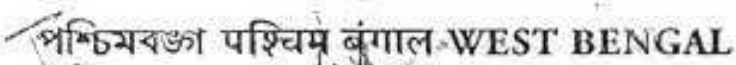


I 5892 ~Dt 3/8/2010



644236

(1)

NOTIFIED THAT THE DOCUMENT
ADMITTED TO REGISTRATION. THE
MATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE TWO PARTS OF THIS DOCUMENT

REGISTRATION
3/8/16

DEED OF SALE (CONVEYANCE)

20.08.2010

DEED OF SALE (CONVEYANCE)

Land measuring	: 05 Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 2,25,000/-

THIS INDENTURE IS MADE ON THIS THE 2nd DAY OF
August TWO THOUSAND TEN.

BETWEEN

GOSSAINPUR REALESTATE (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at Nicco House, 2 No. Hare Street, Kolkata – 700001, 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 – AACCG9288M.

A N D

25/12/69
H.E.D.

SMT. SARASWATI GHOSH, wife of Late Bijoy Ghosh, Hindu by religion, Nationality Indian, House wife by occupation, resident of Rupsingh Jote, 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.

WHEREAS the Vendor hereof Smt. Saraswati Ghosh is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 4.88 Acres, recorded in Khatian No. 484, L.R. Plot No. 62, area 0.15 acre, L.R. Plot No. 68, area 0.03 acre, L.R. Plot No. 71, area 0.04 acre, L.R. Plot No. 189, area 0.04 acre, L.R. Plot No. 190, area 0.11 acre, L.R. Plot No. 191, area 0.45 acre, L.R. Plot No. 192, area 0.50 acre, L.R. Plot No. 193, area 0.63 acre, L.R. Plot No. 194, area 0.01 acre, L.R. Plot No. 196, area 0.06 acre, L.R. Plot No. 197, area 0.25 acre, L.R. Plot No. 203, area 1.51 acre, L.R. Plot No. 204, area 0.65 acre, L.R. Plot No. 206, area 0.40 acre, L.R. Plot No. 229, area 0.02 acre, L.R. Plot No. 248, area 0.02 acre, L.R. Plot No. 201, area 0.01 acre, 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 a portion of land measuring 5-Decimal out of aforesaid total land measuring 4.88 acre in three plots, being L.R. Plot No. 229, 248, 249, clearly delineated in the attached sketch map, which is fully described in the schedule appended

20/12/2016

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 5-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 2,25,000/- (Rupees Two lakh twenty five 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 her said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 2,25,000/- (Rupees Two lakh twenty five 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.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 2,25,000/- (Rupees Two lakh twenty five thousand) 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 thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are

20/12/2016

20/02/2019

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 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.

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 05-decimal, recorded in Khatian No. 484, R.S. Plot No. 167, corresponding to its L.R. Plot No. 229 (P) area measuring 02-Decimal, R.S. Plot No. 169, corresponding to its L.R. Plot No. 248 (P) area measuring 02-Decimal, R.S. Plot No. 169, corresponding to its L.R. Plot No. 249 (P) area measuring 01-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 Bastu and the said demised land is butted and bounded as follows:-

Boundary No. = 1 (L.R. Plot No. 229 & 248) :-

By the North : Nala;
By the South : Land of Binoy Ghosh;
By the East : Land of Bairatisal Mouza.
By the West : Nala;

Boundary No. = 2 (L.R. Plot No. 249) :-

By the North : Land of Binoy Ghosh;
By the South : Nala;
By the East : Nala.
By the West : Nala;

Within the aforesaid boundary 05-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. 9877 dated 20.07.2010 of Rs. 2,68,025/-.

2022/10/26

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. *Nirmal Roy*
S/o Sri *Debu Roy*, *late Deben Roy*
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

2. *Krishna Oraon*
S/o Sri Marawari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.

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

Himadri Mohanta
(HIMADRI MOHANTA)

Advocate / Siliguri.
Enrolment No. WB-1034 of 2002

CE MAPE OF MOUZA RUPSINGH, J.L. NO. 95, P.S.- NAXALBARI, TOUJI NO. 91,
A-PATHARGHATA, DISTRICT- DARJEELING.

SCALE: 16" = 1 MILE



SCALE 1 INCHES = 40 FEET

NAME OF VENDOR

SMT. SARASWATI GHOSH WIFE OF LATE BIJOY GHOSH
OF RUPSINGJOTE, P.O. AND P.S.- BAGDOGRA, DIST-
DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER
POSSESSION

PLOT NO.

R.S.- 167, L.R.-229-2.0 DEC
R.S.- 169, L.R.-248-2.0 DEC
R.S.- 169, L.R.-249-1.0 DEC

KHATIAN NO.

484

AREA

5.0 DECIMAL OR 0.05 ACRE

LAND BOUND AND BUTTED PLOT NO 229 AND 248
BY NORTH : NALA, BY SOUTH : BINQY GHOSH, BY
EAST : LAND OF BAIRATISAL MOUZA, BY WEST :
LAND OF NALA.

LAND BOUND AND BUTTED PLOT NO 249
BY NORTH : LAND OF BINQY GHOSH, BY SOUTH :
NALA, BY EAST : LAND OF NALA, BY WEST : NALA.

NAME OF PURCHASER

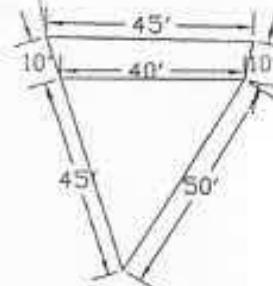
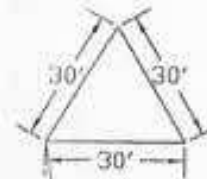
GOSSAINPUR REALESTATE PRIVATE
LIMITED, OF NICCO HOUSE, 2 NO.
HERE STREET, KOLKATA-1.

DRAWN BY :

Same Nath Ghosh
GOSSAINPUR, BAGDOGRA
DARJEELING, PIN - 734014
SL. No. C/266/P.T.S.S./96

সম নথ গোস্বামী

SIGNATURE OF SELLER



Finger Prints of

Passport
Photo



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

Signature

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



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

Endorsement For Deed Number : I - 05892 of 2010
(Serial No. 05188 of 2010)

02/08/2010

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

Presented for registration at 20.25 hrs on 02/08/2010, at the Private residence by Saraswati Ghosh
Executant.

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

Execution is admitted on 02/08/2010 by

1. Saraswati Ghosh, wife of Late Bijoy Ghosh, Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling,
WEST BENGAL, India, P.O. :-Bagdogra, By Caste Hindu, By Profession : House wife

Identified By Nirmal Roy, son of Late Deben Roy, Rupsingh Jote, Thana:-Bagdogra,
District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra, By Caste: Hindu, By Profession;
Business.

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

03/08/2010

ertificate 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/-

ayment of Fees:

Fee Paid in rupees under article : A(1) = 2948/- on 03/08/2010

ertificate 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.-268025/-

Certified that the required stamp duty of this document is Rs.- 13401 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

eficit stamp duty

Deficit stamp duty Rs. 8410/- is paid, by the draft number 094583, Draft Date 02/08/2010, Bank Name
State Bank of India, NORTH BENGAL UNIV CMPUS, received on 03/08/2010

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra


03/08/2010 16:52:00

Endorsement Page 1 of 1

ate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 347 to 358
being No 05892 for the year 2010.




(Subhas Chandra Sarkar) 03-August-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal