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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

469869

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

ADDL. DIST. SUB-REGISTRAR  
SILIGURI-II, AT BAGDOGRA, DIST. DARJEELING

Page No. 1



L.T. 1 of Kanan Bala Biswas  
Atas Kanan Biswas by the  
Pen of Krishna Oron

DEED OF SALE (CONVEYANCE)

*(Signature)*

L.T. of Kanan Bala Bissho  
Alias Kanan Biswas 17  
The Pen of Kanan Biswas

## DEED OF SALE (CONVEYANCE)

Land measuring	: 03-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 2,72,730/-

THIS INDENTURE IS MADE ON THIS THE 17<sup>th</sup> DAY OF  
MARCH TWO THOUSAND ELEVEN.

### BETWEEN

**BAGDOGRA REALTORS (PRIVATE) LIMITED**, a private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 51-B, Gariahat Road, Flat No. 307, P.O. Ballyganj, P.S. Goriahat, Kolkata – 700019, 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 10.08.2010 adopted in the meeting of the Board of Directors of the Purchaser/Vendee. PAN – AAECB2021R.

A N D

*(Signature)*



L.T. of Kanan Bala Biswas  
Alias Kanan Biswas  
The Son of Kishore Biswas

**SMT. KANAN BALA BISWAS ALIAS KANAN BISWAS**, wife of Late Surendra Biswas, Hindu by religion, Nationality Indian, Housewife by occupation, resident of Rupsing Jote, P.O. & P.S. Bagdogra, District Darjeeling, in the State of West Bengal – hereinafter called the “**SELLER/ VENDOR**” (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof Smt. Kanan Bala Biswas alias Kanan Biswas is the absolute recorded owner as per R.O.R. of all that piece or parcel of land measuring 03 Decimals, recorded in Khatian No. 462, L.R. Plot No. 202, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling, and now she has been possessing and enjoying the said land in her actual khas and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS now the Vendor hereof being in need of money for his own development plans and schemes has decided to sell and has also offered for sale a portion of land measuring 03 decimals, 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 03-Decimal, fully described in the schedule appended below and offered a price of the sum of Rs. 2,72,730/- (Rupees two lakh seventy two thousand seven hundred thirty) only, free from all encumbrances and charges whatsoever.





L.T. of Kanan Bala Biswas  
alias Kanan Biswas by the  
Son of Krishna Dasan

A N D

WHEREAS the Vendor 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 her said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 2,72,730/- (Rupees two lakh seventy two thousand seven hundred thirty) 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 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. 2,72,730/- (Rupees two lakh seventy two thousand seven hundred thirty) only, paid by the Purchaser to the Vendor hereof by cash today (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does 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.



L-7.  
A/C  
P/E

THE VENDOR does hereby declare that the Vendor has 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 Vendor 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 VENDOR does 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 Vendor, 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 Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDOR does hereby further declare that the Vendor 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.





L.T.1 of Kanan Bazar Bishnu  
Miss Kanan Bishnu by the  
Pen of Kishore Chatter

### SCHEDULE

**ALL THAT PIECE OR PARCEL** of vacant land measuring 03-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
462	124	202	03 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. Classification of land Rupni, proposed to be used Bastu and the said demised land is butted and bounded as follows:-

By the North : Land of Hillcart Realtors Pvt. Ltd.;  
 By the South : Land of Hillcart Realtors Pvt. Ltd.;  
 By the East : Land of Hillcart Realtors Pvt. Ltd.;  
 By the West : Land of Hillcart Realtors Pvt. Ltd.;

Within the aforesaid boundary 03-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents.

Market Value of above Scheduled landed property assessed by the Registering Authority i.e. Addl. District Sub Registrar, Siliguri - II, at Bagdogra, Dist. Darjeeling, Vide its Query No. 4021 dated 15.03.2011 of Rs. 2,72,730/-.

*(Signature)*

L.T. of Kanan Bala Biswas  
was Kanan Biswas's  
the son of Kanan Biswas.

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. *Nirmal 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:











*Himadri Mukherjee*

Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.



Finger Prints of

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

Signature

L.T.I of Kanan Bala Biswas Alias  
Kanan Biswas by the pen of Krishna  
Oralan

L.T.I of Kanan Bala Biswas,  
Alias Kanan Biswas by the  
pen of Krishna Oralan

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					

BAGDOGRA REALTORS PRIVATE LIMITED

Signature

Executive Officer

Passport  
Photo


Passport  
Photo





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. 01860 / 2011, Deed No. (Book - I , 02001/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Kanan Bala Biswas 	LTI of Kanan Bala Biswas Avas Kanan Biswas by the hand Krishna Goswami

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

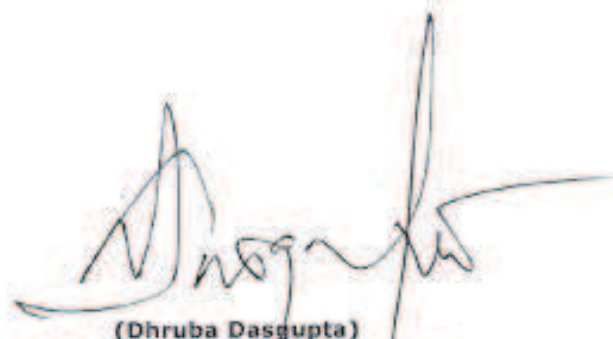
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kanan Bala Biswas Address -Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 17/03/2011	 17/03/2011	LTI of Kanan Bala Biswas Avas Kanan Biswas by the hand Krishna Goswami

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Nirmal Roy 17/3/11



(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 - 02001 of 2011  
(Serial No. 01860 of 2011)

On

Payment of Fees:

On 17/03/2011

**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. 2992/-, on 17/03/2011

( Under Article : A(1) = 2992/- on 17/03/2011 )

**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.-272730/-

Certified that the required stamp duty of this document is Rs.- 13636 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 8650/- is paid, by the draft number 098651, Draft Date 16/03/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 17/03/2011

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

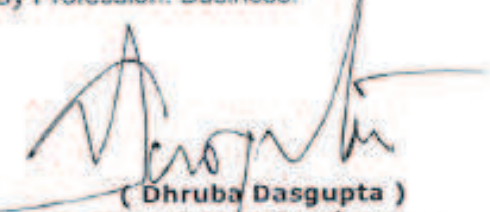
Presented for registration at 11.09 hrs on :17/03/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Kanan Bala Biswas Alias Kanan Biswas,Executant.

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

Execution is admitted on 17/03/2011 by

1. Kanan Bala Biswas Alias Kanan Biswas, wife of Late Surendra Biswas , Rupsing Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : House wife

Identified By Nirmal Roy, son of Late Deben Roy, Rupsingh Jote, Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

  
( Dhruva Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra





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

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Endorsement For Deed Number : I - 02001 of 2011  
(Serial No. 01860 of 2011)

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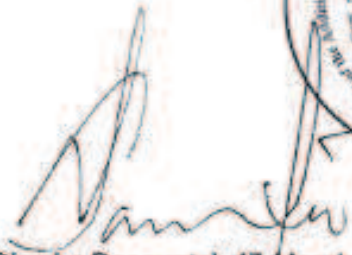
( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

( 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 5  
Page from 6074 to 6086  
being No 02001 for the year 2011.



  
(Dhruva Dasgupta) 17-March-2011  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the ADSR Siliguri-II at Bagdogra  
West Bengal