

SL. NO. - 21368 / 2011

D 2369 A. 25/3/2011



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

987069

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. DAPJEEH

25/3/11

कांतिब
अनिता ठाकुर
सुमित्रा ठाकुर
सोमनाथ ठाकुर
सोमनाथ ठाकुर

प्रकरण नं० १३६७/११

१३६७

Page No. 1

DEED OF SALE (CONVEYANCE)

१३६७

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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 TEN.

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. 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

End.

डा. राजेश कुमार झा, जिला प्रमुख

- Manabendra Narayan Deb,
all are Hindu by religion, Nationality Indian, resident of Gossainpur, P.O.
Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal -
hereinafter called the VENDORS (which expression shall mean and include
unless excluded by or repugnant to the context their heirs or heiresses,
executors, successors, legal representative, administrators and assigns) of the
OTHER PART.

WHEREAS predecessors of Vendor No. 1 to 6 hereof Sri Manabendra Narayan Deb, son of Late Upendra Narayan Deb was the absolute owner by purchase of all that piece or parcel of land measuring 133 Decimals, recorded in R.S. Khatian No. 16/5, L.R. Khatian No. 4, L.R. Plot No. 168, area 73 decimals, L.R. Plot No. 169, area 60 decimals, 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 Abhay Nath Roy, son of Late Banya Charan 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 41 to 46,

End:

वर्ष १९८७
संविदा १९८७
वर्ष १९८७
संविदा १९८७
वर्ष १९८७
संविदा १९८७
वर्ष १९८७
संविदा १९८७

प्रदर्शन कर यापनाका



being document No. 3197 for the year 1987 and after the death of Manabendra Narayan Deb, his legal heirs namely Smt. Jharna Rani Deb, Smt. Arpita Deb, Smt. Susmita Deb, Smt. Nandita Ghish, Smt. Moumita Ghosh, and Smt. Sampa Rani Nag (Vendors No. 1 to 6 hereof) have been possessing and enjoying the said land having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and have also offered for sale a portion of land measuring 27-Decimal out of above total land measuring 133-decimals, 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

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors, 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 Vendors 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.



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স্বাক্ষর পক্ষে যাত্রাযোগ্য

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. 24,54,570/- (Rupees twenty four lakh fifty four thousand five hundred seventy) only, paid by the Purchaser to the Vendors hereof in cash today (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do 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 Vendors 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 VENDORS do hereby declare that the Vendors 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 Vendors 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 VENDORS do 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 Vendors, 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

(Signature)

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Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS does hereby further declare that the Vendors 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 Vendors by these presents.

SCHEDULE -A

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
4	121	168	19 Decimals
4	121	169	08 Decimals

of land is hereby sold by the Vendors to the purchaser hereof, 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. dated 03.2011 of Rs. 24,54,570/-.

(Signature)

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

WITNESSES:

1. *Nunma Roy*

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

2. *Marawari 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-1034/2002.

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

SCALE: 16" = 1 MILE



SCALE 1 INCHES = 70 FEET

NAME OF VENDOR

SRI PRADIP DEB S/O LATE UPENDRA NARAYAN DEB - AS A CONSTITUENT ATTORNEY OF 1) SMT. JHARNA RANI DEB W/O LATE MANABENDRA NARAYAN DEB 2) SMT. ARPITA DEB 3) SMT. SUSMITA DEB, 4) SMT. NANDITA GHOSH W/O SRI JAYANTA GHOSH 5) SMT. MOUMITA GHOSH W/O SRI UDAY GHOSH 6) SMT. SAMPA RANI NAG W/O SRI GHAJAN NAG, NO. 2 TO 6 ALL ARE D/O LATE MANABENDRA NARAYAN DEB AND NO. 1 TO 6 AS LEGAL HEIR OF MANABENDRA NARAYAN DEB. OF RUP Singh JOTE, GOSSAIPUR, P.O. BAGDOGRA, P.S. NAXALBARI, DIST - DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

PLOT NO.	KHATAN NO.
R.S.-121, L.R.-168-19.0 DC. R.S.-121, L.R.-169-8.0 DC.	4

AREA

27.0 DECIMAL OR 0.27 ACRE

LAND BOUND AND BUTT

BY NORTH - LAND OF SHYAMAL GHOSH, BY SOUTH - LAND OF DHIRAJ GHOSH AND OTHERS, BY EAST - LAND OF VENDOR, BY WEST - LAND OF VENDOR

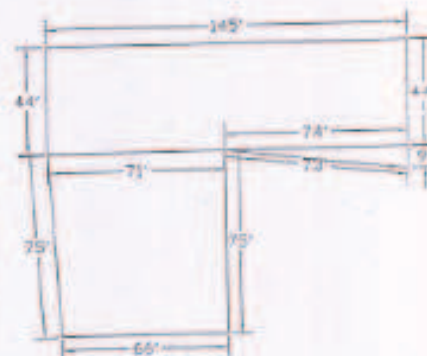
NAME OF PURCHASER

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

DRAWN BY:

Rupsing Jote
RUP SING JOTE BAGDOGRA
DARJEELING PIN-734014
REGD. NO - 1276707006

SIGNATURE OF SELLER



কণা দেব
অপিতা দেব
সুস্মিতা দেব
নন্দিতা দেব
মৌমিতা দেব
সম্প্রদান নথি
স্বাক্ষরের পরে আরম্ভোক্তার

(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

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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

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. 02180 / 2011, Deed No. (Book - I , 02369/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Pradip Deb	 25/3/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pradip Deb Address -Gossainpur, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Attorney		 LTI	
			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.
:-Bagdogra

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 - 02369 of 2011
(Serial No. 02180 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: Impressive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 117750/- is paid, by the draft number 097119, 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)

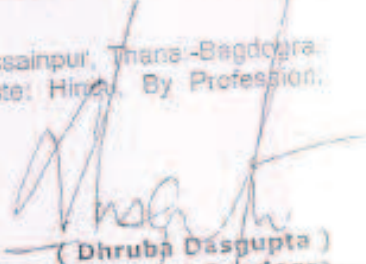
Presented for registration at 12.59 hrs on :25/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Pradip Deb, Executant.

Executed by Attorney

Execution by

1. Pradip Deb, son of Late Upendra Narayan Deb, Gossainpur, Thana:-Naxalbari, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra By Caste Hindu By Profession: Business, as the constituted attorney of 1. Jharna Rani Deb 2. Arpita Deb 3. Susmita Deb 4. Nandita Ghosh 5. Moumita Ghosh 6. Sampa Rani Nag is admitted by him.

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.


(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra
Endorsement Page 1 of 2

25/03/2011 14:22:00



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

Endorsement For Deed Number : I - 02369 of 2011
(Serial No. 02180 of 2011)


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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5566 to 5579
being No 02369 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