

1/19/03
23/8/03

3078 3079 31/10/03 750Rs.



8
1707
A.A.A.
Siliguri



M.C. OF A 35920 is
paid & confirmed
NO: 1065/08/11203
25.10.03



Director
M/s. [unclear] Construction Pvt. Ltd.

28,776 + 25,000 = 53,776
deficit Stamp duty of Rs. [unclear]
has been received by the Bank Draft
bearing No. 12/10/03 dated 31/10/03
112210
112211

Mangin Roy

25.10.03

Director

Registrar's Office

U/S of [unclear] Act of
L.S. No. 1230

Stamp duty under this 21 duty [unclear]
for exempt from or does not require
Stamp duty under the Indian Stamp
Act 1899 Schedule I [unclear]
Fees Paid. A 7103.00

DEED OF CONVEYANCE

Dist. [unclear]
Siliguri, Darjeeling

31-10-03

11: 71 200
4,99,000
6,72,200
A 7403

31/10/03

52861000

No. 3142 Date 14/8/02
 Name Nababigya Khatun
 of Private land of
 Value 727

Stamp Verified
 S. R. Office, Siliguri



Presented by Manglu Roy on 29/7/02 at Siliguri A. D. & R. Office by Manglu Roy

of Manglu Roy
w/o Bibhuti Roy
 S/O. D/O...
 Of... Hakimpore
 P.S. S.L.G. Siliguri
 Dist. Darjeeling
 By Caste...
 By Profession Hotelier



Manglu Roy

Siliguri, Darjeeling
29/7/02
Manglu Roy

Moujal Choudhary
S/o Late Manmath Nath Choudhary
 S/O. D/O...
 Of... Kash Millimpally
 P.S. S.L.G. Siliguri
 Dist. Darjeeling
 By Caste...
 By Profession Business

Siliguri, Darjeeling

Moujal Choudhary
S/o Late Manmath Nath Choudhary
Kash Millimpally,
Siliguri

Siliguri, Darjeeling

29/8/02

750Rs.



2

Mamju Roy

DEED OF CONVEYANCE

5-



Manglu Roy

3

DEED OF CONVEYANCE

la.

750Rs.



Manju Ray

4

DEPT OF CONVEYANCE



Pa.

500Rs.



