

4220/2011

24480 1/6/2011

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 155933

At. 1 of Tulsi Roy by the
pen of Krishna Gnan

54/5/11

दि 01 जून 2011

At. 1 of Mira Roy by the pen
of Krishna Gnan

At. 1 of Mira Roy by the pen
of Krishna Gnan

दि 01 जून 2011

Page No. 1

DEED OF SALE (CONVEYANCE)

CERTIFIED THAT THE DOCUMENT SHEET NO. 4220/2011
REGISTERED IN THE NAME OF THE SIGNATURE SHEET NO. 4220/2011
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

SILIGURI-II, AT BAGDOGRA, DIST. DARJEELING

01 JUN 2011

1220



Sd/- of Tara Roy by the
son of Krishna Gnan
SAGITA ADI
P. 07/07/11

Page No. 2



Sd/- of Mita Roy by the
son of Krishna Gnan



Sd/- of Rina Roy by the
son of Krishna Gnan

filed in 1220

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 1st DAY OF
JUNE, 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 Vende/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.

Barun Ghosh

A N D



At. 10 of Tuli Roy by the
pen of Krishnabaran
SINGH and
BIRAJ KUMAR

Page No. 3



At. 1 of Mina Roy by the
pen of Krishnabaran



At. 1 of Rina Roy by the
pen of Krishnabaran

At. 1 of Rina Roy by the
pen of Krishnabaran

1. SMT. TULI ROY, wife of Late Bijay Roy,
2. SRI SANTOSH ROY, son of Late Bijay Roy,
3. SRI DILIP ROY, son of Late Bijay Roy,
4. SMT. MINA ROY, wife of Sri Subas Roy,
Daughter of Late Bijay Roy,
5. SMT. RINA ROY, wife of Moti Roy,
Daughter of Late Bijay Roy,
6. SRI KISHAN ROY, son of Late Kusum Roy and Sri Dhiren Roy,
Grand son of Late Bijay Roy,

both are Hindu by religion, Nationality Indian, Vendor No. 1, 2 3 & 6 resident of Rupsing Jote, P.O. & P.S. Bagdogra, District Darjeeling, in the State of West Bengal and Vendor No. 4 resident of Keranipara, P.O. Kharhiya, P.S. Kotwali, District Jalpaiguri, in the State of West Bengal, Vendor No. 4 resident of Keranipara, P.O. Kharhiya, P.S. Kotwali, District Jalpaiguri, in the State of West Bengal and Vendor No. 5 resident of Mulaijote, P.O. and 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. Bijay Roy, son of Late Kunja Chandra Roy was the absolute recorded owner as per R.O.R of all that piece and parcel of land measuring 1.14 acre or 114 decimal, recorded in L.R. Khatian No. 89, included in L.R. Plot No. 222, area 53 decimals, L.R. Plot No. 242, area 59 decimals, & L.R. Plot No. 592, area 01 decimals,, situated within Mouza - **RUPSINGH**, J.L. No. 95, Police Station Naxalbari, District Darjeeling, and after the death of Mr. Bijay Roy, son of Late Kunja Chandra Roy, his legal heirs namely Smt. Tuli Roy, Sri Santosh Roy, Sri Dilip Roy, Smt. Mina Roy, Smt. Rina Roy, (Vendors No. 1 to 5 hereof) and Smt. Kusum Roy 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.

Handwritten signature



*Signature of Tuli Roy by the
pen of Krishna Prasad*

Sri Kishan

12/10/2011

Page No. 4



*Signature of Mina Roy by the
pen of Krishna Prasad*



*Signature of Rina Roy by the
pen of Krishna Prasad*

12/10/2011

A N D

WHEREAS thereafter above named Smt. Kusum Roy died intestate leaving behind him as her only heirs/successors namely- Sri Kishan Roy (son) (Vendor No. 6 hereof) and as such his said above named son acquired ownership in equal share(i.e. $1/6^{th}$. share each) with respect to the aforesaid land measuring 114 decimals.

A N D

WHEREAS now the Vendors No. 1 to 6 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 19 decimals out of above total land measuring 53 decimals in one L.R. Plot, being L.R. Plot No. 222, 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 their 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

12/10/2011



s.t.1 of Telo. Roy by the
pen of Krishna Dhan

THE VENDORS

Widie Dhan

Page No. 5



s.t.1 of Mina Roy by
the pen of Krishna Dhan



s.t.1 of Mina Roy by the
pen of Krishna Dhan

Widie Dhan

hereof today and the said land is hereby transferred in the manner as hereinafter appearing.

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 Vendors do 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 have 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

Widie Dhan

At. 1 of Tali Roy by the
pen of Krishna Gnan

SHRINATH

SHRINATH

At. 1 of Mura Roy by the
pen of Krishna Gnan

At. 1 of Rina Roy by the
pen of Krishna Gnan

SHRINATH

Purchaser for any other loss or injury which the Purchaser may suffer there from.

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
89	157	222	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 Balason Realtors (P) Ltd.;

By the South : Land of Gossainpur Realtors (P) Ltd.;

By the East : Land of Bagdogra Realtors (P) Ltd.;

By the West : Land of Vendors;

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.

[Signature]



dt. 1 of Two Roy by the
pen of Krishna Braan
SILIGURI
Month of 3/22

Page No. 7



dt. 1 of Krishna Roy by the
pen of Krishna Braan



dt. 1 of Krishna Roy by the
pen of Krishna Braan

Month of 3/22

IN WITNESS WHEREOF the Vendor hereof in good health and conscious mind has put his/her signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. *Pranab Roy*

S/o Late Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist. Darjeeling.
Occupation : Business.

2. *Krishna Braan*

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:

Himadri Mohanta
Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.



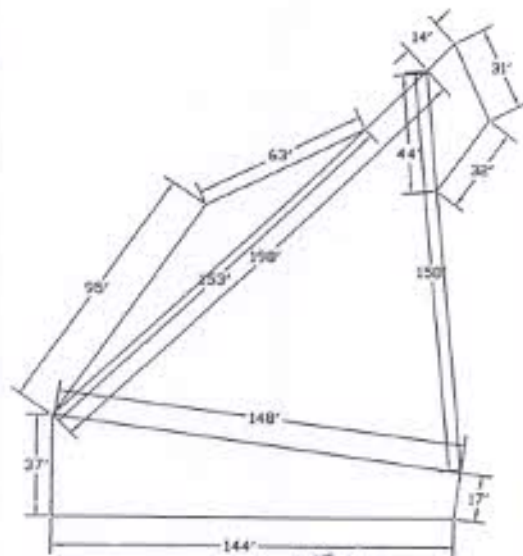
(Circular Stamp)
Advocate

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

SCALE : 16" = 1 MILE



SCALE 1 INCHES = 75 FEET



NAME OF VENDOR

1. SMT. TULI ROY WIFE OF LATE BIJAY ROY, 2. SRI SANTOSH ROY, 3. SRI DILIP ROY, 4. SMT. MINA ROY WIFE OF SRI SUBAS ROY, 5. SMT. RINA ROY WIFE OF MOTI ROY, 6. KISHAN ROY SON OF LATE SMT. KUSUM ROY WIFE SRI DHIREN ROY NO. 2 TO 5 SONS AND DAUGHTERS OF LATE BIJAY ROY AND NO. 6 GRAND SON OF LATE BIJAY ROY, OF NO. 1,2,3,6 RUPSINGJOTE, P.O AND P.S. BAGDOGRA, DIST. DARJEELING, NO. 4 KORANI PARA, P.O KHARHIYA P.S. KOTWALI, DIST. JALPAIGURI AND NO. 5 MULAJOTE, P.O AND P.S BAGDOGRA, DIST. DARJEELING. ALL ARE LEGAL HEIR OF LATE BIJAY ROY.

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

PLOT NO.

KHATIAN NO.

R.S.-157, L.R. -222

89

AREA

27.0 DECIMAL OR 0.27 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF BALASON REALTORS, PVT. LTD.,
BY SOUTH : LAND OF BOSSAINPUR REALESTATE PVT. LTD.,
EAST : LAND OF BAGDOGRA REALTORS PVT. LTD.,
BY WEST : LAND OF VENDORS.

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.

DRAWN BY :

Krishna Oraon
RUPSING JOTE BAGDOGRA
DARJEELING PIN-734014
REGD. NO.- 1976707006

SIGNATURE OF SELLER

d.t. 1 of Tuli Roy by the
pen of Krishna Oraon
श्रीमती तूली देवी
दिनांक ०१/०१/१९

d.t. 1 of Rina Roy by the pen
of Krishna Oraon

d.t. 1 of Rina Roy by the
pen of Krishna Oraon

Prasanna B. B.

Finger Prints of _____



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

*d.t. 10/ Tub Roy by the pen
of Krishna Oren*

Signature

*d.t. 10/ Tub Roy by the
pen of Krishna Oren*

Finger Prints of _____



Shree 4/2/

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

Shree 4/2/

Signature

Finger Prints of _____

Passport
Photo













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

Shree 4/2/

Signature

Finger Prints of _____











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

*dt.1 of Mina Roy by the pen
of Krishna Ocean*

Signature

*dt.1 of Mina Roy by the pen
of Krishna Ocean*

Finger Prints of _____











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

*dt.1 of Rina Roy by the pen of
Krishna Ocean*

Signature

*dt.1 of Rina Roy by the
pen of Krishna Ocean*

Finger Prints of _____

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

dt.1 of Rina Roy by the pen of Krishna Ocean

Signature

Finger Prints of _____



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

Signature

Finger Prints of _____



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

Signature

Finger Prints of _____



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


BALASON REALTORS PRIVATE LIMITED Signature

Executive Officer












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. 04220 / 2011, Deed No. (Book - I , 04480/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Tuli Roy 	<i>dt. 1 of Tuli Roy by the son of Krishna Oraon</i>

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





Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tuli Roy Address -Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>of Tuli Roy by the son of Krishna Oraon</i>
2	Santosh Roy Address -Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>Santosh Roy</i>
3	Dilip Roy Address -Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>Dilip Roy</i>
4	Mina Roy Address -Keranipara, Thana:-Kotwali, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Kharhiya	Self	 01/06/2011	 LTI 01/06/2011	<i>of Mina Roy by the son of Krishna Oraon</i>


(Dhruva 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. 04220 / 2011, Deed No. (Book - I , 04480/2011)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rina Roy Address -Mulai Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>of Rina Roy by the of Krishna Ora</i>
6	Kishan Roy Address -Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>of Kishan Roy</i>

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 1/6/11



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 04480 of 2011
(Serial No. 04220 of 2011)

On

Payment of Fees:

On 01/06/2011

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 01/06/2011

(Under Article : A(1) = 26994/- on 01/06/2011)

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

1. Rs. 50000/- is paid, by the draft number 277487, Draft Date 31/05/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 01/06/2011
2. Rs. 67750/- is paid, by the draft number 097224, Draft Date 24/03/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 01/06/2011

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

Presented for registration at 13.26 hrs on :01/06/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Tuli Roy , one of the Executants.

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

Execution is admitted on 01/06/2011 by

1. Tuli Roy, wife of Late Bijay Roy , Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife

(Dhruva 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 - 04480 of 2011
(Serial No. 04220 of 2011)

2. Santosh Roy, son of Late Bijay Roy , Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business
3. Dilip Roy, son of Late Bijay Roy , Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business
4. Mina Roy, wife of Sri Subas Roy , Keranipara, Thana:-Kotwali, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Kharhiya , By Caste Hindu, By Profession : House wife
5. Rina Roy, wife of Moti Roy , Mulai Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife
6. Kishan Roy, son of Late Kusum Roy , Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

Identified By Nirmal Roy, son of 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 1 to 17
being No 04480 for the year 2011.



(Dhruba Dasgupta) 02-June-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal