



पश्चिम बंगाल WEST BENGAL

A 538704

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

SILIGURHI, AT BAGDOGRA, DIST - DARJEELING

मकर २०११

Page No. 1

DEED OF SALE (CONVEYANCE)

अनिल रंजन

DEED OF SALE (CONVEYANCE)

Land measuring	: 20 Decimals
Mouza	: Rupsing,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling,
Consideration	: Rs. 18,18,000/-

THIS INDENTURE 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. 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 Authorised Signatory / Special Officer - **MR. DIPANKAR DHAR**, S/o Late Nalini Kant Dhar, who has been appointed to represent the Vendee/Purchaser is 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

22/11/20

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 112 Decimals or 1.12 acre, recorded in L.R. Khatian No. 157, L.R. Plot No. 223, 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 a portion of land measuring 0.20 acre or 20 decimals out of total land measuring 1.12 acre or 112 decimals in L.R. Plot, being L.R. Plot No. 223, 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 0.20 acre or 20 decimals, fully described in the schedule appended below and offered a price

18/18/000/-

of the sum of Rs. 18,18,000/- (Rupees eighteen lakhs eighteen 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. 18,18,000/- (Rupees eighteen lakhs eighteen 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. 18,18,000/- (Rupees eighteen lakhs eighteen 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.

महेश्वर झा

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.

6/12/2019

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 20-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
157	162	223	20 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Patharghata, Mouza - RUPSING, J.L. No. 95, Police Station Naxalbari, District Darjeeling, in the State of West Bengal. Gram Panchayat area, Classification of land Rupni and the said demised land is butted and bounded as follows:-

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

Within the aforesaid boundary 20-decimal or 0.20 acre of land is hereby sold by the Vendor to the Purchaser hereof by these presents.

FILED

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. *Nirmal Roy*

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

2. *Nabin Ch. Roy*

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:

H. Mondal Mohanta

Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.


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. 08029 / 2012, Deed No. (Book - I , 07895/2012)
Name of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Akabar Khan Airportmore, Thana- Bagdogra, P.O. Bagdogra District- Darjeeling, WEST BENGAL, India,	 14/08/2012	 LTI 14/08/2012	अकबर खान 14/8/12

Name of the Presentant	Signature	Photo	Finger Print	Signature
Akabar Khan Address- Airportmore, Thana- Bagdogra, P.O. Bagdogra District- Darjeeling, WEST BENGAL, India,	Self	 14/08/2012	 LTI 14/08/2012	अकबर खान

Name of Identifier of above Person(s)
Nirmal Roy
Gupsingh Jote, Gossainpur, Thana:-Bagdogra, P.O. :-
District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date
Nirmal Roy
14/08/12


(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA

Finger Prints of _____



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

Signature

Finger Prints of _____



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

Signature

Finger Prints of _____



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



WINDSTAR REALTORS PRIVATE LIMITED

(Dipankar Dhar)
Authorised Signatory

Signature

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

Endorsement For Deed Number : I - 07895 of 2012
(Serial No. 08029 of 2012)

Payment of Fees:

On 14/08/2012

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

Stamp duty of West Bengal Registration Rule - 1962 duly stamped under Section 17 of West Bengal Stamp Act 1899, also under Section 17 of West Bengal Land Revenue Act 1950. Stamp paid Rs.10/-

Payment of Fees:

By Cash

Rs.13987.00/- on 14/08/2012

(Rs.13987.00/- on 14/08/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Market value of this property which is the subject matter of the deed has been assessed at Rs.18,18,000/-

Noted that the required stamp duty of this document is Rs.- 90900/- and the Stamp duty paid as inclusive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 85900/- is paid, by the draft number 645398, Draft Date 09/08/2012, Bank Name State Bank of India, NORTH BENGAL UNIV CMPLS, received on 14/08/2012

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

Presented for registration at 13.12 hrs on 14/08/2012, at the Office of the A.D.S.R. BAGDOGRA by Akbar Khan, Executant.


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

Admitted on 14/08/2012 by

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

Witnessed by Anil Roy, son of Lt. Deben Roy, Rupasingh Jute, Gussaniput, Thana-Bagdogra, P.O. District-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession: Others

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


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

14/08/2012 15:13:00

Endorsement Page 1 of 1