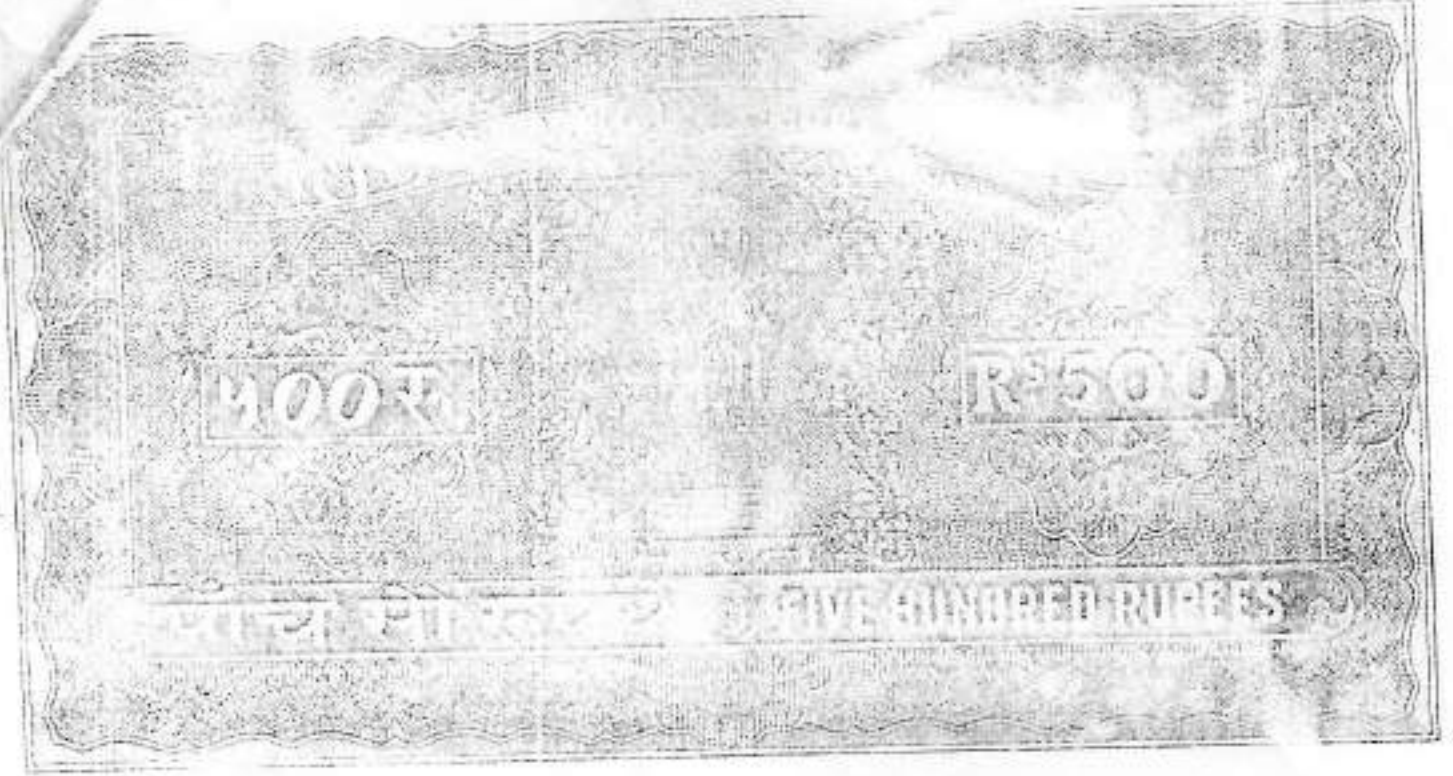
Manglu Roy

5

DEED OF CONVEYANCE

Re.

500Rs.



Manju Ray

DEPD OF CONVEYANCE

h.

DEED OF CONVEYANCE

Manju Roy

THIS INDENTURE MADE ON THIS THE 28TH DAY OF AUGUST TWO THOUSAND THREE.

AREA : 5 KATHAS 6 CHHATAKS 8 SQ. FT.
OR ABOUT 0.09 ACRE.

PLOT NUMBER : 5207 (PART)

KHATTIAN NUMBER : 1946

MOUZA : SILIGURI

PARGANA : BAIKUNTHAPUR

J.L. NUMBER : 110 (NEW-88)

POLICE STATION, SUB-DIVISION
AND ADDITIONAL DISTRICT SUB-
REGISTRY OFFICE : SILIGURI

WARD NO. : XXVII UNDER SILIGURI
MUNICIPAL CORPORATION

DISTRICT : DARJEELING

CONSIDERATION : Rs. 4,99,000.00

BETWEEN

SABA DIGANTA CONSTRUCTION PRIVATE LIMITED, a private limited company incorporated under the Companies Act 1956, bearing Certificate of Incorporation No. 21 - 88661 of 1999, having it's office at Babupara Extension, Siliguri, Police Station Siliguri, District Darjeeling, represented through it's one of the Directors Sri Mridul Kanti Das, son of Late Nikunja Behari Das, Hindu by religion, Business by occupation, resident of Babupara Extension, Siliguri, Police Station Siliguri, District Darjeeling - hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context it's successors - in - office and assigns) of the ONE PART.

Manju Roy

:: 8 ::

A N D

SMT. MANJU ROY, Wife of Sri Bihuti Roy, Hindu by religion, Housewife by occupation, resident of Hakimpura, Siliguri, Police Station Siliguri, District Darjeeling - hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS, the Vendor became the sole and absolute owner of all that piece or parcel of land measuring 0.10 Acre, recorded in Khatian No. 1946, included in part of Plot No. 5207, situated within Pargana Baikunthapur, Mouza Siliguri, J.L. No. 110 (New - 88), Police Station, Sub - Division and Sub - Registry Office Siliguri, District Darjeeling, by purchase from Smt. Ashalata Mitra, Wife of Ram Ranjan Mitra, by virtue of a Deed of sale registered at the Siliguri Sub - Registry Office on 03-05-1974 and recorded in Book No. 1, Volume No. 47, Pages 285 to 287 Being No. 4182 for the year 1974.

A N D

WHEREAS, the Vendor thereafter got her name mutated with respect to her aforesaid land on 06-09-1983 vide Mutation case No. 309 (P11) 83-84 in the office of the J.L.R.O.(5), Govt. of West Bengal.

A N D

WHEREAS, presently on physical verification of the aforesaid land, it has been found that the Vendor is in actual, khas and physical possession of land measuring 5 Kathas 6 Chhataks 3 Sq. Ft. or about 0.09 Acre.

A N D

Monyu Ray

:: 9 ::

WHEREAS, the Vendor accordingly is now the sole and absolute owner of land measuring 5 Kathas 6 Chhataks 8 Sq. Ft. or about 0.09 Acre. described fully in the Schedule below, having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS, the Vendor, being in need of money, has decided to sell and offered for sale her said land measuring 5 Kathas 6 Chhataks 8 Sq. Ft. or about 0.09 Acre described fully in the Schedule below, free from all encumbrances, charges, lien, attachments, mortgages whatsoever.

A N D

WHEREAS, the Purchaser being in need of land in that area, has accepted the said offer of the Vendor and has agreed to purchase the said land described fully in the Schedule below at a price of Rs. 4,99,000-00 (Rupees Four lacs ninety nine thousand) only, free from all encumbrances, charges, lien, attachments, mortgages whatsoever.

A N D

WHEREAS, the Vendor has also accepted the price so offered by the Purchaser as fair, reasonable and highest and has agreed to sell her said land measuring 5 Kathas 6 Chhataks 8 Sq. Ft. or about 0.09 Acre as described fully in the schedule below and shown by red border lines in the plan annexed herewith forming part of these presents, to and in favour of the Purchaser at or for the said price of the sum of Rs. 4,99,000-00 (Rupees Four lacs ninety nine thousand) only, free from all encumbrances, charges, lien, attachments, mortgages, whatsoever.

Mangju Roy

:: 10 ::

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 4,99,000-00 (Rupees Four lacs ninety nine thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land as described fully in the Schedule below and shown by red border lines in the plan annexed herewith forming part of these presents and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land hereby transferred, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents and taxes to the superior Landlord, the State of West Bengal and other Authorities.

The Vendor declares that the interest which she professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule land or any part thereof to and in favour of any party or person and that the land hereby transferred, expressed, or intended so to be suffers from no defect of title and that the recitals made hereinabove and hereinafter are true and in the event of any contrary, the Vendor shall be liable for false recitals and shall also be liable to make good the loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor further covenants with the Purchaser that if for any defect of title or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the below Schedule land or any part thereof in future, the Vendor shall forthwith return to the Purchaser the full or proportionate part of the consideration money as the case may be and the Vendor shall further

Mangju Roy

:: 11 ::

pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.

The Vendor further undertakes to take all actions to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the Purchaser to below Schedule land hereby conveyed at the cost of the Purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 5 Kathas 6 Chhataks 8 Sq. Ft. or about 0.09 Acre, recorded in Khatian No. 1946, included in part of Plot No. 5207, situated within Pargana Baikunthapur, Mouza Siliguri, J.L. No. 110(New - 88), Touji No.3(Ja), within the jurisdiction of Siliguri Municipal Corporation Ward No. XXVII, Police Station, Sub - Division and Additional District Sub-Registry Office - Siliguri, District - Darjeeling and the said land is butted and bounded as follows :

By the North : S.M.C. Road.

By the South : Land of Sri Bibhuti Roy sold today to the Purchaser.

By the East : Road

By the West : S.M.C. Road (Sree Neta Sarani.)

Proportionate rent payable for the said land is Rs. 1-00 and the said land is shown by red border lines in the plan annexed herewith forming part of these presents.

:: 12 ::

IN WITNESS WHEREOF, the Vendor does hereunto set her hand on the day, month and year first above written.

WITNESSES ::

1) Maximal Choudhry
S/O Late Manmohia Nath Choudhry
East Millarpaly,
Siliguri

Manjiv Roy
VENDOR

2) Debashis Saha
S/O Jay Shankar Saha
Vivekananda Pally,
Siliguri-6

Drafted by me and printed in my Office

S. Chakravarty

(SUKHENDU KUMAR CHAKRAVARTTY)

Advocate Siliguri

Enrollment No. F/85/77 of 1992

Bar Council of West Bengal.

EXECUTANT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
no to	Left Hand					
	Right Hand					

Manju Roy
Signature with date

Pho to	Left Hand					
	Right Hand					

Signature with date

CLAIMANT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Pho to	Left Hand					
	Right Hand					

reba Dignosa Construction Pvt. Ltd.
Michael Dignosa
Signature with date. **Director**

Pho to	Left Hand					
	Right Hand					

Signature with date.