

A. 3566/2011

13784 04/10/2011



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

988995

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

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

13 MAY 2011

Page No. 1

DEED OF SALE (CONVEYANCE)

(Signature)

3566
Dumukdo Nath Ghosh
Dumukdo Nath Ghosh

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 13th DAY OF
MAY, 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,

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Sri Dharendra Nath Ghosh
Owner

SRI DHIRENDRA NATH GHOSH ALIAS DHIRENDRA GHOSH, son of Late Nitya Gopal Ghosh, Hindu by religion, Nationality Indian, Business by Occupation, resident of Gossainpur, 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 his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof Sri Dharendra Nath Ghosh @ Dharendra Ghosh is the absolute owner in possession of all that piece and parcel of land measuring 0.27 acre or 27 decimal, recorded in Khatian No. 189, included in R.S. Plot No. 157, corresponding to its L.R. Plot No. 222, situated within Mouza - **RUPSINGH**, J.L. No. 95, Police Station Naxalbari, District Darjeeling, in the State of West Bengal.

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 have also offered for sale a portion of land measuring 27 decimals out of above land measuring 233 decimals, 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.

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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.

Shri. Sanjay K. Gupta
Shri. Sanjay K. Gupta

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WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell his 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 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 Vendor hereof by cash today (the receipt whereof the Vendor does 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.

(Signature)

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Quenda Nelly

THE VENDOR does hereby declare that the VENDOR does 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 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 Vendor 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.

Quenda

Dea. Ben. Ghosh
Dea. Ben. Ghosh

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 Dhiren Ghosh;
- By the South : Land of Hillcart Realtors (p) Ltd. and anothers;
- By the East : Land of Hillcart Realtors (p) Ltd. and anothers;
- By the West : Land of Gossainpur Realtors (p) Ltd. and anothers;

Within the aforesaid boundary 27-decimal of land is hereby sold by the Vendors to the Purchaser hereof by these presents.

(Signature)




WITNESSES :

S/o Late Sri Deben Roy,
Of Rupsingh Jote, Gossainpur,
P.S. Naxalbari,
Dist. Darjeeling.

S/o Sri Marawari Oraon,
Of Rupsingh Jote, Gossainpur,
P.S. Bagdogra,
Dist Darjeeling.

H. M. M. M.
Advocate / Siliguri.
Enrolment No. WB-1034/02

Finger Prints of _____

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

Baron das Reis Glor
Durran das Reis

Baron das Reis Glor
 Signature
Durran das Reis

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

Baron das Reis
 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. 03566 / 2011, Deed No. (Book - I , 03784/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Dhirendra Nath Ghosh	<i>Dhirendra Nath Ghosh</i> <i>Dhirendra Nath Ghosh</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dhirendra Nath Ghosh Address :-Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self		 LTI	<i>Dhirendra Nath Ghosh</i> <i>Dhirendra Nath Ghosh</i>
			13/05/2011	13/05/2011	

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
13/05/11

(Signature)

(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 - 03784 of 2011
(Serial No. 03566 of 2011)

On

Payment of Fees:

On 13/05/2011

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 13/05/2011

(Under Article : A(1) = 26994/- on 13/05/2011)

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 Rs. 117750/- is paid, by the draft number 098235, Draft Date 12/05/2011, Bank Name State Bank of India, NORTH BENGAL UNIV CMPUS, received on 13/05/2011

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

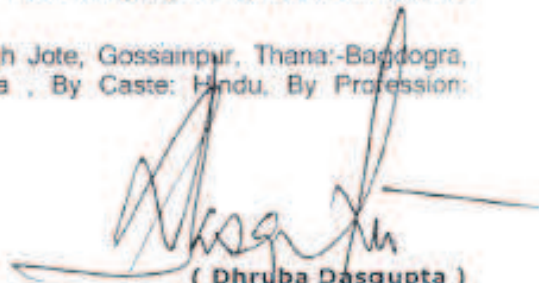
Presented for registration at 12.57 hrs on :13/05/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Dhirendra Nath Ghosh Alias Dhirendra Ghosh,Executant.

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

Execution is admitted on 13/05/2011 by

1. Dhirendra Nath Ghosh Alias Dhirendra Ghosh, son of Late Nitya Gopal Ghosh , Gossainpur, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra , By Caste Hindu, By Profession : Business

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



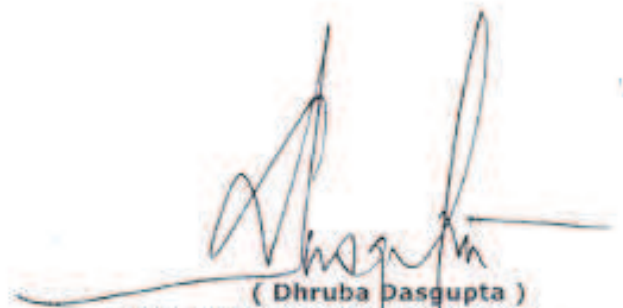
(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra



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

Endorsement For Deed Number : I - 03784 of 2011
(Serial No. 03566 of 2011)

(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 10
Page from 1913 to 1925
being No 03784 for the year 2011.



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