

2-2169/2011

2357 21-25/3/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

987047

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

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

Page No. 1

DEED OF SALE (CONVEYANCE)

*(Signature)*

2352

2011/05/22 (15/11/11)  
2011/05/22 (15/11/11)  
2011/05/22 (15/11/11)

**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 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.

A N D

Barun Ghosh



Handwritten signatures and initials in the margin.

**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. 16/5, 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

प्राप्त करे लेंगे  
प्रत्येक को

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

End.



১৯৫৮, ১৯৬১  
১৯৬২, ১৯৬৩

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 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. 3834 dated 14.03.2011 of Rs. 24,54,570/-.

*(Signature)*

proceeding  
in the case

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 Roy*

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:

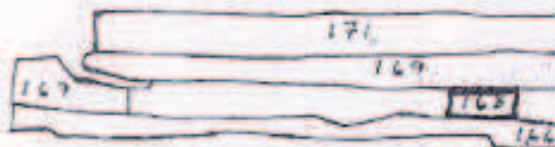
*Himadri Mohanta*  
Advocate / Siliguri.

Enrolment No. WB-1034 of 2002



PART TRACE MAPE OF MOUZA RUPSINGH, J.L. NO.95, P.S.- NAXALBARI, TOUJI NO. 91,  
PARGANA- 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 SHYAMAL 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:

*Kristina Oran*

RUPSING JOTE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO.- 1878707006



*From 20500 CH4  
30/12/14*

SIGNATURE OF SELLERS



Finger Prints of \_\_\_\_\_

Passport  
Photo



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

Signature

30/30 12/12/14

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					

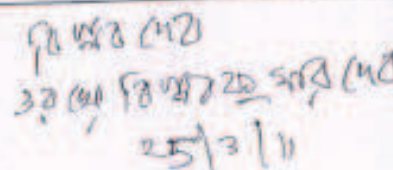
Signature

BAGDOGRA REALTORS PRIVATE LIMITED

*Signature*  
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. 02169 / 2011, Deed No. (Book - I , 02357/2011)

I. Signature of the Presentant

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

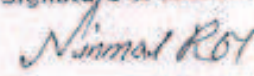
II. Signature of the person(s) admitting the Execution at Office.


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:-Bagdogra,  
District:-Darjeeling, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

  
25/3/11

  
(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 - 02357 of 2011**  
**(Serial No. 02169 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 097133, 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 11.52 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:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

( Dhruba 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 - 02357 of 2011  
(Serial No. 02169 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  
Endorsement Page 2 of 2

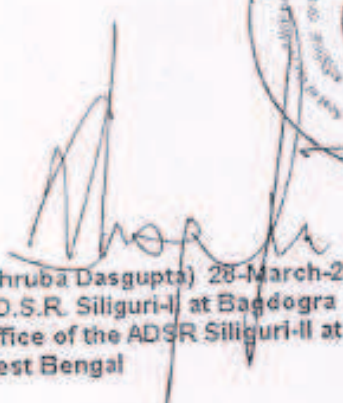




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 5392 to 5405  
being No 02357 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