

2168/2011

2356 A- 25/3/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

987048

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

ADOL. DIST. SUB-REGISTRAR  
BILIGURI-II, AT BAGDOGRA, DIST.-DARJEELING  
25/3/11

Page No. 1

DEED OF SALE (CONVEYANCE)

*(Signature)*

## 2376

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 25<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, 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.

AND

Cond.



১১৩৬১৭৭  
১১৩৬১৭৭

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 owner by purchase of all that piece or parcel of land measuring 133 Decimals, recorded in R.S. Khatian No. 16/3, Plot No. 118 & 121, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling by virtue of registered Deed of Sale, executed and presented by Sitabala Roy, wife of Sri Abhay Nath Roy of Rupsing Jote, P.S. Naxalbari, Dist. Darjeeling registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, Volume No. 76, Page from 35 to 40, being document No. 3196 for the year 1987 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 133-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.

A N D



पुनर्प्राप्त कराने के  
लिए  
20/05/2018

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 his 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 HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or





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 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.

Grade:

**SCHEDULE**

ALL THAT PIECE OR PARCEL of vacant land measuring 27-decimal, recorded in R.S. Khatian No. 16/5,

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
140/1	121	168	27 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 Shyamal Ghosh;  
By the South : Land of Dhiraj Ghosh and others;  
By the East : Land of Vendor;  
By the West : Land of Vendor;

Within the aforesaid boundary 27-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. 3833 dated 14.03.2011 of Rs. 24,54,570/-.



Handwritten note:   
purchased, 22/9/14  
the above land

no objection  
no objection

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. *Nirmal Røt*

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:

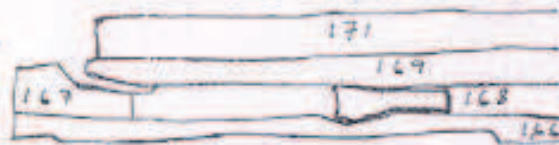
*H. Nanda Mohanta*  
Advocate / Siliguri.

Enrolment No. WB-1034 of 2002



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

SCALE - 1" = 1 MILE



SCALE 1 INCHES = 50 FEET

NAME OF VENDORS

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

SITE PLAN OF PROPOSED LAND AS PER  
POSSESSION

PLOT NO.

KHATAN  
NO.

R.S.-121, L.R.-168

140/1

AREA

27.0 DECIMAL OR 0.27 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF GHYAMAL GHOSH. BY SOUTH :  
LAND OF DHIRAJ GHOSH. BY EAST : LAND OF  
VENDOR. BY WEST : LAND OF VENDOR

NAME OF PURCHASER

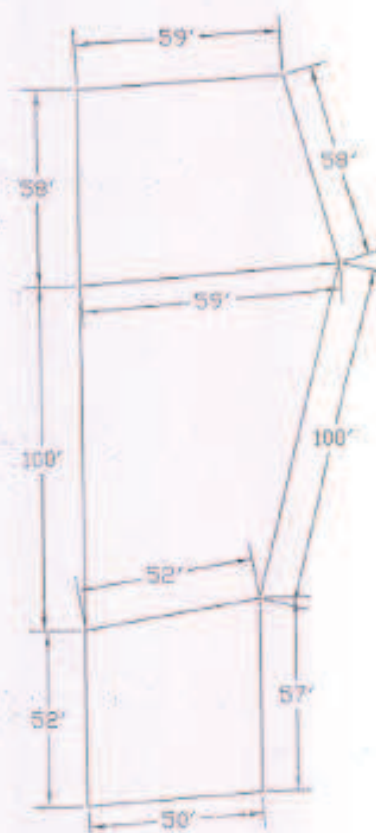
BAGDOGRA REALTORS PRIVATE LIMITED,  
51, B. GARIAHAT ROAD, FLAT NO. 307, P.S.-  
GARIAHAT, KOLKATA-700 019.

DRAWN BY:

*Krishna Oraon*




RUPSING JOTE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO.- 1676707000

SIGNATURE OF SELLERS





Finger Prints of

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

Signature

30/2/2014

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					

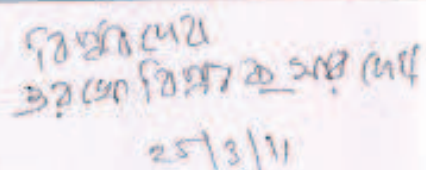
Signature

BAUGGARA REALTORS PRIVATE LIMITED

Executive Officer

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. 02168 / 2011, Deed No. (Book - I , 02356/2011)

I . Signature of the Presentant

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

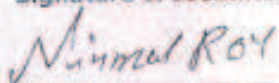
II . Signature of the person(s) admitting the Execution at Office.

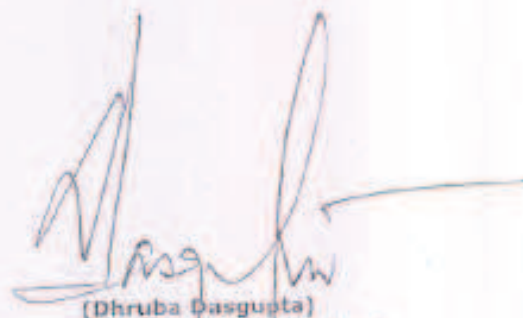
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biplab Kumar Deb Address -Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self		 LTI	 25/3/11
			25/03/2011	25/03/2011	

Name of Identifier of above Person(s)

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

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 - 02356 of 2011**  
**(Serial No. 02168 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 097132, 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 11.50 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 Lt. 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 Lt. Deben Roy, Rupsingh Jote, Gossainpur, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

( Dhruva Dasgupta )

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

25/03/2011 13:34:00

EndorsementPage 1 of 2



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

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Endorsement For Deed Number : I - 02356 of 2011  
(Serial No. 02168 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 6  
Page from 5378 to 5391  
being No 02356 for the year 2011.



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