

SL-1958/2012

I 1962



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 246553

CERTIFIED THAT THE DOCUMENT ADMITTED TO
REGISTRATION, THE SIGNATURE SHEET AND
THE SUBSEQUENT SHEETS ATTACHED TO THE
DOCUMENT ARE THE PARTS OF THE DOCUMENT.

ADDL DIST SUB-REGISTRAR
SILIGURHI, AT BAGBURA, DIST. CHURCHILLING

02 MAR 2012

Page No. 1

DEED OF SALE (CONVEYANCE)

1958

DEED OF SALE (CONVEYANCE)

Land measuring	: 15-Decimal
Mouza	: Bairatisal,
J.L. No.	: 70,
Police Station	: Matigara,
District	: Darjeeling.
Consideration	: Rs. 13,63,000/-

THIS INDENTURE IS MADE ON THIS THE 2nd DAY OF
MARCH, TWO THOUSAND TWELVE.

BETWEEN

WINDSTAR REALTORS (PRIVATE) LIMITED, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-D, Gariahat Road, P.O. Ballyganj, 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 Director MR. RATAN LAL SAHA, S/o Late Ranajit Kumar Saha, who has been appointed to represent the Vendee/Purchaser is these presents by a Resolution dated 20.01.2012 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN - AABCW 1111 E.

MD

A N D

SRI DHIRAJ GHOSH, son of Sri Dhirendra Nath Ghosh, Hindu by religion, Nationality Indian, Business by Occupation, resident of Gossainpur, P.O. & P.S. Bagdogra, District Darjeeling, in the State of West Bengal – hereinafter called the “SELLER/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 Dhiraj Ghosh is the absolute owner by way of purchase of all that piece or parcel of land measuring 15 Decimals, situated within the Mouza ² Bairatisal, J.L. No. 70, Pargana – Patharghata, P.S. Matigara, Dist. Darjeeling, by virtue of a registered Deed of Sale, registered in the office of the Addl. District Sub-Registrar, Siliguri-II at Bagdogra, District Darjeeling and recorded in Book No. I, being document No. 2293 for the year 2011 (dated 24.03.2011) and as such from the date of such purchase, the vendor hereof is the absolute and exclusive owner of land measuring 0.15 acre or 15 decimals 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 has also offered for sale the said land measuring 0.15 acre or 15 decimals in above L.R. Plot, being L.R. Plot No. 43, 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

27/10

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 15-Decimal fully described in the schedule appended below and offered a price of the sum of Rs. 13,63,000/- (Rupees thirteen lakh sixty three 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; has firmly and finally agreed to sell his said below scheduled land to the Purchaser of at or for the price of the sum of Rs. 13,63,000/- (Rupees thirteen lakh sixty three thousand) 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. 13,63,000/- (Rupees thirteen lakh sixty three thousand) 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 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.

W

THE VENDOR does hereby declare that the VENDOR does 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 Vendor 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 Vendor 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 Vendor 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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SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 15-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
2605	195	43	15 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Pathiarghata, Mouza - BAIRATISAL, J.L. No. 70, Police Station Matigara, District Darjeeling, in the State of West Bengal. Gram Panchayat area, Classification of land Rupni and the said demised land is butted and bounded as follows:-

By the North : Land of Windstar Realtors Pvt. Ltd.;
 By the South : Land of Windstar Realtors Pvt. Ltd.;
 By the East : Lachka River;
 By the West : Land of Windstar Realtors Pvt. Ltd.;

Within the aforesaid boundary 15-decimal of land is hereby sold by the Vendor to the Purchaser hereof by these presents.

17/10

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. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

2. *Krishna Oraon*

S/o Sri Marowari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

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

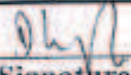
Himanta Mohanta
Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.

port
photo

Finger Prints of _____

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


Signature

Passport
Photo

Finger Prints of _____

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

Signature

Passport
Photo

Finger Prints of _____

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

WINDSTAR REALTORS PRIVATE LIMITED

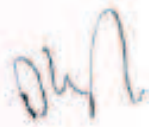
Signature


Ratan Lal Saha

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 01958 / 2012, Deed No. (Book - I , 01962/2012)
Signature of the Presentant

Name of the Presentant	Signature with date
Dhiraj Ghosh	 02/3/12

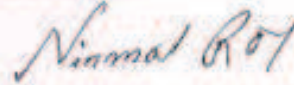
Signature of the person(s) admitting the Execution at Office.

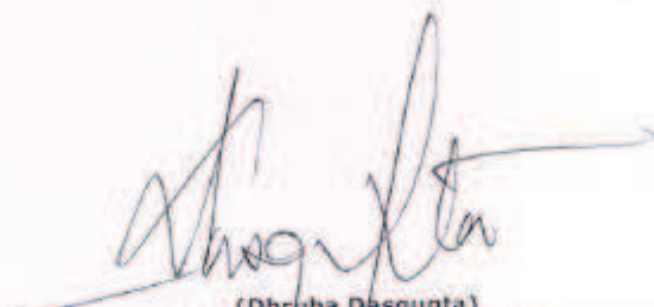
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dhiraj Ghosh Address -Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self		 LTI	
			02/03/2012	02/03/2012	

Name of Identifier of above Person(s)

Nirmal Roy
Rupsingh Jote, Gossainpur, Thana:-Bagdogra,
District:-Darjeeling, WEST BENGAL, India, P.O.
:-Bagdogra

Signature of Identifier with Date


02/3/12


(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra



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

Endorsement For Deed Number : I - 01962 of 2012
(Serial No. 01958 of 2012)

Payment of Fees:

On 02/03/2012

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. 14982/-, on 02/03/2012

(Under Article : A(1) = 14982/- on 02/03/2012)

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.-1363000/-

Certified that the required stamp duty of this document is Rs.- 68150 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 63150/- is paid, by the draft number 283735, Draft Date 02/03/2012, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 02/03/2012

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

Presented for registration at 15.02 hrs on 02/03/2012, at the Office of the ADSR Siliguri-II at Bagdogra by Dhiraj Ghosh, Executant.

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

Execution is admitted on 02/03/2012 by

1. Dhiraj Ghosh, son of Sri Dhirendra Nath Ghosh, Gossainpur, 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, Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra, By Caste: Hindu, By Profession: Business.

(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra

Endorsement Page 1 of 2

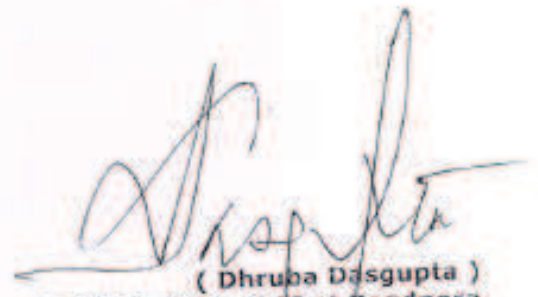
02/03/2012 17:16:00



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

Endorsement For Deed Number : I - 01962 of 2012
(Serial No. 01958 of 2012)

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra



(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 2 of 2

of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 5
Page from 5876 to 5888
Serial No 01962 for the year 2012.




(Dhruva Dasgupta) 15-March-2012
A.D.S.R, Siliguri-II at Bagdogra
Office of the ADSR, Siliguri-II at Bagdogra
West Bengal