



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 155935

dt.1 of Tabi Roy by the
pen of Krishna Braan
স্বাক্ষর করা
ক্রিস্টনা ব্রান

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

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

স্বাক্ষর করা

Page No. 1

DEED OF SALE (CONVEYANCE)

CERTIFIED THAT THE DOCUMENT ADMITTED TO
REGISTRATION, THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

ABUL HASNAT SUB-REGISTRAR
SILIGURHII, AT BAGDOGRA, DIST. DARJEELING

11 JUN 2011



4221
 H.L. of Tuli Roy by the
 pen of Krishna Prasad

RECEIVED

12/10/2011

Page No. 2



H.L. of Krishna Roy by the
 pen of Krishna Prasad



H.L. of Krishna Roy by the
 pen of Krishna Prasad

12/10/2011

DEED OF SALE (CONVEYANCE)

Land measuring	: 26-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 23,63,700/-

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 Vendee/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.

A N D

Handwritten signature



d.t. 1 of Tuli Roy by the
pen of Krishna Braan
SANTOSH ROY
RUPSINGH



d.t. 1 of Mina Roy by the
pen of Krishna Braan



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

SRI KISHAN ROY

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.

Clerk



Sri Kishan Roy by the
son of Krishna Daman

SRI KISHAN ROY

Sri Kishan Roy



A N D

Sri Kishan Roy by the
son of Krishna Daman



Sri Kishan Roy by the
son of Krishna Daman

Sri Kishan Roy

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. 1/6th. 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. 23,63,700/- (Rupees twenty three lakh sixty three thousand seven 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. 23,63,700/- (Rupees twenty three lakh sixty three thousand seven 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

[Handwritten signature]



*H.t. of Tadi Roy by the
pen of Krishna Brahma
SAGDAR
Goutam*

Page No. 5



*H.t. of Mira Roy by the
pen of Krishna Brahma*



*H.t. of Mira Roy by the
pen of Krishna Brahma*

Prasanna

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. 23,63,700/- (Rupees twenty three lakh sixty three thousand seven 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

Chandra



dt. 1 of Tul Roy by the
pen of Krishna Arora

Has Khatian

Ron 20.11.2023

Page No. 6



dt. 1 of Tul Roy by the
pen of Krishna Arora



dt. 1 of Tul Roy by the
pen of Krishna Arora

Has Khatian

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 26-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
89	157	222	26 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 26-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 Deb Roy by the
pen of Krishna Oraon
P.S. Bagdogra
Dist. Darjeeling

Page No. 7



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



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

dt. 1 of Krishna Roy

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. *Normal Roy*

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

2. *Krishna Oraon*

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:

H. M. D. Y. Gupta
Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.

(Circular Stamp)

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

SCALE: 16" = 1 MILE



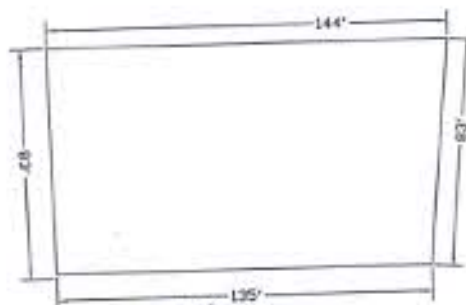
SCALE 1 INCHES = 75 FEET



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 MULAIJOTE, 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

26.0 DECIMAL OR 0.26 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 Oza
RUPSING JOTE BAGDOGRA
DARJEELING PIN-734014
MOB. NO.- 9737070008

SIGNATURE OF SELLER

d.t.1 of Tuli Roy by the
pen of Krishna Oza
S/10/21 AD/1

Handwritten signature of Tuli Roy

d.t.1 of Mina Roy by the
pen of Krishna Oza

d.t.1 of Rina Roy by the pen
of Krishna Oza
Handwritten signature of Rina Roy

Finger Prints of _____

Passport
Photo



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

dt. 10/10/1968 by the pen of Krishna Rao

dt. 10/10/1968 by the pen of Krishna Rao

Finger Prints of _____

Passport
Photo



शिवशंकर शर्मा

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

शिवशंकर शर्मा

Signature

Finger Prints of _____

Passport
Photo



शिवशंकर शर्मा

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

शिवशंकर शर्मा

Signature

Finger Prints of _____

Passport



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

L.T.1 of Mina Roy by the pen of Krishna Oza

Signature

L.T.1 of Mina Roy by the pen of Krishna Oza

Finger Prints of _____

Passport Photo



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

L.T.1 of Mina Roy by the pen of Krishna Oza

Signature

L.T.1 of Mina Roy by the pen of Krishna Oza

Finger Prints of _____

Passport Photo



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

Signature

Signature

Finger Prints of _____

Passport
Photo

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

Signature _____

Finger Prints of _____

Passport
Photo

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

Signature _____

Finger Prints of _____

Passport
Photo



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


BALASON REALTORS PRIVATE LIMITED

Executive Officer









Signature _____

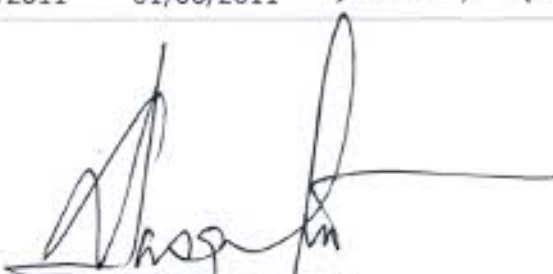
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 04221 / 2011, Deed No. (Book - I , 04481/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Tuli Roy 	<i>LTI of Tuli Roy by the power of Krishna Orao</i>

I . 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 -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>LTI of Tuli Roy by the power of Krishna Orao</i>
2	Santosh Roy Address -Rupsingh 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 -Rupsingh 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>LTI of Mina Roy by the power of Krishna Orao</i>


(Dhruba 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. 04221 / 2011, Deed No. (Book - I , 04481/2011)

1. 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 -Keranipara, Thana:-Kotwali, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Kharhiya	Self	 01/06/2011	 LTI 01/06/2011	<i>of Rina Roy by the of Kharhiya</i>
6	Kishan Roy Address -Mulai Jote , Bagdogra, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 01/06/2011	 LTI 01/06/2011	<i>Kishan Roy</i>

Name of Identifier of above Person(s)

Nirmal Roy
Mupsing Jote, Thana:-Bagdogra, District:-Darjeeling,
WEST BENGAL, India, P.O. :-Bagdogra

Signature of Identifier with Date

Nirmal Roy 1/6/11


(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra



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

Endorsement For Deed Number : I - 04481 of 2011
(Serial No. 04221 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. 25993/-, on 01/06/2011

(Under Article : A(1) = 25993/- 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.-2363700/-

Certified that the required stamp duty of this document is Rs.- 118185 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40900/- is paid, by the draft number 277486, Draft Date 31/05/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 01/06/2011
2. Rs. 72300/- is paid, by the draft number 097225, 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 13.28 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 , Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife

(Dhruba Dasgupta)

A.D.S.R. Siliguri-II at Bagdogra

01/06/2011 15:09:00

EndorsementPage 1 of 2

4. ~~Wina Roy, wife of Ch. Subodh Roy~~ 
India, P.O. :-Kharhiya , By Caste Hindu, By Profession : House wife
5. Rina Roy, wife of Moti Roy , Keranipara, Thana:-Kotwali, District:-Jalpaiguri, WEST BENGAL, India,
P.O. :-Kharhiya , By Caste Hindu, By Profession : House wife
6. Kishan Roy, son of Sri Dhiren Roy , Mulai Jote , Bagdogra, Thana:-Bagdogra, District:-Darjeeling,
WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Cultivation

Identified By Nirmal Roy, son of Late Deben Roy, Rupsing Jote, 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 18 to 34
being No 04481 for the year 2011.



A handwritten signature in black ink, appearing to read 'Dhruba Dasgupta', written over a horizontal line.

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