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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 248

CERTIFIED THAT THE DOCUMENT ADMITTED TO
REGISTRATION, THE INDEX, THE SHEET AND
THE ENDOSEMENT ARE CORRECTLY AND TO THIS
DOCUMENT ARE TRUE AND CORRECT.

ADDL. DIST. REGISTRAR
SHUGUR-II, AT BAGDOGRA, DIST. DANDELING

Page No. 1

DEED OF CONVEYANCE (SALE)

Biswas & Co.

DEED OF SALE (CONVEYANCE)

Land measuring	: 9-Decimal,
Mouza	: Bairatisal,
J.L. No.	: 70,
Police Station	: Matigara,
District	: Darjeeling.
Consideration	: Rs. 8,18,000/-

THIS INDENTURE IS MADE ON THIS THE 8th DAY OF
November, 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

Biswajit Ghosh

SRI BISWAJIT GHOSH, son of Late Bijoy Ghosh, Hindu by religion, Nationality Indian, Business 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 his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendor hereof Sri Biswajit Ghosh, is the absolute owner by purchase of all that piece or parcel of land measuring 09 decimals, recorded in Khatian No. 2603, 2604, 2605, 2606, 2607, R.S. Plot No. 206, L.R. Plot No. 48 (P), area 09 decimal, situated within the Mouza – Bairatisal, J.L. No. 70, Pargana – Patharghata, P.S. Matigara, Dist. Darjeeling, by virtue of a registered Deed of Sale, executed and presented by Smt. Pipalswari Singha, wife of Sri Naren Kumar Singha of Bairatisal, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling on 10.05.2010 in the office of the Addl. Dist. Sub-Registrar Siliguri-II at Bagdogra, District Darjeeling and recorded in Book No. I, CD Volume No. 16, Pages from 1010 to 1029, being document No. 3504 for the year 2010 and thereafter Vendor hereof mutated his name in the office of the B.L. & L.R.O. Matigara, District Darjeeling, with respect to his aforesaid land and a separate L.R. Khatian was finally published in his name, being L.R. Khatian No. 4012, of Mouza Bairatisal, J.L. No. 70, P.S. Matigara, Dist. Darjeeling and as such from the date of such purchase, the vendor hereof is the absolute and exclusive owner in possession of above land measuring 09 decimals 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 has also offered for sale the said land measuring 09 decimals, clearly delineated in the attached sketch map, which is fully described in the schedule appended below,

Basuvaril / V. S. S.

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 Vendors, has agreed to purchase the said land measuring 09-decimals clearly delineated in the attached sketch map fully described in the schedule appended below and offered a price of the sum of Rs. 8,18,000/- (Rupees eight lakh eighteen thousand) 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, 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. 8,18,000/- (Rupees eight lakh eighteen thousand) only, free from all encumbrances and charges whatsoever and the Vendor 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. 8,18,000/- (Rupees eight lakh eighteen thousand) only, paid by the Purchaser to the Vendor hereof by cheque 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

Biswanath Choudhary

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 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 Vendor 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.

Balason Realtors

SCHEDULE

ALL THAT PIECE OR PARCEL of vacant land measuring 09-decimal, recorded in

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
4012	206	48	09 Decimals

of land is hereby sold by the Vendors to the Purchaser hereof by these presents, situated within Pargana Patharghata, Mouza - BAIRATISAL, J.L. No. 70, Police Station Matigara, 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 Vendor;
 By the South : Land of Balason Realtors Pvt. Ltd.;
 By the East : Land of Vendor;
 By the West : Land of Balason Realtors Pvt. Ltd.;

Within the aforesaid boundary 09-decimal of land is hereby sold by the Vendor to the Purchaser hereof by these presents and a map or plan annexed herewith forming part of these presents.

Discussed with

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 R D*

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

2. *Mashua Cocon*

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:

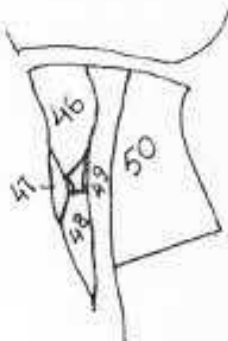
Himadri Mohanta

Advocate / Siliguri.

Enrolment No. WB-1034 of 2002.

PART TRACE MAP OF MOUZA BAIRATISAL, J.L. NO. 70, P.S.- MATIGARA, TOLJI NO. 91,
PARGANA-PATHARGHATA, DISTRICT- DARJEELING.

SCALE : 16" = 1 MILE



SCALE 1 INCHES = 100 FEET



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.

SITE PLAN OF PROPOSED LAND AS PER
POSSESSION

PLOT NO.	KHATIAN NO.
<u>R.S.- 206 L.R.-48 (P)</u>	<u>4012</u>

AREA
9.0 DECIMAL OR 0.9 ACRE

LAND BOUND AND BUTTED
BY NORTH : LAND OF VENDOR, BY SOUTH : LAND
OF BALASON REALTORS, BY EAST : LAND OF VENDOR,
BY WEST : LAND OF BALASON REALTORS

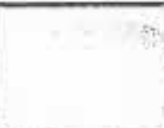
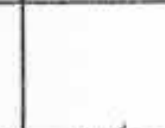
NAME OF VENDOR
SRI BISWAJIT GHOSH SON OF LATE BIJOY
GHOSH OF RUPSINGHJOTE, P.O. AND P.S. -
BAGDOGRA, DIST.- DARJEELING.

DRAWN BY :
M. S. Chatterjee
RUPSINGHJOTE BAGDOGRA
DARJEELING PIN-734014
REGD. NO.- 1978707006



Biswasjit Ghosh
SIGNATURE OF SELLER

Finger Prints of _____

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



Biswanjit Choudhary
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



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

Endorsement For Deed Number : I - 08939 of 2011
(Serial No. 08552 of 2011)

On

Payment of Fees:

On 08/11/2011

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

Presented for registration at 17.48 hrs on :08/11/2011, at the Private residence by Biswajit Ghosh
Executant.

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

Execution is admitted on 08/11/2011 by

1. Biswajit Ghosh, son of Late Bijoy Ghosh , Rupsing 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 , Gossanpur, 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

On 09/11/2011

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. 8987/-, on 09/11/2011

(Under Article : A(1) = 8987/- on 09/11/2011)

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.-818000/-

Certified that the required stamp duty of this document is Rs - 40900/- and the Stamp duty paid is
Impressive Rs.- 5000/-

Deficit stamp duty:



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

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(Serial No. 08552 of 2011)



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

Endorsement For Deed Number : I - 08939 of 2011
(Serial No. 08552 of 2011)

Deficit stamp duty Rs. 35900/- is paid, by the draft number : 280638, Draft Date 08/11/2011, Bank Name
State Bank of India, NORTH BENGAL UNIV CMPUS, received on 09/11/2011

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

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 424 to 436
being No 08939 for the year 2011.



(Dhruba Dasgupta) 16 November-2011
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal