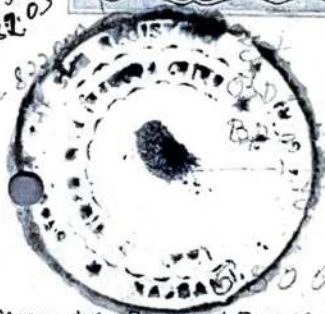


453 2-2572 1000Rs.



8.35am
13/2/03



4000/- Market Value assessed 82200/-
24000/- (Imp es ...
21000/- Stamp Duty received Rs 65760/-
2000/- (Pupe s ...
Stamp Duty paid Rs 52000/-
Rupee s ...
Deficit Stamp Duty Rs 13760/-
Rupees ...

Margu Boroj

Stamp duty Required Rs 52000/-
Stamp duty paid in
N. J. Stamp Rs 7139.00
Stamp duty paid u/s. 41 4000/-
of the I.S.A. 1899 in
Bank Draft Rs 24000/-
Collector u/s. 2(9) of
the I.S.A. 1899.

SUB-REGISTRAR
Rajgaon, Dist. Jalpaiguri

24000/- B/D.N. 0107-11474632/12
24000/- B/D.N. 0107-11474830/13
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this The 13TH Day of FEBRUARY 2003 A.D.

Sub Registrar
Rajgaon, Dist. Jalpaiguri
16/2/03

Additional Rec'd. Fees
R 1892/-
On i re li d Vid Miso
Receipt pl No. 6-672789.
Dated 8/9/03

... continued

Visit Commission Case No. 17 for 2003
Fees Paid- J(1) Rs. 2500/-
J(2) Rs. 1000/-
P.T.A. Rs. 3000/-

SUB-REGISTRAR
Rajgaon, Dist. Jalpaiguri
8.9.03

Con'd dth rth deficit Stamp Duty
of - 13760/- Rupees
id by State Bank of India
S.B.I. No. 0108 2667409

Total Rs. 3800/-

Admissible under Rule 21 & also
u/s 5/41 of W.B.L.R. Act, 1945
duty Stamp under the Indian
Stamp Act, 1899 (W.B. Stamp as
Amended up to date)
Schedule 1A No. 23.
Fees Paid Rs 7139.00
Process Fees Rs 1000/-

SUB-REGISTRAR
Rajgaon, Dist. Jalpaiguri
8.9.03

Sub-Registrar, Rajgaon
Dist. Jalpaiguri
13/2/03

SUB-REGISTRAR
Rajgaon, Dist. Jalpaiguri
8.9.03

2467 Date 13.2.2003
 sold to Prakash Endeavours Pvt Ltd.
 of my
 1000 (Rupees) One thousand only

B. R. G. 455



Presented for Registration of
 Put Place of Jan 1
 A.M.P. on the 13th day of Jan 1
 2003 of Sub-Registrar
 B. R. G. 455 Chairman.

Manin Boroj

SUB-REGISTRAR
 Sahagal Dist. Jalpaiguri

586

13.1.07

Name Manin Boroj
 of Manin Boroj
 of Panchajanya
 District Jalpaiguri
 By Caste Hindu/Muslim
 By Profession

Manin Boroj

Sub-Registrar
 Sahagal Dist. Jalpaiguri

Name Manin Boroj
 of Manin Boroj
 of Panchajanya
 District Jalpaiguri
 By Caste Hindu/Muslim
 By Profession

Manin Boroj

13.02.2003
 Sub-Registrar
 Sahagal Dist. Jalpaiguri



(2)

Mandir Bazar

AREA

KHATIAN NO.
C.S. PLOT NO.
MOUZA
PARGANA
S. R. OFFICE
POLICE STATION
DISTRICT
CONSIDERATION

: 10 (TEN) KATHAS 6 (SIX) CHATTACKS
24 (TWENTY FOUR) SQUARE FEET TOGETHER
WITH TIN SHED GARAGE

: 781/2 (SEVEN ZERO ONE BY TWO)
: 563 (FIVE SIX THREE)
: DABGRAM
: BAIKUNTHAPUR
: RAJGANJ
: BHAKTINAGAR
: JALPAIGURI
: Rs. 6,50,000-00

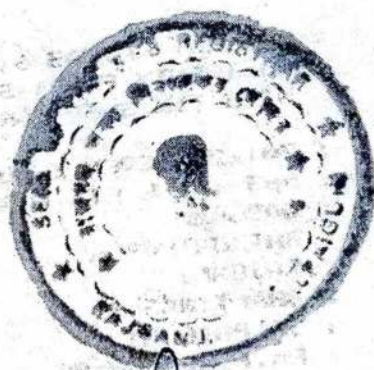
(Rupees Six Lacs Fifty Thousand only)

... continued

Chandri
mor

No. 2468 Date 12.2.2003
Sold to Prakash Endeavours PVT. LTD.
By ny
1000/- (Rupees) one thousand only

B. R. Ganes
Selling Vendor
Mumbai - 400 001



SUB-REGISTRAR
Mumbai Dist. Jalgaon

12.1.02

1000Rs.



Manju Bajor

(3)

SMT. MANJU BAJAJ wife of Sri Mohan Bajaj, by religion Hindu, by occupation House Wife, resident of P.O. Road, Gangtek, Sikkim, hereinafter called the SELLER/VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, successors, executors, administrators, representatives and assigns) of the ONE PART.

... continued

Chyau
m. 02

1000Rs.



(4)

Manish Boroj

A N D

✓
PRAKASH ENDEAVOURS PRIVATE LIMITED, a Private Limited Company, having its Registered Office at 2nd Mile, Sevoke Road, Siliguri in the State of West Bengal, bearing Registration No. U-45201/WB 2003 PTC Ø 95769 represented by one of its Directors, Sri Manoj Kumar Jain, son of Sri Danshanlal Jain, at present residing at Sevoke Road, P.O. & P.S. Siliguri, Dist Darjeeling hereinafter called the **PURCHASER/VENDEE** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, successors in office, representatives, administrators and assigns) of the **SECOND PART**

... continued 5

Chandni

Martin Bodoi

(5)

WHEREAS the Vendor abovenamed acquired a Plot of land measuring 10(Ten) Kathas 6(Six) Chattaacks 24(Twenty Four) Square Feet appertaining to Khatian No.701/2, Plot No.563, Mouza-Dabgram, Sheet No.8, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by way of purchase from 1) Smt. Rajkumari Devi Gupta, wife of Sri Rama Shankar Prasad Gupta 2) Sri Pingku Kumar Prasad Gupta, son of Sri Rama Shankar Prasad Gupta and 3) Sri Nirmal Bajaj, son of Sri Ram Kumar Bajaj, all are residents of P. S. Road, Gangtok, Sikkim, by virtue of a Deed of Conveyance being Deed No.I-856, recorded in Book No.1, Volume No.10 pages 177 to 186 being Document No.856 for the year 1998 registered at the office of Sub-Registrar, Raiganj, on 20-03-1998.

AND WHEREAS the Vendor abovenamed in the manner aforesaid became the sole, exclusive and absolute owner of the said plot of land having permanent, transferable and heritable right title and interest therein and is enjoying and possessing the said land openly, freely and adversely without any interruption from anyone whatsoever. The Plot of land is more fully described in Schedule hereto.

... continued 6

Chaudhary
not

(6)

AND WHEREAS the abovenamed owner of Scheduled land, the Vendor of these presents being in need of money for some other developmental purposes decided and agreed to sell the Scheduled land and accordingly was in search of a suitable buyer.

AND WHEREAS the Purchaser of these presents finding the plot of land suitable for its own purposes decided and agreed to purchase the Scheduled land as fully described in the Schedule below and requested the Vendor to sell the said land for a valuable consideration of Rs.6,50,000.00 (Rupees Six Lacs fifty thousand only).

