



04AA 861091

$V = 1,00,00,000/-$
 $A = 10,9989/-$
 $H =$
 $VB = \frac{04}{11021/-}$

Sankar Roy
Bimona Roy
Gita Roy
Subika Roy
Asha Roy
Ranjita Roy

5 58 0087
 0720000276
 070795
 D.S.G.
 16.07.07

DEED OF CONVEYANCE

[illegible]

Admissible under Rule 21 & was
after 1971 & V.G.L.R. Act, 1988
due to be under the Indian
Stamp Act 1899 (W. S. stamp
of 1971 & up to date)
Grined - 1A No. 223
Fees Paid - Rs. 2383/- + W 2/-
Process Fees - Rs. 100/-

12 for 06
 Paid To: (1) Rs. 250.00
 (2) Rs. 180.00
 P.T.A. Rs. 54.00
 Total Rs. 484.00

Registered & authorised u/s. 7(2)
of Act No. 19 of 1908, Jalpaiguri

N. Chakraborty
N. Chakraborty
Advocate, Siliguri

Handwritten signature
Student Sub-Committee

Dated 5-12-15
 Received for Registration at
 the District Sub-Registrar Office, Jalgaon
 14th day of Jan 18
 10000/-
 10000/-
 2006
 Yashwantrao Chavan
 Jalgaon
 one side Ray

1. Kachura Roy 2. Banting Roy 3. Banting Roy 4. Banting Roy 5. Banting Roy 6. Banting Roy 7. Banting Roy 8. Banting Roy 9. Banting Roy 10. Banting Roy

of Sakshu 20-11-19
Tuchinagar
 Thana Shillo
 By caste Hindu/Muslim
 By profession 20-2 Business

14 JAN 2006

Sinkur Roy

✓ শ্রী মর্তী দেবী দেবী

Bimoda Roy

Gita Roy

10. Shahari Del
of Thane D. Jaisankar
By caste Hindu/Muslim
By profession

Registrar Authorized u/s. 7(2)
of Act, XVI of 1908, Jalpaiguri

14 June 2006

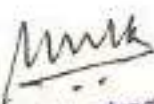
P.T.O.



04AA 861092

सुखेना झा
Soukhen Roy
Bimoda Roy
श्रीमति सुखेना झा
Sukta Roy
Sakita Roy
Ashu Roy
Ranjita Roy

THIS SALE DEED MADE THIS THE 14th DAY OF
JANUARY TWO THOUSAND SIX


N. Chakraborty
Advocate, Siliguri

Sl. No. 20269
Sold to Terai Infrastructure Ltd.
At 21, Govt. Place (E)
Calcutta - 69

Kolkata Collectorate,
Treasury

Dated 5-12-05



1 - 10000/-
10000/-



133

Sabika Roy



134

- Asha Roy

135



Ranjita Roy



136

Yunus Kumar

Authorized by the
Director of Public Works
Govt. of West Bengal

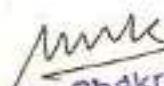
14 Jan 2006
Signature of the Director of Public Works
Govt. of West Bengal



04AA 861093

सौ. सुनील कुमार
Somen Roy
Bimala Roy
श्री अ. वि. प्रसाद जी
Gita Roy
Sebika Roy
Asha Roy
Ranjita Roy

BETWEEN


N. Chakraborty
Advocate, Siliguri

A. No. 20270
Sold to Terai Infrastructures Ltd.
of H. Bart. Pace (E)
Calcutta - 69

Kolkata Collectorate,
Treasury


Treasurer

Dated 5-12-55

1- 10000/-
10000/-



Register Authorised u/a. 7(a)
of Act XVI of 1903, Jalpaiguri

174

১. সাকালু রায়
 ২. সারস্বতী রায়
 ৩. বিনোদা রায়
 ৪. গীতা রায়
 ৫. সীতা রায়
 ৬. সেবিকা রায়
 ৭. অশা রায়
 ৮. রঞ্জিতা রায়

VACANT LAND

Area : 20 Kathas or 0.331 Acres
 Mouza : Dabgram
 J.L. No. : 2
 Khatiar. No. : 558
 Plot Nos. : 235 & 235/830
 Sheet No. : 8
 Ward No. : XLI of S.M.C.
 Police Station : Bhaktinagar
 District : Jalpaiguri
 Value : Rs.1,00,00,000/-

- ✓ 1. SMT KARUNA ROY, Wife of Late Sakalu Roy
- ✓ 2. SRI SHANKAR ROY, Son of Late Sakalu Roy
- ✓ 3. SMT SARASWATI ROY
- ✓ 4. SMT BINODA ROY
- ✓ 5. SMT GITA ROY
- ✓ 6. SMT SEBIKA ROY
- ✓ 7. SMT ASHA ROY
- ✓ 8. SMT RANGITA ROY

Serial Nos.3 to 8 are all daughters of Late Sakalu Roy. All the above named persons are Hindus by religion, Indian by Nationality. Sl. No.2 is a Businessman by occupation, all others are Housewives by occupation, residing at Jyoti Nagar, 2nd Mile, Sevoke Road, ward No.41 of

সকল শ্রী
Sankar Roy
Binoda Roy
Gita Roy
স্বপ্না রায়
Subika Roy
Aska Roy
Ranjita Roy

Siliguri Municipal Corporation, Police Station-
Bhaktinagar, District- Jalpaiguri, hereinafter
called "the VENDORS" (which expression shall
mean and include unless excluded by or repugnant
to the context their heirs, executors, successors
representatives, administrators and assigns) of the
ONE PART i.e. [FIRST PART]

AND

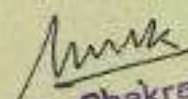
✓
TERAI INFRASTRUCTURE LIMITED, a company
incorporated under the provisions of the
Companies Act, 1956 having its registered office
at 11, Govt. Place (East), Kolkata-700069 and
Administrative Office at Agarwal House, 2nd Mile,
Sevoke Road, Post Office-Siliguri- 734001, Police
Station- Bhaktinagar, District- Jalpaiguri being
represented by its Director Sri Sitaram Sharma,
Son of Late Ghanshyam Sharma hereinafter called
"the PURCHASER" (which expression shall mean
and include unless excluded by or repugnant to
the context its successors, administrators,
representatives and assigns) of the OTHER PART
i.e., [SECOND PART]

২৩.০১.২০২১
 Soukay Roy
 Binoda Roy
 ২৩.০১.২০২১
 Gita Roy
 Sabika Roy
 Asha Roy
 Rangita Roy

AND

JIT SOFTWARE & SOLUTION PVT. LIMITED a
 company incorporated under the provisions of the
 Companies Act, 1956 having its registered office
 at 13 Khudiram Bose Sarani, Kolkata-700080,
 represented by its Director Gaurab Kumar, Son of
 Ashok Tulsyan residing at 7, J.K.Paul Road,
 Sahapur Kolkata-700038 hereinafter referred to
 as "the CONFIRMING PARTY" (which expression
 shall mean and include unless excluded by or
 repugnant to the context his heirs, successors,
 legal representatives administrators, and assigns)
 of the THIRD PART

A. WHEREAS Narasingha Roy, Sakalu Roy,
 Majindra Roy and Upendra Nath Roy all are
 sons of Late Annya Prasad Roy of Dabgram,
 Police Station- Bhaktinagar formerly Rajganj,
 District- Jalpaiguri acquired plots of land
 measuring 7.47 Acres in their possession on
 annual rental of Rs.21/-[Rupees twenty one]
 only situated at Mouza- Dabgram, Pargana-
 Baikunthapur within Rajganj Police Station
 presently Bhaktinagar P.S., District- Jalpaiguri
 by virtue of a permanent Lease by one


N. Chakraborty
 Advocate, Jalpaiguri

Tejaud
 Sankar Roy
 Binoda Roy
 Gita Roy
 Sabika Roy
 Asha Roy
 Rangita Roy
 -7-

Rahimuddin Pradhan, Son of Md. Tejaudhin Pradhan and the said Lease Deed was executed and registered on 19.01.1949 at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No- I, Volume No.12 at pages 29 to 31, Being No.255 for the year 1949 and they had been possessing the said plot of land in their khas, actual and physical possession.

B. AND WHEREAS after the enforcement of the West Bengal Estate Acquisition Act, 1953, the right of the intermediary was vested to the State free from all incumbrances under Section 4 of the said Act and record-of-right was prepared and finally published under Section 44 of the West Bengal Estate Acquisition Act 1953 and recorded under R.S. Khatian No.558 in the name of aforesaid Narasingha Roy, Sakalu Roy, Majindra Roy and Upendra Nath Roy having 4 annas share each under Sheet No.8 in Plot No.222 measuring 0.12 Acres, Plot No.234 measuring 0.22 Acres, Plot No.235 measuring 2.95 Acres, Plot No.236 measuring 3.56 Acres and Plot No.235/830 measuring 0.62 Acres altogether land measuring 7.47 Acres and they

২০০০
 Sankar Roy
 Pradip Roy
 Smt. Rina Roy
 Gita Roy
 Sabika Roy
 Asha Roy
 Rangika Roy
 -8-

became the direct tenants under the State of West Bengal.

C. AND WHEREAS said Narasingha Roy while in possession of his aforesaid 4 annas share of land died intestate leaving behind his wife Smt Dinoshwari Roy, three sons namely Sri Pradip Kumar Roy, Sri Sajmohan Roy, Sri Nilkamal Roy and four daughters Smt Rina Roy, Smt Nirmala Roy, Smt Ratna Roy, Smt Bina Roy as his only legal heirs who jointly inherited 4 annas share in respect of the aforesaid land left by deceased Narsingha Roy and they acquired the plot of land in their khas, actual and physical possession having permanent heritable and transferable right, title and interest therein. Being owner in such possession Sakalu Roy, Majindra Roy, Upendra Nath Roy and Smt Dinoshwari Roy and others sold some portion of their land to Smt Krishna Goel out of their total land of 7.47 Acres.

D. AND WHEREAS being owners in such possession the above named legal heirs of deceased Narasdingha Roy and other co-sharers namely Sakalu Roy, Majindra Roy and

১২৫১০৫৫৫
 Senior Roy.
 পণ্ডিত শ্রীমতি
 Binoda Roy
 Gita Roy
 Sabika Roy
 Asla Roy
 Rangita Roy
 -9-

Upendra Nath Roy partitioned the plot of land amongst themselves and a Deed of Partition was executed on 09.06.2004 which was registered on 10.06.2004 at the office of the District Sub-Registrar, Jalpaiguri in Book No- I, Volume No.25 at pages 245 to 254, Being No.1938 for the year 2004 and by virtue of the said partition deed Sakalu Roy acquired 1 Bigha 9 Kathas and 8 Chhataks or more or less 0.487 Acres of land appertaining to and forming part of plot nos.235 and 235/830 in Sheet No.8 under Khatian No.558.

E. AND WHEREAS being owner in such possession said Sakalu Roy died intestate on 18.10.2004 leaving behind him the VENDORS hereof as his only legal heirs who jointly inherited the aforesaid plot of land by operation of law of succession under the provisions of Hindu Succession Act 1956 having permanent, heritable and transferable right, title and interest therein.

F. AND WHEREAS the Vendors being owners in such possession have expressed their desires to sell a plot of land measuring 20 Kathas or

कंकणा शंभर
 Sumant Roy
 श्री अति सुहृद जी का
 Binoda
 Gita Roy
 Seelika Roy
 Nisha Roy
 :- Ranjita Roy

more or less 0.331 Acres of land morefully described in the Schedule hereunder delineated in the Site Plan annexed herewith marked with RED border, free from all encumbrances and charges whatsoever.

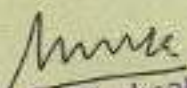
N. Chakraborty
Advocate, Siliguri

স্বাক্ষরিত
 সম্ভব রায়
 শ্রী অমিত্রা রায়
 বিনোদা রায়
 গীতা রায়
 সাবিকা রায়
 অশা রায়
 রঞ্জিতা রায়

- 11 -

receipt of part payment made by the confirming party to them and simultaneously with receipt of such part payment the vendors in part performance of the said agreement made over quiet, vacant and peaceful possession of the said plot of land to the confirming party and agreed to execute and register appropriate Sale Deed in favour of the confirming party or his nominees or assigns upon payment of the balance consideration.

I. AND WHEREAS the confirming party subsequently has entered into an agreement on 30.11.2005 for sale with the purchasers. Whereby and whereunder the confirming party has agreed to sell the said plot of land measuring 20[twenty] Kathas or more or less 0.331 Acres appertaining to and forming part of Plot No.235 and 235/830 under Sheet No.8 recorded in Khatian No.558 situated at Mouza Dabgram, J.L. No.2, Police Station- Bhaktinagar in Ward No. 41 of Siliguri Municipal Corporation, and the purchaser agreed to purchase the same at the consideration of Rs.1,00,00,000/- [Rupees one crore] only.


 N. Chakraborty
 Advocate, Siliguri

১৯৬৯
 ১৯৭০
 ১৯৭১
 ১৯৭২
 ১৯৭৩
 ১৯৭৪
 ১৯৭৫
 ১৯৭৬
 ১৯৭৭
 ১৯৭৮
 ১৯৭৯
 ১৯৮০
 ১৯৮১
 ১৯৮২
 ১৯৮৩
 ১৯৮৪
 ১৯৮৫
 ১৯৮৬
 ১৯৮৭
 ১৯৮৮
 ১৯৮৯
 ১৯৯০
 ১৯৯১
 ১৯৯২
 ১৯৯৩
 ১৯৯৪
 ১৯৯৫
 ১৯৯৬
 ১৯৯৭
 ১৯৯৮
 ১৯৯৯
 ২০০০
 ২০০১
 ২০০২
 ২০০৩
 ২০০৪
 ২০০৫
 ২০০৬
 ২০০৭
 ২০০৮
 ২০০৯
 ২০১০
 ২০১১
 ২০১২
 ২০১৩
 ২০১৪
 ২০১৫
 ২০১৬
 ২০১৭
 ২০১৮
 ২০১৯
 ২০২০
 ২০২১
 ২০২২
 ২০২৩
 ২০২৪
 ২০২৫
 ২০২৬
 ২০২৭
 ২০২৮
 ২০২৯
 ২০৩০
 ২০৩১
 ২০৩২
 ২০৩৩
 ২০৩৪
 ২০৩৫
 ২০৩৬
 ২০৩৭
 ২০৩৮
 ২০৩৯
 ২০৪০
 ২০৪১
 ২০৪২
 ২০৪৩
 ২০৪৪
 ২০৪৫
 ২০৪৬
 ২০৪৭
 ২০৪৮
 ২০৪৯
 ২০৫০

- 12 -

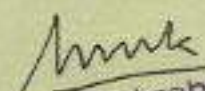
J. AND WHEREAS it is clearly agreed and understood by and between the parties that the confirming party has paid a sum of Rs.1,00,000/- [Rupees one lakh] only to all the vendors as earnest money of the said consideration and the balance purchase consideration of Rs.34,00,000/- [Rupees thirty four lakhs] only to be paid at the time of the registration of the land to the Vendors each a sum of Rs.4,25,000/- [Rupees four lakhs twenty five thousand] only.

K. AND WHEREAS the Confirming party in accordance with the Agreement of Sale with the purchaser shall be paid a sum of Rs.1,00,00,000/- [Rupees one crore] only as consideration of aforesaid property by the purchaser out of which Rs.34,00,000/- [Rupees thirty four lakhs] only shall be paid to Vendors by 8(eight) Bank Drafts amounting to Rs.4,25,000/- [Rupees four lakhs twenty five thousand] only each for payment to each of the vendors by the purchaser and the balance sum of Rs.66,00,000/- [Rupees sixty six lakhs] only shall be paid to the confirming party by cheque or cheques by the purchaser at the time of

১৩
 ১৪
 ১৫
 ১৬
 ১৭
 ১৮
 ১৯
 ২০
 ২১
 ২২
 ২৩
 ২৪
 ২৫
 ২৬
 ২৭
 ২৮
 ২৯
 ৩০
 ৩১
 ৩২
 ৩৩
 ৩৪
 ৩৫
 ৩৬
 ৩৭
 ৩৮
 ৩৯
 ৪০
 ৪১
 ৪২
 ৪৩
 ৪৪
 ৪৫
 ৪৬
 ৪৭
 ৪৮
 ৪৯
 ৫০
 ৫১
 ৫২
 ৫৩
 ৫৪
 ৫৫
 ৫৬
 ৫৭
 ৫৮
 ৫৯
 ৬০
 ৬১
 ৬২
 ৬৩
 ৬৪
 ৬৫
 ৬৬
 ৬৭
 ৬৮
 ৬৯
 ৭০
 ৭১
 ৭২
 ৭৩
 ৭৪
 ৭৫
 ৭৬
 ৭৭
 ৭৮
 ৭৯
 ৮০
 ৮১
 ৮২
 ৮৩
 ৮৪
 ৮৫
 ৮৬
 ৮৭
 ৮৮
 ৮৯
 ৯০
 ৯১
 ৯২
 ৯৩
 ৯৪
 ৯৫
 ৯৬
 ৯৭
 ৯৮
 ৯৯
 ১০০

registration of the Sale Deed as stated in the Memo of Consideration annexed herewith.

NOW THESE INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the part payment made thereunder by the confirming party on behalf of the purchaser to all the vendors aggregating Rs.1,00,000/- [Rupees one lakh] only as earnest money and in consideration of a balance sum of Rs.34,00,000/- [Rupees thirty four lakhs] only paid by the purchaser to the vendors by Bank Drafts as stated in the Memo of Consideration annexed herewith before the execution of these presents [the receipt whereof the vendors do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge the same and forever acquit, release and discharge the purchaser, the confirming party and the said property] the vendors and each of them with the consent and/or concurrence of the confirming party [Which is hereby confirmed and acknowledged by the confirming party] doth hereby grant full discharge to the purchaser from the payment thereof and the vendors doth hereby convey, assign sell and transfer her aforesaid


 N. Chakraborty
 Advocate, Calcutta

Kishor Kumar

Souree Roy

Mr. K. K. Roy

Binoda Roy

Gita Roy

Sabika Roy

Asha Roy

Ranjita Roy

- 14 -

plots of land measuring 0.331 acres or more or less 20[twenty] Kathas morefully described in Schedule hereunder and delineated in the Site plan annexed with and have made over the physical possession thereof to, unto and in favour of the Purchaser absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof peacefully and quietly with permanent, heritable and transferable right, title and interest and without any claim and objection free from all encumbrances and charges whatsoever and made over possession thereof together with all yards, paths passages, liberties, privileges, easement, appendices, appurtenances whatsoever belonging to and appertaining to the said property AND the estate, right, title, interest and demand whatsoever of the Vendor upon the said land, hereditaments and premises or any part thereof with permanent, heritable and transferable right, title and interest therein subject to the payment of all land revenue and other etc. payable to the superior landlord at present the State of West Bengal or to any other Authority and the Vendors doth hereby covenant with the Purchaser that notwithstanding any acts, deeds or things by the Vendors do execute or knowingly suffered to the

করুণা বসু

Suman Roy

শ্রী প্রতিপত্তি রায়

Bimoda Roy

Gulta Roy

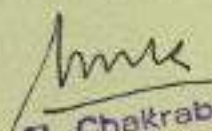
Sabika Roy

Asha Roy

Ranjita Roy

- 15 -

contrary, the Vendors are now lawfully, rightfully and absolutely entitled to the said two plots of land, hereditaments and premises hereby granted or expressed so to be and every thereof and that notwithstanding any such acts, deeds and things whatsoever as aforesaid the Vendors have now good right, full power and absolute authority to grant, sell, convey, transfer and assure the said hereditaments and premises hereby granted and expressed so to be unto and to the use of the Purchaser in a manner aforesaid AND the Purchaser shall and at all times hereafter peacefully and quietly hold, possess and enjoy the said land hereditaments and premises hereby granted or expressed so to be unto the use of the Purchaser in a manner aforesaid and receive rents, issues and profits thereof without any lawful eviction, interruption and demand whatsoever from the Vendors or any person or persons lawfully or equitable claiming from under or in trust for them AND that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendors and all persons having or lawfully or equitable claiming from under or in trust for it and further that the


N. Chakraborty
Advocate, Calcutta

স্বাক্ষরিত

Sankar Roy

স্বাক্ষরিত
Binoda Roy

Gita Roy

Sabika Roy

Asha Roy

Ranjita Roy

- 16 -

Vendors and all persons having or lawfully or equitable claiming any estate or interest in the said land hereditaments for the Vendors shall and will from time to time at all times hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such acts or deeds or things whatsoever for further and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall be reasonably required.

It is further covenanted that there exists no charges, mortgage, attachment, liens, lis pendens or any other encumbrances on the property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of any discovery of any charge, mortgage, attachment, liens, lis pendens or any other encumbrances whatsoever or any defect in title, right and interest the Vendor shall be liable to be dealt with according to law and shall be liable to compensate the Purchaser for any loss and injury that the Purchaser may sustain and suffer as a consequence thereof.

স্বাক্ষরিত

Sanku Roy

স্বাক্ষরিত
Binoda Roy

Gita Roy

Sabika Roy

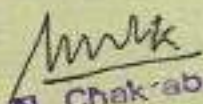
Asha Roy

Ranjita Roy

- 17 -

The Vendor further covenant that all rents and other public charges payable for the property hereby transferred or expressed or intended so to be that had accrued due unto the date of these presents have been paid and all other covenants and conditions required to be observed or performed by the Vendors in relation to the said land have been observed and performed and in case it transpires otherwise the Vendors shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment and non-performance aforesaid. The Vendors further declare that the entire property forming the subject matter of the present conveyance has been in khas, actual and physical possession of the Vendors till the date of these presents.

If any defects in title or for any act done or suffered to be done by the Vendors in any way with respect to the property hereby transferred or expressed or intended so to be by these presents the Purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendors shall be liable to return to the Purchaser in full or proportionate

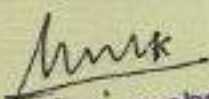

N. Chakraborty
Advocate, Guwahati

কবীন্দ্র
 Senu Roy
 সৌমিত্রস্বর্গ
 Binoda Roy
 Gita Roy
 Sakika Roy
 Asha Roy
 Rangita Roy

- 18 -

part of the consideration money as the case may be together with interest at the rate of two percent per month from the date of such deprivation and shall also be liable for adequate compensation for any loss or injury thereto be sustained by the Purchaser and further it is declared by the Vendors that the Vendors have not entered into any binding contract with any other persons whatsoever to sell or transfer otherwise the property conveyed by these presents or expressed or intended so to be any part thereof and that there subsists no such contract on the date of these presents and in the event of any such discovery of any such contract of sale or transfer, existing with respect to the aforesaid property or any part thereof at the date of execution of these presents or if any of the recitals made herein are proved to be false then the Vendors shall be liable for false recitals to compensate the Purchaser adequately for the loss or injury sustained by him in consequence thereof.

The said property is not affected by any attachment including attachment under certificate case or any proceeding started at the instance of Government Authorities under the Public Demand


 N. Chakraborty
 Advocate, Siliguri

স্বাক্ষরিতঃ

Suman Roy

স্বাক্ষরিতঃ

Binoda Roy

Gita Roy

Sabika Roy

Asta Roy

Rangita Roy

- 19 -

Recovery Act or otherwise whatsoever and that there are no certificate cases or proceeding pending against the vendors for realization of arrear of taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that the said property is not affected by any notice of scheme of the Land Acquisition collector or the Siliguri-Jalpaiguri Development Authority or Siliguri Municipal Corporation or the Government or any other public body or bodies and that no declaration has been made or published for the acquisition of the said plot of land or any part thereof under the Land Acquisition Act or any other Act for the time being in force for acquisition of the said land and that the said land or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act or rule framed thereunder or any other acts or enactments whatsoever.

The Vendors doth hereby agree that pending completion of the registration of the Sale Deed the purchaser shall be at liberty to do all acts, deeds and things in the name and on behalf of the Vendors with regard to the said plot of land and to

কুমারী বসন্ত
Sundar Roy

স্বাক্ষরিত
Binoda Roy

Gita Roy

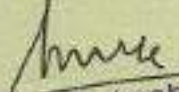
Sabika Roy

Asha Roy

Rangita Roy

-20-

enable the purchaser to do so the vendors and each of them doth hereby appoint the purchaser as their true and lawful constituted Attorney to do all acts, deeds and things in the name and on behalf of the vendors with regard to this land including execution and registration of all further and/or subsequent Sale Deeds and/or transfer documents in respect of the said plot of land subject to the condition that the vendors shall have no liability financial or otherwise and such powers shall be exercisable by any director or officer appointed by the Board of Directors of the purchaser in this regard and the purchaser having an interest in the subject matter of agency such agency shall be irrevocable at the instance of the vendors or any person claiming through and under them and shall be binding on all their successors and representatives and notwithstanding anything contained therein the agency hereby created by the vendors in favour of the purchasers shall stand cancelled and revoked upon the completion of the registration of the Sale Deed.


N. Chakraborty
Advocate, Siliguri

क. र. क. श. र.
Sunder Roy
Raj Gopal Roy
Bimoda
Gita Roy
Sabika Roy
Asha Roy
Ranjith Roy

SCHEDULE

All that piece or parcel of vacant land measuring 0.331 acres or more or less 20[twenty] Kathas appertaining to and forming part of Plot No.235 and 235/830 in Sheet No.8 recorded in Khatian No.558, held under the State of West Bengal at yearly rental of Rs.990/- payable through B.L. & L.R.O., Rajganj within Mouza- Dabgram, Pargana- Baikunthapur, J.L. No.2, Sheet No.8, within Ward No.XLI of Siliguri Municipal Corporation, Police Station- Bhaktinagar, District- Jalpaiguri and as delineated in the Site Plan annexed herewith marked with RED border.

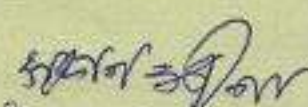
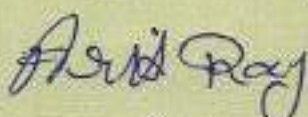
The said plot of land is butted and bounded as follows:

North- By land of Smt Sunita Periwal & others;
South- By 23 ft wide Road;
East - By the land of Roy family;
West- By the land of Sri Pradip Roy.

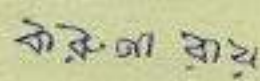
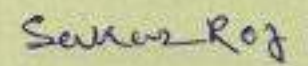
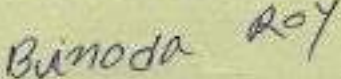
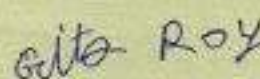
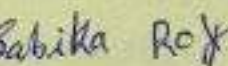
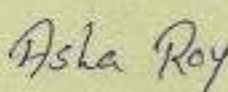
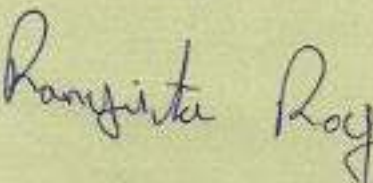
IN WITNESSETH WHEREOF the Vendors doth hereby put their hands on these presents on this day, month and year above written in the presence of

N. Chakraborty
Advocate, Aligarh

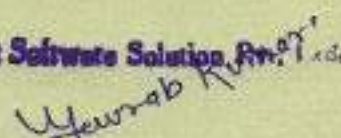
Witnesses:

1. 
মিসেস প্রমীলা সেন
(মহকুমার, মিলিগুরি)
2. 
Arund Roy
Bajajpora

Signature of the Vendors :

1.  কেরনা রায়
2.  Sumer Roy
3.  শ্রী মণি অম্বুজী রায়
4.  Binoda Roy
5.  Gita Roy
6.  Sabika Roy
7.  Asha Roy
8.  Rangita Roy

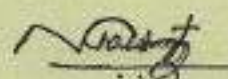
Signature of the Vendors


Ujjwal Kumar

Director

Signature of the Confirming Party

Drafted, read over and
explained to the parties by
me



[NIKHIL CHAKRABORTY]

Advocate, Siliguri.

Enrolment No.WB/166/1965

Printed by me

Tapash Bhounik

[Tapash Bhounik]

Advocate's Clerk

Siliguri.

MEMO OF CONSIDERATION
[Payment made to the Vendors]

1. By Bank Draft being No. ^{mk} 425 700924
dated 13.01.2006 issued in favour of
Smt Karuna Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-
2. By Bank Draft being No. ^{mk} 700923
dated 13.01.2006 issued in favour of
Sri Shankar Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-
3. By Bank Draft being No. ^{mk} 700922
dated 13.01.2006 issued in favour of
Smt Saraswati Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-
4. By Bank Draft being No. ^{mk} 700921
dated 13.01.2006 issued in favour of
Smt Binoda Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-
5. By Bank Draft being No. ^{mk} 700920
dated 13.01.2006 issued in favour of
Smt Gita Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-
6. By Bank Draft being No. ^{mk} 700919
dated 13.01.2006 issued in favour of
Smt Sebika Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-
7. By Bank Draft being No. ^{mk} 700918
dated 13.01.2006 issued in favour of
Smt Asha Roy Drawn on Bank of
India, Siliguri Rs.4,25,000/-

8. By Bank Draft being No. 700917
dated 13.01.2006 issued in favour of
Smt Rangita Roy Drawn on Bank of
India, Siliguri

Rs.4,25,000/-

Total..... Rs.34,00,000/-

Witnesses:

1. *[Signature]*
[Signature]
Amit Roy
2. *[Signature]*

Signature of the Vendors :

1. *[Signature]*
2. Sankar Roy
3. শ্রী মণী অরুণী রায়
4. Binoda Roy
5. Gita Roy
6. Subika Roy
7. Asha Roy
8. Rangita Roy

Signature of the Vendors

[Signature]
Jit Software Solution Pvt. Ltd.
Yashob Kumar
Director

Signature of the Confirming Party

[Signature]
N: Chakraborty
Advocate, Siliguri

MEMO OF CONSIDERATION

[Payment made to the confirming party]

1. By Cheque being No. 278502 dated 13.01.2006 issued in favour of Jit Software & Solution (P) Ltd. Drawn on Bank of India Corporate Banking Branch, Kolkata Rs.10,00,000/-
2. By Cheque being No. 278503 dated 13.01.2006 issued in favour of Jit Software & Solution (P) Ltd. Drawn on Bank of India Corporate Banking Branch, Kolkata Rs.10,00,000/-
3. By Cheque being No. 278504 dated 13.01.2006 issued in favour of Jit Software & Solution (P) Ltd. Drawn on Bank of India Corporate Banking Branch, Kolkata Rs.10,00,000/-
4. By Cheque being No. 278505 dated 13.01.2006 issued in favour of Jit Software & Solution (P) Ltd. Drawn on Bank of India Corporate Banking Branch, Kolkata Rs.10,00,000/-
5. By Cheque being No. 278506 dated 13.01.2006 issued in favour of Jit Software & Solution (P) Ltd. Drawn on Bank of India Corporate Banking Branch, Kolkata Rs.16,00,000/-

N. Chakraborty
Advocate, Siliguri

6. By Cheque being No. 278507 dated 13.01.2006 issued in favour of Jit

(26)

Software & Solution (P) Ltd. Drawn
on Bank of India Corporate Banking
Branch, Kolkata

Rs.10,00,000/-

Total..... Rs.66,00,000/-
[Rupees sixty six lacs only]

Witnesses:

1. ARUN THAKUR
2nd Mile
Sevoke Road
Siliguri
2. Goutam Bandyopadhyay
Jalpaiguri

for Software Solution Pvt. Ltd.
Yashob K. Kundu
Director

Signature of the Confirming Party

N. Chakreaborty
N. Chakreaborty
Advocate, Siliguri



Registrar Authorised u/s. 7(2)
of Act, XVI of 1908, Jalpaiguri

14 JUL 2006



Registrar Authorised u/s. 7(2)
of Act, XVI of 1908, Jalpaiguri

18/5/06

5000 NO. I
Pages 1 to 22
Serial No. 174 for the year 1900-01

CLAIMANT SHEET

 For Teral Infrastructures Ltd. <i>Sit Ravi Singh</i> Director		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

For Teral Infrastructures Ltd.

Sit Ravi Singh

Director

Signature with Date

EXECUTANT SHEET

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

કે. કે. કે. કે.

Signature with Date

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

Sankar Roy

Signature with Date

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

શ્રી મતી કમલકુમારી રામ

Signature with Date

EXECUTANT SHEET

 Binoda Roy		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Binoda Roy

Signature with Date

 Gita Roy		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Gita Roy

Signature with Date

 Sabika Roy		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Sabika Roy

Signature with Date

EXECUTANT SHEET

 <i>Asha Roy</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Asha Roy

Signature with Date

 <i>Ranjita Roy</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Ranjita Roy

Signature with Date

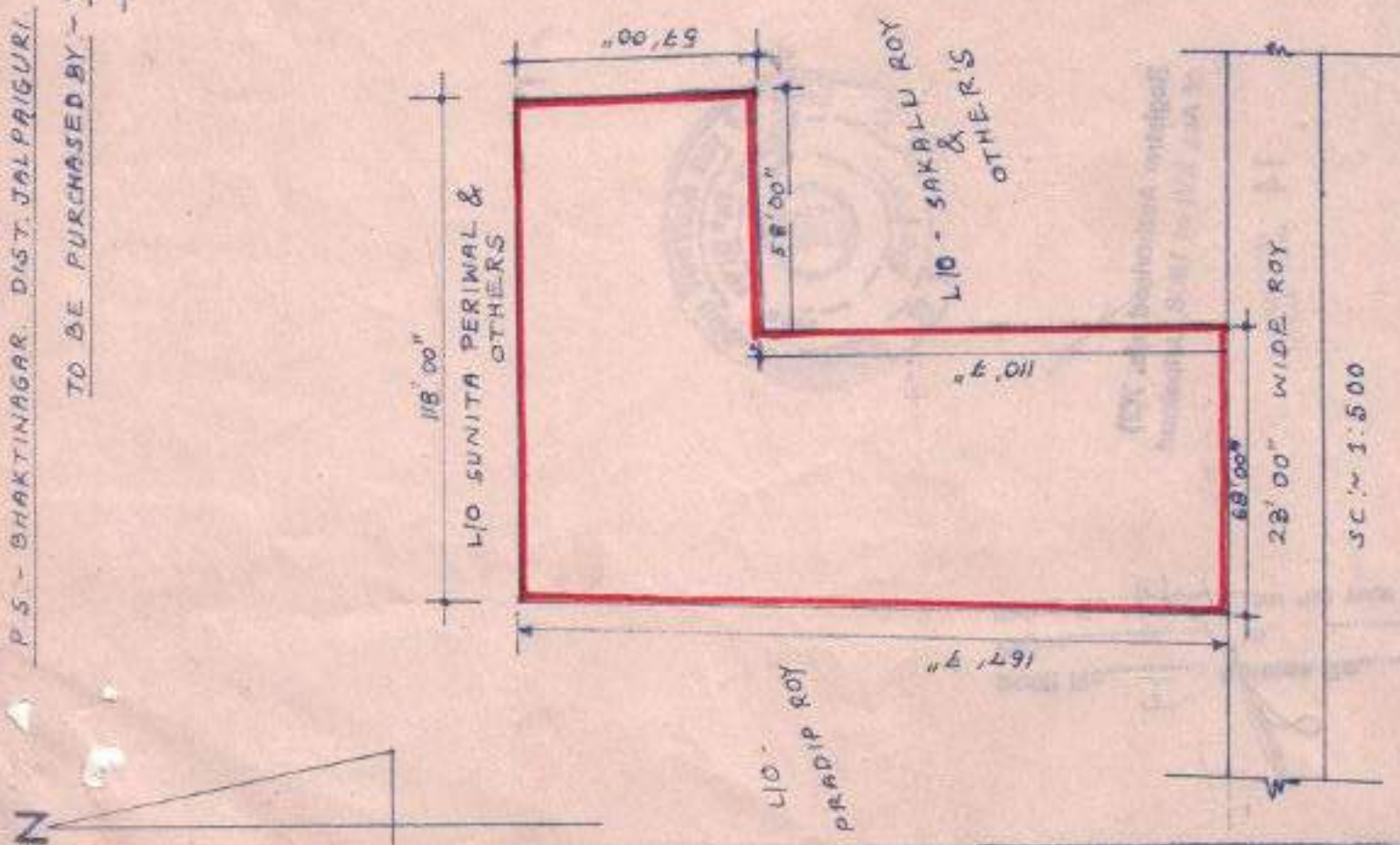
 <i>Yashraj Kumar</i> <i>Director</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left hand					
	Right hand					

Yashraj Kumar

Signature with Date

P.S. - BHAKTINAGAR. DIST. JALPAIGURI

TO BE PURCHASED BY - TERAI INFRASTRUCTURES LIMITED.
2ND MILE, SEVORE ROAD SILIGURI, JALPAIGURI.



FROM ~	NAME OF SELLER'S	KHNO	PESTNO	AREA
	(1) SMT. KARUNA ROY, W/O. LATE SAKALU ROY.			
	(2) SRI SHANKAR ROY S/O. LATE SAKALU ROY.			
	(3) SMT SARASWATI ROY D/O " "	558	235	20 KATHA
	(4) SMT. BINOO ROY.			
	(5) SMT GITA ROY.			
	(6) SMT SEBIKA ROY.			
	(7) SMT ASHA ROY.			
	(8) SMT RANGITA ROY. D/O LATE SAKALU ROY.			

SIG. OF SELLER	
Binoda Roy	Asha Roy
Gita Roy	Ranjita Roy
Sabika Roy	
Suman Roy	



PREPARED BY:-
UTPAL SARKAR,
(SWANEYOR)
PHONE:- 98323-70435

THE SOFTWARE SOLUTIONS P.C. LTD.

Direction