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पश्चिम बंगाल WEST BENGAL

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CERTIFIED THAT THE DOCUMENT
ADMITTED TO REGISTRATION, THE
SIGNATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE TRUE & CORRECT
DOL DIST SUB-REGISTRAR
SILIGURHI 15/12/10

रानी देवी
प्रा.क. यामबाबा

Page No. 1

DEED OF SALE (CONVEYANCE)

27/12/10
BAGDOGRA REALTORS (PRIVATE) LIMITED
27/12/10

DEED OF SALE (CONVEYANCE)

Land measuring	: 25-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 18,18,750/-

THIS INDENTURE IS MADE ON THIS THE 15th DAY OF
December TWO THOUSAND TEN

BETWEEN

BAGDOGRA REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-B, Gariahat Road, Flat No. 307, P.O. Ballyegang, P.S. Goriahat, Kolkata - 700019, in the State of West Bengal - hereinafter called the "**PURCHASER/VENDEE**" (which expression shall mean and include unless excluded by or repugnant to the context its successors and assigns) of the **ONE PART**. The Purchaser is represented through its Executive Officer **MR. BARUN GHOSH**, S/o Late Dharendra Nath Ghosh, who has been appointed to represent the Vendee/Purchaser is these presents by a Resolution dated 10.08.2010 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN - AAECB2021R.

A N D

স্বাক্ষরিত
পক্ষে জামালোকার
০৫/১২/০৭

SMT. JHARNA RANI DEB, wife of Late Manabendra Narayan Deb, Hindu by religion, Nationality Indian, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal - hereinafter called the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context her heirs or heiresses, executors, successors, legal representative, administrators and assigns) of the OTHER PART.

The Vendor hereof is represented by and through her constituted attorney SRI PRADIP DEB, son of Late Upendra Narayan Deb, Hindu by religion, Nationality Indian, Business by occupation, resident of Gossainpur, P.O. Bagdogra, P.S. Naxalbari, District Darjeeling, in the State of West Bengal (Vide a General Power of Attorney recorded in Book No. IV, Being No. 81 dated 05.12.2007, registered in the office of the Additional District Sub-Registrar Siliguri - II, at Bagdogra, Dist. Darjeeling, in the State of West Bengal.

WHEREAS the Vendor hereof Smt. Jharna Rani Deb is the absolute owner by way of gift of all that piece or parcel of land measuring 100 Decimals or 1.00 Acres, situated within the Mouza - Rupsing, J.L. No. 95, Pargana - Patharghata, P.S. Naxalbari, Dist. Darjeeling, by virtue of a registered Deed of Sale, executed and presented by Sri Badal Saha, son of Late Gopiballav Saha, of Siliguri, Dist. Darjeeling on 15.02.1990 registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, being document No. 1256 for the year 1990 and as such from the date of such gift, the said Smt. Jharna Rani Deb is the absolute and exclusive owner of land measuring 1.00 acre respectively and got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

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WHEREAS now the Vendor hereof being in need of money for her own development plans and schemes has decided to sell and has also offered for

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sale a portion of land measuring 25-Decimal out of above total land measuring 100-decimals or 1.00 acres, clearly delineated in the attached sketch map, which is fully described in the schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

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WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors, has agreed to purchase the said land measuring 25-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 18,18,750/- (Rupees eighteen lacs eighteen thousand seven hundred fifty) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell her said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 18,18,750/- (Rupees eighteen lacs eighteen thousand seven hundred fifty) only, free from all encumbrances and charges whatsoever and the Vendor already delivered the physical possession of the Schedule mentioned land to the Purchaser/Vendee hereof today and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. Rs. 18,18,750/- (Rupees eighteen lacs eighteen thousand seven hundred fifty) only, paid by the Purchaser to the Vendor hereof by cash today (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold described in the

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schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him/her, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said vacant land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to return back the consideration money along with 18% interest per annum to the Purchaser hereof.

THE VENDOR does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return back the consideration money along with 18% interest per annum to the Purchaser hereof from the date of purchase and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

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পঞ্চ যামোড়ার
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SCHEDULE -A

ALL THAT PIECE OR PARCEL of vacant land measuring 25-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
23	109 ✓	166	25 Decimals

of land is hereby sold by the Vendors to the purchaser hereof, situated within Pargana Pathrghata, Mouza - RUPSING, J.L. No. 95, Police Station Naxalbari, District Darjeeling, in the State of West Bengal. Classification of land Rupni, proposed to be used Rupni and the said demised land is butted and bounded as follows:-

By the North : Land of Dhiraj Ghosh;
By the South : Land of Haridas Sarkar and others;
By the East : Land of Hill Cart Realtors Pvt. Ltd.;
By the West : Land of Vendor;

Within the aforesaid boundary 25-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and shown by black border delineated in the map or plan annexed herewith forming part of these presents.

Market Value of above Scheduled landed property assessed by the Registering Authority i.e. Addl. District Sub Registrar, Siliguri - II, at Bagdogra, Dist. Darjeeling Vide its Query No. 16234 dated 13.12.2010 of Rs. 18,18,750/-.

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1. Nickel Röt

2. Kristina Green

Drafted, read over and explained by me and computerized in my chamber:

Advocate / Siliguri.
Enrolment No. 33-1034/02

PART TRACE MAP OF MOUZA RUPSINGH, J.L. NO.95, P.S.- NAXALBARI, TOUT NO. 91,
PARGANA- PATHARGHATA, DISTRICT- DARJEELING.

SCALE: 1" = 1 MILE

SCALE 1 INCHES = 75 FEET

NAME OF VENDORS

SRI PRADIP DEB S/O LATE UPENDRA NARAYAN
DEB - AS A CONSTITUENT ATTORNEY OF SMT.
JHARNA RANI DEB W/O LATE MANABENDRA
NARAYAN DEB OF RUPSINGH JOTE, GOSSAINPUR,
P.O. BAGDOGRA, P.S. BAGDOGRA, DIST. -
DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER
POSSESSION

PLOT NO.	KHATIAN NO.
R.S.-109 (P), L.R.-166 (P)	23

AREA

25.0 DECIMAL OR 0.25 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF DHIRAJ GHOSH. BY SOUTH :
LAND OF HARIDAS BARKAR AND OTHERS. BY EAST :
HILL CART REALTORS PVT. LTD. BY WEST : LAND
OF VENDOR.

NAME OF PURCHASER

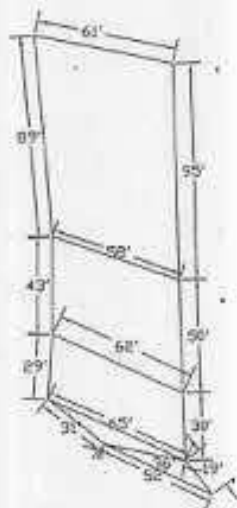
BAGDOGRA REALTORS PRIVATE LIMITED,
51, B. GARIAHAT ROAD, FLAT NO. 307, P.S.-
GARIAHAT, KOLKATA-700 019.

DRAWN BY:

Krishna Prasad

RUPSING JOTE BAGDOGRA
DARJEELING-734014
98300 1823 98300 7000

SIGNATURE OF SELLER



স্বাক্ষরিত
পক্ষ যামমোকার
[Signature]

Finger Prints of _____

Passport
Photo



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature

Finger Prints of _____

Passport
Photo



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature

Finger Prints of _____

Passport
Photo



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

BAGDOGRA REALTORS PRIVATE LIMITED

Executive Officer

Signature



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 09242 of 2010
(Serial No. 08232 of 2010)

On

Payment of Fees:

On 15/12/2010

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

Presented for registration at 20.16 hrs on :15/12/2010, at the Private residence by Pradip Deb
Executant.

Executed by Attorney

Execution by

1. Pradip Deb, son of Late Upendra Narayan Deb , Gossainpur, Thana:-Naxalbari, District:-Darjeeling,
WEST BENGAL, India, P.O. :-Bagdogra By Caste Hindu By Profession: Business,as the constituted
attorney of Jharna Rani Deb is admitted by him.

Identified By Nirmal Roy, son of Late Deben Roy, Rupsingh Jote, Gossainpur, Thana:-Bagdogra,
District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

On 16/12/2010

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:

Amount By Cash

Rs. 19998/-, on 16/12/2010

(Under Article : A(1) = 19998/- on 16/12/2010)

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.-1818750/-

Certified that the required stamp duty of this document is Rs.- 90938 /- and the Stamp duty paid as
Impresive Rs.- 5000/-

Deficit stamp duty

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 09242 of 2010
(Serial No. 08232 of 2010)

Deficit stamp duty Rs. 85950/- is paid, by the draft number 096694, Draft Date 15/12/2010, Bank Name
State Bank of India, NORTH BENGAL UNIV CMPUS, received on 16/12/2010

(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra


(Partha Sarathi Chakrabarty)
A.D.S.R. Siliguri-II at Bagdogra

16/12/2010 16:22:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 4793 to 4805
being No 09242 for the year 2010.



(Partha Sarathi Chakrabarty) 16-December-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal