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श्री स्वाय गैर न्यायिक INDIA NON JUDICIAL

अनिहमवल्य पश्चिम बंगाल WEST BENGAL

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For Self And As Constituted Attorney Of Smt. Uljala Prachan Alias Uljala Prachan Alias Uljala Prachan Alias Uljala Prachan Alias Uljala Prachan Alias

# DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 1471 DAY OF

AUGUST 2013.

Colorado

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE EXDORSEMENT SHEETS ATTACHED TO THIS EXCLUSIVE ARE THE PART OF THIS IN COMMENT ARE THE PART OF THIS IN COMMENT.

16 | 8 | 2013

450 DATED 08/08/2013 NAME Balason Construction Pot 14d of Hill cart Road, Sillauri 5000 (RS Five thousand ONLY g. Dog BANKAR DAS . JAMP VENJOR SILIGURI COURT Defhall Prised Proother UNU.714/RM of 1999 TAPM. 5736 Shak Paral Partha For Self And As Constituted Attorney Of Smt. Ujjala Pradhan Alias Ujjala Rajbhandari TA+V1- 5737 Add. Dist. Sub-Registrar Siliguri-I, Dr. Darjeeling 14/08/17

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

Alias Ujjala Rajbhandari

As Lonstituted Attorney Or Smt. Ujjala Pradhan Alias
Ujjala Rajbhandari

As Constituted Attorney Or 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.

: 11

District

: Darjeeling

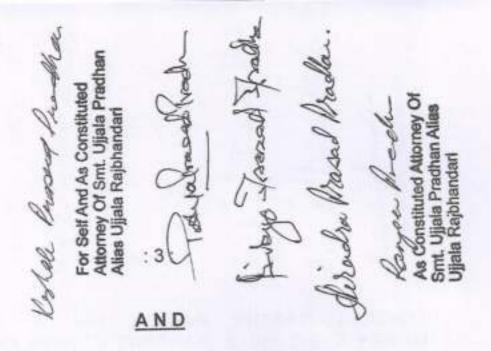
Consideration

: 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).

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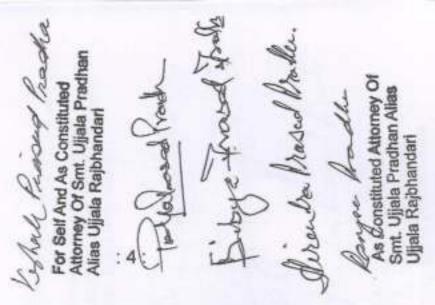


1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRASAD PRADHAN, DIBYA SRI 3. PRADHAN, 4. SRI HIRENDRA PRASAD PRADHAN, all are sons of Late Punnya Prasad Pradhan and 5. SMT. UJJALA PRADHAN ALIAS UJJALA RAJBHANDARI, daughter of Late Padam Prasad Pradhan, wife of Sri G. Rajbhandari, all are Hindu by 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 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.

Close



WHEREAS 1. SRI KESHAB PRASAD PRADHAN,
 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.

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

4. Alias Ujjala Rajbhandari

4. Alias Ujjala Pradhan Alias Ujjala Pradhan Alias 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.

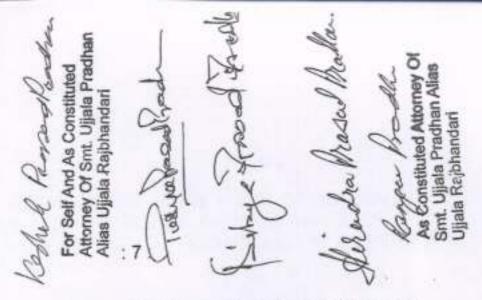
AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 0.06 Acres, more particularly described in the Schedule given hereinunder for a consideration of Rs.10,00,000.00 (Rupees ten lakhs) only, considering it to be the highest prevailing market price,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

River

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.

Alizahi



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.

Alica W

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

1. / Len Magar

Flo & PS Pradican Magar

Diet Darreling.

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

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

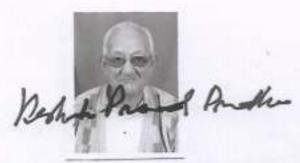
2. Evroj fradhan S/O lake K.N. Pradhan South End Pank, Badhanhager Sili ymi P.O. J.P.S. fradhanhager Dist. Davjeeling Serveda Brasid Braslan

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



NGER PRINTS OF SRI KESHAB PRASAD PRADHAN FOR SELF AND AS CONSTITUTED ATTORNEY OF SMT. UJJALA PRADHAN ALIAS

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LEFT HAND					0
RIGHT HAND		0	0		0

Deshah Pass of Paster

SRI PLISHPA PRASAD PRADHAN ( VENDOR )

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LEFT HAND					0
RIGHT HAND				0	6

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ER PRINTS OF SRI DIBYA PRASAD PRADHAN ( VENDOR )

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LEFT HAND					0
RIGHT HAND			0	0	0

SIGNATURE

Stranbra Brasad Brulan.

FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN (VENDOR)

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LEFT HAND					0
RIGHT HAND				0	

Africadra Prasad Prada



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

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LEFT HAND					6
RIGHT HAND					

Rangea Pondlan

FINGER PRINTS OF

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

SIGNATUR	æ



FINGER PRINTS OF SRI PROSANTA SARKAR DIRECTOR OF BALASON

CONSTRUCTION	PRIVATE LIMITED	PURCHASER
	LULY LINE CHANGE	FUNCHASER

THE PROPERTY OF THE PROPERTY O			( TONOTIAGEN)		
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RIGHT HAND	9	0	9	8	

For Balason Construction Private Ltd.

Prosanta Sarkar

FINGER PRINTS OF

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



# Office Of the A.D.S.R. SILIGURI District:-Darieeling

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

- 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
- 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
- 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
- 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

- 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.
- 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-1

On 16/08/2013

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

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

EndorsementPage 1 of 2

Blooks



# Office Of the A.D.S.R. SILIGURI District:-Darieeling

Endorsement For Deed Number : 1 - 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: Impresive 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

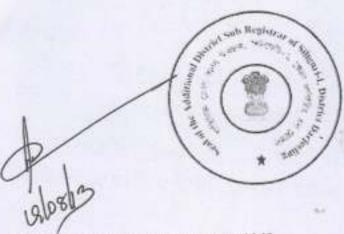
(Tsering Doma Bhutia )
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

do 8/13

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

# Registration under section 60 and Rule 69.

Page from 1265 to 1282 being No 02748 for the year 2013.



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