AND WHEREAS the Vendor finding the price offered by the Purchaser to be highest prevailing in the market agreed to sell said land fully described in the schedule below for the sum of Rs.6,50,000.00 (Rupees Six Lacs fifty thousand only) free from all encumbrances and charges whatsoever unto the Purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid offer and acceptance and in consideration of Rs.6,50,000.00 (Rupees Six Lacs fifty thousand only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby fully admit and acknowledge and grant full discharge from the payment thereof, the Vendor doth hereby grant, convey, transfer and assign unto and in favour of the Purchaser, the land described in the Schedule below and make over Khas and physical possession thereof to the Purchaser with all right, liberties, privileges, easements, appendices and appurtenances belonging to or in any way appertaining to the said land hereby transferred, expressed intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rent and taxes payable to the State of West Bengal.

... continued 7

Chinmoy
19/11/20

AND THE VENDOR doth hereby covenant with the purchaser that the right, title and interest which the Vendor professes to transfer subsists and Vendor have full authority to transfer the said land hereby transferred, expressed or intended so to be in favour of the Purchaser in the manner aforesaid and the Vendor or any persons claiming under her shall from time to time and at all times hereafter at the request and cost of the Purchaser shall execute all such acts, deeds and things whatsoever for further and more effectively assuring the enjoyment and possession of the Purchaser thereof and therein as shall be required.

IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the land hereby transferred, expressed or intended so to be or any part thereof on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

IF FOR ANY DEFECT in the title, or for any act done or suffered to be done by the Vendor with respect to the right in the said land hereby transferred, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the right in the property conveyed or expressed or intended so to be or any part thereof, the Vendor shall be liable to be dealt with according to law and return to the Purchaser the full/proportionate part of the consideration money as the case may be and shall be liable for adequate compensation for any loss or injury attended therein to be sustained by the Purchaser.

IT IS FURTHER DECLARED by the Vendor that the Vendor have not entered into any binding contract with any other person whatsoever to sell or to transfer or otherwise any interest or right in the land described in the schedule below and that there subsists no such contract of sale at the date or time of these presents and in the event of discovery of any such contract of sale or transfer with respect of the land hereby transferred or any part thereof existing at the date of these presents or if any of the recitals made herein by the Vendor is proved to be false, the Vendor shall be liable to compensate adequately to the Purchaser for the loss or injury to be sustained by the Purchaser in consequence thereof.

... continued 8

15/11/2011

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of homestead land measuring more or less 10(Ten) Kathas 6(Six) Chattacks 24(Twenty Four) Square Feet (Approx) appertaining to Khatian Nos.701/2, Plot No.563, Sheet No.8(Eight)(Hal) in Mouza-Dabgram, within Ward No.41(Forty One) of Siliguri Municipal Corporation, Pargana-Baikunthapur, Police Station-Bhaktinagar, Sub-Registry Office-Rajganj, District-Jalpaiguri in the State of West Bengal, together with **Tin Shed Garage** standing thereon.

The Scheduled land is butted and bounded as follows:-

NORTH :BY SOLD LAND OF LATE MANBAHADUR BISHWAKARMA
 SOUTH :BY LAND & BUNGLOW OF VENDOR SOLD TODAY TO
 PURCHASER IN PART AND SOLD LAND OF LAKSHIN
 LAL RASAILI IN PART
 EAST :BY 24 FEET WIDE ANCHAL ROAD
 WEST :BY ANCHAL ROAD

IN WITNESSES WHEREOF the Vendor in good health and conscious mind, has set and subscribed her hand on this Deed of Conveyance on the day, month and year first above written.

WITNESSES:

1 Mohun Bori
Shri R.K. Boroi
P.S. Road
Gangtok (Sikkim)
 2 Rameshwar Prasad
Lal. Rao Nath
P.S. Road. Gangtok (Sikkim)

The contents of this document has been gone through and understood personally by the Vendor and the Purchaser.

Mangin Boroi

(VENDOR)

Drafted, read over and explained by me, and computer typed in my Chamber.

Himadri Mohanta

(HIMADRI MOHANTA)
 ENR.NO.F/1046/1108/02
 ADVOCATE - SILIGURI