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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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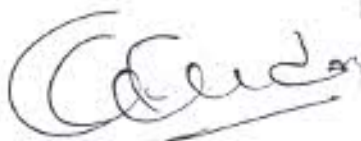
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Page No. 1

**DEED OF SALE (CONVEYANCE)**

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



ADDL. T.S. SUB-REGISTRAR  
 SILIGURI-XI, AT BAGDOGRA, DIST.-DARJEELING

2011

31594  
R/S 2987212  
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**DEED OF SALE (CONVEYANCE)**

Land measuring	: 27-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 24,54,600/-

THIS INDENTURE IS MADE ON THIS THE 13<sup>th</sup> DAY OF  
MAY, 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*

—  
RUPESINGH  
SRI MANABENDRA  
SMT. ASHARANI  
SMT. BASANTI  
SMT. JAYANTI  
SMT. NIYATI  
SRI RANU

1. SMT. ASHARANI GHOSH, wife of Late Subodh Ghosh,
2. SRI MANABENDRA GHOSH, son of Late Subodh Ghosh,
3. SMT. BASANTI GHOSH, wife of Sri Manju Ghosh  
Daughter of Late Subodh Ghosh,
4. SMT. JAYANTI GHOSH, wife of Sri Sushil Ghosh  
Daughter of Late Subodh Ghosh,
5. SMT. NIYATI GHOSH, wife of Sri Jiban Krishna Ghosh  
Daughter of Late Subodh Ghosh,
6. SRI RANU GHOSH, son of Late Subodh Ghosh,

both are Hindu by religion, Nationality Indian, resident of Rupsing Jote, P.O. & P.S. Bagdogra, District Darjeeling, in the State of West Bengal – hereinafter called the “SELLERS/VENDORS” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS predecessors of Vendor No. 1 to 6 hereof Mr. Subodh Ghosh, son of Late Satish Chandra Ghosh was the absolute owner in possession by purchase of all that piece and parcel of land measuring 3.175 acre or 317.5 decimal, recorded in Khatian No. 166, included in R.S. Plot No. 159, 151, 150, corresponding to its L.R. Plot No. 195, 216, 243, situated within Mouza - RUPSINGH, J.L. No. 95, Police Station Naxalbari, District Darjeeling, by virtue of two separate registered Deed of Sale, registered in the office of the Sub Registrar, Siliguri on 19.03.1971 and the same was finally registered on the same date after depositing the stamp duty and recorded in Book No. I, being document No. 1697 for the year 1971 and thereafter Vendor hereof mutated his name in the office of the B.L. & L.R.O. Naxalbari with respect to his aforesaid land and a separate L.R. Khatian was finally published in his name, being L.R. Khatian No. 166, L.R. Plot No. 195, area 0.15 acre, L.R. Plot No. 216, area 1.16 acre, L.R. Plot No. 243, area 1.87 acre, of Mouza Rupsing, J.L.No. 95, P.S. Naxalbari, Dist. Darjeeling and after the death of Mr. Subodh Ghosh, his legal heirs namely Smt. Asha Rani Ghosh, Sri Manabendra Ghosh, Smt. Basanti Ghosh, Smt. Jayanti Ghosh, Smt. Niyati

Vendor

Handwritten notes in Bengali script, including the number 2152 and the name 'RANU GHOSH'.

Ghosh, Sri Ranu Ghosh and (Vendors No. 1 to 6 hereof) have been possessing and enjoying the said land having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes has decided to sell and have also offered for sale a portion of land measuring 27 decimals out of above land measuring 318 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.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 27-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 24,54,600/- (Rupees twenty four lakh fifty four thousand six hundred) 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, have 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. 24,54,600/- (Rupees twenty four lakh fifty four thousand six hundred) 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.

Handwritten signature or initials.

Handwritten notes in Bengali script, including the word 'বিক্রয়' (Sale) and other illegible text.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. Rs. 24,54,600/- (Rupees twenty four lakh fifty four thousand six hundred) only, paid by the Purchaser to the Vendors hereof by cheque and cash today (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendors do 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.

THE VENDORS do hereby declare that the VENDORS do 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 VENDORS do 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 Vendors, 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.

Handwritten signature or initials.

RUPSI  
 95  
 150  
 243  
 27  
 166

THE VENDORS do hereby further declare that the Vendors 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.

### SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 27-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
166	150	243	27 Decimals

of land is hereby sold by the Vendor to the Purchaser hereof by these presents, situated within Pargana Patharghata, Mouza - RUPSING, 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 Dhiren Ghosh;
- By the South : Land of Hillcart Realtors (p) Ltd. and others;
- By the East : Land of Hillcart Realtors (p) Ltd. and others;
- By the West : Land of Gossainpur Realtors (p) Ltd. and others;

Within the aforesaid boundary 27-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents and a map or plan annexed herewith forming part of these presents.



Handwritten signatures and text in Bengali script, including names like "RUP Singh" and "Deben 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. *Ninmal 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:

*Himansu Mohanta*

Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.

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

SCALE : 16" = 1 MILE



NAME OF VENDORS

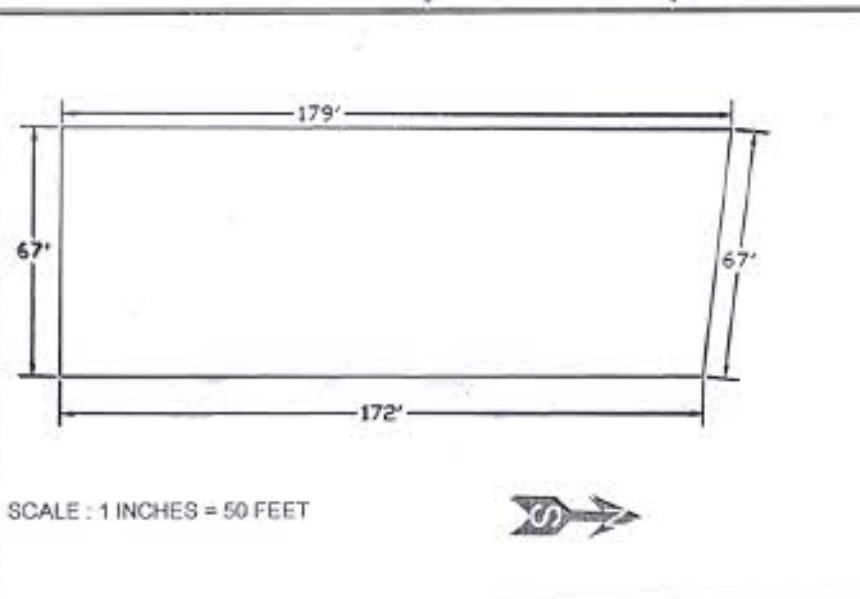
1. SMT. ASHARANI GHOSH WIFE OF LATE SUBODH GHOSH, 2. SRI MANABENDRA GHOSH, 3. SMT. BASANTI GHOSH WIFE OF MANJU GHOSH, 4. SMT. JAYANTI GHOSH WIFE OF SRI SUSHIL GHOSH, 5. SMT. NIYATI GHOSH WIFE OF JIBAN KRISHNA GHOSH, 6. SRI RUNU GHOSH, NO. 2 TO 6 ALL ARE DAUGHTERS AND SONS OF LATE SUBODH GHOSH, OF NO. 1, 2, 5, 6 GOSSAINPUR, P.O AND P.S BAGDOGRA, DISTRICT DARJEELING, NO. 3 CHANDBARJOTE, MEDICAL MORE, P.O SUSHRATHA NAGAR, P.S. MATIGARA, DIST. DARJEELING AND NO. 4 GHOSH PARA, DHUPGURI, P.O AND P.S. DHUPGURI, DIST. JALPAIGURI ALL ARE LEGAL HEIR OF LATE SUBODH GHOSH.

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

LAND BOUND AND BUTTED

BY NORTH : LAND OF DHIREN GHOSH, BY SOUTH : LAND OF HILL CART REALTORS AND OTHERS, BY EAST : LAND OF HILL CART REALTORS AND OTHERS, BY WEST : GOSSAINPUR REALTORS.

<u>PLOT NO.</u>	<u>KHATIAN NO.</u>	<u>AREA</u>
<u>R.S. - 150, L.R. - 243,</u>	<u>166</u>	<u>27.0 DECIMAL OR 0.27 ACRE</u>



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.

