

3624/2013

I. 2748



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

80863 A 808863

14/08/13
 16/08/13
 Stamp - 5000 ✓
 4878/10 ✓
 4928/10 ✓

Ujjala Pradhan Pradhan

For Self And As Constituted Attorney Of Smt. Ujjala Pradhan Alias Ujjala Rajbhandari

Ujjala Pradhan

Kibye Prasad Pradhan

Hirabro Prasad Pradhan

Ujjala Pradhan
As Constituted Attorney Of Smt. Ujjala Pradhan Alias Ujjala Rajbhandari

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 14TH DAY OF AUGUST 2013.

Ujjala Pradhan

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

CASE NO. 1262 / 13
 As per records.
 1. i Rs 250.00
 1. (ii) Rs 400.00
 A. T. A. Rs.

Ujjala Pradhan

Total Rs. 650.00
 Date 14/8/2013
16/8/2013

16/8/2013

N. J. STAMP

SL. NO. 450 DATED 08/08/2013
NAME Balason Construction Pvt Ltd
OF Hill cart Road, Siliguri
RS 5000 (RS. Five thousand ONLY)

S. Das

RANKAR DAS
TAMP VENDOR
SILIGURI COURT
LNU.714/RM of 1999

Dehal Prasad Pradhan



TAM-5736

Dehal Prasad Pradhan

For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari



TAM-5737

Dehal Prasad Pradhan

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

W/08/13



TAM-5738

Dehal Prasad Pradhan

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Bishal Prasad Sankar

For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

: 2.

P. Prasad Reddy

P. Prasad Reddy

Prasanna Prasad Pradhan

Rajya Pradhan

As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

Area : 0.06 Acres
Plot No. : 282
Khatian Nos. : 429/7 and 429/8
Mouza : Siliguri
J.L. No. : 110 (88)
P.O. & P.S. : Pradhan Nagar
Sub-Div. and
A.D.S.R.O. : Siliguri
Ward No. : II
District : Darjeeling
Consideration : Rs. 10,00,000.00

BETWEEN

BALASON CONSTRUCTION PRIVATE LIMITED, a Private Limited Company, Incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No.U45201WB2005PTC103373, Dtd. 27.05.2005, having its Office at Hill Cart Road, Siliguri, P.O. and P.S.-Siliguri, in the District of Darjeeling, represented by its Director - **SRI PROSANTA SARKAR**, son of Late Hemanta Sarkar, 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 " **ONE PART** ". (I.T. PAN No.AACCB6291M).

Prasanna Prasad Pradhan

Keshab Prasad Pradhan

For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

: 3

Punjab Prasad Pradhan

Dibyoo Prasad Pradhan

Hirendra Prasad Pradhan.

Ranjeev Pradhan
As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

AND

1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN, 4. SRI HIRENDRA PRASAD PRADHAN, all are sons of Late Punnya Prasad Pradhan and 5. SMT. UJJALA PRADHAN ALIAS UJJALA RAJBHANDARI, daughter of Late Padam Prasad Pradhan, wife of Sri G. Rajbhandari, all are Hindu by faith, Indians by Nationality, Nos. 1 to 4 Business by occupation, residing at Turuk Kothi, P.O.- Turuk via Malli Bazar, South Sikkim, in the State of Sikkim and No.5 House-wife by occupation, residing at Pradhan Cottage, Darjeeling, P.O., P.S. and District- Darjeeling, 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 " OTHER PART ".

AND

SMT. UJJALA PRADHAN ALIAS UJJALA RAJBHANDARI (the Vendor No.5 of these present), is being represented by and through her constituted Attorneys - SRI KESHAB PRASAD PRADHAN, son of Late Punnya Prasad Pradhan and SRI RANJEEV PRADHAN, son of Sri Keshab Prasad Pradhan, both are Hindu by faith, Indians by Nationality, Business by occupation, residing at Turuk Kothi, P.O.- Turuk via Malli Bazar, South Sikkim, in the State of Sikkim, by virtue of General Power of Attorney, Dtd.02-11-1991, being document No. 65 for the year 1991, registered in the office of the District Sub-Registrar, Darjeeling.

Pradhan

Keshab Prasad Pradhan
For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

∴ 4

Pushpa Prasad Pradhan

Dibyase Prasad Pradhan

Hirendra Prasad Pradhan

Ranjeet Pradhan
As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

I. WHEREAS 1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN, all sons of Late Punya Prasad Pradhan (The Vendors Nos.1 to 4 of these present), are the recorded owners of all that piece or parcel of land measuring 0.08 Acres, forming part of Plot No.282, recorded in Khatian No.429/8, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS one Sri Padam Prasad Pradhan, son of Lambodhar Pradhan, was the recorded owner of all that piece or parcel of land measuring 0.08 Acres, forming part of Plot No.282, recorded in Khatian No.429/7, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed Padam Prasad Pradhan died intestate leaving behind his wife - Smt. Chinia Devi Pradhan and daughter - **SMT. UJJALA PRADHAN**, wife of Sri G. Rajbhandari, as his only legal heirs to inherit the aforesaid land measuring 0.08 Acres and thereafter Chinia Devi Pradhan also died intestate leaving behind her abovenamed daughter **SMT. UJJALA PRADHAN** as her only legal heir to inherit her share in the aforesaid land measuring 0.08 Acres.

Chinia
Pradhan

Ujjala Pradhan

For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

: 5 :

Pushpa Pradhan

Dibyasa Pradhan

Hirendra Prasad Pradhan

Rajee Pradhan
As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

AND WHEREAS by way of inheritance abovenamed **SMT. UJJALA PRADHAN ALIAS UJJALA RAJBHANDARI** (The Vendor No.5 of these present), became the sole, absolute and exclusive owner of the aforesaid land measuring 0.08 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI KESHAB PRASAD PRADHAN, SRI PUSHPA PRASAD PRADHAN, SRI DIBYA PRASAD PRADHAN, SRI HIRENDRA PRASAD PRADHAN** and **SMT. UJJALA PRADHAN ALIAS UJJALA RAJBHANDARI** (the Vendors of these present), have now collectively decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 0.06 Acres out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a valuable consideration of Rs.10,00,000.00 (Rupees ten lakhs) only.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.06 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.10,00,000.00 (Rupees ten lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

Rajee Pradhan

Kashu Prasad Pradhan

For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

: 6 :

Pooja Prasad Pradhan

Pooja Prasad Pradhan

Himbo Prasad Pradhan

Kajal Pradhan
As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.10,00,000.00 (Rupees ten lakhs) only, paid by the purchaser to the vendors, by cheques, the receipt of which is acknowledged by the vendors by execution of these presents 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 land 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.

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.

Prasad

Keshub Prasad Pradhan

For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

: 7

Keshub Prasad Pradhan

Kishore Prasad Pradhan

Hirendra Prasad Pradhan

Kanjan Pradhan
As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

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 land 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.

That the said land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the public demand recovery Act, or any other acts or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding against the vendors or any of them or their predecessors in title for realization of taxes or duties or otherwise under the public demand recovery act or any other acts for the time being in force.

That the vendors are in uninterrupted and exclusive peaceful vacant possession of the said land and all and every part thereof without any disturbance, obstruction claim or objection whatsoever from any person or persons or authority or authorities.

That no part or portion of the said land has ever vested in the state under the provisions of the West Bengal Land Reforms Act, 1955, or the West Bengal Estate Acquisition Act, 1953, or any other act or statute applicable to the same.

At the
date

IN WITNESSES WHEREOF THE VENDORS IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

The contents of this document has been gone through and understood personally by the vendors and the purchaser.

1. Ujjala Pradhan
S/o Ujjayyanti Sanyal
Pradhan Nagar
Siliguri -
P.O. & P.S. Pradhan Nagar
Dist. Darjeeling.

Ujjala Pradhan
For Self And As Constituted
Attorney Of Smt. Ujjala Pradhan
Alias Ujjala Rajbhandari

Ujjala Pradhan

2. Surya Pradhan
S/o Late K.N. Pradhan
South End Park, Badhanagar
Siliguri
P.O. / P.S. Pradhan Nagar
Dist. Darjeeling

Surya Pradhan
Ujjala Pradhan

Surya Pradhan
As Constituted Attorney Of
Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

VENDORS

Drafted, readover and explained by me and typed in my office.

K.K. Kedia

K.K. Kedia
Advocate, Siliguri
E.No.F/6/92.



Keshab Prasad Pradhan

FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN FOR SELF AND AS
CONSTITUTED ATTORNEY OF SMT. UJJALA PRADHAN ALIAS
UJJALA RAJBHANDARI (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Keshab Prasad Pradhan
SIGNATURE



Pushpa Prasad Pradhan

FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Pushpa Prasad Pradhan
SIGNATURE



Dibya Prasad Pradhan

FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Dibya Prasad Pradhan

SIGNATURE



Hirendra Prasad Pradhan

FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					









Hirendra Prasad Pradhan

SIGNATURE



Ran

FINGER PRINTS OF SRI RANJEEV PRADHAN AS CONSTITUTED ATTORNEY
OF SMT. UJJALA PRADHAN ALIAS UJJALA RAJBHANDARI (VENDOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Ranjeev Pradhan
SIGNATURE

FINGER PRINTS OF

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE



FINGER PRINTS OF SRI PROSANTA SARKAR DIRECTOR OF BALASON CONSTRUCTION PRIVATE LIMITED (PURCHASER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

For Balason Construction Private Ltd.

Prosanta Sarkar

 SIGNATURE Director

FINGER PRINTS OF

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Government Of West Bengal
Office Of the A.D.S.R. SILIGURI
District:-Darjeeling

Endorsement For Deed Number : I - 02748 of 2013
(Serial No. 03624 of 2013 and Query No. 0402L000007040 of 2013)

On 14/08/2013

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

Presented for registration at 19.00 hrs on :14/08/2013, at the Private residence by Keshab Prasad Pradhan , one of the Executants.

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

Execution is admitted on 14/08/2013 by

1. Keshab Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, Thana:-Turuk, P.O. :-Turuk Via Malli Bazar, District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business
2. Pushpa Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, Thana:-Turuk, P.O. :-Turuk Via Malli Bazar, District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business
3. Dibya Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, Thana:-Turuk, P.O. :-Turuk Via Malli Bazar, District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business
4. Hirendra Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, Thana:-Turuk, P.O. :-Turuk Via Malli Bazar, District:-South, SIKKIM, India, , By Caste Hindu, By Profession : Business

Identified By Sonam Sherpa, son of Late Winzing Sherpa, Pradhan Nagar, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, , By Caste: Schedule Tribe, By Profession: Others.

Executed by Attorney

Execution by

1. Keshab Prasad Pradhan, son of Late Punnya Prasad Pradhan , Turuk Kothi, Thana:-Turuk, P.O. :-Turuk Via Malli Bazar, District:-South, SIKKIM, India, By Caste Hindu By Profession: Business,as the constituted attorney of Ujjala Pradhan alias Ujjala Rajbhandari is admitted by him.
2. Ranjeev Pradhan, son of Sri Keshab Prasad Pradhan , Turuk Kothi, Thana:-Turuk, P.O. :-Turuk Via Malli Bazar, District:-South, SIKKIM, India, By Caste Hindu By Profession: Business,as the constituted attorney of Ujjala Pradhan alias Ujjala Rajbhandari is admitted by him.

Identified By Sonam Sherpa, son of Late Winzing Sherpa, Pradhan Nagar, SILIGURI MC, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, , By Caste: Schedule Tribe, By Profession: Others.

(Tsering Doma Bhutia)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

On 16/08/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

(Tsering Doma Bhutia)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



Government Of West Bengal
Office Of the A.D.S.R. SILIGURI
District:-Darjeeling

Endorsement For Deed Number : I - 02748 of 2013
(Serial No. 03624 of 2013 and Query No. 0402L000007040 of 2013)

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. 77440.00/-, on 16/08/2013

(Under Article : A(1) = 77440/- on 16/08/2013)

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.-70,40,002/-

Certified that the required stamp duty of this document is Rs.- 492800 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 487810/- is paid , by the draft number 710686, Draft Date 12/08/2013, Bank : State Bank of India, Pradhan Nagar,siliguri, received on 16/08/2013

(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I


16/08/13

(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 29
Page from 1265 to 1282
being No 02748 for the year 2013.



[Handwritten signature]
19/8/13

(Tsering Doma Bhutia) 19-August-2013
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A.D.S.R. SILIGURI
West Bengal