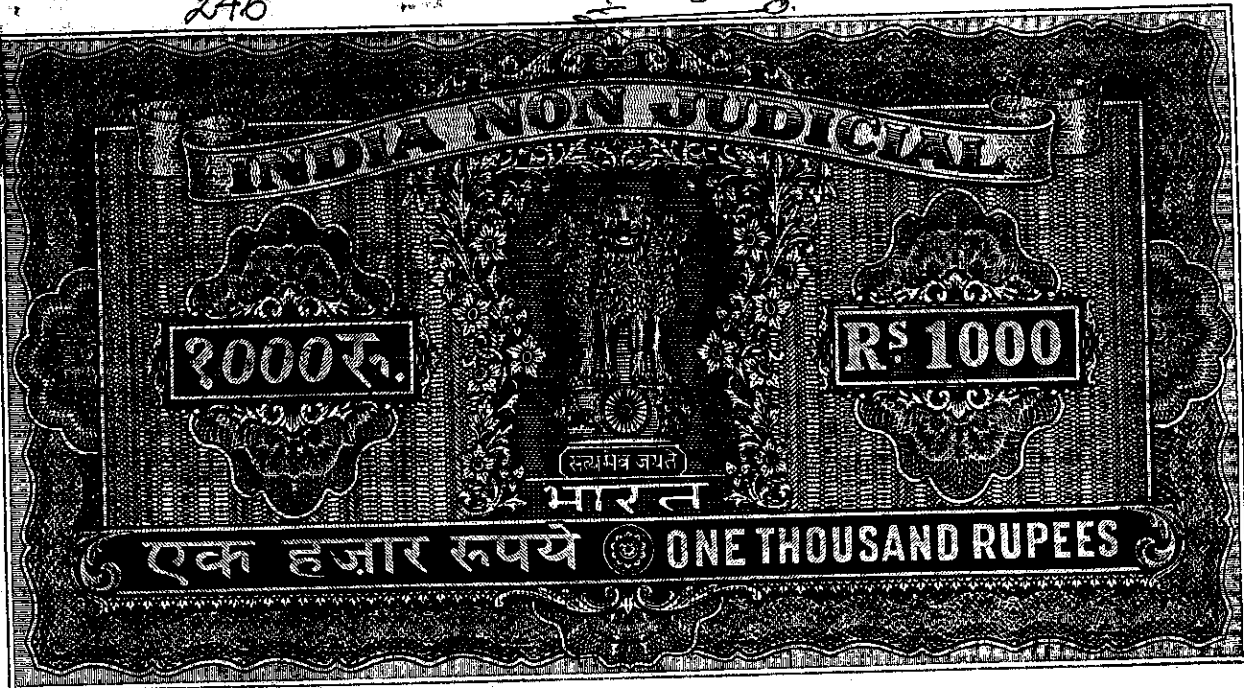


246

I-525

1000Rs



18/5

7:30 p.m.

Sl. No. 400
 Val. - 31500/-
 28500/-
 44000/-
 20000/-

MV. assessed... 10,6500/
 Value forforth... 4,43700/
 Stamp duty Payable... 86200/
 Stamp duty Paid... 35500/
 Deficit Stamp duty... 49700/-

Classic Endeavour (P) Ltd
 Director
 Saly

SUB-REGISTRAR
 Rajgaol, Dist. Jalpaiguri
 10.2.05

Flat Commission Case No. 47 for 2005
 Fees Paid- J(1) Rs. 250-00
 (2) Rs. 100-00
 P.T.A. Rs. 20-00

DEED OF CONVEYANCE

Total Rs. 380-00

Sub-Registrar, Rajgaol
 Dist. Jalpaiguri 18.01.05

Admitted to the State of India
 Stamp duty paid in Stamp
 (V) No. 1537,
 also...
 W.B.P. No. 23
 Form No. A-4873/
 Person...

Stamp Duty Required Rs. 35,500/-

N.I. Stamp Rs. 4000/-
 Stamp duty paid Rs. 41

Collector of P. & M. 0109. 219722
 Dt. 14.01.05

SUB-REGISTRAR
 Rajgaol, Dist. Jalpaiguri

1796
 sold to Prasad Bajaj
 1000/...

Presented for Registration at.....
 on the..... day of.....
 Office, Raiganj, Jal.
 BY.....
 Executant/Claimant



Classic Endeavour (P) Ltd
Sahjaya *Karun* *Ahul*
 Director

2503

Al
 Sub-Registrar
 Raiganj, Dt. Jalpaiguri

Classic Endeavour (P) Ltd
Sahjaya *Karun* *Ahul*
 Director

Name..... Sahjaya Karun Ahul
 S/O..... Santlal Ahulwala
 of..... Sa Nole Road
 Thana..... Siliguri
 District..... Jalpaiguri
 By Caste..... Hindu/Muslim
 By Profession..... Business
Classic Endeavour Pvt

26

Rajkumar Das

Name..... Raj Kumar Das
 S/O..... Nagesh Prasad Das
 of..... Bhaya Chandra Das
 Thana..... Sa Nole Road
 District..... Jalpaiguri
 By Caste..... Hindu/Muslim
 By Profession.....

Al
 Sub-Registrar
 Raiganj, Dt. Jalpaiguri

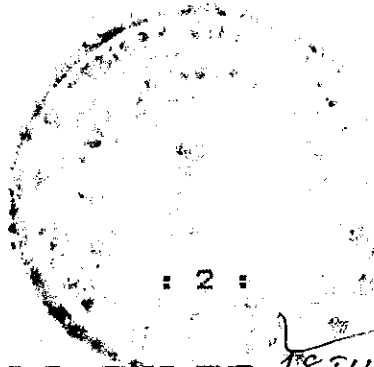


Deficit Stamp Duty Paid Rs.

₹ 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.

[Signature]
 Collector Sub-Registrar
 Rajganj, Jalpaiguri

10.2.05



Classic Endeavour (P) Ltd
[Signature]
 Director

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

10/2/05

[Signature]



: 3 :

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

Classic Endeavour Pvt Ltd
Director

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Classic Endeavour P. Ltd
Director
S. S. Sanyal

: 4 :

BETWEEN

Chai
Adv

Classic Endeavour P/Ltd
Director

✓ 5 ;
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, administrators and assigns) of the " ONE PART " .

AND

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, administrators and assigns) of the " OTHER PART " .

WHEREAS 1. SRI NARENDRA KUSARYE, 2. SRI ANARENDRA 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.D. 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.



: 6 :

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 Bhattacharjee 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 leaving 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.

Classic Endeavour
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: 7 :

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. 1, 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.

Classic Endeavour Pvt. Ltd.
Sahjaya
Director

: 8 :

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.

Adr

Classic Endeavour Pvt. Ltd.
Director
Sanyal

: 9 :

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.

SCHEDULE

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 - Dabgras, 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.

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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. *Sn:- Ramlumar Das*
S/o Sn:- Nagendra Prasad Das
Badya Chakra Colony
Siliguri
DIST :- Jalpaiguri
2. *Md. Sakhaat 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.

Saby **Classic Endeavour P Ltd**
Director

VENDOR

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

Kamal K. Kedia

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



Classic Endeavour P. Ltd
Sahy Wargh Agarwala
Director

Classic Endeavour P. Ltd
Sahy Wargh Agarwala
Director

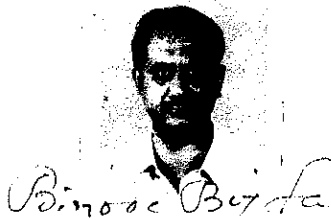
FINGER PRINTS OF SRSATYANARAYAN AGARWALA, DIRECTOR OF CLASSIC ENDEAVOUR PRIVATE LIMITED (VENDOR)

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

Classic Endeavour P. Ltd
Sahy Wargh Agarwala
SIGNATURE Director

FINGER PRINTS OF _____

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					



Binode Bijja

FINGER PRINTS OF

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

Binode Bijja
SIGNATURE



Binode Bijja

Binode Bijja

FINGER PRINTS OF

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

Binode Bijja

NAME OF THE PURCHASER.

SRI BINODE BATLA.

SRI RAMESH BATLA.

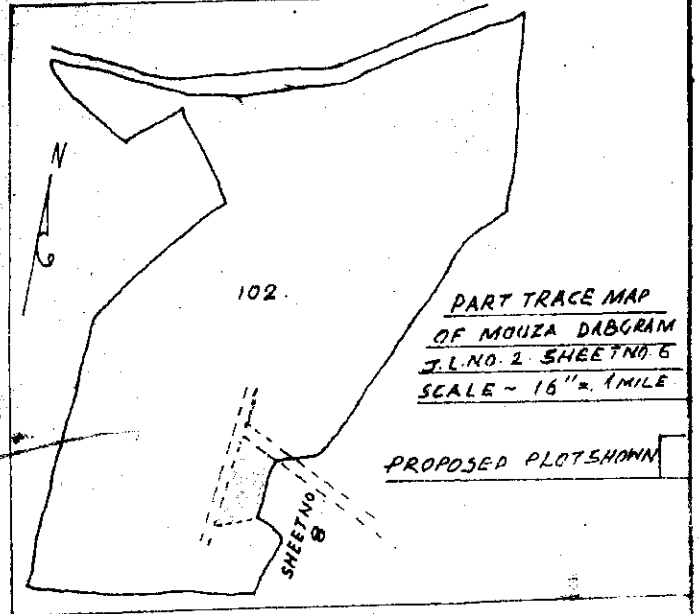
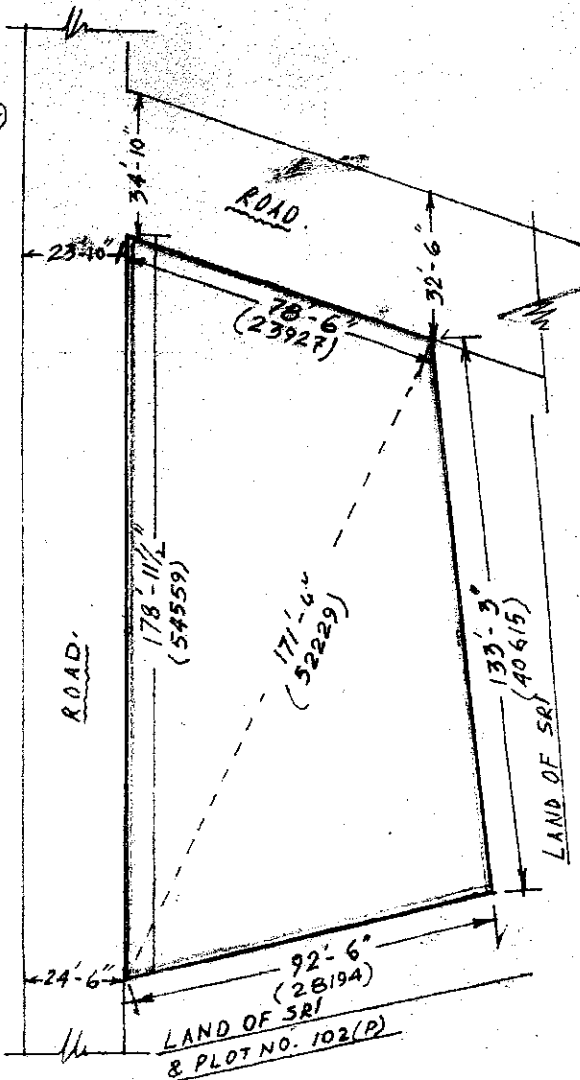
10TH S/O LATE CHOOTHMAL BATLA
OF K.C. BEY ROAD
SILIGURI.

NAME OF THE SELLER

M/S. CLASSIC ENDEVOUR (P) LTD.

SANT DEEP BUILDING.

SEVOKE ROAD, SILIGURI.



LAND SCHEDULE

MOUZA ~ DABGRAM.

J.L. NO ~ 2

SHEET NO ~ 6

PARGANA BAKUNTHAPUR.

KHATI ANNO ~ 176/5

PLOT NO ~ 102

P.S. ~ BHAKTINAGAR

DIST ~ JALPAIGURI.

AREA OF LAND ~ 17 KATHA -

12 CHATTAK

OR - 0.2934 ACRES

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

Classic Endeavour P, Ltd
Satyajit Nayak
Director

SIGNATURE OF THE SELLER

NOTE ~ PROPOSED PLOT SHOWN.

DRAWN BY:-

Amr
8/1/05