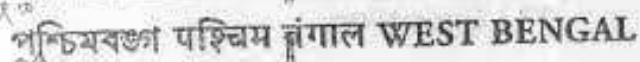


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কথা দেব
অগিত্য দেব
স্বাধীনতা দেব
মন্দির দেব
নৌবন্দা দেব
স্বাধীনতা দেব

संस्कृत-भाषा-परिभाषा

Page No. 1

DEED OF SALE (CONVEYANCE)

ADMITTED TO REGISTRATION. THE
NATURE, SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE THE PROPERTY OF THIS DOCUMENT

JOL DIST SUB-REGISTRA
SIVIERI IAT RACOG

15/12/10

কর্তা দ্বারা
অপেক্ষিত
স্বাক্ষরিত
নথীভুক্ত
মঞ্জুরিত
মঞ্জুরিত

স্বাক্ষরিত কর্তৃক: মঞ্জুরিত

DEED OF SALE (CONVEYANCE)

Land measuring	: 15-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 10,91,250/-

THIS INDENTURE IS MADE ON THIS THE 15th DAY OF
DECEMBER TWO THOUSAND TEN.

BETWEEN

BAGDOGRA REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-B, Gariahat Road, Flat No. 307, P.O. Ballyegang, 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 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 10.08.2010 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN - AAECB2021R.

A N D

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অপিতা দেব
সুস্মিতা দেব
নন্দিতা দেব
মৌমিতা দেব
সম্পা রানি নাগ

স্বাক্ষরিত কর্তৃক আমলমোহিত


1. **SMT. JHARNA RANI DEB**, wife of Late Manabendra Narayan Deb,
2. **SMT. ARPITA DEB**, Daughter of Late Manabendra Narayan Deb,
3. **SMT. SUSMITA DEB**, Daughter of Late Manabendra Narayan Deb,
4. **SMT. NANDITA GHOSH**, wife of Sri Jayanta Ghosh, Daughter of Late Manabendra Narayan Deb,
5. **SMT. MOUMITA GHOSH**, wife of Sri Uday Ghosh, Daughter of Late Manabendra Narayan Deb,
6. **SMT. SAMPA RANI NAG**, wife of Sri Bhajan Nag, Daughter of Late Manabendra Narayan Deb,

all are Hindu by religion, Nationality Indian, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal - hereinafter called the **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their heirs or heiresses, executors, successors, legal representative, administrators and assigns) of the **OTHER PART**.

The Vendor-No. 1 to 6 hereof are represented by and through their constituted attorney **SRI PRADIP DEB**, son of Late Upendra Narayan Deb, Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal (Vide a General Power of Attorney recorded in Book No. IV, Being No. 81 dated 05.12.2007, registered in the office of the Additional District Sub-Registrar Siliguri - II, at Bagdogra, Dist. Darjeeling, in the State of West Bengal.

WHEREAS predecessors of Vendor No. 1 to 6 hereof Sri Manabendra Narayan Deb, son of Late Upendra Narayan Deb was the absolute owner in possession by purchase of all that piece and parcel of land measuring (57.5 decimals + 57.5 decimals) = 1.15 acre or 115 decimal, recorded in Khatian Nos. 134 & 23, included in R.S. Plot No. 109, corresponding to its L.R. Plot No. 166, situated within Mouza - **RUPSINGH**, J.L. No. 95, Police Station Naxalbari, District Darjeeling, by virtue of two separate registered Deed of Sale, registered in the office of the Sub Registrar, Siliguri on 15.02.1990 and the same was finally registered on the same date after depositing the stamp

স্বাক্ষর
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 সুষ্মিতা দেব
 নন্দিতা ঘোষ
 মৌমিতা ঘোষ
 সপা রানি নাগ

প্রকৃতির প্রকৃতি
 প্রকৃতির প্রকৃতি

duty and recorded in Book No. 1, being document No. 1255 & 1257 for the year 1990 and after the death of Manabendra Narayan Deb, his legal heirs namely Smt. Jharna Rani Den, Smt. Arpita Deb, Smt. Susmita Deb, Smt. Nandita Ghish, Smt. Moumita Ghosh, and Smt. Sampa Rani Nag (Vendors No. 1 to 6 hereof) have been possessing and enjoying the said land having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and have also offered for sale a portion of land measuring 15-Decimal out of above total land measuring 115-decimals, 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 Vendors, has agreed to purchase the said land measuring 15-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 10,91,250/- (Rupees ten lacs ninety one thousand two hundred fifty) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors 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 their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 10,91,250/- (Rupees ten lacs ninety one thousand two hundred fifty) 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

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সুপারভাইজেন্ট
মিস্টার দেব
মিস্টার দেব
মিস্টার দেব
মিস্টার দেব

সকলকে প্রকৃত আশ্রয়দাতা
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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. 10,91,250/- (Rupees ten lacs ninety one thousand two hundred fifty) 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.

