

SL. NO - 8238/2010

I 9248 dt- 16-12-10



6232a

1st floor
8-12-10

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

98558

VC-1064/10

CERTIFIED THAT THE DOCUMENT
ADMITTED TO REGISTRATION, THE
NATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE THE TRUE & FACTS DOCUMENT

100% DIST. SUB-REGISTRAR
SHIRDI HAT RANGRONG
15/12/10

Bincy Ghosh

Page No. 1

DEED OF SALE (CONVEYANCE)

Biswajyoti Ghosh

DEED OF SALE (CONVEYANCE)

Land measuring	: 24-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 17,46,000/-

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

Bino Ghosh

SRI BINOY GHOSH, son of Late Bijoy Ghosh, Hindu by religion, Nationality Indian, Business by occupation, resident of Rupsingh Jote, P.O. & P.S. Bagdogra, District Darjeeling, in the State of West Bengal – hereinafter called the “**SELLERS/VENDOR**” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof Sri Bino Ghosh is the absolute owner by way of gift of all that piece or parcel of land measuring 24 Decimals or 0.24 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 Md. Akbar Khan, son of Late Md. Akbar Khan, of Masjidpara, Airport More, Bagdogra, P.S. Bagdogra, Dist. Darjeeling on 12.11.10 registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II, at Bagdogra, District Darjeeling and recorded in Book No. I, CD Volume No. 31, Pages from 3356 to 3365, being document No. 8330 for the year 2010 and as such from the date of such gift, the said Sri Bino Ghosh is the absolute and exclusive owner of land measuring 0.24 acre respectively and got permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendor hereof being in need of money for his own development plans and schemes has decided to sell and have also offered for sale the said land measuring 24-Decimal, 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.

A N D

Binoymost

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 24-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 17,46,000/- (Rupees Seventeen lakh forty six thousand) 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, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 17,46,000/- (Rupees Seventeen lakh forty six thousand) only, free from all encumbrances and charges whatsoever and the Vendors 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. 17,46,000/- (Rupees Seventeen lakh forty six thousand) only, paid by the Purchaser to the Vendor hereof in 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 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.

Binoymghosh

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 24-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 17,46,000/- (Rupees Seventeen lakh forty six thousand) only, free from all encumbrances and charges whatsoever.

A N D

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NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 17,46,000/- (Rupees Seventeen lakh forty six thousand) only, paid by the Purchaser to the Vendor hereof in 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 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.

Biswajit Ghosh

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 24-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
157	114 ✓	180	06-Decimals
157	116 ✓	183	04-Decimals
157	120 ✓	184	14-Decimals

is hereby sold by the Vendor to the Purchaser hereof by these presents, 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 Hill Cart Realtors Pvt. Ltd.;

By the South : Land of Nirmal Roy and others;

By the East : Land of Hill Cart Realtors Pvt. Ltd.;

By the West : Land of Dhiraj Ghosh and others;

Within the aforesaid boundary 24-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and shown by red 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. 16232 dated 13.12.2010 of Rs. 17,46,000/-.

Rinoy Roy

IN WITNESS WHEREOF the Vendor/s hereof in good health and conscious mind has/have put his/her/their signature on this Deed of sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. *Nirmal Roy*

S/o Late ■ Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Naxalbari,
Dist. Darjeeling.

2. *Krishna Oraon*

S/o Sri Marawari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist Darjeeling.

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

Himani Mohanta

Advocate / Siliguri.

Enrolment No. W3-1034/02

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

SCALE: 16" = 1 MILE



SCALE 1 INCHES = 75 FEET

NAME OF VENDOR

SRI BINOY GHOSH SON OF LATE BIJOY GHOSH OF
RUPSINGJOTE, P.O. BAGDOGRA, P.S. BAGDOGRA,
DIST - DARJEELING.

SITE PLAN OF PROPOSED LAND AS PER
POSSESSION

PLOT NO.	KHATIAN NO.
R.S.- 114 (P) L.R.-180(P)6.0 DC. R.S.-116 (P) L.R.-183(P)4.0 DC. R.S.-120 (P) L.R.-184(P)14.0 DC.	157

AREA

24.0 DECIMAL OR 0.24 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF HILL CART REALTORS PVT. LTD.
BY SOUTH : LAND OF NIRMAL BOY AND OTHERS. BY
EAST : HILL CART REALTORS PVT. LTD. BY WEST :
LAND OF DHIRAJ GHOSH AND OTHERS.

NAME OF PURCHASER

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

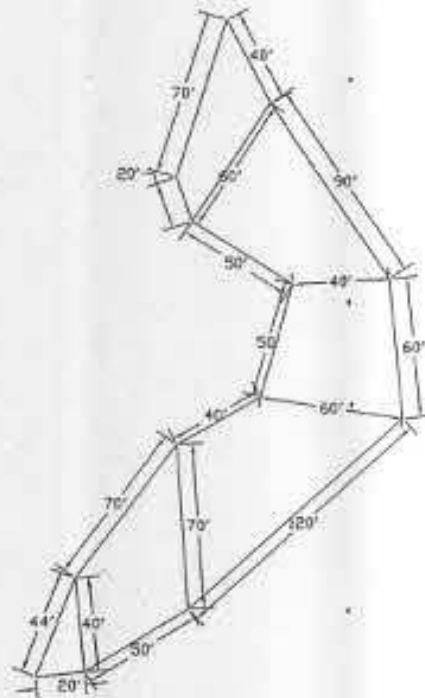
DRAWN BY:

Krishna Oraon

RUPSING JOTE BAGDOGRA
DARJEELING PIN-734014
REGD. NO.- 1876707008

Binooy ghosh

SIGNATURE OF SELLER





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

Endorsement For Deed Number : I - 09248 of 2010
(Serial No. 08238 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 08.12 hrs on :15/12/2010, at the Private residence by Binoy Ghosh, Executant.

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

Execution is admitted on 15/12/2010 by

1. Binoy Ghosh, son of Late Bijoy Ghosh , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

Identified By Nirmal Roy, son of Late Deben Roy, Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , 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. 19195/-, on 16/12/2010

(Under Article : A(1) = 19195/- 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.-1746000/-

Certified that the required stamp duty of this document is Rs. - 87300 /- and the Stamp duty paid as Impressive 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 - 09248 of 2010
(Serial No. 08238 of 2010)

Deficit stamp duty Rs. 82310/- is paid, by the draft number 096692, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 4877 to 4889
being No 09248 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