

SL NO-1867/2011

2 2008 21. 17.3.2011



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

469874

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

ABOL DIST SUB-REGISTRAR  
SILIGURHI-II AT BAGDOGRA, DIST-DARJEELING

Page No. 1

13/3/11

**DEED OF SALE (CONVEYANCE)**

Conclm:

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 18-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 16,36,380/-

THIS INDENTURE IS MADE ON THIS THE 17<sup>th</sup> DAY OF  
MARCH TWO THOUSAND ELEVEN.

**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. 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 Executive Officer **MR. BARUN GHOSH**, S/o Late Dhirendra Nath Ghosh, who has been appointed to represent the Vendee/Purchaser in 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

**SRI DHIRAJ GHOSH**, son of Sri Dhirendra Nath Ghosh, 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 – 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 Dhiraj Ghosh is the absolute owner by way of purchase of all that piece or parcel of land measuring 0.35 Acres or 35 decimals, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling, by virtue of a registered Deed of Sale, executed and presented by Mr. Maneshwar Singh, son of Late Gharbhanga Singh of Rupsingjote, P.O. & P.S. Bagdogra, District Darjeeling, on 24.08.2010 registered in the office of the Addl. District Sub-Registrar, Siliguri-II, at Bagdogra, District Darjeeling and finally registered on the same date and recorded in Book No. I, being document No. 6500 for the year 2010 and as such from the date of such purchase the Vendor hereof has been possessing and enjoying 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 18 decimals out of above total land measuring 35 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

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. 16,36,380/- (Rupees sixteen lakh thirty six thousand three hundred eighty) 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 his said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 16,36,380/- (Rupees sixteen lakh thirty six thousand three hundred eighty) only, free from all encumbrances and charges whatsoever and the Vendors 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. 16,36,380/- (Rupees sixteen lakh thirty six thousand three hundred eighty) 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**



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**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 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 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.

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 18-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
83	124	202	18 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. 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 Sushil Sarkar and others;
By the South :	Land of Gossainpur Realtors Pvt. Ltd.;
By the East :	Land of Gossainpur Realtors Pvt. Ltd.;
By the West :	Land of Gossainpur Realtors Pvt. Ltd.;

Within the aforesaid boundary 18-decimal of land is hereby sold by the Vendors to the Purchaser hereof by 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. 3253 dated 28.02.2011 of Rs. 16,36,380/-.





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. *Nimmaroti*

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

2. *Krishna Oraon*

S/o Sri Marowari Oraon,  
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					

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

Signature \_\_\_\_\_  
Executive Officer

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. 01867 / 2011, Deed No. (Book - I , 02008/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Dhiraj Ghosh	 17/03/2011

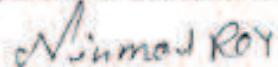
II . Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dhiraj Ghosh Address -Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 17/03/2011	 LTI 17/03/2011	

Name of Identifier of above Person(s)

Signature of Identifier with Date

Nirmal Roy  
Rupsingh Jote , Gossainpur, Thana:-Bagdogra,  
District:-Darjeeling, WEST BENGAL, India, P.O.  
:-Bagdogra

  
Nirmal Roy



(Dhruba Dasgupta)

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



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

**Endorsement For Deed Number : I - 02008 of 2011**  
**(Serial No. 01867 of 2011)**

**On**

**Payment of Fees:**

**On 17/03/2011**

**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. 17996/-, on 17/03/2011

( Under Article : A(1) = 17996/- on 17/03/2011 )

**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.-1636380/-

Certified that the required stamp duty of this document is Rs.- 81819 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 76850/- is paid. by the draft number 098646, Draft Date 16/03/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 17/03/2011

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

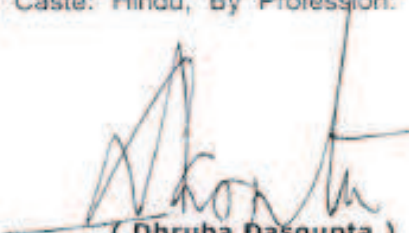
Presented for registration at 11.23 hrs on :17/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Dhiraj Ghosh ,Executant.

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

Execution is admitted on 17/03/2011 by

1. Dhiraj Ghosh, son of Sri Dhirendra Nath Ghosh , Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

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.

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





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

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**Endorsement For Deed Number : I - 02008 of 2011 ,**  
**(Serial No. 01867 of 2011)**

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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 6161 to 6173  
being No 02008 for the year 2011.



  
(Dhruba Dasgupta) 17-March-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal