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पश्चिम बंगाल WEST BENGAL

CERTIFIED THAT THE DOCUMENT IS
ADMITTED TO REGISTRATION THE
SIGNATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE TRUE AND CORRECT.

22/5/08

CAN No 645/08.



I, G. B. Chowdhury

Sanjay

on the 22nd of November 2008

Page No. 1

DEED OF SALE (CONVEYANCE)

(Signature)



L-1.9 of Goumga
Chandana
Sarkar
by the Pen of Nirmal

DEED OF SALE (CONVEYANCE)

Land measuring	: 54 Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 24,30,000/-

THIS INDENTURE IS MADE ON THIS THE 19th DAY OF

September TWO THOUSAND EIGHT.

BETWEEN

Chandana



Lt. Govt. Gouranga Chandra
Sarkar
By the Pen of Nishikanta

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 Unirendra 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

SRI GOURANGA CHANDRA SARKAR, son of Late Nishikanta Sarkar, Hindu by religion, Nationality Indian, Agriculture by occupation, resident of, Bagdogra, 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 his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

2.7.90 Gouranga Chandra
by the Perobhinaud Roy

WHEREAS the Vendor hereof Sri Gouranga Chandra Sarkar is the absolute owner by purchase of all that piece or parcel of land measuring 0.54 Acres, 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 Sri Ashilal Singha of Late Umakanta Singh, of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, Dist. Darjeeling on 11.09.1975, registered in the office of the then Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, Volume No. 88, Pages 38 to 40, being document No. 6938 for the year 1975 and thereafter said Sri Gouranga Chandra Sarkar, mutated his name in the office of the B.L. & L.R.O. Naxalbari at Naxalbari, Dist. Darjeeling with respect to his aforesaid land measuring 0.54 acre and then a separate Khatian was finally published in the name of said Sri Gouranga Chandra Sarkar, being L.R. Khatian No. 28 and as such from the date of such purchase the said Sri Gouranga Chandra Sarkar the absolute and exclusive owner of land measuring 0.54 Acres 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 his own development plans and schemes has decided to sell and has also offered for sale the said land measuring 54-Decimal, clearly delineated in the attached sketch map, which is fully described in the schedule appended below,

(Signature)

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add
by the Penob National Rq

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 54-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 24,30,000/- (Rupees Twenty four lacs thirty thousand) 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. 24,30,000/- (Rupees Twenty four lacs thirty thousand) 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.



W. J. Brown, Grand
Sustainer

by the Pen of Nisard [C]

Check:

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

L.T. of Gouarduechund
Sankar
by the pen or signature of

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 per annum to the Purchaser hereof from the date of purchase and the Vendor 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.

End



① L. & G. Govind Chandra
Sarkar

by the Pen of Minimalist

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land, measuring 54 decimal,
recorded in Khatian No. 28.

R.S. Plot No. 194, area 54.00 Decimal,

corresponding to its

L.R. Plot No. 274 (P) area measuring 54.00-Decimal, 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 Brojendra Nath Ghosh;
By the South :	Land of Mr. Himangshu Das;
By the East :	Nala;
By the West :	Land of Dharta Singh;

Chandra



L. 7 of Gouranga
chanda Sarkar
by the Per of Nirmal Roy

Within the aforesaid boundary 54 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. 6029 dated 17.09.2008 of Rs. 24,30,000/-.

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

WITNESSES :

1. Nirmal Roy
S/o Deben Roy
Rup Singh Joke, Gossainpur,
P.S. Bagdogra, Darjeeling
Business

L. 7 of Gouranga chanda
Sarkar
by the Per of Nirmal Roy

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

2. Som Nath Ghosh
S/o Late Satyendra Nath Ghosh
Gossainpur, Darjeeling


H. M. Mohanta
Advocate / Siliguri.
Enrolment No. WB-1034/01

MEMO OF CONSIDERATION

I, SRI GOURANGA CHANDRA SARKAR, son of Late Nishikanta Sarkar, Hindu by religion, Nationality Indian, Agriculture by occupation, resident of, Bagdogra, 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. 24,30,000/- (Rupees twenty four Lakhs thirty thousand) only from the Vendee M/s. Rupsing Realtors Private Limited in the following manner -

Cheque bearing No. 389722 Dated 19.09.2008 For Rs. 03,61,500/- drawn on Punjab National Bank, H.C. Road, Siliguri Branch.

Rs. 20,68,500/- (Rupees Twenty Lacs sixty eight thousand six hundred) in cash.


L.T. Gob Gouranga chandra
Sarkar
by the Perm of Nishmat Roy

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NAME OF VENDOR

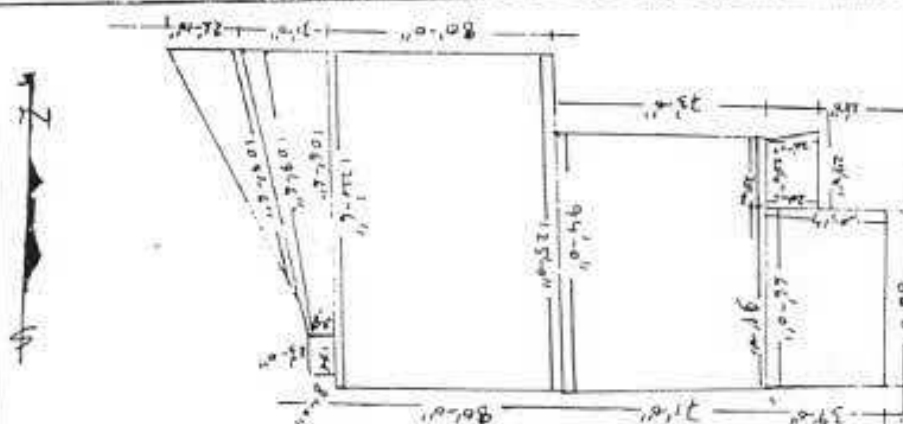
NAME OF VENDOR
SRI GOURANGA CHANDRA SARKAR S/O LATENJISHIKANTA SARKAR OF BAGDOGRA,
P.O. BAGDOGRA, P.S. NAXALBARI, DIST. DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

LAND BOUND AND BUTTED

BY NORTH LAND OF SRI BROJENORA NATH GHOSH & BY SOUTH LAND OF JEMANGSHU
QAS & BY EAST NALA & BY WEST LAND OF SRI DHARTIA SINGH

PLOT NO.	KHATHAN NO.	AREA
194 - OLD - PART AND 274 - NEW - PART	28	54 DECIMAL OR 0.54 ACRE



SCALE 1 INCHES = 60 FEET

NAME OF PURCHASER

RUPSINGH REALTORY PVT. LTD., OF 17 NO., R.N. MUKHERJEE ROAD,
KOLKATA,

DRAWN BY

Some Nath bhoj
GOSAINPUR, BAGDOGRA
LAKHEELING, PIN 734014
SL No. G-266/H. F. S. 190

SIGNATURE OF SELLER

by the Pen of M. J. M. R. O.

Finger Prints of _____

Passport
Photo



Barun Shrestha
Barun Shrestha

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

Barun Shrestha

Signature

Rupsing Realtors (Private) Limited

Finger Prints of _____

Executive Officer

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



Gouranga Chandra Sarker
Pen of *Migmal Rot*
Finger Prints of

LTI of Gouranga Chandra Sarker
by the Pen of *Migmal Rot*

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

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-05498 of :2008
(Serial No. 04412, 2008)

19/09/2008

Presentation(Under Section 52 & Rule 22A(3) 48(1))

Presented for registration at 20.00 hrs on 19/09/2008 at the Private residence by Gouranga Chandra Sarkar Executant

Admission of Execution(Under Section 58)

Execution is admitted on 19/09/2008 by

1. Gouranga Chandra Sarkar, son of Late Nishikanta Sarkar, Bagdogra P. O - Bagdogra Dist - Darjeeling Thana
Naxalbari, By caste Hindu, by Profession - Cultivation
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) = 26719/- 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.
30000/-

Certified that the required stamp duty of this document is Rs 121500 /- and the Stamp duty paid as: Impresive: Rs. 500/-

Final Stamp Duty

Final stamp duty Rs 116560/- is paid, by the draft number 246134, Draft Date 18/09/2008 Bank Name STATE BANK OF
INDIA, N.B.U. Campus branch, received on :22/09/2008

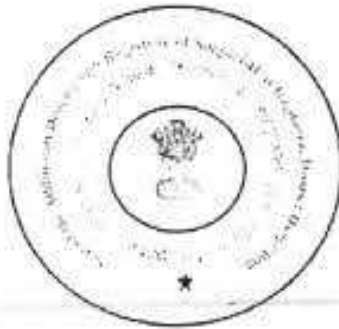
Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**



[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

ificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 4641 to 4656
being No 05498 for the year 2008.



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