

2353 24-25/3/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

987112

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

Page No. 1

25/3/11
পশ্চিমবঙ্গ সরকার
পশ্চিমবঙ্গ সরকার

DEED OF SALE (CONVEYANCE)

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১৩/১১/১১
১৩/১১/১১
১৩/১১/১১

DEED OF SALE (CONVEYANCE)

Land measuring	: 27-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 24,54,570/-

THIS INDENTURE IS MADE ON THIS THE 25th 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, Goriahat 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

C. Ghosh

দ্রাও (কল) স্বাক্ষর
দ্রাও বিপ্লব কুমার

SRI BIPLAB KUMAR DEB alias **BIPLAB DEB**, son of Late Upendra Narayan Deb, Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, 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 Sri Biplab Kumar Deb is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 75 Decimals, recorded in Khatian No. 91, L.R. Plot No. 331, area 69 decimals, L.R. Plot No. 330, area 06 decimals, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling and the said land was recorded by virtue of registered Deed of Sale, executed and presented by Sushil Kumar Chowdhury, son of Debendra Nath Chowdhury of Santinagar Colony, P.S. Rajganj, Dist. Jalpaiguri on 28.02.1981 registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, Volume No. 38, Page from 45 to 50, being document No. 1470 for the year 1981 and he has been possessing and enjoying 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 have also offered for sale a portion of land measuring 27-decimals out of above total land measuring 75-Decimal, 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.

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WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 27-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) 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 their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) 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. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, paid by the Purchaser to the Vendor hereof in 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**

End

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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.

End

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SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 27-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
91	262	331	21 Decimals
91	270	330	06 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, 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 Rupsing Realtors Pvt. Ltd.;
 By the South : Land of Rupsing Realtors Pvt. Ltd.;
 By the East : Land of Rupsing Realtors Pvt. Ltd.;
 By the West : Land of N.F. Railway;

Within the aforesaid boundary 27-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and shown by red 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. 4032 dated 15.03.2011 of Rs. 24,54,570/-.



PROBATE
JMD 15/08/2011

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

WITNESSES :

1. *Ninmu 1 R01*

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

2. *Krishna Oraon*

S/o Sri Marawari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.

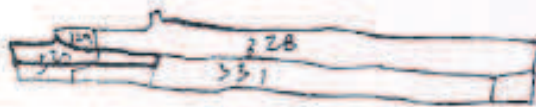
Drafted, read over and
explained by me and
computerized in my chamber;

Himadri Mohanta
Advocate / Siliguri.

Enrolment No. WB-1034 of 2002

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

SCALE : 1" = 1 MILE



SCALE 1 INCHES = 50 FEET

NAME OF VENDOR

SRI BIPLAB KUMAR DEB, SON OF LATE UPENDRA
NARAYAN DEB OF RUPSINGH JOTE, GOSSAINPUR,
P.O. BAGDOGRA, P.S. NAXALBARI, DIST. -
DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER
POSSESSION

PLOT NO.	KHATIAN NO.
R.S.- 262, I.R.-331-21.0 DEC	91
R.S.- 270, I.R.-330-6.0 DEC	91

AREA

27.0 DECIMAL OR 0.27 ACRE

LAND BOUND AND BUTTER

BY NORTH : LAND OF RUPSINGH REALTORS PVT. LTD.,
BY SOUTH : LAND OF RUPSINGH REALTORS PVT. LTD.,
BY EAST : RUPSINGH REALTORS PVT. LTD. BY WEST
: N.F. RAILWAY.

NAME OF PURCHASER

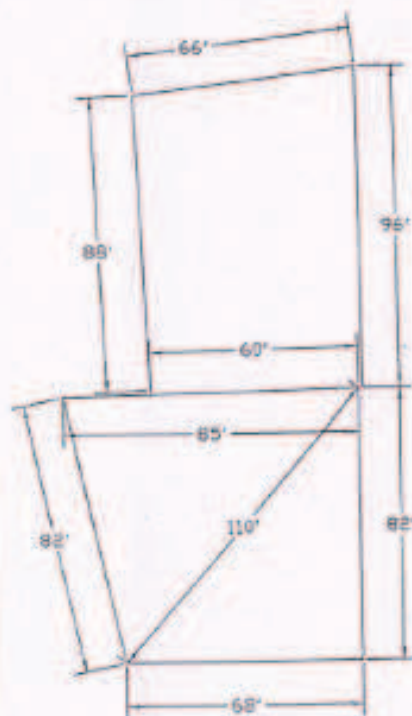
BAGDOGRA REALTORS PRIVATE
LIMITED, 51, B. GARIAHAT ROAD, FLAT
NO. 307, P.S.- GARIAHAT, KOLKATA-700 019.

DRAWN BY:

Prishma Ghosh
RUPSING JOTE BAGDOGRA
DARJEELING PIN-734014
REGD. NO. 1970707005

SIGNATURE OF SELLER

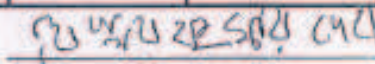

Prishma Ghosh
30/08/2014



Finger Prints of _____

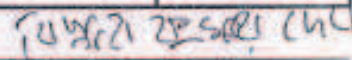
<div style="border: 1px solid black; padding: 5px; text-align: center;">Passport Photo</div> 		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

38/30


Signature


Finger Prints of _____


<div style="border: 1px solid black; padding: 5px; text-align: center;">Passport Photo</div>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					


Signature

Finger Prints of _____

<div style="border: 1px solid black; padding: 5px; text-align: center;">Passport Photo</div> 		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

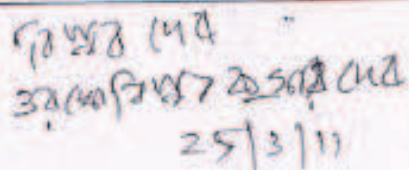
BAGLOGRA REALTORS PRIVATE LIMITED


Executive Officer



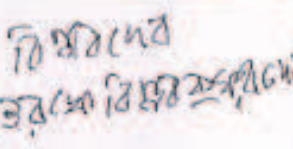
Signature

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. 02165 / 2011, Deed No. (Book - I , 02353/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Biplab Kumar Deb	 25/3/11


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

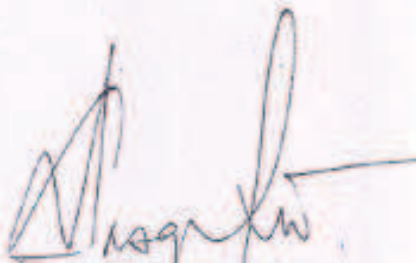
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biplab Kumar Deb Address -Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 25/03/2011	 LTI 25/03/2011	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date


25/3/11



(Dhruva 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 - 02353 of 2011
(Serial No. 02165 of 2011)

On

Payment of Fees:

On 25/03/2011

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. 26994/-, on 25/03/2011

(Under Article : A(1) = 26994/- on 25/03/2011)

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.-2454570/-

Certified that the required stamp duty of this document is Rs.- 122728 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 117750/- is paid, by the draft number 097129, Draft Date 22/03/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 25/03/2011

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

Presented for registration at 11.39 hrs on :25/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Biplab Kumar Deb Alias Biplab Deb, Executant.

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

Execution is admitted on 25/03/2011 by

1. Biplab Kumar Deb Alias Biplab Deb, son of Late Upendra Narayan Deb , 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:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Naxalbari , By Caste: Hindu, By Profession: Business.

(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra

25/03/2011 13:31:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02353 of 2011
(Serial No. 02165 of 2011)

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

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

25/03/2011 13:31:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5336 to 5349
being No 02353 for the year 2011.



A handwritten signature in black ink, appearing to read 'Dhruba Dasgupta'.

(Dhruba Dasgupta) 28-March-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. Siliguri-II at Bagdogra
West Bengal