



पश्चिम बंगाल WEST BENGAL

CERTIFIED THAT THE DOCUMENT ADMITTED TO
REGISTRATION, THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEET ATTACHED TO THIS
DOCUMENT ARE THE PARTS OF THIS DOCUMENT

ADOL. DIST. SUB-REGISTRAR
BAGDOGRA, DIST. DARJEELING
04 AUG 2012

Page No. 1

DEED OF SALE (CONVEYANCE)

31-4-12 2012

DEED OF SALE (CONVEYANCE)

Land measuring	: 23 Decimals
Mouza	: Rupsing,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 20,91,000/-

THIS INSTRUMENT IS MADE ON THIS THE 14th DAY OF
August, TWO THOUSAND TWELVE.

BETWEEN

WINDSTAR REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-D, Gariahat Road, P.O. Ballyganj, P.S. Gariahat, 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 Authorised Signatory / Special Officer - **MR. DIPANKAR DHAR**, S/o Late Nalini Kanta Dhar, who has been appointed to represent the Vendee/Purchaser in these presents by a Resolution dated 08.08.2012 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN – AABCW 1111 E.

A N D

MD. AKABAR KHAN, son of Md. Suleman Khan, Muslim by faith, Nationality Indian, resident of Maszidpara, Airportmore, P.O. and P.S. Bagdogra, 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.

WHEREAS the Vendor hereof Md. Akabar Khan is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 23 Decimals or 0.23 acre, recorded in L.R. Khatian No. 157, L.R. Plot No. 236, area 05 decimals, L.R. Plot No. 244, area 03 decimals, L.R. Plot No. 245, area 03 decimals and L.R. Plot No. 247, area 12 decimals, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling and the said land in his actual khas and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

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 0.23 acre or 23 decimal, being L.R. Plot No. 236, 244, 245 & 247, 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 0.23 acre or 23 decimals, fully described in the schedule appended below and offered a price

21/01/2017

of the sum of Rs. 20,91,000/- (Rupees twenty lakhs ninety one 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, has 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. 20,91,000/- (Rupees twenty lakhs ninety one 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. 20,91,000/- (Rupees twenty lakhs ninety one thousand) only, paid by the Purchaser to the Vendor hereof by cash today (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 him/her, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

L-1812/1914-15

THE VENDOR does hereby declare that the VENDOR does 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.

31 418 2 2011

ii) The land measuring 03 decimals (L.R. Plot No. 244) is butted and bounded as follows:-

By the North : Land of Venor;
By the South : Land of Balason Realtors Pvt. Ltd.;
By the East : Land of Balason Realtors Pvt. Ltd.;
By the West : Land of Gossainpur Realtors Pvt. Ltd.;

iii) The land measuring 03 decimals (L.R. Plot No. 245) is butted and bounded as follows:-

By the North : Land of Hill Cart Realtors Pvt. Ltd.;
By the South : Land of Vendor;
By the East : Land of Balason Realtors Pvt. Ltd.;
By the West : Land of Gossainpur Realtors Pvt. Ltd.;

iv) The land measuring 12 decimals (L.R. Plot No. 247) is butted and bounded as follows:-


By the North : Land of Hill Cart Realtors Pvt. Ltd.;
By the South : Land of Balason Realtors Pvt. Ltd.;
By the East : Land of Vendor;
By the West : Land of Balason Realtors Pvt. Ltd.;

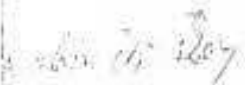
Within the aforesaid four boundaries 23 decimals of land is hereby sold by the Vendor to the Purchaser hereof by these presents.

10/10/15

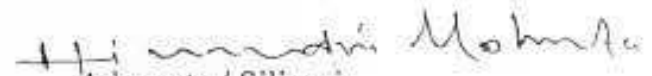
IN WITNESS WHEREOF the Vendor hereof in good health and conscious mind has put his/her signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES:

1. 
S/o Late Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

2. 
S/o Sri Naresh Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

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


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

Finger Prints of _____

Passport



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

अमर रतान

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					



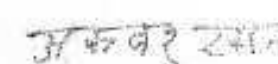


WINDSTAR REALTORS PRIVATE LIMITED

(Dispannat Officer)
Authorized Signatory

Signature

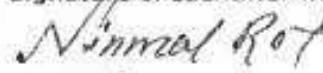
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BAGDOGRA, District- Darjeeling
Signature / LTI Sheet of Serial No. 08025 / 2012, Deed No. (Book - I , 07892/2012)

Photo	Finger Print	Signature with date
 14/08/2012	 LTI 14/08/2012	 14/08/12

Admission of Execution By	Status	Photo	Finger Print	Signature
<p>1. Kader Khan Address: Airportmore, Thana: Bagdogra, P.O. District: Darjeeling, WEST BENGAL, INDIA</p>	Self	 14/08/2012	 LTI 14/08/2012	

Name of Identifier of above Person(s)
Name: Mr. Gopalchandra Thana: Bagdogra, P.O. :-
Address: Darjeeling, WEST BENGAL, India

Signature of Identifier with Date


14/08/12


(Dhruva Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA

14/08/2012

Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number - I - 07892 of 2012
(Serial No. 08025 of 2012)

Payment of Fees:

On 14/08/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

... of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, ... of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955.

Payment of Fees:

... Cash

Rs. 22990.00/- on 14/08/2012

(under Article A(1) = 22990/- on 14/08/2012)

Certificate of Market value(WB PUVI rules of 2001)

... that the market value of this property which is the subject matter of the deed has been ...

Certified that the required stamp duty of this document is Rs.- 104550/- and the Stamp duty paid as ... Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 99500/- is paid by the draft number 645395 Draft Date 09/08/2012 Bank Name State Bank of India. NORTH BENGAL UNIV CMPUS, received on 14/08/2012

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

Presented for registration at 12.15 hrs on 14/08/2012, at the Office of the A.D.S.R. BAGDOGRA by ... Khan Executant.

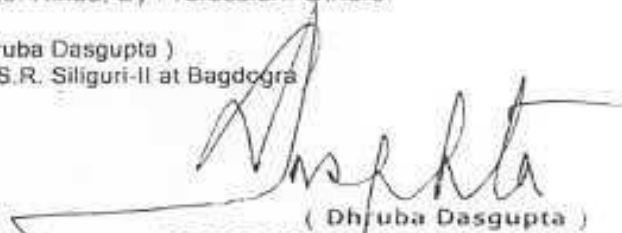
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

... submitted on 14/08/2012 by

... Khan son of Mo. Suleman Khan, Airportmore, Thana:-Bagdogra, P.O. :-Bagdogra District:-Darjeeling WEST BENGAL, India. By Caste Hindu. By Profession Others

... Roy son of Lt. Deben Roy, Rupsingh Jote, Gossainpur, Thana:-Bagdogra, P.O. :-Bagdogra District:-Darjeeling. WEST BENGAL, India. By Caste Hindu. By Profession Others

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

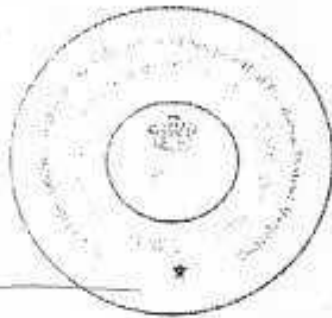

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

14/08/2012 15:11:00

Endorsement Page 1 of 1

Signature of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 25
Page from 1259 to 1271
Kating No-07892 for the year 2012.



Subba Dasgupta 03-September-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal