

2-1302/28/2

T 1300 & L 14/2/2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 351533

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

ADDL. DIST. SUB-REGISTRAR
SILIGURI-II, AT BAGDOGRA, DIST.-DARJEELING

24 FEB 2012

Page No. 1

DEED OF SALE (CONVEYANCE)

Ait chhetra

1302

DEED OF SALE (CONVEYANCE)

Land measuring	: 18-Decimal
Mouza	: Bairatisal,
J.L. No.	: 70,
Police Station	: Matigara,
District	: Darjeeling.
Consideration	: Rs. 16,36,400/-

Ajit c.wetou

THIS INDENTURE IS MADE ON THIS THE 14TH DAY OF
FEBRUARY, 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 Director **MR. RATAN LAL SAHA**, S/o Late Ranajit Kumar Saha, who has been appointed to represent the Vendee/Purchaser in these presents by a Resolution dated 20.01.2012 adopted in the meeting of the Board of Directors of the Purchaser/Vendee, PAN – AABCW 1111 E.

A N D

SRI AJIT CHHETRI, son of Late Chandra Bahadur Chhetri, Hindu by religion, Nationality Indian, Business by Occupation, resident of Salkavita, P.O. New Rangia, P.S. Matigara, 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 Sri Ajit Chhetri is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 100 Decimals or 1.00 acre, recorded in L.R. Khatian No. 479, L.R. Plot No. 38, area 0.21, L.R. Plot No. 39, area 0.23, L.R. Plot No. 40, area 0.05, L.R. Plot No. 41, area 0.16, L.R. Plot No. 42, area 0.17, L.R. Plot No. 43, area 0.18, situated within the Mouza – Bairatisal, J.L. No. 70, Pargana – Patharghata, P.S. Matigara, 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 0.18 acre or 18 decimals in above one L.R. Plot, being L.R. Plot No. 43, out of above total land measuring 1.00 acre or 100 decimals, 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

Ajit Chhetri

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 18-Decimal fully described in the schedule appended below and offered a price of the sum of Rs. 16,36,400/- (Rupees sixteen lakh thirty six thousand four hundred) 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 of at or for the price of the sum of Rs. 16,36,400/- (Rupees sixteen lakh thirty six thousand four hundred) 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. Rs. 16,36,400/- (Rupees sixteen lakh thirty six thousand four hundred) 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.

Asit Chatterjee

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.

Asit Chhetri

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 18-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
479	195	43	18 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Patharghata, Mouza - BAIRATISAL, J.L. No. 70, Police Station Matigara, 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 Nara Singha;
By the South : Land of Hira Singha;
By the East : Nala;
By the West : Land of Mouza boundary of Rupsing
and Hill Cart Realtors (P) Ltd.;

Within the aforesaid boundary 18-decimal of land is hereby sold by the Vendor to the Purchaser hereof by these presents.

Asit Chatterjee

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. *Bankim Singha*
(BANKIM SINGHA)
S/o Sri Patin Singha,
of Salkavita,
P.O. New Rangia,
P.S. Matigara,
Dist. Darjeeling.
Occupation : Business.

2. *Jogesh Singha*
(JOGESH SINGHA)
of Salkavita,
P.O. New Rangia,
P.S. Matigara,
Dist. Darjeeling.
Occupation : Business.

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

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

Asit Choudhary

Finger Prints of _____



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

Ant chetoi
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

Ratan Lal Saha

Director

[Signature]
Signature

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 01302 / 2012, Deed No. (Book - I , 01300/2012)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ajit Chhetri	Ajit chhetri

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajit Chhetri Address - Salkavita, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-New Rangia	Self	 14/02/2012	 LTI 14/02/2012	Ajit chhetri

Name of Identifier of above Person(s)

Bankim Singha
Salkavita, Thana:-Matigara, District:-Darjeeling, WEST
BENGAL, India, P.O. :-New Rangia

Signature of Identifier with Date

Bankim Singha



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

Endorsement For Deed Number : I - 01300 of 2012
(Serial No. 01302 of 2012)

On

Payment of Fees:

On 14/02/2012

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. 0/-, on 14/02/2012

Amount by Draft

Rs. 18000/- is paid , by the draft number 283340, Draft Date 11/02/2012, Bank Name State Bank of India, Mangaldeep, received on 14/02/2012

(Under Article : A(1) = 18000/- on 14/02/2012)

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. - 1636400/-

Certified that the required stamp duty of this document is Rs. - 81820 /- and the Stamp duty paid as Impressive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 76820/- is paid, by the draft number 283346, Draft Date 11/02/2012, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 14/02/2012


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

Presented for registration at 14.58 hrs on 14/02/2012, at the Office of the ADSR Siliguri-II at Bagdogra by Ajit Chhetri ,Executant.

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

Execution is admitted on 14/02/2012 by

- 1 Ajit Chhetri, son of Late Chandra Bahadur Chhetri , Salkavita, Thana: Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-New Rangia , By Caste Hindu. By Profession : Business


(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 1 of 2

14/02/2012 17:08:00



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

Endorsement For Deed Number : I - 01300 of 2012
(Serial No. 01302 of 2012)

Identified By Bankim Singha, son of Sri Patin Singha, Salkavita, Thana:-Matigara, District:-Darjeeling,
WEST BENGAL, India, P.O. :-New Rangia , By Caste: Hindu, By Profession: Business.

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

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 2 of 2



(Dhruba Dasgupta) 28-February-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal