

2960

D 3928



17/7/06
18/7/06

पश्चिम बंगाल WEST BENGAL

013779

26,06,850/-
60,000/- + 1,48,500/-
23

रजिस्ट्रार
पश्चिम बंगाल

रजिस्ट्रार
पश्चिम बंगाल
00
23

Rs. 28666.00
Rs. 28.00
Rs. 4.00
Rs. 28698.00

DEED OF CONVEYANCE

18/7/06
013-10-00



18/7/06

one lakh forty eight thousand
148500/-
17/7/06
18/7/06

admissible under Rule 21 of the
s/a. 5/41 of W.B.L.R., Act, 1958
duty Stamp under the Indian
Stamp Act, 1899 (W. B. Stamp
as amended up to date)
Schedule 1A No. 23
Fees Paid 10.00
Machans Fee 10.00

Registrar Authorized s/o. 21
of Act, XVI of 1908, dated
21 JUL 2006

6503
To. No. Teral Infrastructures Ltd.
Sold to 11, Gort Place (East)
of Kol-69.



Treasury,
Date 11.7.2006

Presented for Registration at A.M./P.M.
on the 17-15 day of July 15 of
the District Sub-Registrar Office, Jaipur

Boonyachai Boonachai

24

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60, 0

1) Bina Bay 2) Bena Singh and Bena

2) Ratna Bay and Saper Bay

Divina Carne

200 Kabeer Bn

31. Lyall Nagar

Name _____ Date _____

By caste Hindu/Muslim

of protection. House 101

Register Authorized s/o. VMD
as Act. XVI of 1996, Joint

7 JUL 2006

17 JUL 2006
বীণা ব্রহ্মা (বীণা সি, ২)

1480

- योग काय (3) विद्या 15, 2

14 81

Arvind Singh

10/10/2010 10:10:10 AM

al. KeyShare Notes

Pheno..... Di.....

My costs Hindu/...

by profession

Registrar Authorized s/o, W.T.
of Act XVI of 1998, Jaipur.

1 JUL 2006



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

013780

১৫/৭/০৬
১৫/৭/০৬

১৫/৭/০৬
১৫/৭/০৬

THIS SALE DEED MADE THIS THE 17th DAY OF
JULY TWO THOUSAND SIX



Handwritten signature

939 for 06
 Fees Paid- 4(1) Rs. 250.00
 4(2) Rs. 90.00 } prop-
 F.T.A. Rs. 27.00
 Total Rs. 367.00
 4
 20/6

6565

Sold to Terrai Infrastructure Ltd.
11. Gort Place (East)
Kat-69.

Calcutta Collectorate,
 Treasury.

11.7.2006

Treasurer



1482



22	50,000/-
1-	10,000/-
	60,000/-

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ଉଠି ନିର୍ଦ୍ଦେଶ ଦାଖଲ

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ଉଠି ନିର୍ଦ୍ଦେଶ ଦାଖଲ

[Signature]

Registrar Authorized s/o. TET
 of Act, XVI of 1908, Jalpaiguri

1 JUL 2006

6565

Sold to Terai Infrastructures Ltd.
of 11, Gort Place (East)
Kot - 69.

Calcutta Collectorate,
Treasury.

Date 11.7.2006

Treasurer

20	50,000/-
10	10,000/-
	60,000/-



Registrar Authorized sign, 19(3)
of Act, XVI of 1908, Jalpaiguri

7 JUL 2006

VACANT LAND

Area : 8 Kathas 11 Chataks or more or less 0.143 Acres
Mouza : Dabgram
J.L. No. : 2
Khatian No. : 558
Plot Nos. : 235 & 235/830
Sheet No. : 8
Ward No. : XLI of S.M.C.
Police Station : Bhaktinagar
District : Jalpaiguri
Value : Rs.26,06,250.00

- ✓ 1. SMT BINA ROY alias BINA SINGHA (Voter ID Card No. WB/04/026/765524), Wife of Sri Bimal Singha (Voter ID Card No. WB/04/026/765523)
- ✓ 2. SMT RATNA ROY (Voter ID Card No. WB/04/026/354857), Wife of Sri Supen Roy (Voter ID Card No. WB/04/026/354499)
- ✓ 3. SMT NIRMALA ROY alias NIRMALA BURMAN (Voter ID Card No. WB/04/026/786393), Wife of Sri Kalyan Roy (Voter ID Card No. WB/04/026/786394)

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All the above named persons are Hindus by religion, Indian by Nationality, Housewives by occupation,



~~Register of the National Archives and Records Administration
of Dec. 31st of 1900, Jackson~~

17 JUL 2006

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১২/১২/৮০
১২/১২/৮০
১২/১২/৮০
১২/১২/৮০

previously residing at Jyoti Nagar, 2nd Mile, Sevoke Road, ward No.41 of Siliguri Municipal Corporation, Police Station- Bhaktinagar, District- Jalpaiguri and at present residing at Village- Kesardoba (East), Post Office- Adhikary, Police Station- Kharibari, District- Darjeeling (Sl. No.1), Village- Khatka Jote, Post Office- Leusipakuri,, Police Station- Phansidewa, District- Darjeeling (Sl. No.2), Village- Nayabarhi, Pani Kauri, Post Office- Prasanya Nagar, Police Station- Rajganj, District- Jalpaiguri (Sl. No.3) 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

AND

TERAI INFRASTRUCTURES 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

12/12/80



~~Excluded from automatic d/o. 1990~~
~~of 4-11-1991 of 1990, Antiterrorism~~

17 JUL 2006

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 Rahimuddin Pradhan, Son of Md.Tejauddin 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.



Registered under the Copyright Act,
of 1911, No. 1000, Copyright

J 7 JUL 2006

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.



Engineer Authorized sign, 700
of Act, N71 of 1908, Subsequent

17 JUL 2006

and they acquired the plot of land in their khas, actual and physical possession having permanent heritable and transferable right, title and interest therein having 1/8th undivided share each.

D. AND WHEREAS being owners in such possession Sakalu Roy, Majindra Roy, Upendra Nath Roy and the above named legal heirs of deceased Narasingha Roy sold out 316 Kathas 9 Chhataks out of their total plot of land measuring 7.47 Acres which left behind land measuring 135 Kathas 7 Chhataks under their ownership and possession.

E. AND WHEREAS being owners in such possession of the aforesaid land measuring 135 Kathas 7 Chhataks the above named legal heirs of deceased Narasingha Roy and other co-sharers namely Sakalu Roy, Majindra Roy and 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 the legal heirs

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Registered Authorised of/a. 700
of Act, XVI of 1903, Jalpaiguri

17 JUL 2006

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of deceased Narasingha Roy namely his wife Smt
 Dinoshwari Roy, three sons Sri Pradip Kumar Roy,
 Sri Sajmohan Roy, Sri Nilkamal Roy and four
 daughters Miss Rina Roy, Smt Nirmala Roy, Smt
 Ratna Roy and Smt Bina Roy acquired 37 Kathas 13
 Chhataks or more or less 0.625 Acres of land
 appertaining to and forming part of plot nos.235
 and 235/830 in Sheet No.8 under Khatian No.558 in
 two separate plots of land measuring 14 Kathas 12
 Chhataks and 1 Bigha 3 Kathas 1 chhatak
 respectively in their khas, actual and physical
 possession having permanent heritable and
 transferable right, title and interest therein.

F. AND WHEREAS the Vendors being owners of
 3/8th undivided proportionate share of land in such
 possession have expressed their desire to sell a
 plot of land measuring 8 Kathas 11 Chataks or
 more or less 0.143 Acres of land morefully
 described in the Schedule 'B' which is the 3/8th
 undivided proportionate part of land measuring 1
 Bigha 3 Kathas 1 Chhatak morefully described in
 the Schedule 'A/1' hereunder delineated in the Site
 Plan annexed herewith marked with RED border,
 free from all encumbrances and charges
 whatsoever.





Register Authority of, 1903
as Act, XVI of 1903, Jalandhar

17 JUL 2006

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G. AND WHEREAS the Purchaser is willing to purchase the said land measuring 8 Kathas 11 Chataks or more or less 0.143 Acres and offered a sum of Rs.26,06,250.00 [Rupees twenty six lacs six thousand two hundred and fifty] only as consideration for the said landed property fully described in the Schedule 'B' hereinbelow.

H. AND WHEREAS the Vendors have accepted the price so offered by the Purchaser as fair, reasonable and highest price prevailing in the present market and have agreed to sell the said property fully described in the Schedule 'B' hereinbelow, free from all encumbrances and charges whatsoever, to and in favour of the Purchaser.

NOW THESE INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and also in consideration of the total sum of Rs.26,06,250.00 [Rupees twenty six lacs six thousand two hundred and fifty] 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

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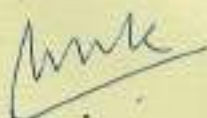
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at Act. 151 of 1907 (Amended)

17 JUL 2006

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- 11 -

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 and the said property] the vendors and each of them doth hereby grant full discharge to the purchaser from the payment thereof and the vendors doth hereby convey, assign sell and transfer their aforesaid undivided plot of land measuring 8 Kathas 11 Chataks or more or less 0.143 Acres morefully described in Schedule 'B' which is a part of Schedule 'A/1' 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 Vendors upon the said land, hereditaments and premises or any part thereof with permanent, heritable and transferable right, title





Registrar General of India
of Act, 1971 of 1971, Government

17 Jan 2006

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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 contrary, the Vendors are now lawfully, rightfully and absolutely entitled to the said plot 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

Mike



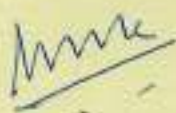
Register: Authorized copy, 1998
of Act, 11/1/1998, 11/1/1998, 11/1/1998

17 JUL 2006

11075 06 00 B.
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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 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 Vendors shall be liable to be dealt
 with according to law and shall be liable to





Register Authorized v/a. TQM
on Act 777 of 1999, delisting

11 7 JUL 2006



Register Authorized by the FBI
of Act, EWI of 1998, California

8/7 JUL 2006

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



Register Authenticated up to 7000
of Act, 1971 of 1999, Subsequent

7 JUL 2006

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Government Authorities under the Public Demand 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 enable the purchaser to do so the vendors and each of them doth

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Registered Authorised copy, NED
as Act, XVI of 1923, Jalapogun

J 7 JUL 2006

Handwritten signatures and text in Odia script, including names like 'N. K. Singh' and 'N. K. Singh'.

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.



SCHEDULE 'A/1'

All that piece or parcel of undivided vacant land measuring 1 Bigha 3 Kathas 1 Chhatak or more or less 0.382 Acres appertaining to and forming part of Plot No.235 and 235/830 in Sheet No.8 recorded in Khatian No.558, within Mouza- Dabgram, Pargana-

Handwritten signature or mark.



Copyright Acquired by NLM
by Act, JUL 19 1994, Smithsonian

7 JUL 2006

[illegible]

✓

[Property to be sold]

Mike



Register authorized by No. 700
of Act, XVI of 1999, Republic of Armenia

17 JUL 2006

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 ১০/১১/১৯৬৫

Station- Bhaktinagar, District- Jalpaiguri and as delineated in the Site Plan annexed herewith marked with RED border.

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

Witnesses:

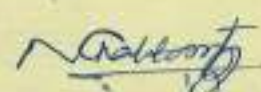
১. বিজয়লক্ষ্মী দেবী
স্বামীজী
স্বামীজী
স্বামীজী
২. কল্যাণ বসু
স্বামীজী
স্বামীজী
স্বামীজী

Signature of the Vendors :

১. বীণা কায়স্থ, বীণা সিং
২. স্বামীজী
৩. বিজয়লক্ষ্মী দেবী
স্বামীজী

Signature of the Vendors

Drafted, read over and explained to the parties by me



[NIKHIL CHAKRABORTY]
Advocate, Siliguri.
Enrolment No.WB/166/1965



Registered Authorised copy, 1988
of Act XVI of 1988, Singapore

47 JUL 2006

১৫/৭/০৬
 ১৫/৭/০৬
 ১৫/৭/০৬
 - ২০ -
 ১৫/৭/০৬
 ১৫/৭/০৬

MEMO OF CONSIDERATION

[Payment made to the Vendor]

<u>Sl No.</u>	<u>Name of Vendors</u>	<u>Cheque No., Date, Name of Bank</u>	<u>Amount</u>
1.	Smt Bina Roy alias Bina Singha	015095 dated 14.7.2006 drawn on Bank of India, Siliguri	Rs.8,68,750.00
2.	Smt Ratna Roy	015096 dated 14.7.2006 drawn on Bank of India, Siliguri	Rs.8,68,750.00
3.	Smt Nirmala Roy alias Nirmala Burman	015097 dated 14.7.2006 drawn on Bank of India, Siliguri	Rs.8,68,750.00
Total.....			Rs.26,06,250.00

Witnesses:

১. বিজলেন্দ্র সিং, ২
ফেলো ডোরা
আই ক্যাব্রি,
দামোদরপুর
২. রতন রায়
আই ক্যাব্রি,
দামোদরপুর

Received the above noted cheques:

১. বীণা রায়: বীণা সিং, ০২
২. রতন রায়
জিওলোজিস্ট
৩০ বিজলেন্দ্র বর্মান

Signature of the Vendors



Registrar of Companies, Jaipur
of Act, XVI of 1908, Jaipur

17 JUL 2006



Page No. 283 to 288
Page No. 3928 for the year 2006
27

Registrar of Companies, Jaipur
of Act, XVI of 1908, Jaipur

27-11-07

STATE PLAT SHOWING THE LAND OF MOUZA-DABGRAM, JT. NO. 2, TOUNZINO-3, SHEET NO. 8.
 P. S. BHAKTINAGAR. DIST. JALPAIGURI.

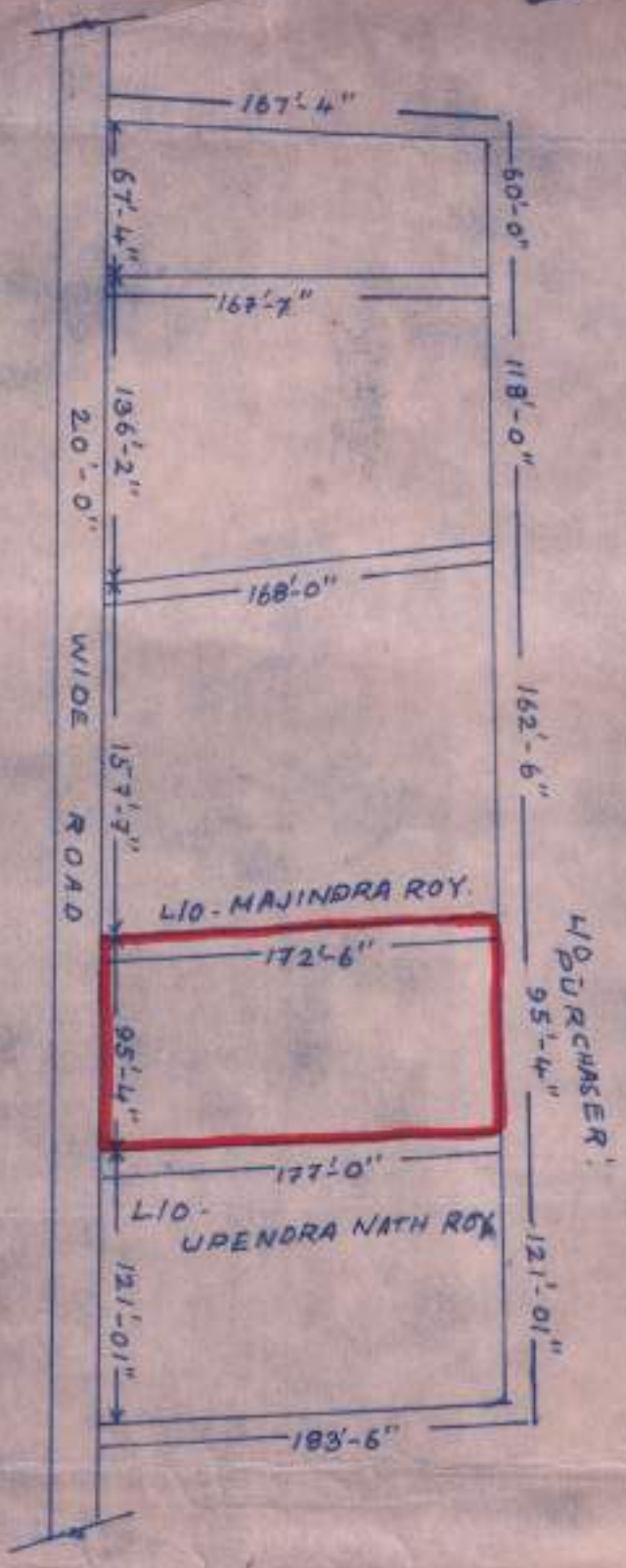
NAME OF SELLER & ADDRESS:-

SMT. NIRMALA ROY - W/O. SRI KALYAN - BURMAN
 PREVIOUSLY RESIDING AT JYOTI NAGAR, WARD NO. 4,
 P.O. SEVOK ROAD, P.S. BHAKTINAGAR, DT. JALPAIGURI
 NOW RESIDING AT - VILL. NAGABARI, P.S. RAIGANI,
 DT. JALPAIGURI.
 SMT. RATNA ROY - W/O. SRI SUPEN ROY.
 PREVIOUSLY RESIDING AT JYOTI NAGAR, WARD NO. 4,
 P.O. SEVOK ROAD, P.S. BHAKTINAGAR, DT. JALPAIGURI
 NOW RESIDING AT - VILL. KHATKAJOTE, P.O. LEUSIBAKURI
 P.S. PHANSIDEWA, DT. DARJEELING.
 SMT. BINA ROY (SINGHA) - W/O. SRI BINAY - SINGHA
 PREVIOUSLY RESIDING AT - JYOTI NAGAR, P.O. SEVOK ROAD
 P.S. - BHAKTINAGAR, DT. JALPAIGURI
 NOW RESIDING AT - VILL. KESARDOBA, P.O. ADHIKARI
 P.S. - GHARI BARI, DT. DARJEELING.

NAME OF PURCHASER & ADDRESS:-

TERAI INFRASTRUCTURES LTD.
 2ND MILE, SEVOK ROAD, SILIGURI
 P.S. - BHAKTINAGAR, DT. JALPAIGURI.

SCHEDULE OF LAND		
KH. NO	PLOT NO	AREA
558	235 & 235/830	1 BIGHA, 3 KATHA, 1 CHATTAK



DRAWN BY:-
 Gopal Kumar
 (Surveyor)

SCALE: 1:1000

SIG. OF SELLER:-

Smt. Nirmala Roy

Smt. Ratna Roy

Smt. Bina Roy

W/O. Gopal Kumar

SIG. OF PURCHASER:-

Selina Roy



Registrar Authorized by, 7(1)
of Act, XVI of 1908, Jalandhar

17 JUL 2006

Book No. 283
Page No. 3928
ADITYA NO. 3928 FOR THE YEAR 2006

Registrar Authorized by, 7(1)
of Act, XVI of 1908, Jalandhar

27-11-07