

8554/2011

8941



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

CERTIFIED THAT THE DEEDS REFERRED TO  
 HEREIN, THE SIGNATURES AND  
 THE ENDS THEREOF, HAVE BEEN  
 EXAMINED AND FOUND TO BE  
 GENUINE AND VALID.

SILIGURI-II AT BANESWAR

09 NOV 2011

Page No. 1

Handwritten signature and text in Bengali script, including 'সিলিগুড়ি' and '০৯ নভেম্বর ২০১১'.

DEED OF CONVEYANCE (SALE)

Handwritten signatures and initials in Bengali script, including 'H/P' and 'B'.

**DEED OF SALE (CONVEYANCE)**

Land measuring	: 18-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling
Consideration	: Rs. 22,50,000/-

THIS INDENTURE IS MADE ON THIS THE 8<sup>th</sup> DAY OF November, TWO THOUSAND ELEVEN.

**BETWEEN**

**BALASON REALTORS (PRIVATE) LIMITED**, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 17, R.N. Mukherjee Road, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata - 700001, 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 05.05.2011 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN - AAECB2020Q.

A N D

Handwritten signature and text in Bengali script, including the name 'Dipen Ghosh' and other illegible characters.

**SRI DIPEN GHOSH @ DWIPENDRA NATH BISWAS**, son of Sri / Late Debendra Nath Biswas, 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 “**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 Sri Dipen Ghosh @ Dwipendra Nath Biswas is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 0.35 acre or 35 Decimals, recorded in L.R. Khatian No. 258, R.S. Plot No. 139, L.R. Plot No. 215, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling and the said land was recorded by virtue of a separate registered Deed of Sale, registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and i) recorded in Book No. 1, being document No. 3808 for the year 1982 (dated 27.05.1982), and he has been possessing and enjoying the said land in his actual khas and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

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 a portion of land measuring 18 decimals out of above total land measuring 35-decimals, 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.



HC/Sec  
Bilal Mohit  
21/11/2018

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors, has agreed to purchase the said land measuring 18-decimals clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 22,50,000/- (Rupees twenty two lakh fifty thousand) only, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors 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 hereof at or for the price of the sum of Rs. 22,50,000/- (Rupees twenty two lakh fifty 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. 22,50,000/- (Rupees twenty two lakh fifty thousand) only, paid by the Purchaser to the Vendor hereof by cheque 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

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১৫/১৫/১৫/১৫/১৫

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 Vendor 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 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.

Handwritten text in Bengali script, likely a signature or stamp, oriented vertically.

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 18-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
258	139	215	18 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Patharghata, Mouza - Rupsingh, J.L. No. 95, Police Station Naxalbari, 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 Bablu Oraon;
- By the South : Land of Bagdogra Realtors Pvt. Ltd.;
- By the East : Land of Balason Realtors Pvt. Ltd.;
- By the West : Land of Vendor;

Within the aforesaid boundary 18-decimal of land is hereby sold by the Vendor to the Purchaser hereof by these presents and a map or plan annexed herewith forming part of these presents.

সিদ্ধান্ত  
দ্বারা  
স্বাক্ষরিত  
কৃত

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. *Ninmat Roy*

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

2. *Kishna 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:

*Himanti Mohanta*  
Advocate / Siliguri.  
Enrolment No. *WB-1034/02*



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

SCALE : 1" = 1 MILE



NAME OF VENDOR

SRI DIPENDRA NATH BISWAS @ DIPENDRA NATH GHOSH SON OF LATE DEBENDRA NATH BISWAS @ DEBENDRA NATH GHOSH OF GOSSAINPUR, P.O. AND P.S. BAGDOGRA, DIST. DARJEELING.

SCALE 1 INCHES = 50 FEET

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

PLOT NO.	KHATIAN NO.
R.S.- 139(P), L.R.- 215(P)	258

AREA

18.0 DECIMAL OR 0.18 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF BADLI GRAM, BY SOUTH : LAND OF BAGDOGRA REALTORS PVT. LTD., BY EAST : LAND OF BALASON REALTORS PVT. LTD., BY WEST : LAND OF VENDOR.

NAME OF PURCHASER

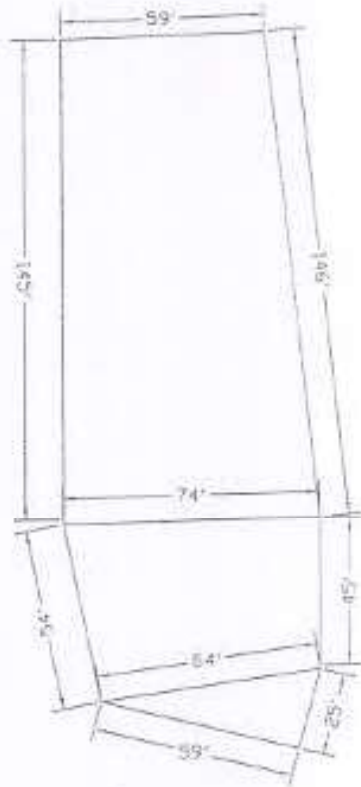
BALASON REALTORS PRIVATE LIMITED, OF 17, R.N. MUKHERJEE ROAD, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA-1.

DRAWN BY

*Krishna Das*












RUPSING JOYE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO. - 1975/07005

দীপেন্দ্রনাথ বসু  
বিস্বাস





Finger Prints of \_\_\_\_\_

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

दीयेनके धार  
दीयेनके धार


दीयेनके धार  
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



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

Endorsement For Deed Number : I - 08941 of 2011  
(Serial No. 08554 of 2011)

On

Payment of Fees:

On 08/11/2011

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

Presented for registration at 18.36 hrs on :08/11/2011, at the Private residence by Dipen Ghosh Alias Dwapendra Nath Biswas,Executant.

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

Execution is admitted on 08/11/2011 by

- 1 Dipen Ghosh Alias Dwapendra Nath Biswas, son of Debendra Nath Biswas , Rupsingh Jote, Thana -Bagdogra, District -Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, B; 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.

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

On 09/11/2011

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. 24739/-, on 09/11/2011

( Under Article : A(1) = 24739/- on 09/11/2011 )

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.-2250000/-

Certified that the required stamp duty of this document is Rs.- 112500/- and the Stamp duty paid as Impresive Rs.- 5000/-

( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra  
EndorsementPage 1 of 2



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

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Endorsement For Deed Number : I - 08941 of 2011  
(Serial No. 08554 of 2011)

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**Deficit stamp duty**

Deficit stamp duty Rs. 107500/- is paid, by the draft number 280631, Draft Date 08/11/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 09/11/2011

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


( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra  
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 450 to 462  
being No 08941 for the year 2011.





(Dhruba Dasgupta) 16-November-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal