

N. J. STAMP

SL. NO. 1442 DATED 28/12/2012
NAME Gourisut Projects Pvt. Ltd.
OF Ashrampara, Siliguri
RS. 5000/- (RS. Five thousand ONLY)

বিক্রয়



25047

S. Das

SANKAR DAS
STAMP VENDOR
SILIGURI COURT
L/NO.714/RM of 1999

বিক্রয়



25048

Bishnu Roy



25049

বিক্রয়



25050

COUROY



25051

বিক্রয়

Barpi Roy

Son of Dukhu Roy

Additional Dist. Sub-Register
Rajgerj, Jalpaiguri

15 DEC 2012



Additional Dist. Sub-Register
Rajgerj, Jalpaiguri

26 DEC 2012

খোদা হা ম

বিসতা রয়

বৈশিষ্ট্য

লাজুর

বৈশিষ্ট্য
২:

ফাইল নং

L.T. I of Sri Chandong Roy
by the per of Babbar Roy

L.T. I of Smt. Andhri Roy
by the per of Babbar Roy

সোনু রয়

Area : 16 Kathas 8 Chattaks 27 Sq.ft.
 Plot No. : 164/419
 Khatian No. : 631
 Mouza : Dabgram
 J.L. No. : 2
 Sheet No. : 5
 P.S. : Bhaktinagar
 District : Jalpaiguri
 Consideration : Rs.29,50,000.00

BETWEEN

GOURISUT PROJECTS PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U45400WB2012PTC185466, Dtd.04-09-2012, having its Office at Sri Krishna Complex, 1st Floor, 16, Saradmoni Road, Ashrampara, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, represented by its **Director - SRI PRADIP KUMAR AGARWAL**, son of Sri Mahabir Prasad Agarwal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the "**FIRST PART**". (I.T. PAN No.AAECG9018M)

Clair

58 DEC 2015



25052

ভাষ্কীমণি



25053

ব্রহ্মনন্ড



25054

- L.T.I of Sri Chaldong Roy
by the pen of Bappi Roy



25055

- L.T.I of Smt Andhari Roy
by the pen of Bappi Roy



25056

- Sonu Roy

Bappi Roy
Son of Dukhu Roy
Roy Colony, Chasmpara
P.O: Salugana Dabgram
P.S: Bhaktinagar
Dist: Jalpaiguri



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

10/10/11

Bishtu Roy

সম্পত্তি

Lalu Roy

বুধুরাম রয়
জাতিপ্রধান

বর্মান রয়

: 3 :



L.T.I of Sri Chaldong Roy
by the pen of Bapari Roy



L.T.I of Smt Andhari Roy
by the pen of Bapari Roy
Sonu Roy

AND

1. SRI DUKHU ROY, 2. SRI BISHTU ROY, 3. SRI BAKHARU ROY @ BAGHARU ROY, 4. SRI LALU ROY, 5. SRI BUDHURAM ROY, all sons of Late Batasu Roy, 6. SMT. BHARATI PRADHAN, wife of Shyam Pradhan and daughter of Late Batasu Roy, 7. SRI BARMAN ROY, son of Kaluya Roy, 8. SRI CHALDONG ROY, son of Kaluya Roy, 9. SMT. ANDHARI ROY, wife of Sri Narayan Roy and daughter of Kaluya Roy and 10. SRI SONU ROY, son of Angaru Roy, all are Hindu by faith, Indians by Nationality, Nos.1 to 5, 7, 8 and 10 Business by occupation and Nos.6 and 9 House-wives by occupation, residing at Chayan Para, Roy Colony, Dabgram, P.O. - Salugara, P.S. - Bhaktinagar, in the District of Jalpaiguri, hereinafter called the " VENDORS " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " SECOND PART ".

AND

SMT. PADESWARI ROY, wife of Late Satish Chandra Roy, Hindu by faith, Indian by Nationality, House-wife by occupation, residing at Upper Bagdogra, P.O. and P.S. - Bagdogra, in the District of Darjeeling, hereinafter called the " CONFIRMING PARTY " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " THIRD PART ".

Alia

58 DEB 505

Handwritten notes at the top of the page, including "EHE WMP" and "12/10/12".



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

Handwritten signature

Bishu Roy

Handwritten signature

SONU ROY

Handwritten signature

THE NAME : 4 :



L.T.I of Sri Chaldong Roy by the pen of Bappi Roy



L.T.I of Smt Andhari Roy by the pen of Bappi Roy

SONU ROY

I. A) WHEREAS i) Sri Darga Singh alias Darga Singh Roy and ii) Sri Sedal Singh alias Sedal Singh Roy, both sons of Late Dherpi Das alias Dherpi Singh Roy, were the recorded owners of all that piece or parcel of land measuring 2.32 Acres [each having 1/2 (one-half) share in it], comprised in Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed Sri Sedal Singh alias Sedal Singh Roy, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.7475 Acres out of his share in the aforesaid land, unto and in favour of Sri Darga Singh Roy, son of Late Dherpi Singh Roy, by virtue of two separate Sale Deeds, i) Dtd.08-07-1966, being Document No.3589 for the year 1966, entered in Book - I, Volume No.36, Pages 99 to 100, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri and ii) Dtd.13-02-1976, being Document No.1165 for the year 1976, entered in Book - I, Volume No.15, Pages 187 to 199, both the deeds registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri.

C) AND WHEREAS by virtue of the aforesaid Sale Deeds, abovenamed Sri Darga Singh alias Darga Singh Roy, became the sole, absolute and exclusive owner of the aforesaid land measuring 0.7475 Acres and he was also the recorded owner of 1/2 (one-half) share in all that piece or parcel of land measuring 2.32 Acres (which measures 1.16 Acres), forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.-Bhaktinagar, District - Jalpaiguri.

Handwritten signature

1976 230 85



Additional Dist. Sub-Registra
Rajgarh, Jalpaiguri

26 DEC 2012

Holiz Roy

Bichitra Roy

B. N. B. B. B. B.

Lokur Roy

L. T. I. of Sri Chaldang Roy
by the per of Bapari Roy

5:



L. T. I. of Smt Anandhary Roy
by the per of Bapari Roy



L. T. I. of Smt Anandhary Roy
by the per of Bapari Roy
SONU Roy

D) AND WHEREAS under the circumstances mentioned hereinabove Sri Darga Singh alias Darga Singh Roy, became the sole, absolute and exclusive owner of all that piece or parcel of land intotal measuring 1.9075 Acres (i.e. 0.7475 Acres + 1.16 Acres).

II. A) AND WHEREAS abovenamed Sri Darga Singh alias Darga Singh Roy (The Recorded Owner), had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.33 Acres, unto and in favour of Smt. Nileswari Roy, wife of Batasu Roy, by virtue of Sale Deed, Dtd.27-03-1980, being Document No.1488 for the year 1980, registered in the Office of the 2nd Sadar Joint Sub-Registrar of Jalpaiguri at Rajganj.

B) AND WHEREAS abovenamed Darga Singh alias Darga Singh Roy, died intestate leaving behind his daughters – Smt. Nileswari Roy, wife of Batasu Roy and Smt. Padeswari Roy, wife of Satish Chandra Roy, as his only legal heirs to inherit his land comprising of Plot No.164/419 and other plots, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District – Jalpaiguri.

Handwritten signature





[Handwritten Signature]
Additional Dist Sub-Registrar
Rajgani, Jalpaiguri

126 DEC 2017



W
Additional Dist Sub-Registrar
Rajgani, Jalpaiguri

126 DEC 2017

যুক্তি

Bighe Roy

বিশ্বকাম

লালু Roy

পদ্মেশ্বরী

ভাতীশ্রী

বনময়ী

: 6 :



L.T.I of Sri Chaldong Roy
by the pen of Boppi Roy



L.T.I of Smt Anghani Roy
by the pen of Boppi Roy

SoNuPo.1

C) AND WHEREAS abovenamed Smt. Padeswari Roy, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 2.15 Acres out of her share, comprising of Plot No.164/419 and other plots, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri, unto and in favour of her abovenamed sister Smt. Nileswari Roy, wife of Batasu Roy, by virtue of Sale Deed, Dtd.02-12-1981, being Document No.3547 for the year 1981, entered in Book - I, Volume No.55, Pages 183 to 186, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

D) AND WHEREAS by virtue of two separate Sale Deeds, i) being Document No.1488 for the year 1980, ii) being Document No.3547 for the year 1981 and by way of inheritance, abovenamed Smt. Nileswari Roy, became the sole, absolute and exclusive owner of the aforesaid land measuring more or less 1.9075 Acres, forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

adw

স্বাক্ষরিত

১৯৮১



WJ
Additional Dist. Sub-Registrar
Rajgarh, Jaipur

26 DEC 2012

খাতান

- Bishtu Roy

বিস্তু রায়

- LALU ROY

লালু রায়

লালু রায়

লালু রায়



L.T.I of Sri Chaldeng Roy
By the pen of Bappi Roy



L.T.I of Smt Anshari Roy
By the pen of Bappi Roy

So No Po 1

E) AND WHEREAS abovenamed Smt. Nileswari Roy, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.92 Acres, forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri, unto and in favour of her abovenamed sister - Smt. Padeswari Roy, wife of Sri Satish Chandra Roy, by virtue of Sale Deed, Dtd.02-12-1981, being Document No.3550 for the year 1981, entered in Book - I, Volume No.55, Pages 197 to 199, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

F) AND WHEREAS abovenamed Smt. Nileswari Roy, thereafter had also transferred and made over physical possession of all that piece or parcel of land measuring 0.33 Acres, forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri unto and in favour of her sons - **SRI BUDHU RAM ROY, SRI BISHTU ROY, SRI LALU ROY and SRI BAGHARU ROY**, by virtue of four separate Gift Deeds, all Dtd.10-05-2005, being Document Nos:1895, 1896, 1897 and 1898 for the year 2008, entered in Book I, CD Volume No.4, Pages 2468 to 2477, 2458 to 2467, 2448 to 2457 and 2438 to 2447, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

Deia

Dist. Sub-Registrar, Jalpaiguri

2008 05 10

Faint, illegible text, possibly bleed-through from the reverse side of the page.

Faint, illegible text, possibly bleed-through from the reverse side of the page.



W
Additional Dist. Sub-Registrar
Rajgarh, Jharkhand

26 DEC 2012

বিস্তার

Bishtu Roy

বিস্তার

LALU ROY

বিস্তার

ভারতী প্রদান

বিস্তার

8:



L.T.I of Sri Chaldong Roy
by the Pen of Bapmi Roy



L.T.I of Smt Andhari Roy
by the pen of Bapmi Roy
Sonu Roy

III. AND WHEREAS abovenamed Nileswari Roy, died intestate leaving behind her sons - **SRI DUKHU ROY, SRI BISHTU ROY, SRI BAKHARU ROY @ BAGHARU ROY, SRI LALU ROY, SRI BUDHURAM ROY**, daughters - **SMT. BHARATI PRADHAN**, wife of Shyam Pradhan, **SMT. BHOYCHALI ROY**, wife of Kaluya Roy and **SMT. KHOYCHALI ROY**, wife of Angaru Roy, as her only legal heirs to inherit the remaining land, forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri.

That abovenamed BHOYCHALI ROY, died intestate leaving behind her sons - **SRI BARMAN ROY, SRI CHALDONG ROY** and daughter - **SMT. ANDHARI ROY**, wife of Sri Narayan Roy, as her only legal heirs to inherit her share in the land, forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri.

That abovenamed KHOYCHALI ROY, died intestate leaving behind her son - **SRI SONU ROY**, as her only legal heirs to inherit her share in the land, forming part of Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri.

Signature

স্বাক্ষরিত এবং সত্যায়িত
১৯৯৯

১৯৯৯

Faint, illegible text, possibly bleed-through from the reverse side of the page.

Faint, illegible text, possibly bleed-through from the reverse side of the page.



W
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

1895/2008

- Bishtu Roy

- অশোকবিনয়

- Lalur Roy

- বুদ্ধধরম

- ভারতীপ্রদান

- বর্মানরায়



L.T.I of Sri Chaldong Roy
by the per of Barm Roy



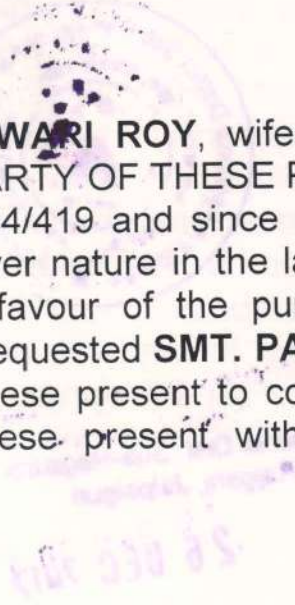
L.T.I of Smt Andhari Roy
by the per of Barm Roy
SONUROY

IV. AND WHEREAS by virtue of the aforesaid four separate Gift Deeds, being Document Nos.1895, 1896, 1897 and 1898 for the year 2008 and by way of inheritance abovenamed **SRI DUKHU ROY, SRI BISHTU ROY, SRI BAKHARU ROY @ BAGHARU ROY, SRI LALU ROY, SRI BUDHURAM ROY, SMT. BHARATI PRADHAN, SRI BARMAN ROY, SRI CHALDONG ROY, SMT. ANDHARI ROY and SRI SONU ROY** (The Vendors of these present), became the sole, absolute and exclusive owners the land comprised in Plot No.164/419, recorded in Khatian No.631, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendors have now collectively decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 16 Kathas 8 Chattaks 27 Sq.ft. out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.29,50,000.00 (Rupees twenty nine lakhs fifty thousand) only.

AND WHEREAS **SMT. PADESWARI ROY**, wife of Late Satish Chandra Roy (CONFIRMING PARTY OF THESE PRESENT), was also the co-owner of Plot No.164/419 and since she is having no right, title and claim of whatsoever nature in the land hereby to be transferred by the vendors in favour of the purchaser of these present, the vendors have now requested **SMT. PADESWARI ROY**, to be the Confirming Party in these present to confirm the sale in favour of the purchaser of these present with respect to the schedule land.

(Signature)
Pm



Handwritten text at the top of the page, including names and possibly dates, which are mostly illegible due to fading and bleed-through.

Main body of handwritten text, appearing to be a list or record of names and details, such as 'ROY SRI LALU ROY', 'ROY SRI BHARAT ROY', etc. The text is very faint and difficult to read.



W
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri
26 DEC 2012

কিছিয়া

Bishta Roy

বিশিষ্টা রায়

LOURAT

বিশিষ্টা রায়

বিশিষ্টা রায়

বিশিষ্টা রায়

: 10 :



L.T.I of Sri Chaldong Roy
by the pen of Bopini Roy



L.T.I of Sri Anthoni Roy
by the pen of Bopini Roy
Solu Roy

AND WHEREAS **SMT. PADESWARI ROY**, wife of Late Satish Chandra Roy (CONFIRMING PARTY OF THESE PRESENT), after being fully satisfied with the aforesaid fact and without receiving any consideration, has now agreed to be the party together with the vendors to execute this sale deed, declaring that she have no claim, right, title and interest of whatsoever nature over the Schedule land, which is hereby transferred by the vendors of these present.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 16 Kathas 8 Chattaks 27 Sq.ft., more particularly described in the Schedule given hereinunder for a consideration of Rs.29,50,000.00 (Rupees twenty nine lakhs fifty thousand) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.29,50,000.00 (Rupees twenty nine lakhs fifty thousand) only paid by the purchaser to the vendors, the receipt of which is acknowledged by the vendors by execution of these present and grants full discharge to the purchaser from the payment thereof and the vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

(Signature)



MS
Additional Dist. Sub-Registrar
Rajgarh, Jharkhand

26 DEC 2017

19/11/11

Bishita Roy

ଅଧିକାରୀ

SONU ROY

ଅଧିକାରୀ
ଅଧିକାରୀ

: 11 :



L.T.I of Sri Chaldeng Roy
by the pen of Bappi Roy



L.T.I of Smt Anshari Roy
by the pen of Bappi Roy
SONU ROY

The vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendors, the purchaser is deprived of ownership or of possession of the schedule property or any part thereof in future, the vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendors shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below schedule land conveyed at the cost of the purchaser.

(Signature)



নওশাহা

Bishnu Roy

বিশ্বনাথ রায়

লসু রায়

বৃজেশ্বর

ভাটগাঁও

বন্দন রায়

: 12 :



L.T.I of Sri Chaldong Roy
By the pen of Bopari Roy



L.T.I of Smt Anthoni Roy
By the pen of Bopari Roy
Sonu Roy

SCHEDULE

All that piece or parcel of vacant land measuring **16 Kathas 8 Chattaks 27 Sq.ft.**, forming part of **Plot No.164/419**, recorded in **Khatian No.631**, situated within **Mouza - Dabgram**, J.L. No. 2, Pargana - Baikunthapur, **Sheet No.5**, P.S. - Bhaktinagar, Ward No.42 of Siliguri Municipal Corporation, Registry Office and District - Jalpaiguri.

The said bastu land as sketched in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :-

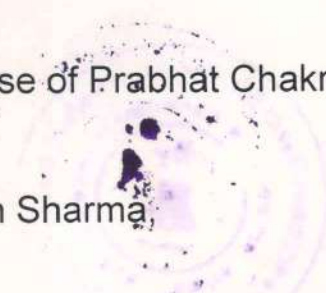
By North :- Land of Binod Choudhary,

By South :- Land and house of Prabhat Chakraborty and others,

By East :- Land of Bijush Sharma,

By West :- Land of the vendors sold to the purchaser of these Present.

(Signature)



RECORDED
25 DEC 2013