THE VENDOR does hereby declare that the Vendors 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 Vendors 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 Vendors 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 Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

কলকাতা
অপেক্ষা
স্বত্বাধার
নথীভুক্ত
খোদা-নাম
স্বত্বাধার

স্বত্বাধার
নথীভুক্ত
খোদা-নাম
স্বত্বাধার

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 -A

ALL THAT PIECE OR PARCEL of vacant land measuring 15-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
134	109	166	07 Decimals
23	109	166	08 Decimals

of land is hereby sold by the Vendors to the purchaser hereof, 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 Dhiraj Ghosh;
By the South : Land of Haridas Sarkar and others;
By the East : Land of Vendor;
By the West : Land of Vendor;

Within the aforesaid boundary 15-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and shown by black 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. 16241 dated 13.12.2010 of Rs. 10,91,250/-.

Page No.

কর্তা সিব
আপিতা দেব
দেবতা দেব
দেবতা দেব
দেবতা দেব
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দেবতা দেব

দ্রষ্টব্য পক্ষে আমলাদার

১১/১১/১১

IN WITNESS WHEREOF the Vendor/s hereof in good health and conscious mind has/have put his/her/their 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. Naxalbari,
Dist. Darjeeling.

2. *Sri Marawari 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:

H. M. M. M. M. M.
Advocate / Siliguri.
Enrolment No. WB-1034/02

PART TRACE MAPE OF MOUZA RUPSINGH, J.L. NO.95, P.S.- NAXALBARI, TOUJI NO. 91, PARGANA-PATHARGHATA, DISTRICT-DARJEELING.

SCALE: 16" = 1 MILE

SCALE 1 INCHES = 75 FEET

NAME OF VENDORS

SRI PRADIP DEB S/O LATE UPENDRA NARAYAN DEB - AS A CONSTITUENT ATTORNEY OF 1] SMT. JHARNA RANI DEB W/O LATE MANABENDRA NARAYAN DEB 2] SMT. ARPITA DEB 3] SMT. SUSMITA DEB, 4] SMT NANDITA GHOSH W/O SRI JAYANTA GHOSH 5] SMT. MOUMITA GHOSH W/O SRI UDAY GHOSH 6] SMT. SAMPA RANI NAG W/O SRI BHAJAN NAG, NO. 2 TO 6 ALL ARE D/O LATE MANABENDRA NARAYAN DEB AND NO. 1 TO 6 AS LEGAL HEIR OF MANABENDRA NARAYAN DEB. OF RUPSINGH JOTE, GOSSAINPUR, P.O. BAGDOGRA, P.S. BAGDOGRA, DIST. - DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

PLOT NO.	KHATAN NO.
R.S.- 109 (P), L.R.-166 (P)	134 - 7.0 DC. 23 - 8.0 DC.

AREA

15.0 DECIMAL OR 0.15 ACRE

LAND BOUND AND BUTTED
BY NORTH : LAND OF DHIRAJ GHOSH. BY SOUTH :
LAND OF HARIDAS SARKAR AND OTHERS. BY EAST :
VENDOR. BY WEST : LAND OF VENDOR

NAME OF PURCHASER

BAGDEOGRA REALTORS PRIVATE LIMITED,
51, B. GARIAHAT ROAD, FLAT NO. 307, P.S.-
GARIAHAT, KOLKATA-700 019.

DRAWN BY:

Kristina Oram
RUPSING JOTE BAGDOGRA
DARJEELING PIN-734014
REGD NO.- 1978797008

SIGNATURE OF SELLER



কল্যাণ
অপিতা দেব
স্বামী দেব
নন্দিতা দেব
মৌনিতা দেব
সম্প্রদায়িক নাথ

সকলের পক্ষে আমনোজি
[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

Finger Prints of _____

Passport
Photo



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

BAGDOGRA REALTORS PRIVATE LIMITED

Executive Officer

Signature



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

Endorsement For Deed Number : I - 09234 of 2010
(Serial No. 08225 of 2010)

On

Payment of Fees:

On 15/12/2010

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

Presented for registration at 17.20 hrs on :15/12/2010, at the Private residence by Pradip Deb
Executant.

Executed by Attorney

Execution by

1. Pradip Deb, son of Late Upendra Narayan Deb , Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Naxalbari By Caste Hindu By Profession: Business, as the constituted attorney of 1. Jharna Rani Deb 2. Arpita Deb 3. Susmita Deb 4. Nandita Ghosh 5. Moumita Ghosh 6. Sampa Rani Nag is admitted by him.

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

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

On 16/12/2010

Certificate 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/-

Payment of Fees:

Amount By Cash

Rs. 12001/-, on 16/12/2010

(Under Article : A(1) = 12001/- on 16/12/2010)

Certificate 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.-1091250/-

Certified that the required stamp duty of this document is Rs.- 54562 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 09234 of 2010
(Serial No. 08225 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 49600/- is paid, by the draft number 097106, Draft Date 15/12/2010, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 16/12/2010

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 4688 to 4700
being No 09234 for the year 2010.



(Partha Sarathi Chakrabarty) 16-December-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal