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dt. 13.6.08/2008

I 5493 dt 22.9.08



पश्चिम बंगाल WEST BENGAL

RECEIVED  
SUB-REGISTRAR'S OFFICE  
19/9/08

659/08



Page No. 1

Lt. Govt. Banerjee Singh  
for the Govt. of West Bengal

DEED OF SALE (CONVEYANCE)

*(Signature)*

L.T. 9' 06' Bang. Singh  
BY THE PER OF

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 20 Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 9,00,000/-

THIS INDENTURE IS MADE ON THIS THE 19<sup>th</sup> DAY OF  
September TWO THOUSAND EIGHT.

**BETWEEN**

*Handwritten signature*

L.T. 9 of Baneswari  
Singh  
by the Pen of Baneswari  
Singh

M/S RUPSINGH REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 17, R.N. Mukherjee Road, Kolkata, 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 03.10.2007 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN – AADCR7129R.

A N D

SMT. BANESWARI SINGH, Wife of Late Bartha Singh, Hindu by religion, Nationality Indian, ~~Housewife~~ by occupation, resident of Rupsingh, P.O. Bagdogra, P.S. Naxalbari, 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 her heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

Page No. 4



W. T. 906 Baneswari Singh

by the Penetration

WHEREAS the Vendor hereof Smt. Baneswari Singh is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 0.20 Acres, recorded in Khatian No. 745, R.S. Plot No. 213, L.R. Plot No. 303, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling, and now she has been possessing and enjoying the said land in her actual khas and physical possession having 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 has also offered for sale the said land measuring 24-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 24-Decimal clearly delineated in the attached sketch map fully described in the schedule appended

*(Handwritten signature)*

Page No. 5

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below and offered a price of the sum of Rs. 9,00,000/- (Rupees nine lacs) 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 her said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 9,00,000/- (Rupees nine lacs) 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. 9,00,000/- (Rupees nine lacs) only, paid by the Purchaser to the Vendor hereof as detailed in Memo of consideration (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

Handwritten signature/initials at the bottom of the page.



L.T. 9 of Banejuria  
Singh  
by the Pen of Minar  
Roy

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 Vendors 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 Vendor shall be liable to return back the consideration money along with 18% interest

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## SCHEDULE

R.S. Plot No. 213, area 20-Decimal,  
corresponding to its

Feb 1. 1892.



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by the Pen De Nominat

By the North : Land of Rajendra Singh;  
By the South : Land of Sri Dwijen Ghosh;  
By the East : Land of Rajendra Singh & others;  
By the West : Land of Rajendra Singh;

Within the aforesaid boundary 20-decimal of land is hereby sold by the Vendor 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. 6045 dated 17.09.2008 of Rs. 9,00,000/-.

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

WITNESSES:

1. *Nirmala / R. O.*  
S/o Sri Deben Ray  
Rupsinghate, Gossainbari,  
Bagdogra, Darjeeling  
Business

2. *Somenath Ghosh*  
S/o Late Satyendra Nath Ghosh  
Gossainbari, Darjeeling

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


*H. J. ... Moh ...*  
Advocate / Siliguri.  
Enrolment No. WB-1036/01

**MEMO OF CONSIDERATION**

I, SMT. BANESWARI SINGH, Wife of Late Bartha Singh, Hindu by religion, Nationality Indian, Housewife by occupation, resident of Rupsingh, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, the Vendor of these presents do hereby acknowledge and confirm the receipt of entire sale price / consideration money of Rs. 9,00,000/- (Rupees Nine Lakhs) only from the Vendee M/s. Rupsing Realtors Private Limited in the following manner -

Cheque bearing No. 389709 Dated 19.09.2008 For Rs. 4,50,000/- drawn on Punjab National Bank, H.C. Road, Siliguri Branch.

Rs. 4,50,000/- (Rupees four Lacs fifty thousand) only in cash.

  
L.t. 9 of Baneswari Singh  
by the pen of [Signature] dated

by the pen of Miguel R. R.

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

Passport  
Photo



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

L. 7.9.06 Hameshwar Singh

L. 7.9.06 Hameshwar Singh

Signature

by the pen of Nirmal Koi

by the pen of Nirmal

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					



Signature

*H. RAN*

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

*[Faint, illegible text]*

Government Of West Bengal  
Office of the ADSR Siliguri-II at Bagdogra  
**BAGDOGRA**  
Endorsement For deed Number :I-05493 of -2008  
(Serial No: 04368, 2008)

On 19/09/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 20.00 hrs. on : 19/09/2008, at the Private residence by Baneswar Singh, Executant

Admission of Execution(Under Section 58)

Execution is admitted on 19/09/2008 by

1. Baneswar Singh, wife of Late Bartha Singh, Rupsingh P. O. - Bagdogra Dist - Darjeeling, Thana Naxalbari. Rv. caste Hindu, by Profession: House wife.  
Identified By Nirmal Roy, son of Deben Roy, Rupsingh Jote, Gossainpur P. O. - Bagdogra Dist - Darjeeling Thana Naxalbari, by caste Hindu, By Profession: Business.

Name of the Registering officer : **Subhas Chandra Sarkar**  
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 22/09/2008

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 9889/- on: 22/09/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 900000/-

Certified that the required stamp duty of this document is Rs 45000/- and the Stamp duty paid as: Impresive Rs. 5000/-


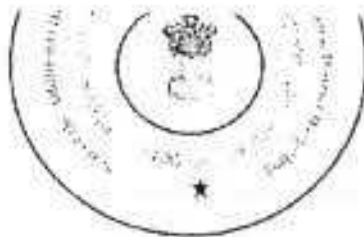
Deficit stamp duty

Deficit stamp duty Rs 40010/- is paid, by the draft number 246153, Draft Date 18/09/2008 Bank Name STATE BANK OF INDIA, N.b.u. campus branch, received on: 22/09/2008.

Name of the Registering officer : **Subhas Chandra Sarkar**  
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

  
[Subhas Chandra Sarkar]  
A.D.S.R. Siliguri-II at Bagdogra

Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra  
Govt. of West Bengal



(Subhas Chandra Sarkar) 22-September-2008  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal