246 I-525 1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

St - 4000/
CD - 31500/
35500/
4,43750/-
23
A - 4873/-

M/N. assessed 10,66000/
Value Setforth 4,43750/
Stamp duty Payable 86200/
Stamp duty Paid 35500/
Deficit Stamp duty 49700/-

SUB-REGISTRAR
Rajganj, Dist. Jalpaiguri
10.2.05

Classic Endeavour (P) Ltd
Director

Flat Commission Case No. 47 for 2005
Fees Paid- J(1) Rs. 250-00
(2) Rs. 100-00
P.T.A. Rs. 30-00
Total- Rs. 380-00

Sub-Registrar, Rajganj
Dist. Jalpaiguri 18.01.05

DEED OF CONVEYANCE

Admissible under Art. 21 duty
Stamp
(W.B. Amendment) Act, 1997.
W.B.L.R. Notification No. 23
Fees paid A - 4873/-
Process Fee 10/- i.e. C.F.S.

Stamp duty Required Rs. 35500/-
Stamp duty paid
N.J. stamp Rs. 4000/-
Stamp duty paid u/s 41 of the I.S. Act 1899
Back Duty Rs. 31,500/-
Collected vide B.A. No. 0109. 219722
dt. 14.01.05.
the I.S. Act 1899.

SUB-REGISTRAR
Rajganj, Dist. Jalpaiguri

1796 14/1/2005

Sold to Binod Bajaria & Anoothi

Slp

1000/- one thousand

Presented for Registration at Raiganj, Jal.
Office, Raiganj, Jal.
Executant/Claimant

SUB-REGISTRAR

Classic Endeavour (P) Ltd
Director

2503

Sub-Registrar
Raiganj, Dt. Jalpaiguri

Classic Endeavour (P) Ltd
Director

Name Satya Narayan Agarwala
S/O Santilal Agarwala
of 30 Yoke Road
Thana Siliguri
District Jalpaiguri
By Caste Hindu/Muslim
By Profession Business
Classic Endeavour Pvt Ltd

Name Raj Kumar Das
S/O Nagendra Prasad Das
of Bidhan Chandra Colony
Thana Raiganj
District Jalpaiguri
By Caste Hindu/Muslim
By Profession

Raj Kumar Das

Sub-Registrar
Raiganj, Dt. Jalpaiguri

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Deficit Stamp Duty Paid Rs.
197.00 by B/C / B/D
No. 0109 " 823230
d 08/02/05 issued by
S.S.I. Code No.
Addl. Fees Rs. 6831.00
(Rupees
Realised on
M.R. No.

Collector Sub-Registrar
Rajganj, Jalpaiguri
10.2.05

Classic Endeavour (P) Ltd
Director

: 2 :

THIS INDENTURE IS MADE ON THIS THE 18TH DAY OF JANUARY 2005.

No. 1797 14/11/2005

Sold to Binod Bagula & another

Sq

1000/- one thousand only

SEAL OF THE SUB-REGISTRAR
RAJGANJ, JALPAIGURI

Sub-Registrar
Rajganj, Dt. Jalpaiguri

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Classic Endeavour Pvt Ltd

Director

Area	: 17 Kathas 12 Chattaks
Plot No.	: 102
Khatian No.	: 449
Mouza	: Dabgram
J.L. No.	: 2
Sheet No.	: 6
P.S.	: Bhaktinagar
District	: Jalpaiguri
Consideration	: Rs.4,43,750.00

1798 14/11/2005

Sold to Binod Bajla & another

Rs 1000/- (Rupees One thousand only)

SEAL OF THE SUB-REGISTRAR RAJGANJ, JALPAIGURI

Sub-Registrar
Rajganj, Dt. Jalpaiguri

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Classic Endeavour Pvt. Ltd

Director

BETWEEN

14/1/2005

[redacted] 1799 [redacted]

[redacted] Binod Bajla & another

1000/- (one thousand only)

Stmp Rs 1000/×4 = 4000/-

[redacted]

SEAL OF THE SUB-REGISTRAR

Sub-Registrar
Raigani, Dt. Jalpaiguri

Classic Endeavour P/Ltd
Director

1. SRI BINODE BAJLA and 2. SRI RAMESH BAJLA, both sons of Late Chouthmal Bajla, Hindu by faith, Business by occupation, residing at K.C. Dey Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, called the " PURCHASERS " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, adminsitrators and assigns) of the " ONE PART ".

A N D

CLASSIC ENDEAVOUR PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U 45201 WB 2001 PTC 93530, Dtd. 30-07-2001, having its Office at Sant Deep Building, 30, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, represented by its Director SRI SATYANARAYAN AGARWALA, son of Santlal Agarwala, 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, adminsitrators and assigns) of the " OTHER PART ".

WHEREAS 1. SRI NARENDRA KUSARYE, 2. SRI AMARENDRA KUSARYE, 3. SRI DHIRENDRA KUSARYE, 4. SRI BIRENDRA KUSARYE, 5. SRI SAILENDRA KUSARYE AND 6. SRI SURENDRA KUSARYE, all sons of Late Raj Kumar Kusarye the recorded owner in possession of all that piece or parcel of land measuring 7.02 Acres, comprised in Plot No. 102, recorded in Khatian No. 449, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.6, P.S. - Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the aforesaid land was given on rent to President of India (hereinafter referred to as Govt. of India), represented by Actg. C.O. Panagar, by virtue of Hiring Form No. 3 executed on 15-11-1953.

AND WHEREAS a part of the aforesaid land measuring 4.02 Acres was de-hired with effect from 08-05-1998, vide Letter No.S-GEN/139/128, Dtd. 07-04-1998 and the said de-hired was again confirmed to the owners of the aforesaid land, vide Letter No.S-GEN/139/X/26, Dtd.22-10-2001.

SEAL OF THE SUB-REGISTRAR
BAJGANJ, J. JALPAIGURI

Sub-Registrar
Bajgani, Dt. Jalpaiguri

Classic Endeavour P. Ltd
Director

AND WHEREAS SURENDRA KUSARYE, died intestate leaving behind no one as his Class-I legal heirs and thus his share in the aforesaid land was inherited by his abovenamed five brothers for being Class-II legal heirs as per the provisions of the Hindu Succession Act.

AND WHEREAS NARENDRA KUSARYE, died intestate leaving behind SRI SAMIR KUMAR KUSARI (son), SRI PRADIP KUSARYE (son), SRI UTPAL KUSARYE (son), SMT. BITHIKA GANGULY, wife of Justice Kalyanmoy Ganguly, SMT. MANJARI CHATTERJEE, wife of Sri Sudipta Chatterjee, SMT. MANDIRA CHAKRABORTY, wife of Sri Saroj Kanti Chakraborty, SMT. APARNA BHATTACHARJEE, wife of Sri Gopal Krishna Bhattachrjee and SMT. SWAPNA GANGULY, wife of of Sri Anjan Ganguly, as his only legal heirs to inherit his undivided one-fifth share in the aforesaid land.

AND WHEREAS AMARENDRA KUSARYE, died intestate leavind behind SMT. KAMALA KUSARYE (wife), SRI KAUSHIK KUSARYE (son) and SMT. ATYUHA BAGCHI, wife of Sri Anjan Bagchi, as his only legal heirs to inherit his undivided one-fifth share in the aforesaid land.

AND WHEREAS DHIRENDRA KUSARYE, died intestate leaving behind SMT. MINATI KUSARYE (wife), SRI DEEPAK KUSARYE (son) and SRI ASHOK KUSARYE (son), as his only legal heirs to inherit his undivided one-fifth share in the aforesaid land.

AND WHEREAS BIRENDRA KUSARYE, died intestate leaving behind SMT. UMA KUSARYE (wife), SRI SUDIP KUSARYE (son) and SMT. CHAITALI GHOSH, wife of Sri Debapi Ghosh, as his only legal heirs to inherit his undivided one-fifth share in the aforesaid land.

AND WHEREAS SAILENDRA KUSARYE, died intestate leaving behind MISS GOURI KUSARYE (daughter), SRI ASOKE CHATTERJEE, son of Late Sukumar Chatterjee, SRI ASIT CHATTERJEE, son of Late Sukumar Chatterjee, SRI SAMIR CHATTERJEE, son of Late Sukumar Chatterjee and SRI ALOKE CHATTERJEE, son of Late Sukumar Chatterjee, as his only legal heirs to inherit his undivided one-fifth share in the aforesaid land.

Adv

SEAL OF THE SUB-REGISTRAR
BAJGANJ, JALPAIGURI

Sub-Registrar
Raiganj, Dt. Jalpaiguri

Classic Endeavour P) Ltd
Director

AND WHEREAS by way of inheritance SRI SAMIR KUMAR KUSARI, SRI PRADIP KUSARYE, SRI UTPAL KUSARYE, SMT. BITHIKA GANGULY, SMT. MANJARI CHATTERJEE, SMT. MANDIRA CHAKRABORTY, SMT. APARNA BHATTACHARJEE, SMT. SWAPNA GANGULY, SMT. KAMALA KUSARYE, SRI KAUSHIK KUSARYE, SMT. ATYUHA BAGCHI, SMT. MINATI KUSARYE, SRI DEEPAK KUSARYE, SRI ASHOK KUSARYE, SMT. UMA KUSARYE, SRI SUDIP KUSARYE, SMT. CHAITALI GHOSH, MISS GOURI KUSARYE, SRI ASOKE CHATTERJEE, SRI ASIT CHATTERJEE, SRI SAMIR CHATTERJEE and SRI ALOKE CHATTERJEE, became the sole absolute and exclusive owners of the aforesaid land measuring 7.02 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed SRI SAMIR KUMAR KUSARI, SRI PRADIP KUSARYE, SRI UTPAL KUSARYE, SMT. BITHIKA GANGULY, SMT. MANJARI CHATTERJEE, SMT. MANDIRA CHAKRABORTY, SMT. APARNA BHATTACHARJEE, SMT. SWAPNA GANGULY, SMT. KAMALA KUSARYE, SRI KAUSHIK KUSARYE, SMT. ATYUHA BAGCHI, SMT. MINATI KUSARYE, SRI DEEPAK KUSARYE, SRI ASHOK KUSARYE, SMT. UMA KUSARYE, SRI SUDIP KUSARYE, SMT. CHAITALI GHOSH, MISS GOURI KUSARYE, SRI ASOKE CHATTERJEE, SRI ASIT CHATTERJEE, SRI SAMIR CHATTERJEE and SRI ALOKE CHATTERJEE, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of the said de-hired land measuring 4.02 Acres, unto and in favour of CLASSIC ENDEAVOUR PRIVATE LIMITED, a Private Limited Company, by virtue of Sale Deed, Dtd.17-11-2001, being Document No.2918 for the year 2001, entered in Book No. I, Volume No. 39, Pages 81 to 102, registered in the Office of the Sub-Registrar, Rajganj.

AND WHEREAS by virtue of the aforesaid Sale Deed CLASSIC ENDEAVOUR PRIVATE LIMITED, (Vendor of these present), became the sole absolute and exclusive owner of the aforesaid land measuring 4.02 Acres, having permanent, heritable and transferable right, title and interest therein and the same was mutated in its name in the record of rights vide Mutation Case No. IX-II/160/Dab-I/02-03, Dtd. 14.08.2002 from the Office of the B.L.& L.R.O. Rajganj.

AND WHEREAS the vendor have now decided to sell and have offered for sale to the purchasers all that piece or parcel of land measuring 17 Kathas 12 chattaks, out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.4,43,750.00 (Rupees four lakhs forty three thousand seven hundred fifty) only.

SEAL OF THE SUB-REGISTRAR
RAJGANJ, JALPAIGURI

Sub-Registrar
Rajganj, Dt. Jalpaiguri

Classic Endeavour P. Ltd
Director

AND WHEREAS the purchasers being in need of land in that area, has agreed to purchase the said land measuring 17 Kathas 12 chattaks, more particularly described in the Schedule given hereinunder for a consideration of Rs.4,43,750.00 (Rupees four lakhs forty three thousand seven hundred fifty) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.4,43,750.00 (Rupees four lakhs forty three thousand seven hundred fifty) only paid by the purchasers to the vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchasers from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land and makes over possession thereof unto and in favour of the purchasers 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 its 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 schedule 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 purchasers may suffer or sustain resulting therefrom.

SEAL OF THE SUB-REGISTRAR
BAJGANJ : JALPAIGURI

SUB-REGISTRAR
Bajganj, Dist. Jalpaiguri

Classic Endeavour P) Ltd
Director

The vendor further covenants with the purchasers that if for any defect of title or for any act done or suffered to be done by the vendor, the purchasers are deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchasers the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchasers for any other loss or injury which the purchasers 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 purchasers to the below schedule land conveyed at the cost of the purchasers.

S C H E D U L E

All that piece or parcel of land measuring 17 Kathas 12 Chattaks, forming part of Plot No.102, recorded in Khatian No.449, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No. 6, P.S.- Bhaktinagar, Registry Office and District - Jalpaiguri,

The said land delineated with red border lines in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

By North : Road,

By South : Land of Plot No.102,

By East : Land of Sheet No. 8,

By West : Road.

SEAL OF THE SUB-REGISTRAR
BAJGANJ, DT. JALPAIGURI

Sub-Registrar
Rajganj, Dt. Jalpaiguri

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. Sri:- Rajkumar Das
S/o Sri:- Nagendra Prasad Das
Bidya Chakra Colony
Siliguri
DIST :- Jalpaiguri
2. Md. Sakhawat Hossen
S/o- Goribulla Sarkar
Sandeep Building,
Sevoke Road, Siliguri

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

Classic Endeavour P Ltd
Director

VENDOR

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

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

SEAL OF THE SUB-REGISTRAR
রাজগঞ্জ সাব রেজিস্ট্রারের মোহর
RAJGANJ, JALPAIGURI

Sub-Registrar
Rajganj, Dt. Jalpaiguri

SEAL OF THE SUB-REGISTRAR
রাজগঞ্জ সাব রেজিস্ট্রারের মোহর
RAJGANJ, JALPAIGURI

Sub-Registrar
Rajganj, Dt. Jalpaiguri

Classic Endeavour P. Ltd
Director

Classic Eny.
Director

FINGER PRINTS OF SRISATYANARAYAN AGARWALA, DIRECTOR OF CLASSIC ENDEAVOUR PRIVATE LIMITED (VENDOR)

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

Classic Endeavour P. Ltd
Director

SIGNATURE

FINGER PRINTS OF _____

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

SIGNATURE

SEAL OF THE SUB-REGISTRAR
BAJRANJ, P.S. JALPAIGURI

Sub-Registrar
Raigani, Dt. Jalpaiguri

Binode Bajfa

Binode Bajfa

FINGER PRINTS OF _____

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

Binode Bajfa

SIGNATURE

Lavanya Bdo.

FINGER PRINTS OF _____

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

Lavanya Bdo.

SIGNATURE

Book No. 1 Volume No. 8
Pages 7 to 12
Being No. 525 for the year 2005

SEAL OF THE SUB REGISTRAR RAIGANJ, JALPAIGURI

Sub-Registrar
Raiganj, Dt. Jalpaiguri

SEAL OF THE SUB REGISTRAR RAIGANJ, JALPAIGURI

Sub-Registrar
Raiganj, Dt. Jalpaiguri

NAME OF THE PURCHASER.

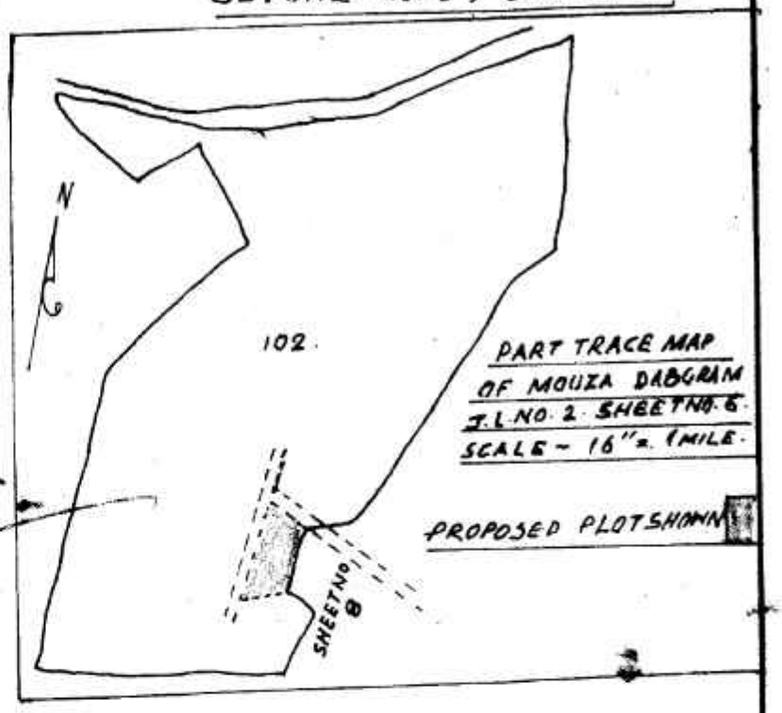
i) SRI BINODE BAJLA.

ii) SRI RAMESH BAJLA.

BOTH S/O. LATE CHOUTHMAL BAJLA
OF K.C. DEY ROAD
SILIGURI.

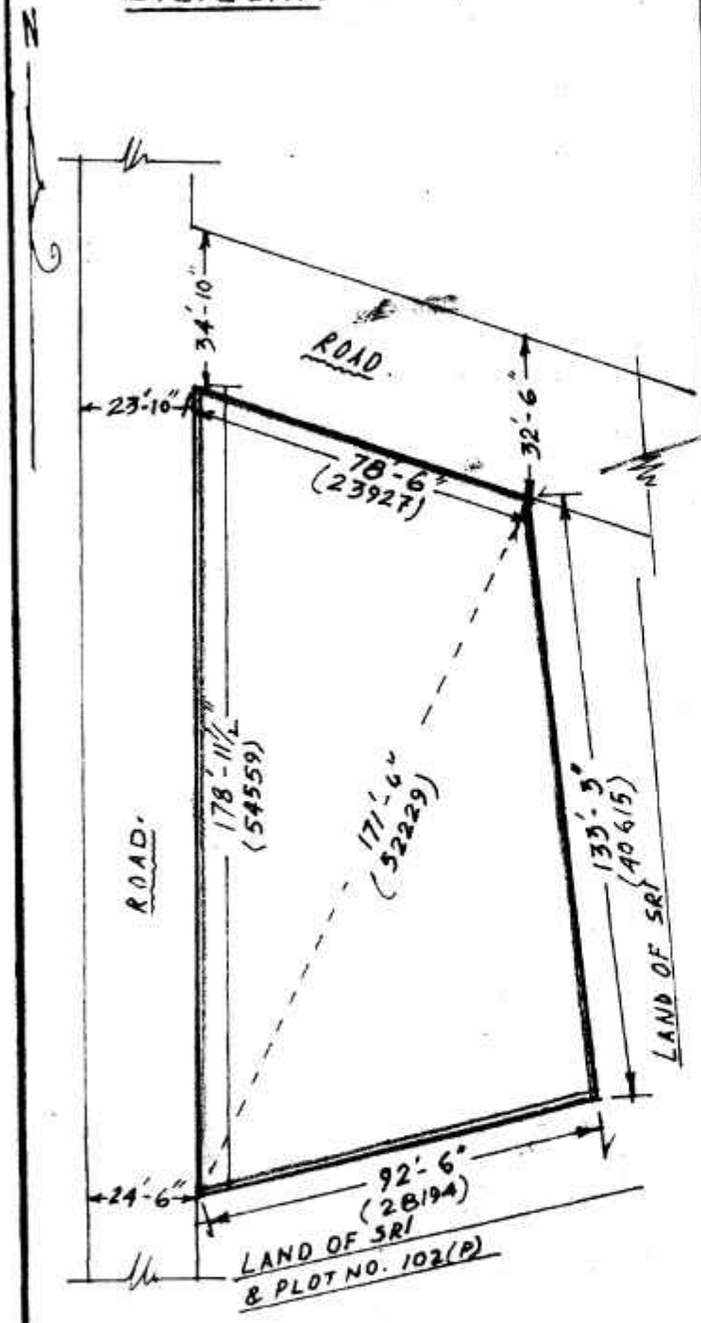
NAME OF THE SELLER

M/S. CLASSIC ENDEOVOUR (P) LTD.
SANT DEEP BUILDING.
SEVOKE ROAD, SILIGURI.



PART TRACE MAP
OF MOUZA DABGRAM
J.L NO. 2. SHEET NO. 6.
SCALE ~ 16" = 1 MILE.

PROPOSED PLOT SHOWN



SITE PLAN.
SCALE ~ 1" = 40'-0"

LAND SCHEDULE

MOUZA ~ DABGRAM.
J.L. NO. ~ 2.
SHEET NO ~ 6
PARGANA ~ BAIKUNTHAPUR.
KHATIAN NO. ~ 176/5.
PLOT NO. ~ 102
P.S. ~ BHAKTINAGAR.
DIST. ~ JALPAIGURI.

AREA OF LAND ~ 17 KATHA - 12 CHATTAK
OR - 0.2934 ACRES.

Classic Endeavour P. Ltd
Director

SIGNATURE OF THE SELLER.

NOTE ~ PROPOSED PLOT SHOWN.

DRAWN BY:-

8/1/05

MA 8105

Sub-Registrar
Raiganj, Dt. Jalpaiguri

Book No. 1 Volume No. 8
Pages 1 to 12
Being No. 5225 for the year 2005

Sub-Registrar
Raiganj, Dt. Jalpaiguri