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পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

A 601677



Wizibari

Bishnu Roy

সাগরকান্ত

ললিতা

সুস্মিতা

জ্যোতিষ্ময়

বর্মানন্দ

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

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

Sonu Roy

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 26TH DAY OF DECEMBER 2012.

Vist. Com. is on C. S. No. 2109 of 2012
 Paid J. S. 250
 P. T. A. 300
 Total 550

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Certified that the document is admitted to registration the signature sheet and the document sheets attached to this document are the part of this document

[Signature]
Additional Dist Sub-Registrar
Raiganj, Jalpaiguri

127 DEC 2012

Ad'l. Dist Sub-Registra

N. J. STAMP

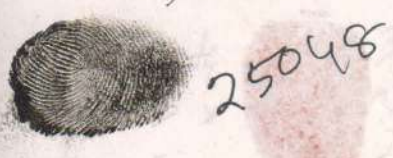
SL. NO. 1441 DATED 18/12/2012
NAME Gourisut Projects Pvt. Ltd.
OF Ashrampara, Siliguri
RS. 5000/- (RS. Five thousand ONLY)

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

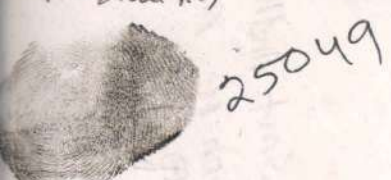
লক্ষ্মী রায়



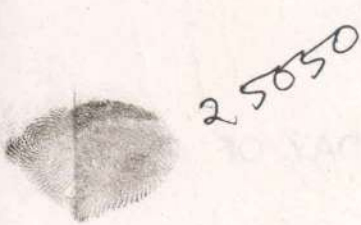
লক্ষ্মী রায়



Bishta Roy



বালেশ্বর রায়



লালু রায়



Additional Dist. Sub-Registrar
Rajbari, Jalpaiguri

26 DEC 2012

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নাম
Bishta Roy

বিস্তার
Lolur Roy

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: 2 :



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



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

Sonu Roy

Area : 4 Kathas
Plot No. : 164/419
Khatian No. : 631
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 5
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.24,00,000.00

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.AAECG9013M)

Clair

25052
Bhaktinagar

25053
Bhaktinagar

25054
L.T. of Sri Chaldong Roy
by the pen of Bappi Roy

25055

L.T. of Smt Anghori Roy
by the pen of Bappi Roy

25056

Sonu Roy

Bappi Roy
Son of Sri Dukhu Roy
Roy Colony Chagampara
Dobgram P.O. Salugara
P.S. Bhaktinagar
Disti: Jalpaiguri



Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012



W
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

১০/১০/১০

Bishnu Roy

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: 4 :



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



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

SoNuRoy

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 $\frac{1}{2}$ (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 $\frac{1}{2}$ (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.

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Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

26 DEC 2012

মহাশয়
- Bishnu Roy
- অণ্ডকেশব
- ১০/১০৭

স্বাক্ষরিত
ভাঙ্গিনী
বসন্ত শইক



L.T.I of Sri Chaldeng Roy
by the per of Bopari Roy



L.T.I of Smt Andhari Roy
by the per of Bopari Roy
Sonu Roy

: 5 :

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.

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W
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

মহাশয়
Bishnu Roy

স্বাক্ষর

১০/১০/৮১

স্বাক্ষর
ভাতিস্বামী

: 6 :

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

L.T.I of Smt Andhoni Roy
by the pen of Bapari Roy

Son Roy

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.

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Additional Dist. Sub-Registrar
Raipur, Chhattisgarh

26 DEC 2012

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- Bichitra Roy

- ନିଲସ୍ୱରୀ

- ଲାଲୁ ରାୟ

- ସ୍ତ୍ରୀ. ସୁଧା ରାୟ

ଭାଗିନୀ

ନିଲସ୍ୱରୀ

: 7 :



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



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

Sonu Roy

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.

Signature

30 DEC 2008

10/10/12



W
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

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শ্রীমতী
বিশ্বাসী

- Bishtu Roy

বিশ্বাসী

- Lalur Roy

বিশ্বাসী

ভারতী প্রদান
স্বামী



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

: 8 :

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)

S.P. DEPARTMENT

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Additional Dist. Sub-Registrar
Raigarh Jharkhand

26 DEC 2012

বিস্তারিত

Bishtu Roy

বিস্তারিত

LALU ROY

বিস্তারিত

ভারতী

বিস্তারিত



L.T.I of Sri Chaldong Roy

by the per of Bhatti Roy



L.T.I of Smt Andhari Roy

by the per of Bhatti Roy

Sonu Roy

: 9 :

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 4 Kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.24,00,000.00 (Rupees twenty four lakhs) 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.

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**Additional Dist. Sub-Registrar
Rajganj, Jajpaur**

26 DEC 1117

যশজিৎ

Bishita Roy

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বাবনরায়

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



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

Sonu 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 4 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.24,00,000.00 (Rupees twenty four lakhs) 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.24,00,000.00 (Rupees twenty four lakhs) 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.

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10 DEC 2011

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Barsha Roy

বর্ষা বর্ষা

Loluroy

বর্ষা বর্ষা

আত্মীয়

বর্ষা বর্ষা

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L. T. Tasni Chaldeng Roy
by the pen of Buppi Roy

L. T. Tasni Andhari Roy
by the pen of Buppi 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)

5 DEC 2015



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Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

26 DEC 2012

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Bishu Roy

বিশু রায়

Laluroy

লালুরায়

: 12 :

সমন্বয়



L.T.I of Sri chaldong Roy
By the pen of Bapmi Roy



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

SCHEDULE

All that piece or parcel of vacant land measuring **4 Kathas**, 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,

By East :- Land of the vendors sold to the purchaser of these Present,

By West :- 26 Feet wide SMC Road.

Signature

Signature

15 DEC 2014

নথীভুক্ত

Bishita Roy

বিশিতা রায়

Lolu Roy

ললু রায়

: 12:

বর্তমান

L.T.I of Sri chaldong Roy
by the pen of Bappa Roy

L.T.I of Smt Anshari Roy
by the pen of Bappa Roy

Sonu Roy

SCHEDULE

All that piece or parcel of vacant land measuring **4 Kathas**, 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,

By East :- Land of the vendors sold to the purchaser of these Present,

By West :- 26 Feet wide SMC Road.

Clair
Rdr

15 DEC 2011