

Sl- 2184/2011

Sl 2373 Sl- 25/3/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

987107

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. JARJEELING

25/3/11

Page No. 1

Not with in

Not with in

DEED OF SALE (CONVEYANCE)

*(Signature)*

admitted in the  
30/03/2011

## DEED OF SALE (CONVEYANCE)

Land measuring	: 26-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 23,63,660/-

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

End.



*Handwritten notes:*  
Not 2/10/18 (100)  
90/100 2/10/18 (100)

SRI MALAY KUMAR DEB alias MALAY 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 Malay Kumar Deb is the absolute owner by purchase of all that piece or parcel of land measuring 100 Decimals, recorded in R.S. Khatian No. 16/5, Plot No. 110, 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 and Sri 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 47 to 52, being document No. 3198 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 26-decimals out of above total land measuring 100-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

*Handwritten signature:*  
[Signature]

*31/12/2019*  
*31/12/2019*

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 26-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 23,63,660/- (Rupees twenty three lakh sixty three thousand six hundred sixty) 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. 23,63,660/- (Rupees twenty three lakh sixty three thousand six hundred sixty) 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. 23,63,660/- (Rupees twenty three lakh sixty three thousand six hundred sixty) only, paid by the Purchaser to the Vendor hereof in 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 persons

*(Signature)*



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.

Causes:

*md kishore*  
*30/03/2011*

**SCHEDULE**

ALL THAT PIECE OR PARCEL of vacant land measuring 26-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	26 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;
- By the East : Land of Vendor;
- By the West : Land of Vendor;

Within the aforesaid boundary 26-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. 3840 dated 14.03.2011 of Rs. 23,63,660/-.

*(Signature)*

Handwritten signature of the Vendor, written vertically.

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. *Ninmal 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.

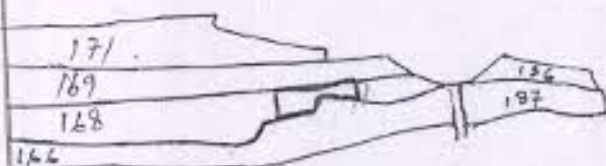
Drafted, read over and  
explained by me and  
computerized in my chamber:

*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: 16" = 1 MILE



SCALE 1 INCHES = 50 FEET



NAME OF VENDOR  
SRI MALAY 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  
26.0 DECIMAL OR 0.26 ACRE

LAND BOUND AND BUTT  
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.

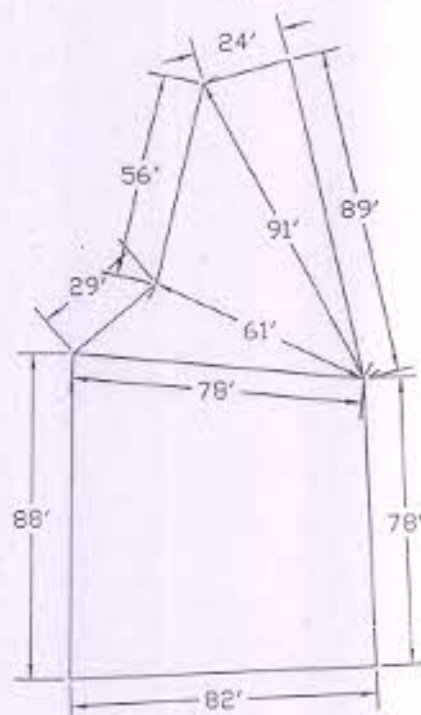
DRAWN BY:

*Krishna Oraon*

RUPSING JOTE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO.- 1976707006

*Mr. Rupsing Jote*  
*30/10/2014*

SIGNATURE OF SELLER





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



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

L. M. J. P. P.  
Signature

34/11/2011

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



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

Signature

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



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

Signature

BAGDOGRA REALTORS PRIVATE LIMITED

H. M. J. P. P.  
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. 02184 / 2011, Deed No. (Book - I , 02373/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Malay Kumar Deb	<i>Malay Kumar Deb</i> 30/03/2011

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Malay Kumar Deb Address -Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self		 LTI	<i>Malay Kumar Deb</i> 30/03/2011
			25/03/2011	25/03/2011	

Signature of Identifier with Date

Name of Identifier of above Person(s)

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

*Nirmal Roy*

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 - 02373 of 2011  
(Serial No. 02184 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. 25993/-, on 25/03/2011

( Under Article : A(1) = 25993/- 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.-2363660/-

Certified that the required stamp duty of this document is Rs.- 118183 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 113200/- is paid, by the draft number 097137, 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 13.18 hrs on :25/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Malay Kumar Deb Alias Malay Deb, Executant.

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

Execution is admitted on 25/03/2011 by

1. Malay Kumar Deb Alias Malay 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.

(Anurupa Dasgupta)  
A.D.S.R. Siliguri-II at Bagdogra  
EndorsementPage 1 of 2

25/03/2011 14:40:00



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

Endorsement For Deed Number : I - 02373 of 2011  
(Serial No. 02184 of 2011)

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

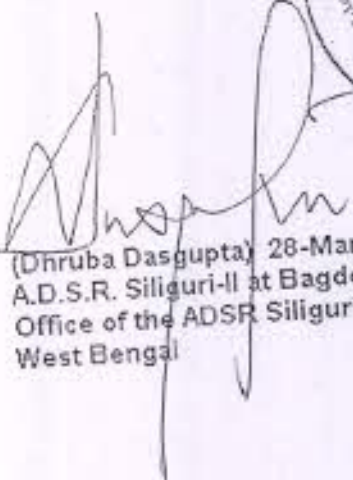
( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra  
Endorsement Page 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 5622 to 5635  
being No 02373 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