*Signature of Purchaser*

*Signature of Seller*

*Signature of Seller*

*Signature of Seller*

*Signature of Seller*  
SIGNATURE OF SELLERS

DRAWN BY:

*Krishna Prasad*

RUPSING JOTE BAGDOGRA  
DARJEELING PIN-734014  
REGD. NO.- 1975707066

*Signature of Drafter*



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

Passport Photo



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

*Zog L E A A*

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					

BALASON REALTORS PRIVATE LIMITED

*Balason*  
Executive Officer

Signature

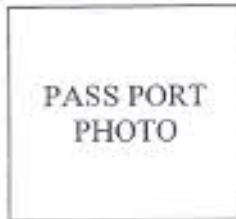
Finger Print of \_\_\_\_\_



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Left Hand					
Right Hand					

Signature

Finger Print of \_\_\_\_\_



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

Signature

Finger Print of \_\_\_\_\_













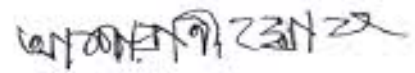
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Left Hand					
Right Hand					

Signature

Finger Print of \_\_\_\_\_













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

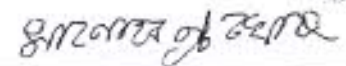


Signature

Finger Print of \_\_\_\_\_



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

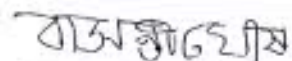


Signature

Finger Print of \_\_\_\_\_



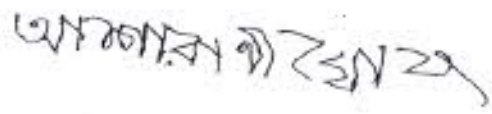
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Left Hand					
Right Hand					





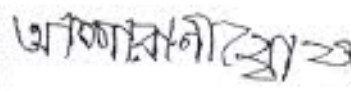


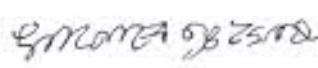


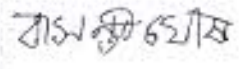



Signature

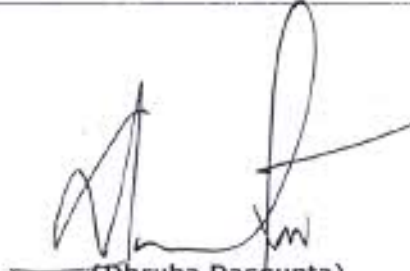
**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling**  
**Signature / LTI Sheet of Serial No. 03594 / 2011, Deed No. (Book - I , 03808/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Asharani Ghosh	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Asharani Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 LTI 13/05/2011	
2	Manabendra Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 LTI 13/05/2011	
3	Basanti Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 LTI 13/05/2011	
4	Jayanti Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 RTI 13/05/2011	

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

**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. 03594 / 2011, Deed No. (Book - I , 03808/2011)**

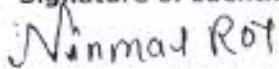
I . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Niyati Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 LTI 13/05/2011	
6	Ranu Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 LTI 13/05/2011	

**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**

  
Nirmal Roy



(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 - 03808 of 2011  
(Serial No. 03594 of 2011)

On

Payment of Fees:

On 13/05/2011

**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. 26994/-, on 13/05/2011

( Under Article : A(1) = 26994/- on 13/05/2011 )

**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.-2454600/-

Certified that the required stamp duty of this document is Rs.- 122730 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 117750/- is paid, by the draft number 098181, Draft Date 11/05/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 13/05/2011

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

Presented for registration at 14.11 hrs on :13/05/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Asharani Ghosh , one of the Executants.

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

Execution is admitted on 13/05/2011 by

1. Asharani Ghosh, wife of Late Subodh Ghosh , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife
2. Manabendra Ghosh, son of Late Subodh Ghosh , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business
3. Basanti Ghosh, wife of Sri Manju Ghosh , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife

( Dhruba Dasgupta )  
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 - 03808 of 2011**  
**(Serial No. 03594 of 2011)**

4. Jayanti Ghosh, wife of Sri Sushil Ghosh , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife
5. Niyati Ghosh, wife of Sri Jiban Krishan Ghosh , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife
6. Ranu Ghosh, son of Late Subodh 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, 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

( 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 10  
Page from 2277 to 2293  
being No 03808 for the year 2011.



(Dhruba Dasgupta) 17-May-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal