



Dist. Darjeeling
Siliguri II at Bagdogra

Handwritten signature in Devanagari script.

Attested By

Handwritten signature of the Notary Public and the date 11/8/12.

Notary Public
Siliguri

Callaghan
Kristin Callaghan
as co-author attorney
of seller and venditor

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 those 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 that the purchaser shall have to sustain in consequence thereof.

THE Vendors/confirming party further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due up to the date of these presents have been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors/confirming party shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

Attested by
[Signature] 1/18/12
Notary Public
Siliguri



Dist. Darjeeling
Sd/-
Sd/-
Sd/-

১১/১১/১১

Attested By

[Signature]
Notary Public
Siliguri

11/11/11

*Callan of mt.
#6082 and - Bhattar
a Constituted attorney
of sudhir ch. Mazumder*

THE Vendors/Confirming Party further declares that the entire land forming subject matter of the present conveyance were/are in Khas and actual possession of the Vendors/Confirming Party at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the Vendors/confirming party shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendors / confirming party that the Vendors / confirming party have not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendors/confirming party shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

IT is hereby further declared by the **SRI KRISHNENDU BHATTACHARYA** Constituted Attorney of Vendor No. 2 hereof, that he is putting his signature on this Indenture/documents for and on behalf of **SRI SUDHIR CHANDRA MAZUMDER** as his constituted Attorney and power Given by said **SRI SUDHIR CHANDRA MAZUMDER** is valid one and was not revoked by him.

Witnessed by
[Signature]
11/8/12
Notary Public
Siliguri



Dist. Darjeeling
Siliguri II at Bagdogra

25/1/57

Attested By

[Signature]
Notary Public
Siliguri

1/8/12

Seller of the
Taksir Chandra Bhatia
a constituent assembly
of
Sunder ch. Majumdar

SCHEDULE OF LAND

All that piece and parcel of Land measuring 58 (five eight) Katha appertaining to and forming part of Plot Nos. 176 (one seven six), 177 (one seven seven), 178 (one seven eight), 179 (one seven nine), recorded in Khatian No. 54 (five four) old, 403 (four zero three) & 404 (four zero four) new of Mouza - Kalam, Parḡana - Patharghata, J.L. No. 076 P.S. Matigara in the District of Darjeeling.

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

A Road of 20'-0" Wide divided the Land into two part.

PART "A" is butted and bounded as follows:

- BY THE NORTH : LAND & HOUSE OF SAROJ CHHETRI DOLMA TAMANG & OTHERS,
- BY THE SOUTH : 20'-0" WIDE ROAD,
- BY THE EAST : 20'-0" WIDE ROAD & LAND & HOUSE OF DOLMA TAMANG & OTHERS,
- BY THE WEST : LAND & HOUSE OF MD. KAYIM,

PART "B" is butted and bounded as follows:

- BY THE NORTH : LAND & HOUSE OF NIMA BHUTIA, SAGAR RAI & OTHERS,
- BY THE SOUTH : 20'-0" WIDE ROAD,
- BY THE EAST : 12'-0" WIDE ROAD,
- BY THE WEST : 20'-0" WIDE ROAD,

Notary Public
Siliguri
1/8/12



Dist. Darjeeling
Siliguri II at Bagdogra, Darjeeling

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Attested By


Notary Public
Siliguri

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

WITNESSES:-

1. Shyamal Kanti Barmar
S/O Lt. S. M. Barmar
Collegepara
Shrinipadi, Dajjooling,
P.O. Kadamtala

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

2. Tarun K. Gupta.
S/O. H. K. C. Gupta.
Taruchhaya Apartment.
Intintar Sarani,
Ashrampara,
Siliguri.

Callor dkt.

Hoistender Guttadon
a partner - attorney of Smt. de Hoistender
V E N D O R S
M/s. Millennium Construction Co.
Callor dkt.
Partner

CONFIRMING PARTY Co.

Hoistender Guttadon
Partner

Drafted by me and printed at My office. Partner

Callor
Rajesh Kumar Agarwal
Advocate / Siliguri
Reg. No. WB/73 /97

Callor
Notary Public
Siliguri



Dist. Registrar
Siliguri II at Bagdogra, Darjeeling

১৫/১১/৮৬

Attested By


Notary Public
Siliguri

11/11/86

MEMO OF RECEIPT

Rs. 2,90,000/-

RECEIVED of and from the within named PURCHASER Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only by within named VENDORS / CONFIRMING PARTY the within sum of Rs. 2,90,000/- (Rupees two Lakhs ninety thousand) only paid by the PURCHASER to the VENDORS / CONFIRMING PARTY by Bankers Cheque as mentioned below in respect of the property conveyed herein.

MEMO OF CONSIDERATION

Bankers Cheque Number	Name of the Bank	Date	Amount Rs.
No.027950	Centurion Bank	21.9.2006	2,90,000/-

			2,90,000/-
			=====

Sd/-
Krishna Babu

[Signature]
11/9/06
Notary Public
Bangalore