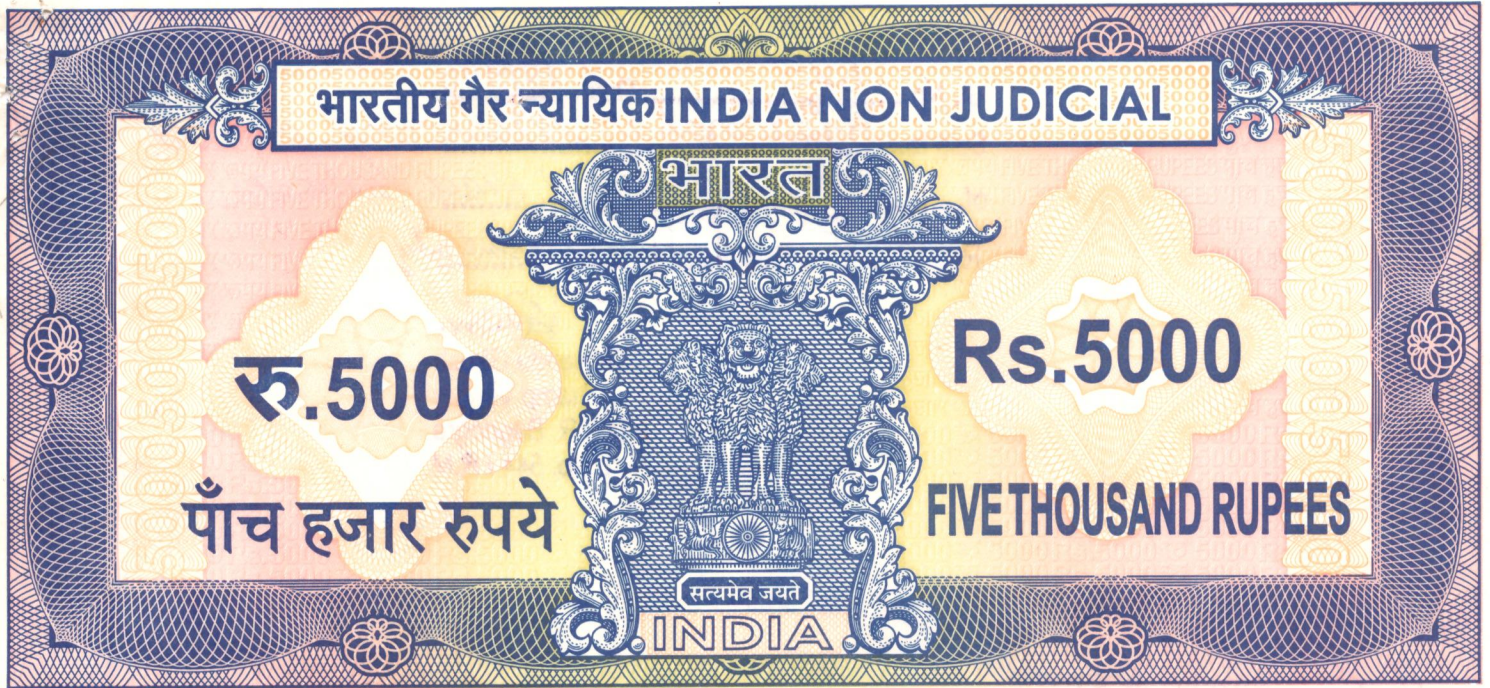


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

500852



NORTH BENGAL DEVELOPERS (P) LTD.

Mohan Kumar Sharma
DIRECTOR

DEED OF CONVEYANCETHIS INDENTURE IS MADE ON THIS THE 15TH DAY OF SEPTEMBER 2010.

Alia
Adv

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached to this document are the part of this document.

Alia
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

11 6 SEP 2010

Commission Case No.
966. 2010
Rs. 250
J(2) Rs. 120
J(1) Rs. 36
Total Rs. 406

Alia
Addl. Dist. Sub-Registrar
Rajganj, Jalpaiguri

NORTH BENGAL DEVELOPERS (P) LTD.

DIRECTOR

Mohan Kumar Ghosh

: 2 :

Area : 6 Kathas 6.5 Chattak
Plot No. : 14
Khatian No. : 119
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 4
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.7,00,000.00

BETWEEN

BAJRANGBALI MARKETING PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U52399WB2007PTC120938, Dtd.11-12-2007, having its Office at 4/6B, Bagmari Road, P.O. - Kakurgachi, P.S. - Manicktala, Kolkata-700054, represented by its Director - SRI DEOKINANDAN AGARWAL, son of Late Kedarmal Agarwal, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the " ONE PART ". (I.T. PAN NO.AADCB4483C).

*@Kia
Bdr*

NORTH BENGAL DEVELOPERS (P) LTD.

Mohan Kumar Agarwal

DIRECTOR

: 3 :

A N D

NORTH BENGAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.21-85226, Dtd.20-08-1997, having its Office at Sevoke Road, Siliguri, P.O. and P.S.-Siliguri, in the District of Darjeeling, represented by its Director - SRI MOHAN KUMAR AGARWAL, son of Late Manik Chand Agarwal, hereinafter called the " VENDOR " (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the " OTHER PART ". (I.T. PAN NO.AABCN9476B).

I. A) WHEREAS one Sri Gopi Singh, son of Khocha Singh (The Recorded Owner), had transferred and made over physical possession of all that piece or parcel of land measuring 2.50 Acres, forming part of Plot Nos.12, 13, 14 and 15, all the Plots recorded in Khatian No.119, situated within Mouza- Dabgram, J.L.No. 2, Sheet No.4, P.S.-Bhaktinagar, in the District of Jalpaiguri, unto and in favour of Sri Sushil Roy, son of Late Haladhar Roy, by virtue of Gift Deed, Dtd.19-03-1958, being Document No.4360 for the year 1958, registered in the Office of the District Sub-Registrar, Jalpaiguri.

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DIRECTOR

: 4 :

B) AND WHEREAS abovenamed Sri Sushil Roy, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 12 Kathas 6.5 Chattaks out of the aforesaid land, forming part of Plot No.14, recorded in Khatian No.119, situated within Mouza- Dabgram, J.L.No. 2, Sheet No.4, P.S.- Bhaktinagar, in the District of Jalpaiguri, unto and in favour of NORTH BENGAL DEVELOPERS PRIVATE LIMITED, by virtue of Sale Deed, Dtd.02-03-2006, being Document No.3277 for the year 2006, registered in the Office of the Additional District Sub-Registrar, Rajganj.

II. AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed NORTH BENGAL DEVELOPERS PRIVATE LIMITED (The Vendor of these present), became the sole, absolute and exclusive owner of the aforesaid land measuring 12 Kathas 6.50 Chattaks, having permanent, heritable and transferable right, title and interest therein and the same was mutated in its name in the record of rights from the Office of the B.L. & L.R.O., Rajganj, vide Mutation Case No.IX-II/604/R/06-07.

AND WHEREAS the vendor has now firmly and finally decided to sell and has offered for sale to the purchaser all that piece or parcel of land measuring 6 Kathas 6.50 Chattaks out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.7,00,000.00 (Rupees seven lakhs) only.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 6 Kathas 6.50 Chattaks, more particularly described in the Schedule given hereinunder for a consideration of Rs.7,00,000.00 (Rupees seven lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.



NORTH BENGAL DEVELOPERS (P) LTD.

DIRECTOR

: 5 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.7,00,000.00 (Rupees seven lakhs) only paid by the purchaser to the vendor, by virtue of Bankers Cheque, Dtd.14-09-2010, bearing No.564531, drawn on Oriental Bank of Commerce, Sevoke Road Branch, Siliguri, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor do hereby assign, sell, grant, convey and transfer absolutely and forever the said below scheduled land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under it subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendor declares that the interest which it professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below scheduled land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

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NORTH BENGAL DEVELOPERS (P) LTD.

Mohan Kumar Sengupta
DIRECTOR

: 6 :

The vendor further covenant 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 scheduled land/property 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 from the date of such deprivation of ownership or of possession and the vendor shall further 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 undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below schedule land conveyed at the cost of the purchaser.

S C H E D U L E

All that piece or parcel of vacant land measuring 6 Kathas 6.50 Chattaks, forming part of Plot No. 14, recorded in Khatian No. 119, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.4, P.S.- Bhaktinagar, Registry Office and District - Jalpaiguri,

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: 7 :

The said land as sketched in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

By North : Land of Plot No. 116,

By South : Land of the vendor sold to the purchaser of these present,

By East : Land of the vendor sold to the purchaser of these present,

By West : Land of Sushil Roy.

IN WITNESSES WHEREOF THE AUTHORISED SIGNATORY OF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Adhir Lal
S/o Mahadev Goyal
Mhegwati Apartment
Punjabpara Siliguri
P.O. Sevok Road
P.S. Bhaktinagar
Dist. Jalpaiguri

2. Santosh devi Goyal
W/o Sri Mahadev Goyal

Punjabpara Siliguri
Po- Sevok Road
P.S- Bhakti nagar
Dist- Jalpaiguri

The contents of this document has been gone through and understood personally by the vendor and the purchaser.

NORTH BENGAL DEVELOPERS (P) LTD.

Mohan Kumar Agarwal

DIRECTOR

VENDOR

Drafted, readover and explained by me and typed in my office.

K. K. Kedia
Advocate, Siliguri
E.No.F/6/92.

NAME OF THE VENDOR

NORTH BENGAL DEVELOPERS PRIVATE LIMITED

Sevok Road, Siliguri, Po.&Ps.- Siliguri.

Dist.- Darjeeling.

Name of the Purchaser:-

BAJRANG BALI MARKETING Pvt. Ltd.

4/6B, BAGMARI ROAD, KOLKATA-700054

WESTBENGAL, INDIA.

LAND SCHEDULE;

MOUZA----- : DABGRAM

J.L. NO.----- : 2

SHEET NO.----- : 4

KHATIAN NO-- : 119,

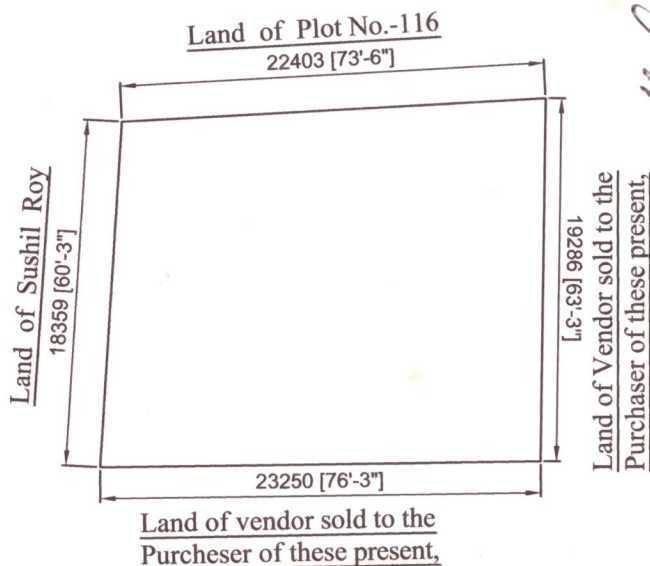
PLOT NO.----- : 14(p)

Ps.- ----- : BHAKTINAGAR

Dist.:- ----- : JALPAIGURI

AREA----- : 6 KATHA 6 CHATAK
22.5Sqft.

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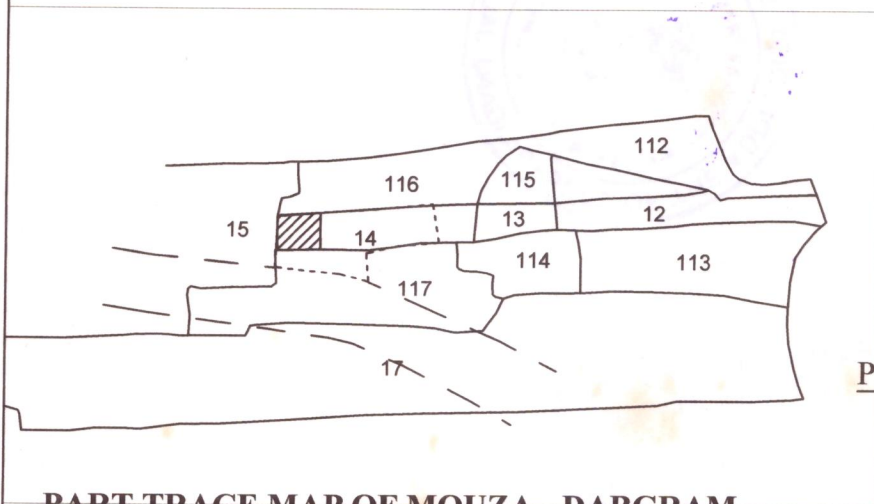
SITE PLAN

Scale.=1:400

NORTH BENGAL DEVELOPERS (P) LTD.

DIRECTOR

SIGN. OF VENDOR



PART TRACE MAP OF MOUZA - DABGRAM,

SHEET NO.- 04

Scale : 16"=1Mile.

PREPARED BY-

M/S. B.M. DAS & SONS

P.C.SARKAR SARANI
HAKIMPARA, SILIGURI.
REGD. NO.-L56555



Mohan Kumar Agarwal

FINGER PRINTS OF SRI MOHAN KUMAR AGARWAL, DIRECTOR OF NORTH BENGAL DEVELOPERS PVT. LTD (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NORTH BENGAL DEVELOPERS (P) LTD.

Mohan Kumar Agarwal

DIRECTOR

SIGNATURE



Sri Deokinandan Agarwal

FINGER PRINTS OF SRI DEOKINANDAN AGARWAL, DIRECTOR OF BAJRANGBALI MARKETING PVT. LTD (PURCHASER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Bajrangbali Marketing Pvt. Ltd.

Sri Deokinandan Agarwal

SIGNATURE
Director



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 04611 of 2010
(Serial No. 04210 of 2010)

On 15/09/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20.02 hrs on :15/09/2010, at the Private residence by Sri Mohan Kumar Agarwal ,Executant.

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

Execution is admitted on 15/09/2010 by

1. Sri Mohan Kumar Agarwal
Director, North Bengal Developers Pvt. Ltd., Sevoke Road, Siliguri, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri .
, By Profession : Business

Identified By Abhisek Goyal, son of Mahadeo Goyal, Bhagwati Apartment, Punjabi Para Siliguri, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 16/09/2010

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:

Fee Paid in rupees under article : A(1) = 18942/- on 16/09/2010

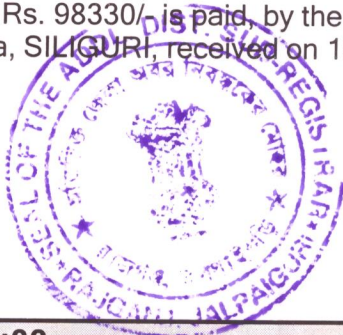
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1722080/-

Certified that the required stamp duty of this document is Rs.- 103325 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 98330/- is paid, by the draft number 027001, Draft Date 13/09/2010, Bank Name State Bank of India, SILIGURI, received on 16/09/2010



(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR
Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

16 SEP 2010

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR

16/09/2010 13:36:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 5495 to 5506
being No 04611 for the year 2010.



Narayan
Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

16 SEP 2010

(Narayan Chandra Saha) 16-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal