

SL. NO 0011/2011

3788 29-13.5.11



रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 155024

CERTIFIED THAT THE DOCUMENT ADMITTED TO
REGISTRATION, THE SIGNATURE THEREON AND
THE ENCLOSURE SHEETS ATTACHED TO THIS
DOCUMENT ARE THE TRUTHS OF THIS DOCUMENT.

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

13 MAY 2011

Page No. 1

DEED OF SALE (CONVEYANCE)

(Signature)

3571

Page No. 2

Handwritten signature and text: *Handwritten signature*
Handwritten text: 10/10/11 02.2.11

DEED OF SALE (CONVEYANCE)

Land measuring	: 20-Decimal
Mouza	: Rupsingh,
J.L. No.	: 95,
Police Station	: Naxalbari,
District	: Darjeeling.
Consideration	: Rs. 18,18,200/-

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.

A N D

Handwritten signature

Shyam Sundar Ghosh
20/10/2022

SRI SHYAM SUNDAR GHOSH @ SHYAMAL GHOSH, son of Late Brindaban Ghosh, Hindu by religion, Nationality Indian, resident of Rupsingh 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 his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof Sri Shyam Sundar Ghosh @ Shyamal Ghosh is the absolute owner by way of purchase of all that piece or parcel of land measuring 0.50 Acres, situated within the Mouza – Rupsing, J.L. No. 95, Pargana – Patharghata, P.S. Naxalbari, Dist. Darjeeling, by virtue of a registered Deed of Sale, executed and presented by Sri Adhir Chandra Ghosh, son of Late Sankar Ghosh of Gossainpur, P.S. Naxalbari, Dist. Darjeeling on 06.10.1982 registered in the office of the Sub-Registrar, Siliguri, District Darjeeling and recorded in Book No. I, document No. 5682 for the year 1982 and as such from the date of such gift, the said Shyam Sundar Ghosh @ Shyamal Ghosh is the absolute and exclusive owner of land measuring 0.50 acre respectively and got 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 have also offered for sale a portion of land measuring 20 decimals out of above land measuring 50 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.

A N D



20/10/2022
24/10/2022

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor, has agreed to purchase the said land measuring 20-Decimal clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 18,18200/- (Rupees eighteen lakh eighteen thousand two hundred) only, free from all encumbrances and charges whatsoever.

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, 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. 18,18200/- (Rupees eighteen lakh eighteen thousand two 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. 18,18200/- (Rupees eighteen lakh eighteen thousand two hundred) only, paid by the Purchaser to the Vendor hereof by cheque and 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



Amritha K. Prasad
18/11/2018

persons claiming under him/her, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

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.



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SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 20-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
142	151	233	20 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 Hillcart Realtors (p) Ltd.;
- By the South : Land of Gossainpur Realtors (p) Ltd.;
- By the East : Land of Gossainpur Realtors (p) Ltd.;
- By the West : Land of Bagdogra Realtors (p) Ltd.;

Within the aforesaid boundary 20-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.



শ্রী দেবেন দাস
শ্রী রূপসিং জো

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. *Ninmat 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 Choudhary

Advocate / Siliguri.
Enrolment No. WB-1034 of 2002.

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

SCALE : 16" = 1 MILE



NAME OF VENDOR

SRI SHYAM SUNDAR GHOSH @ SHYAMAL GHOSH SON OF LATE BRINDABAN GHOSH OF RUPSINGJOTE, P.O AND P.S. BAGDOGRA, DIST. DARJEELING

SCALE 1 INCHES = 50 FEET

SITE PLAN OF PROPOSED LAND AS PER POSSESSION



PLOT NO.

KHATA NO.

R.S.- 151, L.R. -233

142

AREA

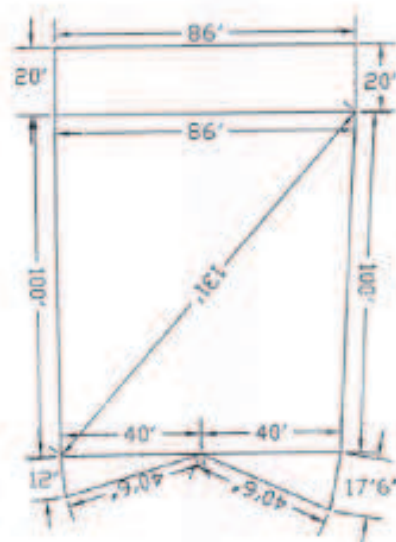
20.0 DECIMAL OR 0.20 ACRE

LAND BOUND AND BUTTED

BY NORTH : LAND OF HILL CART REALTORS PVT. LTD.,
BY SOUTH : LAND OF GOSSAINPUR REALTORS PVT. LTD.,
EAST : LAND OF GOSSAINPUR REALTORS PVT. LTD.,
BY WEST : LAND OF BAGDOGRA REALTORS PVT. LTD.

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:



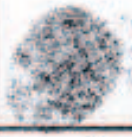







Christina Arora


10/10/2020
10/10/2020
10/10/2020

10/10/2020
10/10/2020

SIGNATURE OF SELLER

Finger Prints of

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



 3730 1574 at CW



 3730 1574 at CW
 Signature

Finger Prints of

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

Signature

Finger Prints of

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



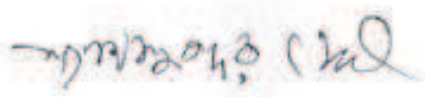
 BALASON REALTORS PRIVATE LIMITED

 Signature

Executive Office

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. 03571 / 2011, Deed No. (Book - I , 03788/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Shyam Sundar Ghosh	

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


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shyam Sundar Ghosh Address -Rupsingh Jote, Thana:-Bagdogra, District:-Darjeeling, WEST BENGAL, India, P.O. :-Bagdogra	Self	 13/05/2011	 LTI 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


(Dhruva 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 - 03788 of 2011
(Serial No. 03571 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. 19998/-, on 13/05/2011

(Under Article : A(1) = 19998/- 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.-1818200/-

Certified that the required stamp duty of this document is Rs.- 90910 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 85910/- is paid, by the draft number 098195, Draft Date 11/05/2011, 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 13.04 hrs on :13/05/2011, at the Office of the ADSR Siliguri-II at Bagdogra by Shyam Sundar Ghosh Alias Shyamal Ghosh, Executant.

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

Execution is admitted on 13/05/2011 by

1. Shyam Sundar Ghosh Alias Shyamal Ghosh, son of Late Brindaban Ghosh , Rupsingh Jote, 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 - 03788 of 2011
(Serial No. 03571 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 1968 to 1981
being No 03788 for the year 2011.



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