das Sengul  
Siliguri

Said of all -  
for self and as constituent attorney of Sajjan Kumar Agrawal, Sachin Dewar Agrawal, Rahul Ghosh, Tanu Ghosh, Neta Ghosh, Rakhi Ghosh and Anupam Ghosh.

a constituent attorney of  
Tapan Brodas

*[Signature]*

**V E N D O R S**

Ms. Millennium Construction Co.

*[Signature]*

Ms. Millennium Construction Co. Partner

*[Signature]*

**C O N F I R M I N G P A R T Y**

Partner

Drafted by me and printed at My office.

*[Signature]*

Rajesh Kumar  
Advocate & Solicitor  
Reg. No. 24/2017

## MEMO OF RECEIPT

Rs. 13,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 13,00,000/- (thirteen Lakhs) only by within named VENDORS / CONFIRMING PARTY the within sum of Rs. 13,00,000/- (thirteen Lakhs) only paid by the PURCHASER to the VENDORS / CONFIRMING PARTY by Bankers Cheque issued by Centurion Bank, Siliguri Branch being No. 020124 dated 3.12.2005 in respect of the property conveyed herein.

Bankers Cheque Number	Name of the Bank	Date	Amount Rs.
020124	Centurion Bank	3.12.2005	13,00,000/-

13,00,000/-

M/s. Millennium Construction Co.

M/s. Millennium Construction Co.

Partner



# EXECUTANT SHEET



LEFT

RIGHT

THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*Carroll*

SIGN WITH DATE



LEFT

RIGHT

THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*W. B. ...*

*W. B. ...*

SIGN WITH DATE

# CLAIMANT SHEET



LEFT

RIGHT

THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

# CLAIMANT SHEET



THUMB

FORE  
FINGER

MIDDLE  
FINGER

RING  
FINGER

LITTLE  
FINGER

LEFT  
HAND



RIGHT  
HAND



SMARTVANIYA (P) LTD.

*Kuzo brand agawala*  
Director

SMARTVANIYA (P) LTD.

*Kuzo brand agawala*  
Director

Signature of R.O.

Signature with Date



STATE OF WEST BENGAL  
 DISTRICT OF SILIGURI  
 PART III, REG. NO. 1589-16  
 1922

N A P A M

1. SRI SANKAR GHOSH  
 S/O LATE GOUR CHANDRA GHOSH  
 2. SRI ANUPAM GHOSH  
 S/O LATE SANKAR GHOSH  
 3. SRI SANKAR GHOSH  
 S/O LATE GOUR CHANDRA GHOSH  
 4. SMT. MITA GHOSH  
 W/O LATE SANKAR GHOSH  
 5. SRI RATHIN GHOSH  
 S/O LATE SANKAR GHOSH  
 6. SRI ANUPAM GHOSH  
 S/O LATE SANKAR GHOSH  
 7. SRI TAPAN BISWAS  
 S/O SRI PRANGOB BISWAS  
 Residing at No. 1 & 2, SAILAL MARKET,  
 No. 1108 DANGIPARA, & EASTVIVEKANANDA  
 PALLY, P. O. & P. S. SILIGURI, DIST. DARJEELING.

SCHEDULE OF LAND				Total Area
GORZA & J. I. No.	Khatian No.	Plot No.	AREA	
BARAMOHANSING 71	1839	1487	0.05	4.56 Acre
	1840	1498	0.09	
	1841	1499	0.25	
	1842	1500	0.30	
	1843	1501	0.20	
	1920	1502	0.15	
	1921	1503	0.36	
	1922	1507	0.14	
	1923	1508	0.17	
	1924	1509	0.24	
		1510	0.28	
		1511	0.32	
		1512	0.79	
		1513	0.48	
		1514	0.15	
		1515	0.15	
		1516	0.25	
	1517	0.19		

NAME OF THE CONSTITUTED ATTORNEY OF VENDORS Nos. 1 to 4, & No. 6 to 8,  
 SRI SANKAR GHOSH  
 S/O LATE GOUR CHANDRA GHOSH  
 DANGIPARA  
 P. O. & P. S. SILIGURI  
 DIST. DARJEELING.

NAME OF THE CONSTITUTED ATTORNEY OF VENDOR No. 5,  
 SRI KRISHNENDU BIHATTACHARYA  
 S/O LATE DIBYENDU BIHATTACHARYA  
 95, NIVEDITA ROAD  
 P. O. & P. S. SILIGURI  
 DIST. DARJEELING.

AREA BOUNDED BY	
N	LAND OF PLOT No. 1561, 1559, 1539.
S	12 FEET WIDE ROAD.
E	SOLD LAND OF VENDORS.
W	LAND OF PLOT No. 1539, 1518, 1486.

NAME OF THE CONFIRMING PARTY  
 M/S. MILLENNIUM CONSTRUCTION COMPANY  
 SEYOR ROAD, SILIGURI, DARJEELING  
 Represented by its Partners,  
 1. SRI SANKAR GHOSH  
 S/O LATE GOUR CHANDRA GHOSH  
 2. SRI KRISHNENDU BIHATTACHARYA  
 S/O LATE DIBYENDU BIHATTACHARYA

SIGNATURE OF THE CONSTITUTED ATTORNEY

*[Signature]*

SIGNATURE OF THE CONFIRMING PARTY

1. *[Signature]* Partner,  
 M/s. Millennium Construction Co.

2. *[Signature]* Partner,  
 M/s. Millennium Construction Co.







6384

6.12.05

5828 1000Rs



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

497957

130  
3/11/06

Handwritten notes and signatures in Bengali script, including a date of 3/11/06 and a reference number 159492.

for self and as constituent attorney  
of Sujian Kumar Agarwal, Sarda  
Dev Agarwal, Radul Ghosh, Rama  
Ghosh, Jitendra Ghosh, Rajendra Ghosh  
and Anuram Ghosh

as constituted attorney of  
Tapan Biswas

10% Stamp duty as per Circular No. 111/06 Dated: 31/07/06

### DEED OF CONVEYANCE

Cont. .... P/2

23  
A 3284.00  
13  
PF 10000.00

Handwritten calculations:  
24000  
194000  
18000  
126000  
75600  
240000  
300000  
2100000  
1260000

$37800 + 37800 = 75600$

37800 + 37800 = 75600  
28/08/06

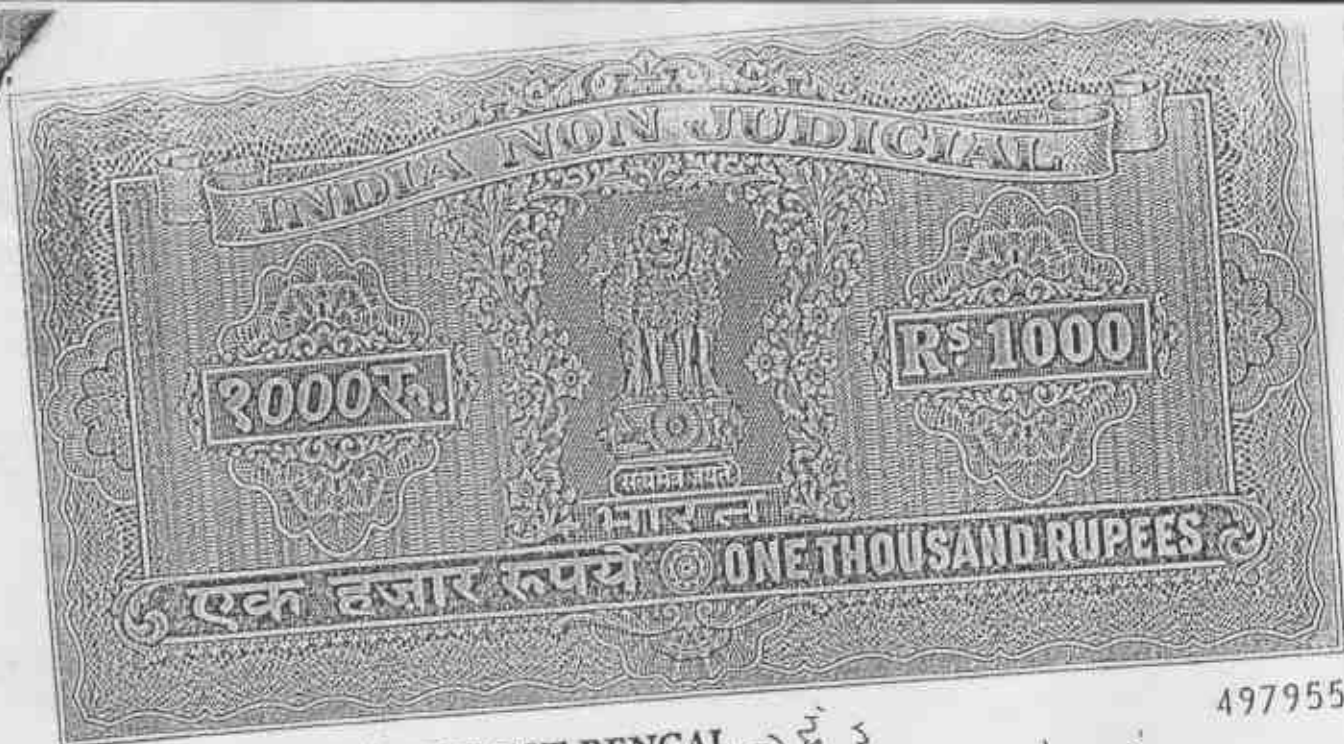
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3-8-06

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31/8/06  
13860  
318-06





497955

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

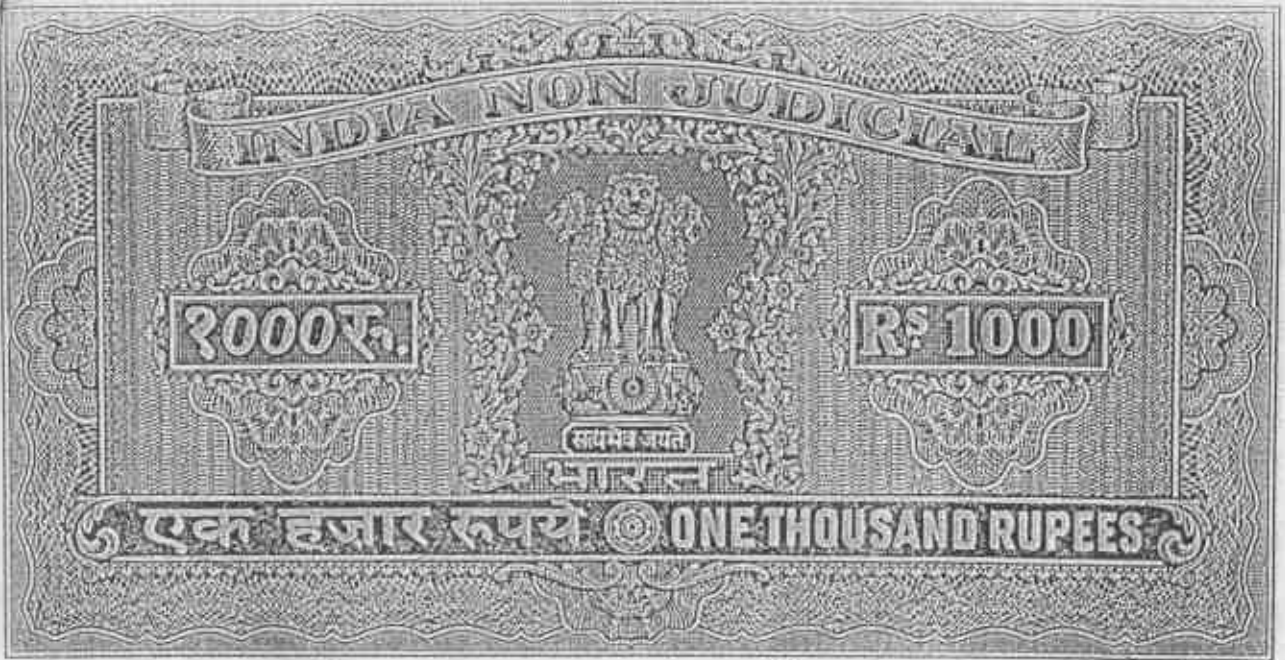
Page - 2

*Sankar Nath*  
for self and as constitutor  
attorney of Sajjan Kumar Agarwal,  
Sankar Devi Agarwal, Raju Ghosh,  
Prima Ghosh, Mita Ghosh, Rathin  
Ghosh, and Anupam Ghosh  
*Krishendu Ghosh*  
as constitutor attorney of  
Tapansu Biswas

THIS INDENTURE MADE THIS THE 30<sup>TH</sup>  
DAY OF NOVEMBER 2005 (TWO THOUSAND  
FIVE) .

Cont. ....p/3

3



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

497954

Page -

Case No. 117 of 11/11  
 for self and as constituted  
 attorney of Sajjan Kumar  
 Agarwal, Sanjay Devi Agarwal,  
 Rakul Ghosh, Rina Ghosh,  
 Purna Ghosh, Ratna Ghosh  
 and Anurpan Ghosh  
 Krishna Lal Ghosh  
 as constituted attorney of  
 Tapas Chatterjee

TOTAL CONSIDERATION	: RS. 3,00,000/-
AREA OF LAND	: 0.66 ACRES
MOUZA	: BARAMOHAN SINGH
PARAGANA	: PATHARGHATA
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING
KHATION NO.	: 1839, 1840, 1841, 1842, 1843, 1920, 1921, 1922, 1923, 1924,
PLOT NO.	: 1503, 1504, 1506, 1507, 1497, 1498, 1499
J.L. NO.	: 071

Cont. ....p/4



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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BETWEEN

1. SRI SAJJAN KUMAR AGARWALA S/O Late Radheshyam Agarwala, Hindu by religion, Indian By Nationality, Business by occupation, resident of Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling,

2. SMT SARITA DEVI AGARWALA alias SAZITA DEVI AGARWALA W/o Sri Sushil Kumar Agarwala, Hindu by religion, Indian By Nationality, Business by occupation, resident of Seth Srilal Market, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling,

Cont. ....p/5

*for self and as Constituted  
attorney of Sajjan Kumar  
Agarwal, Sarita Devi  
Agarwal, Rahul Ghosh, Pina  
Ghosh, Mukta Ghosh, Rabin  
Ghosh and Anupam Ghosh  
Kandamala Bhattaraj  
as constituted attorneys of  
Tapan Ghosh*



*S. Chatterjee*  
*for self and a Constitutive*  
*attorney of Srijan Kumar*  
*Agarwal, Sambu Das Agarwal,*  
*Rahul Ghosh, Rina Ghosh,*  
*Mita Ghosh, Rathin Ghosh*  
*and Anupam Ghosh*  
*S. Chatterjee*  
*as constitutive attorney of*  
*Tapas Tiwari*

3. **SRI RAHUL GHOSH** S/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling, Presently residing at 105/25 Dumdum Road, P.S. Dumdum, Kolkata-780030.

4. **SMT RINA GHOSH** W/o Sri Sankar Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling Presently residing at 105/25 Dumdum Road, P.S. Dumdum, Kolkata-780030.

5. **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh, Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

6. **SMT MITA GHOSH** W/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

7. **SRI RATHIN GHOSH** S/o Late Ranjit Ghosh Hindu By religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

8. **SRI ANUPAM GHOSH** S/o Late Ranjit Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Dangipara, P.O. & P.S. Siliguri in the District of Darjeeling.

*For self and as constituted  
attorney of Sujan Kumar  
Agarwal, Sanjay Agarwal,  
Rahul Ghosh, Anil Ghosh,  
Pritha Ghosh, Ratan Ghosh  
and Tapan Ghosh  
Kishore Kumar Ghosh  
as constituted attorney of  
Tapan Biswas*

9. **SRI TAPAN BISWAS** S/o Sri Prangobindo Biswas, Hindu by religion, Indian By Nationality, Business by occupation, resident of East Vivekananda Pally, P.O. & P.S. Siliguri in the District of Darjeeling

--- hereinafter jointly and collectively called the **FIRST PARTY / VENDORS** (which expression shall mean and include, unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

Vendor No. 1 to 4 and 6 to 8 represented by their constituted Attorney **SRI SANKAR GHOSH** S/o Late Gour Chandra Ghosh Hindu by religion, Indian By Nationality, Business by occupation, resident of Bangipara, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of three power of attorney

one executed by Vendor No. 1 and 2 and registered at the office of the Additional District Sub Registrar, Kalimpong and recorded in Book No. IV, Page 129 to 136, being General Power No. 32 for the year 2004.

another executed by Vendor No. 3 and 4 and registered at the office of the Additional District Sub Registrar, Gossipore Dumdim, 24 Bargana, (North) and recorded in Book No. IV, Volume No. 8, Pages 153 to 155, being General Power No. 467 for the year 2002.

And last one executed by Vendor No. 5, 7 and 8 and registered at the office of the Additional District Sub Registrar, Siliguri and recorded in Book No. IV, Volume No. 2, Pages 73 to 74 being General Power No. 781 for the year 2003.



*Self of all  
for self and as constitutions  
attorney of Sajjan Kumar  
Agarwal, Sanjay Dey Agarwal  
Rohit Ghosh, Purna Ghosh,  
Mita Ghosh, Ratul Ghosh  
and Anupam Ghosh  
Krishanu Bhattacharya  
as constitutions attorney of  
Tapan Biswas*

Vendor No. 9 hereof TAPAN BISWAS represented by his constituted Attorney SRI KRISHNENDU BHATTACHARYA S/o Late Dibyendu Bhattacharya Hindu by religion, Indian By Nationality, Business by occupation, resident of 95 Nivedita Road, P.O. & P.S. Siliguri in the District of Darjeeling appointed by virtue of a power of attorney registered at the office of the Additional District Sub Registrar, Dhupguri and recorded in Book No. IV, being G.P. No. 4 for the year 2004.

A N D

SMART VANIJYA PRIVATE LIMITED A private Limited company registered under the Company Act 1956 being certificate of Incorporation No. U 51109 WB 2005 PTC 103518 having its administrative Office at Kisturi Niwas, Punjabipara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling ---- hereinafter called **SECOND PARTY / PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director SRI DURGA PRASAD AGARWAL S/o Sri Banarshi Das Agarwal, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of Nehru Road, Khalpara, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling.

A N D

M/S MILLENNIUM CONSTRUCTION COMPANY a partnership Firm, having its office at Sevoke Road, Siliguri P.O. & P.S. Siliguri in the District of Darjeeling represented by its partners SRI SANKAR GHOSH S/o Late Gour Chandra Ghosh & SRI KRISHNENDU BHATTACHARYA S/o Late Dibyendu Bhattacharya of Siliguri ---- hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.



*for self and as Constitutive  
attorney of said person  
Agnani, Samita Panigrahi,  
Rahul Ghosh, Parna Ghosh,  
Mita Ghosh, Prathivi Ghosh  
and Anupam Ghosh.  
The undersigned  
a constituted attorney of  
Tapan Biswas*

WHEREAS SRI TAPAN BISWAS, SUBODH ROY, SANKAR GHOSH, and RANJIT GHOSH jointly acquired certain piece and parcel of land measuring 12.77 Acres in Mouza - Baramohan Singh in the District of Darjeeling by virtue of 13 Deed of conveyance all executed by Santokh Singh Bains and Dhanwant Singh Bains and registered at the office of the Sub - Registrar, Siliguri details of which is as follows:-

- a) Land measuring 0.26 Acres by virtue of a Deed of Conveyance executed by recorded in Book NO. I, being document No. 4538 for the year 1982.
- b) Land measuring 0.20 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4539 for the year 1982.
- c) Land measuring 0.28 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4540 for the year 1982.
- d) Land measuring 0.17 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4555 for the year 1982.
- e) Land measuring 0.505 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4556 for the year 1982.
- f) Land measuring 0.695 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4557 for the year 1982.
- g) Land measuring 0.49 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4584 for the year 1982.

Cont. ....p/9

*G*

*Sankar Ghosh*  
for self and as constituted  
attorney of Sajjan Kumar  
Agarwal, Sankar Debit Agrawal,  
Rahul Ghosh, Pritam Ghosh,  
Nites Ghosh, Pritam Ghosh  
and Anupam Ghosh  
~~Pritham Ghosh~~  
as constituted attorney of  
Tapan Biswas

- h) Land measuring 0.66 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4585 for the year 1982.
- i) Land measuring 0.70 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4586 for the year 1982.
- j) Land measuring 3.43 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4587 for the year 1982.
- k) Land measuring 2.50 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4637 for the year 1982.
- l) Land measuring 1.62 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4638 for the year 1982.
- m) Land measuring 1.26 Acres by virtue of a Deed of Conveyance recorded in Book NO. I, being document No. 4639 for the year 1982.

All deeds supported by a deed of declaration registered at the office of the Sub Registrar, Siliguri being document No. 4672 for the year 1982.

A N D

WHEREAS in the above Numbered Deed of conveyance individual shares of the purchasers namely SRI TAPAN BISWAS, SUBODH ROY, SANKAR GHOSH, and RANJIT GHOSH is/was clearly defined/mentioned in the ratio of 33:33:17:17.

Cont. ....p/10

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A N D

WHEREAS said SUBODH ROY sold and transferred his share i.e. 33% in the Landed property purchased and acquired by them as mentioned above to and in favour of the Vendors No.1 to 5 SRI SAJJAN KUMAR AGARWALA, SMT SARITA DEVI AGARWALA alias SAZITA DEVI AGARWALA, SRI RAHUL GHOSH, SMT RINA GHOSH & SRI SANKAR GHOSH hereof by executing two Deed of Conveyance in favour of them and said Deed of conveyance is/was registered at the office of the Additional Registrar of Assurances III, Calcutta and recorded in Book No. I, Volume No. 41, Pages 498 to 509 being document No. 2602 for the year 1996 and another in Volume No. '44, Pages 1 to 7 being document No. 2603 for the year 1996.

A N D

WHEREAS Vendor No. 2 and 4 SARITA DEVI AGARWAL & RINA GHOSH also acquired all that piece and parcel of Land measuring 38 Decimal in Mouza - Baramohan Singh by virtue of a Deed of Conveyance executed by THE BOYS TOWN, MAL SOCIETY and registered at the office of the Additional District Sub Registrar, Siliguri and recorded in Book No. I, being document NO. 2254 (2255) for the year 1998.

A N D

WHEREAS above named RANJIT GHOSH died intestate leaving behind him the following legal heirs namely

1. MITA GHOSH (WIFE)
2. SRI RATHIN GHOSH (SON)
3. SRI ANUPAM GHOSH (SON)

to inherit all his movable and immovable properties. And such Vendor No. 6, 7 and 8 acquired the undivided share of LATE RANJIT GHOSH in the landed property as mentioned above by virtue of inheritance.

Cont. ....p/11

*Sally of full -  
for self and as constituted  
attorney of Sajjan Kumar  
Agarwal, Sarita Devi Agarwal,  
Rahul Ghosh, Rina Ghosh,  
Mita Ghosh, Rathin Ghosh  
and Anupam Ghosh  
Kishore Chatterjee  
as constituted attorney of  
Tapas Bhattacharya*

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