

12-26/2011

310 Dt. 12.01.2011



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

989477

4-5111

I HEREBY CERTIFY THAT THE DOCUMENT  
 ADMITTED TO REGISTRATION THE  
 NATURE SHEET AND THE ENDORSEMENT  
 SHEETS ATTACHED TO THIS DOCUMENT  
 ARE THE TRUE & FACTS DOCUMENT  
 DIST. SUB-REG. STRA  
 12/1/11

*Prasanna Pray*

Page No. 1

**DEED OF SALE (CONVEYANCE)**

Panmulla Pongy

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 45-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 40,90,950/-

THIS INDENTURE IS MADE ON THIS THE 11<sup>th</sup> 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 is 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

Pramila Roy

SMT. PRAMILA ROY, wife of Sri Nirod 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 "SELLERS/VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor hereof Smt. Pramila Roy is the absolute owner by way of purchase of all that piece or parcel of land measuring (.068 acre + 0.67 acre ) = 1.35 Acres or 135 decimals, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling, by virtue of two separate registered Deed of Sale, executed and presented on 12.07.1991 registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. 1, being document No. 5876 and 5677 for the year 1991 and as such from the date of such purchase, the said Smt. Pramila Roy is the absolute and exclusive owner of land measuring 1.35 acre or 135 decimals respectively 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 her own development plans and schemes has decided to sell and have also offered for sale a portion of land measuring 45 decimals out of above total land measuring 135-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

Perennial Proof

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 45-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 40,90,950/- (Rupees forty lakh ninety thousand nine hundred fifty) 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 their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 40,90,950/- (Rupees forty lakh ninety thousand nine hundred fifty) 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. 40,90,950/- (Rupees forty lakh ninety thousand nine hundred fifty) only, paid by the Purchaser to the Vendor hereof by cheque and cash today as detailed in Memo of Consideration below (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

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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.

Petition No. 1007

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 45-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
78/3	108	165	45 Decimals

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 Bagdogra Realtors Pvt. Ltd.;
- By the South : Land of Hill Cart Realtors Pvt. Ltd.;
- By the East : Land of Vendor;
- By the West : Land of Maneswar Singh;

Within the aforesaid boundary 45-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. 465 dated 10.01.2011 of Rs. 40,90,960/-.

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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. *Marowari Otaon*

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

2. *Dulal Ghosh*

S/o Sri Bhanu Ghosh,  
Of Mulai Jote, Gossainpur,  
P.S. Bagdogra,  
Dist. Darjeeling.

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

*Himadri Mohanta*  
Advocate / Siliguri.  
Enrolment No. WB-1034 of 2002.

MEMO OF CONSIDERATION

I, SMT. PRAMILA ROY, wife of Sri Nirod 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, the Vendor of these presents do hereby acknowledge and confirm the receipt of entire sale price / consideration money of Rs. 40,90,950/- (Rupees forty lakh ninety thousand nine hundred fifty) only from the Vendee 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 following manner -

Bankers Cheque No. 217645 Dated 11.01.2011 For Rs. 36,11,115/- drawn on Punjab National Bank, H.C. Road, Siliguri Branch and

Balance Rs. 4,79,835/- (Rupees four lakh seventy nine thousand eight hundred thirty five) only in cash today.

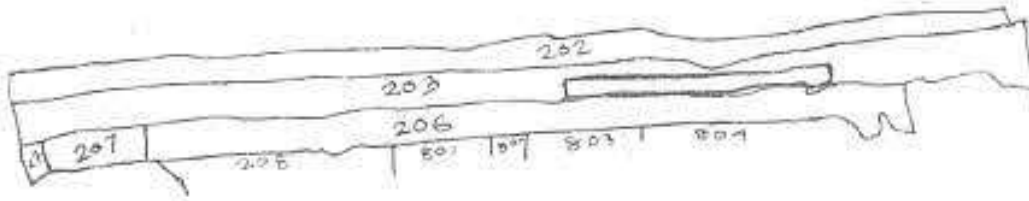
*PrAMILA ROY*

Signature of the Vendor / Seller

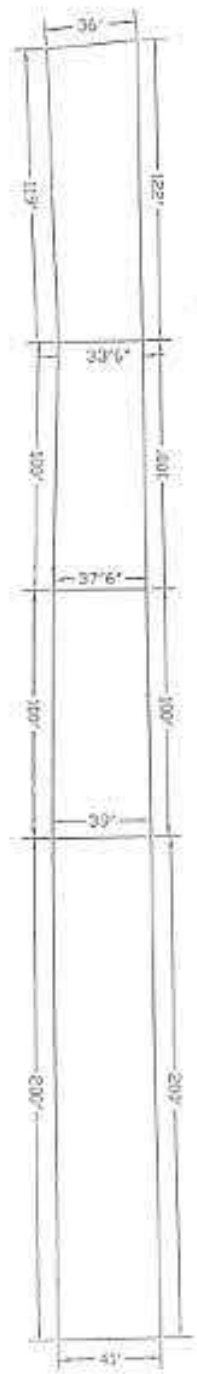


PART TRACE MAPE OF MOUZA RUPSINGH, J.L. NO. 95, P.S.- NAXALBARI, TOLJI NO. 91, PARGANA-PATHARGHATA, DISTRICT-DARJEELING.

SCALE: 16" = 1 MILE














<p align="center"><b>NAME OF VENDOR</b></p> <p>SMT. PRAMILA ROY WIFE OF SRI NIROD ROY OF RUPSINGJOTE, P.O. AND P.S.- BAGDOGRA, DIST.- DARJEELING.</p>	
<p align="center"><b>SITE PLAN OF PROPOSED LAND AS PER POSSESSION</b></p>	
<p align="center"><b>PLOT NO.</b></p> <p align="center">R.S.- 125(P), L.R.-203(P)</p>	<p align="center"><b>KHATIAN NO.</b></p> <p align="center">198</p>
<p align="center"><b>AREA</b></p> <p align="center"><b>45.0 DECIMAL OR 0.45 ACRE</b></p>	
<p align="center"><b>LAND BOUND AND BUTTED</b></p> <p>BY NORTH : LAND OF HILL CART REALTORS PVT. LTD.,                  BY SOUTH : LAND OF HILL CART REALTORS PVT. LTD.,                  BY EAST : LAND OF NABIN ROY, BY WEST : LAND OF VENDOR.</p>	
<p align="center"><b>NAME OF PURCHASER</b></p> <p>BAGDOGRA REALTORS PRIVATE LIMITED, OF 51-B, GARIAHAT ROAD, FLAT NO. 307, P.O. BALLYGANJ, P.S. GARIAHAT, KOLKATA-19.</p>	
<p>DRAWN BY: <i>Prishma Oraon</i></p>	
<p align="center"><i>PrAMILA ROY</i></p> <p align="center">SIGNATURE OF SELLER</p>	



SCALE 1 INCHES = 60 FEET

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

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

 *Paramita Roy*










*Paramita Roy*  
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					

 *Basu*

BAGDOGRA REALTORS PRIVATE LIMITED  
*Basu*  
Executive Officer

\_\_\_\_\_  
Signature



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

Endorsement For Deed Number : I - 00310 of 2011  
(Serial No. 00261 of 2011)

On

Payment of Fees:

On 11/01/2011

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

Presented for registration at 20.50 hrs on :11/01/2011, at the Private residence by Pramila Roy  
Executant.

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

Execution is admitted on 11/01/2011 by

1. Pramila Roy, wife of Sri Nirod Roy , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

Identified By Krishna Oraon, son of Sri Marowari Oraon, Rupsingh Jote, 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 12/01/2011

**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. 44990/-, on 12/01/2011

( Under Article : A(1) = 44990/- on 12/01/2011 )

**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.-4090950/-

Certified that the required stamp duty of this document is Rs.- 245458 /- and the Stamp duty paid as Impresive Rs.- 5000/-

**Deficit stamp duty**

( Partha Sarathi Chakrabarty )  
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 - 00310 of 2011  
(Serial No. 00261 of 2011)

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Deficit stamp duty Rs. 240500/- is paid, by the draft number 095530, Draft Date 11/01/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 12/01/2011


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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 4839 to 4852  
being No 00310 for the year 2011.



  
(Partha Sarathi Chakrabarty) 12-January-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal