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4821/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 210063

C 210063

0/999447
V/c-1087

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

Handwritten signatures in blue ink:
W. R. Chatterjee
S. Chatterjee
K. Chatterjee

Signature in green ink:
Add. District Sub-Registrar,
Siliguri-II at Bagdogra

MSL INDIA
Signature in blue ink:
PARTNER

27 JUL 2016

DEED OF SALE (CONVEYANCE)

Contd....P/2.

Handwritten:
Adv.

SL No. 6941 Date 8.7.2016
PURCHASER M/S MSL INDIA
Full Address Salsari
Total value.....
Stamp Purchased from JPG Treasury on.../...



709
STAMP VENDOR
(JAYA DAS)
Licence no-1 of 99-2600
Addl. DSR Office, Raiganj, Jalpaiguri

KBC...

1296



KBC...



Ch...

1297



Kalmo 1298



1299

M



MSL INDIA
PARTNER

Signature



1300

Bijay Chhetri

Addl. Dist. Sub Registrar
Siliguri II: at Bagdaha, Dist. Dooars

Signature

21 JUL 2016

643 Cerecng
F. J. J. J.
K. J. J. J.
A. J. J. J.



:: 2 ::

Query No. & Year : 04030000 999447/2016.
Classification of land : Rupni.
Area measuring : 30 Kathas.
Set forth value : Rs. 48,00,000/- only.
Market value : Rs. 50,00,000/- only
Mouza : Shishabari, J. L.No.- 41.
Khatian No. : L.R. - 26, 73, 111, 287, 289 & 293.
Plot No. : R.S. - 65, 66, 69 & 95(P),
L.R.- 150, 154, 155, 159 & 162(P).
Gram Panchayat : Champasari.
Police Station : Pradhan Nagar.
District. : Darjeeling.

THIS DEED OF SALE (CONVEYANCE) IS MADE ON THIS THE 21st DAY OF JULY 2016 (TWO THOUSAND AND SIXTEEN).

B E T W E E N

"M/S MSL INDIA" (PAN - ABBFM8647H) a partnership firm, having its office at Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin No. 734002, in the State of West Bengal, represented by one of its partner namely SRI RAJESH CHETRI (PAN - ABOPC3990N) S/O PADAM BAHADUR CHETRI, Hindu by Religion, Business by Occupation, Nationality by Indian, residing at Salbari, Behind Brahma Kumari Meditation Centre, P.O. Sukna, now Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin No. 734002, in the State of West Bengal; hereinafter called the - PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, successors, administrators, legal representatives and assigns as the case may be) of the FIRST PART.

A N D

Handwritten signature
A. M.

Contd.....P/3.

1-13 Ceyrang
Shri
Karma
A

MSL INDIA
PARTNER

:: 3 ::

1. **SHRI HASTA BAHADUR GURUNG** (PAN – AEWPG7661K) S/O Late C. B. Gurung, Hindu by religion, Retired Person by occupation, Indian by citizen, resident of Shillong, P.O. Nongmynsong, P.S. Rynjah, Dist. East Khasi Hills, Pin No. 793019, Meghalaya, 2. **SHRI DAMBAR BAHADUR GURUNG** (PAN- ABKPG9427G) S/O Late C. B. Gurung, Hindu by religion, Retired Person by occupation, Indian by citizen, resident of Shillong, P.O. Badabazar, P.S. Lumdiengjri, Dist. East Khasi Hills, Pin No. 793002, Meghalaya, 3. **SHRI KARMA YALMO (GURUNG)** (PAN – AJQPY7375R) S/O Late Bijay Gurung, Hindu by religion, Business by occupation, Indian by citizen, resident of Shillong, P.O. Nongmynsong, P.S. Rynjah, Dist. East Khasi Hills, Pin No. 793019, Meghalaya, 4. **SHRI AJAY KUMAR GURUNG** (PAN-AZSPG9517D) S/O Shri D. B. Gurung, Hindu by religion, Business by occupation, Indian by citizen, resident of Shillong, P.O. Badabazar, P.S. Lumdiengjri, Dist. East Khasi Hills, Pin No. 793002, Meghalaya, hereinafter called the **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context, each of their heirs, legal representatives, administrators, executors and assigns) of the **SECOND PART**.

Contd.....P/4.

Shri
A.P.

H B Gurung
Kholme

MSL INDIA
PARTNER

:: 4 ::

WHEREAS the vendor No. 1 abovenamed is the sole, absolute and the recorded owner of the plot of Raiyati rupni land, **area measuring = 15 Kathas** of which he had acquired Ownership by way of purchase from **1. Sri Sudip Das S/O Shri Subhas Das and, 2. Shri Raj Kumar Gupta S/O Shri Jagadish Prasad Gupta** of Subhaspally and S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling by virtue of a registered **Sale Deed being document No. I – 77/1998**, registered at the office of the A.D.S.R. Siliguri, Sub – Division – Siliguri, Dist. Darjeeling **which is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV – 755/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling which is duly mutated/transferred and the **Khatian No. L.R.- 287** is also opened in the name of the Vendor No. 1.

AND WHEREAS the vendor No. 2 abovenamed is the sole, absolute and the recorded owner of the plot of Raiyati rupni land, **area measuring = 10 Kathas** of which he had acquired Ownership by way of purchase from **1. Sri Sudip Das S/O Shri Subhas Das and, 2. Shri Raj Kumar Gupta S/O Shri Jagadish Prasad Gupta** of Subhaspally and S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling by Virtue of a registered **Sale Deed being document No. I – 4873/1997**, registered at the office of the A.D.S.R. Siliguri, Sub – Division – Siliguri, Dist. Darjeeling **which is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV – 756/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

AND WHEREAS the vendor No. 3 abovenamed is the sole and absolute owner of the plot of Raiyati rupni land, **area measuring = 5 Kathas** of which he had acquired Ownership by way of inheritance after the death of his father **Shri Bijay Kumar Gurung S/O Shri H. B. Gurung** of Lalchand, P.S. Shillong, Dist. East Khasi Hills, Meghalaya who died intestate leaving behind him the abovenamed vendor No.2 as the only surviving legal heir to inherit and succeed all the properties.

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A.W.

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MSL INDIA
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PARTNER

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The above said Late Bijay Kumar Gurung had also acquired ownership of the said plot of land by way of purchase from one **Shri Raj Kumar Gupta** S/O Shri Jagadish Prasad Gupta of S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling by Virtue of a registered **Sale Deed being document No. I - 4043/1997**, registered at the office of the A.D.S.R. Siliguri, Sub - Division - Siliguri, Dist. Darjeeling **which is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV - 736/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri - II at Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling which is duly mutated/transferred and the **Khatian No. L.R.- 289** is also opened in the name of Vendor No. 3.

AND WHEREAS the vendor No. 4 abovenamed is the sole, absolute and the recorded owner of the plot of Raiyati rupni land, **area measuring = 5 Kathas** of which he had acquired Ownership by way of purchase from one **Shri Raj Kumar Gupta** S/O Shri Jagadish Prasad Gupta of S.F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling by Virtue of a registered **Sale Deed being document No. I - 3921/1997**, registered at the office of the A.D.S.R. Siliguri, Sub - Division - Siliguri, Dist. Darjeeling **which is supported by virtue of a Registered Deed of Declaration for Rectification being document No. IV - 737/2016**, Executed vide Commission Registry at the office of the A.D.S.R. Siliguri - II at Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling which is duly mutated/transferred and the **Khatian No. L.R.- 293** is also opened in the name of the Vendor No. 4, and the vendors abovenamed are in actual, khas and physical possession of the said plot of land since the date of purchase & inheritance having therein permanent heritable and transferable right, title and interest and the said plot of land is free from all encumbrances and charges **AND WHEREAS** the Vendors above named being in need of fund to invest the same in more profitable business firmly and finally decided to sell out jointly their said plot of land as fully described in the schedule below and as such, offered for sale to the purchaser hereof their said land which is free from all encumbrances and charges.

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Adv.

Contd.....P/6.

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PARTNER

:: 6 ::

AND WHEREAS the purchaser hereof being in need of a plot land for its rupni purpose and relying on the title, possession and the documents that the Vendors have in connection to the said plot of land, agreed to purchase the said plot of land and offered a sum of **Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only)** as the consideration money for the said below scheduled land of the vendors which is free from all encumbrances and charges **AND WHEREAS** the Vendors considering the said price offered by the purchaser mentioned above as fair, reasonable and also highest in the present market rate of that locality hereby, on this date and by virtue of these presents sold and transferred their below scheduled land to and in favour of the purchaser hereof in the manner, terms and conditions as appearing hereunder.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of **Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only)** paid by the purchaser this day to the vendors by Cheque (the receipt whereof the vendors do hereby acknowledge having fully received the value and the vendors also grant full discharge to the purchaser from the payment thereof) and the vendors do hereby convey, demise, assign, sell and transfer their below scheduled land together with all right, title, interest, easements, hereditaments, liberties and appurtenances whichever is, in any way, belonging to or reputed to belong therewith and also make over possession thereof unto and in favour of the purchaser hereof absolutely and for ever **TO HAVE AND TO HOLD** the same by the purchaser as its absolute and exclusive property, peaceably, perfectly and quietly with permanent heritable and transferable right, title and interest without any claim, objection, interference or interruption by the vendors or any person or persons claiming under them in future subject to the payment of land revenue and other taxes by the purchaser to its superior land lord, the Govt. of West Bengal.

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The Vendors declare that the interest which they profess to transfer hereby their below scheduled land subsists as on the date of these presents and there exists no any previous mortgage, gift, will, lease, lien, charge, attachment, acquisition, requisition etc. over the said plot of land and the vendors have also not entered into any binding contract for sale with any person or persons or body with respect to their below scheduled land or any part thereof and the said plot of land hereby sold, transferred, expressed or intended so to be, suffers from no defect of title and the recitals made herein are all true and correct and at the event of any contrary be proved in future, then the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequences thereof.

The Vendors further covenant with the purchaser that if for any defect of title of the below scheduled land hereby sold and transferred or for any act done or caused to be done by the vendors thereby and out of that if the purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future then the vendors shall forthwith return to the purchaser the full or the proportionate part of the consideration money, as the case may be, together with interest at the rate of 18 percent per annum to be counted month to month according to the English Calendar months from the date of signing and executing of these presents by the vendors till the date of refund and in default, the vendors shall be liable to be dealt with according to law both civil and the criminal, as the case may be, and shall also be liable to indemnify and compensate the purchaser for all losses, costs, damages, expenses and injuries suffered and sustained by the purchaser resulting therefrom.

SCHEDULE OF THE LAND.

All that piece or parcel of a plot of Raiyati Land, classified as per ROR Rupni, now used as Rupni, area measuring = 49.5 decimals or 30 Kathas, recorded in Khatian No. L. R. - 26, comprised in and forming part of Plot No. R. S.- 66 & 69(P), corresponding to L. R. Plot No. 154 (P) area = 5 decimals & L. R. Plot No. 159(P) area = 10 decimals and recorded in Khatian No. L. R. - 287, comprised in and forming part of Plot No. R. S.- 66 & 95(P), corresponding to L. R. Plot No. 155 (P) area = 5.25 decimals & L.R. Plot No. 162 (P) area = 4.5 decimals, (Sold by Vendor No. 1).

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:: 8 ::

AND

recorded in Khatian No. L. R. - 26, comprised in and forming part of Plot No. R.S.- 66 & 69(P), corresponding to L.R. Plot No. 154(P) area == 2 decimals & L.R. Plot No. 159 (P) area == 5 decimals and recorded in Khatian No. L.R. - 111, comprised in and forming part of Plot No. R. S.- 95(P), corresponding to L. R. Plot No. 162 (P) area == 1.25 decimals, (Sold by Vendor No. 2).

AND

recorded in Khatian No. L. R. - 73, comprised in and forming part of Plot No. R.S.- 65(P), corresponding to L.R. Plot No. 150(P) area == 1.25 decimals & recorded in Khatian No. L. R. - 26, comprised in and forming part of Plot No. R.S.- 66(P), corresponding to L.R. Plot No. 154 (P) area == 2 decimals and recorded in Khatian No. L. R. - 289, comprised in and forming part of Plot No. R.S.- 66(P), corresponding to L.R. Plot No. 155 (P) area == 5 decimals, (Sold by Vendor No. 3).

AND

recorded in Khatian No. L. R. - 73, comprised in and forming part of Plot No. R.S.- 65(P), corresponding to L. R. Plot No. 150(P) area == 1.25 decimals & recorded in Khatian No. L. R. - 26, comprised in and forming part of Plot No. R.S.- 66(P), corresponding to L.R. Plot No. 154 (P) area == 2 decimals and recorded in Khatian No. L. R. - 293, comprised in and forming part of Plot No. 66(P), corresponding to L. R. Plot No. 155 (P) area == 5 decimals, (Sold by Vendor No. 4), in total area measuring = 49.5 decimals or 30 Kathas, in Mouza - Shishabari, J. L. No. 41, within the jurisdiction of Champasari G.P., Police Station - Pradhan Nagar, A.D.S.R. Office - Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling. The sheet of finger prints, Xerox copy of Identity Proof documents of the parties along with the Sketch Map have been annexed herewith forming part of these presents. The Sold plot of land is butted and bounded by as follows:-

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Contd.....P/9.

NORTH : 20 Feet Wide Kutcha Road.
SOUTH : 20 Feet Wide Kutcha Road
EAST : Land of T. B. Gurung and Land of Vendor No. 2.
WEST : Land of Rohit Gurung and Land of Durga Devi.

IN WITNESSES WHEREOF the Vendors abovenamed having gone through the contents of these presents in sound mind and in good health have set and subscribed their respective hands on this the day, month and the year first written above.

MSL INDIA

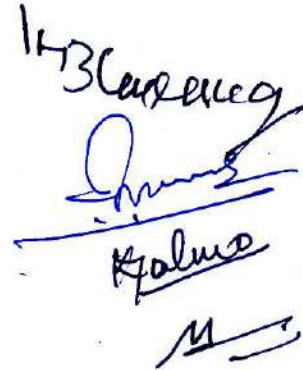

PARTNER

Signature of the purchaser.

WITNESSES.

1. Bijay Chhetri
(Bijay Chhetri)
S/o Shri Kumar Chhetri
upper Bagdogra,
P.O. & P.S. Bagdogra,
Dist. Dooars.
Occup. - Business.

2. Vikram Rai
S/o Shri Robin Rai
upper Bagdogra
P.O. & P.S. Bagdogra,
Dist. Dooars.



Signature of the Vendors.
Drafted by me and printed
In my office.



J.N. Adhikari (Advocate)
Siliguri Court
Regn. No. W.B.-843/1983.

Finger Prints of Shri Hasta Bahadur Gurung



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

Hasta Gurung
Signature

Finger Prints of Shri Dambor Bahadur Gurung



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

Dambor Gurung
Signature

Finger Prints of Shri Kasma Gurung @ Kasma Jolmo



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

Kasma
Signature

Finger Prints of _____

Passport Photo

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

Signature

Finger Prints of

Shri Ajay Kumar Gaurang



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

[Signature]

Signature

Finger Prints of

RASESH CHETRI



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

MSL INDIA

[Signature]

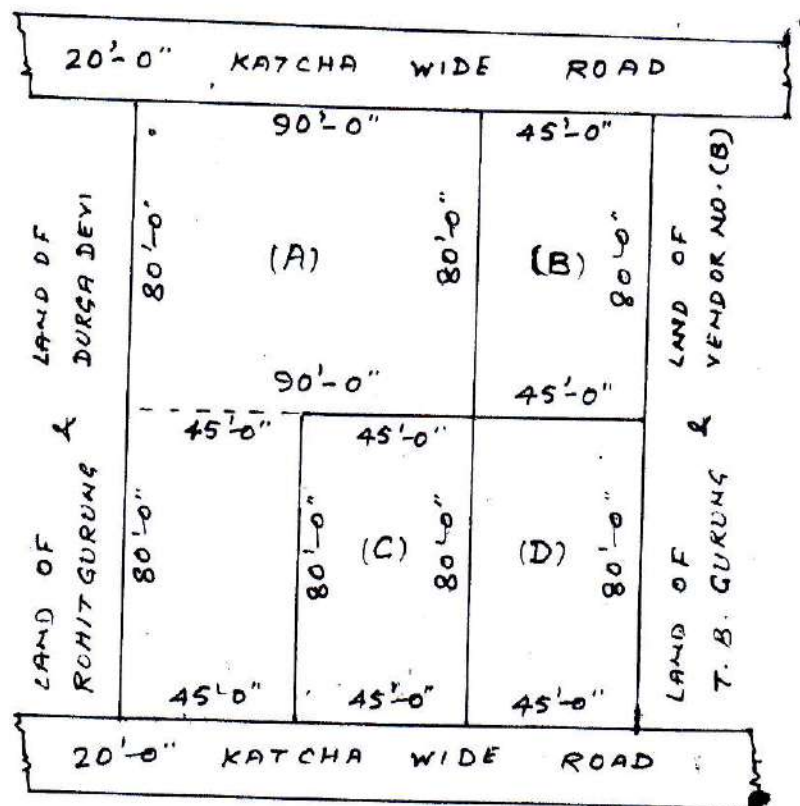
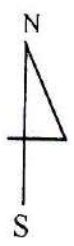
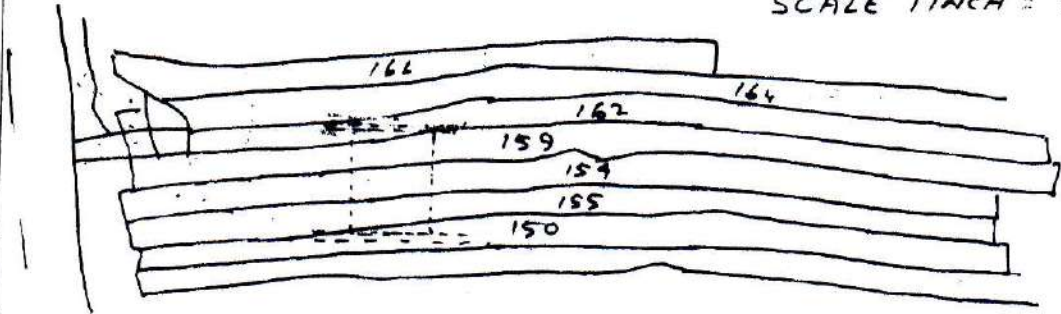
Signature

JUL 15 2015

PART TRACE MAP OF MOUZA
 SHISHABARI, J. L. NO. 41,
 POLICE STATION MATIGARA,
 DISTRICT DARJEELING.
 SCALE 16" = 1 MILE

NAME OF PURCHASER
 M/S MSL INDIA, OF SALBARI BEHIND BRAHMA
 KUMARI MEDITATION CENTRE, P.O. SALBARI P.S.
 PRADHAN NAGAR DISTRICT DARJEELING-734002 (W. B)
 REPRESENTED BY ONE OF ITS PARTNER SRI
 RAJESH CHETRI S/O SRI PADAM BHADUR CHETRI

SCALE 1 INCH = 50'



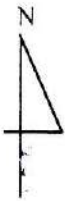
Handwritten: Draft
Handwritten: Hari om Prasad
HARI OM PRASAD
AMIN SILIGURI

Handwritten: Rajesh Chetri
Handwritten: Hari om Prasad
Handwritten: Hari om Prasad

SIGNATURE OF VENDOR

NAME OF VENDOR

- (A) SRI HASTA BAHADUR GURUNG S/O LATE C. B. GURUNG, OF SHILLONG, P.O. NONGMYNSONG, P.S. RYNJAH DIST. EAST KHASI HILLS 793019 MEGHALAYA
 (B) SRI DAMBER BAHADUR GURUNG S/O LATE C. B. GURUNG OF SHILLONG, P.O. BARA BAZAR, P.S. LUMDIENGJRI DIST. EAST KHASI HILLS 793002 MEGHALAYA
 (C) SRI KARMA GURUNG @ SRI KARMA YALMO S/O LATE BIJAY KUMAR GURUNG OF SHILLONG P.O. NONGMYNSONG, P.S. RYNJAH DIST. EAST KHASI HILLS 793019 MEGHALAYA
 (D) SRI AJAY KUMAR GURUNG S/O SRI DAMBER BAHADUR GURUNG OF SHILLONG, P.O. NONGMYNSONG, P.S. RYNJAH DIST. EAST KHASI HILLS 793019 MEGHALAYA.



SIGNATURE OF VENDOR

SCHEDULE OF LAND

| MOUZA WITH J. L. NO. | POLICE STATION | MARK | KHATIAN NO. | | PLOT NO. | | AREA IN DECIMAL |
|-------------------------|-------------------|------|-------------|-------|----------|-------|--------------------|
| | | | R. S. | L. R. | R. S. | L. R. | |
| SHISHABARI 41 | PRADHAN NAGAR | (A) | | 287 | 66 | 155 | 5.25 |
| | | | | 287 | 95 | 162 | 4.5 |
| | | | | 26 | 66 | 154 | 5 |
| | | | | 26 | 69 | 159 | 10 |
| | | | | | | | 24.75 Dec. |
| " | " | (B) | | 26 | 66 | 154 | 2 |
| | | | | 26 | 69 | 159 | 5 |
| | | | | 111 | 95 | 162 | 1.25 |
| | | | | | | | 8.25 Dec. |
| " | " | (C) | | 73 | 65 | 150 | 1.25 |
| | | | | 26 | 66 | 154 | 2 |
| | | | | 289 | 66 | 155 | 5 |
| | | | | | | | 8.25 Dec. |
| " | " | (D) | | 73 | 65 | 150 | 1.25 |
| | | | | 26 | 66 | 154 | 2 |
| | | | | 293 | 66 | 155 | 5 |
| | | | | | | | 8.25 Dec. |

TOTAL AREA = 49.5 DEC.

आयकर विभाग

INCOME TAX DEPARTMENT

HASTA BAHADUR GURUNG

CHANDRA BAHADUR GURUNG

01/03/1937

Permanent Account Number

AEWPG7661K

Signature



भारत सरकार

GOVT. OF INDIA



802092008

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABKPG9427G



नाम /NAME
DAMBAR BAHADUR GURUNG

पिता का नाम /FATHER'S NAME
CHANDRA BAHADUR GURUNG

जन्म तिथि /DATE OF BIRTH
01-09-1938

हस्ताक्षर /SIGNATURE

आयकर आयुक्त(सिस्टम), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY GURUNG

DAMBAR BAHADUR GURUNG

31/12/1964

Permanent Account Number

AZSPG9517D

Signature



29062011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARMA YALMO

BIJAY GURUNG

16/09/1989
Permanent Account Number

AJQPY7375R

Karma
Signature



01042013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MSL INDIA

26/11/2015

Permanent Account Number

ABBFM8647H



15122015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJESH CHETRI

PADAM BAHADUR CHETRI

05/05/1972

Permanent Account Number

ABOPC3990N

Signature



23062012












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue








OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030000999447/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|----------|---|---|---|
| 1 | Shri HASTA BAHADUR GURUNG SHILLONG, P.O:- Nongmynsong, P.S:- RYNJAH, District:- East Khasi Hills, Meghalaya, India, PIN - 793019 | Seller |  |  |  |
| 2 | Shri AJAY KUMAR GURUNG SHILLONG, P.O:- BADABAZAR, P.S:- LUMDIENGJRI, District:-East Khasi Hills, Meghalaya, India, PIN - 793002 | Seller |  |  |  |
| 3 | Shri DAMBAR BAHADUR GURUNG SHILLONG, P.O:- BADABAZAR, P.S:- LUMDIENGJRI, District:- East Khasi Hills, Meghalaya, India, PIN - 793002 | Seller |  |  |  |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|--|---|--|
| 4 | Shri KARMA GURUNG Alias Shri KARMA YOLMO SHILLONG, P.O:- Nongmynsong, P.S:- RYNJAH, District:- East Khasi Hills, Meghalaya, India, PIN - 793019 | Seller |  |  |  |
| 5 | Shri RAJESH CHETRI Salbari, Behind Brahma Kumari Meditation Centre, P.O:- SALBARI, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002 | Represent ative of Buyer [M/S MSL INDIA] |  |  |  |
| SI No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | Mr BIJAY CHHETRI Son of Mr KUMAR CHHETRI UPPER BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734014 | Shri HASTA BAHADUR GURUNG, Shri AJAY KUMAR GURUNG, Shri DAMBAR BAHADUR GURUNG, Shri KARMA GURUNG, Shri RAJESH CHETRI | |  | |

(Suraj Lepcha)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BAGDOGRA
Darjeeling, West Bengal

Seller, Buyer and Property Details

A. Seller & Buyer Details

| Presentant Details | |
|--------------------|--|
| SL No. | Name and Address of Presentant |
| 1 | Shri DAMBAR BAHADUR GURUNG Son of Late C B GURUNG SHILLONG, P.O:- BADABAZAR, P.S:- LUMDIENGJRI, District:-East Khasi Hills, Meghalaya, India, PIN - 793002 |

| Seller Details | |
|----------------|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | Shri HASTA BAHADUR GURUNG Son of Late C B GURUNG SHILLONG, P.O:- Nongmynsong, P.S:- RYNJAH, District:-East Khasi Hills, Meghalaya, India, PIN - 793019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AEWPG7661K,; Status : Individual; Date of Execution : 21/07/2016; Date of Admission : 21/07/2016; Place of Admission of Execution : Pvt. Residence |
| 2 | Shri AJAY KUMAR GURUNG Son of Shri DAMBAR BAHADUR GURUNG SHILLONG, P.O:- BADABAZAR, P.S:- LUMDIENGJRI, District:-East Khasi Hills, Meghalaya, India, PIN - 793002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AZSPG9517D,; Status : Individual; Date of Execution : 21/07/2016; Date of Admission : 21/07/2016; Place of Admission of Execution : Pvt. Residence |
| 3 | Shri DAMBAR BAHADUR GURUNG Son of Late C B GURUNG SHILLONG, P.O:- BADABAZAR, P.S:- LUMDIENGJRI, District:-East Khasi Hills, Meghalaya, India, PIN - 793002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ABKPG9427G,; Status : Individual; Date of Execution : 21/07/2016; Date of Admission : 21/07/2016; Place of Admission of Execution : Pvt. Residence |
| 4 | Shri KARMA GURUNG (Alias: Shri KARMA YOLMO) Son of Late BIJAY KUMAR GURUNG SHILLONG, P.O:- Nongmynsong, P.S:- RYNJAH, District:-East Khasi Hills, Meghalaya, India, PIN - 793019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJQPY7375R,; Status : Individual; Date of Execution : 21/07/2016; Date of Admission : 21/07/2016; Place of Admission of Execution : Pvt. Residence |

| Buyer Details | |
|---------------|--|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | M/S MSL INDIA Salbari, Behind Brahma Kumari Meditation Centre, P.O:- SALBARI, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN - 734002 PAN No. ABBFM8647H,; Status : Organization; Represented by representative as given below:- |
| 1(1) | Shri RAJESH CHETRI Salbari, Behind Brahma Kumari Meditation Centre, P.O:- SALBARI, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN - 734002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABOPC3990N,; Status : Representative; Date of Execution : 21/07/2016; Date of Admission : 21/07/2016; Place of Admission of Execution : Pvt. Residence |

B. Identifire Details

| Identifier Details | | | |
|--------------------|--|--|-----------|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Mr BIJAY CHHETRI Son of Mr KUMAR CHHETRI UPPER BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, District:- Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, | Shri HASTA BAHADUR GURUNG, Shri AJAY KUMAR GURUNG, Shri DAMBAR BAHADUR GURUNG, Shri KARMA GURUNG, Shri RAJESH CHETRI | |

C. Transacted Property Details

| Land Details | | | | | | |
|--------------|---|--|--------------|------------------------|----------------------|--|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41) | RS Plot No:- 66 , RS Khatian No:- 26 | 5 Dec | 4,87,437/- | 4,87,700/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L2 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41) | RS Plot No:- 66 , RS Khatian No:- 287 | 5.25 Dec | 5,11,809/- | 5,12,085/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |

| Land Details | | | | | | |
|--------------|--|--|--------------|------------------------|----------------------|--|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L3 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 69 , RS Khatian No:- 26 | 10 Dec | 9,74,874/- | 9,75,400/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L4 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 95 , RS Khatian No:- 287 | 4.5 Dec | 4,38,505/- | 4,38,930/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L5 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 66 , RS Khatian No:- 26 | 2 Dec | 1,94,975/- | 1,95,080/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L6 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 69 , RS Khatian No:- 26 | 5 Dec | 4,87,437/- | 4,87,700/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L7 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 95 , RS Khatian No:- 111 | 1.25 Dec | 1,21,859/- | 1,21,925/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L8 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 65 , RS Khatian No:- 73 | 1.25 Dec | 1,21,859/- | 1,21,925/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L9 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 66 , RS Khatian No:- 26 | 2 Dec | 1,94,974/- | 1,95,080/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |

| Land Details | | | | | | |
|--------------|--|--------------------------------------|--------------|------------------------|----------------------|--|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L10 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 66, RS Khatian No:- 289 | 5 Dec | 4,87,437/- | 4,87,700/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L11 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 65, RS Khatian No:- 73 | 1.25 Dec | 1,21,859/- | 1,21,925/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L12 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 66, RS Khatian No:- 26 | 2 Dec | 1,94,974/- | 1,95,080/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |
| L13 | District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari- (41) | RS Plot No:- 66, RS Khatian No:- 293 | 5 Dec | 4,87,000/- | 4,87,700/- | Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 20 Ft., |

| Transfer of Property from Seller to Buyer | | | | |
|---|----------------------------|-------------------|------------------|------------------------|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L1 | Shri HASTA BAHADUR GURUNG | M/S MSL INDIA | 5 | 100 |
| L2 | Shri HASTA BAHADUR GURUNG | M/S MSL INDIA | 5.25 | 100 |
| L3 | Shri HASTA BAHADUR GURUNG | M/S MSL INDIA | 10 | 100 |
| L4 | Shri HASTA BAHADUR GURUNG | M/S MSL INDIA | 4.5 | 100 |
| L5 | Shri DAMBAR BAHADUR GURUNG | M/S MSL INDIA | 2 | 100 |
| L6 | Shri DAMBAR BAHADUR GURUNG | M/S MSL INDIA | 5 | 100 |

| Transfer of Property from Seller to Buyer | | | | |
|---|----------------------------|-------------------|------------------|------------------------|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L7 | Shri DAMBAR BAHADUR GURUNG | M/S MSL INDIA | 1.25 | 100 |
| L8 | Shri KARMA GURUNG | M/S MSL INDIA | 1.25 | 100 |
| L9 | Shri KARMA GURUNG | M/S MSL INDIA | 2 | 100 |
| L10 | Shri KARMA GURUNG | M/S MSL INDIA | 5 | 100 |
| L11 | Shri AJAY KUMAR GURUNG | M/S MSL INDIA | 1.25 | 100 |
| L12 | Shri AJAY KUMAR GURUNG | M/S MSL INDIA | 2 | 100 |
| L13 | Shri AJAY KUMAR GURUNG | M/S MSL INDIA | 5 | 100 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|---|
| Applicant's Name | RAJESH CHETRY |
| Address | SALBARI,Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, PIN - 734002 |
| Applicant's Status | Buyer/Claimant |

Office of the A.D.S.R. BAGDOGRA, District: Darjeeling

Endorsement For Deed Number : I - 040304821 / 2016

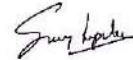
| | | | |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year | 04030000999447/2016 | Serial no/Year | 0403005232 / 2016 |
| Deed No/Year | I - 040304821 / 2016 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Shri DAMBAR BAHADUR GURUNG | Presented At | Private Residence |
| Date of Execution | 21-07-2016 | Date of Presentation | 21-07-2016 |

Remarks

On 18/07/2016

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 48,28,230/-



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 21/07/2016

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

Presented for registration at 11:44 hrs on : 21/07/2016, at the Private residence by Shri DAMBAR BAHADUR GURUNG , one of the Executants.

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

Execution is admitted on 21/07/2016 by

Shri HASTA BAHADUR GURUNG, Son of Late C B GURUNG, SHILLONG, P.O: Nongmynsong, Thana: RYNJAH, , East Khasi Hills, MEGHALAYA, India, PIN - 793019, By caste Hindu, By Profession Retired Person Indetified by Mr BIJAY CHHETRI, Son of Mr KUMAR CHHETRI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, By caste Hindu, By Profession Business

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

Execution is admitted on 21/07/2016 by

Shri AJAY KUMAR GURUNG, Son of Shri DAMBAR BAHADUR GURUNG, SHILLONG, P.O: BADABAZAR, Thana: LUMDIENGJRI, , East Khasi Hills, MEGHALAYA, India, PIN - 793002, By caste Hindu, By Profession Business

Indetified by Mr BIJAY CHHETRI, Son of Mr KUMAR CHHETRI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, By caste Hindu, By Profession Business

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

Execution is admitted on 21/07/2016 by

Shri DAMBAR BAHADUR GURUNG, Son of Late C B GURUNG, SHILLONG, P.O: BADABAZAR, Thana: LUMDIENGJRI, , East Khasi Hills, MEGHALAYA, India, PIN - 793002, By caste Hindu, By Profession Retired Person

Indetified by Mr BIJAY CHHETRI, Son of Mr KUMAR CHHETRI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, By caste Hindu, By Profession Business

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

Execution is admitted on 21/07/2016 by

Shri KARMA GURUNG, Alias Shri KARMA YOLMO, Son of Late BIJAY KUMAR GURUNG, SHILLONG, P.O: Nongmynsong, Thana: RYNJAH, , East Khasi Hills, MEGHALAYA, India, PIN - 793019, By caste Hindu, By Profession Business

Indetified by Mr BIJAY CHHETRI, Son of Mr KUMAR CHHETRI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, By caste Hindu, By Profession Business

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

Execution is admitted on 21/07/2016 by

Shri RAJESH CHETRI PARTNER, M/S MSL INDIA, Salbari, Behind Brahma Kumari Meditation Centre, P.O:- SALBARI, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002 Shri RAJESH CHETRI, Son of PADAM BAHADUR CHETRI, Salbari, Behind Brahma Kumari Meditation Centre, P.O: SALBARI, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734002, By caste Hindu, By profession Business
Indetified by Mr BIJAY CHHETRI, Son of Mr KUMAR CHHETRI, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, By caste Hindu, By Profession Business



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 27/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,108/- (A(1) = Rs 53,108/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53,108/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 53,108/- is paid, by online on 22/07/2016 3:20AM with Govt. Ref. No. 192016170014943452 on 22-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 220716090036140 on 22/07/2016, Head of Account 0030-03-104-001-16

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,89,694/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,84,694/-

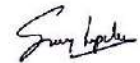
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,84,694/- is paid, by online on 22/07/2016 3:20AM with Govt. Ref. No. 192016170014943452 on 22-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 220716090036140 on 22/07/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 6941, Purchased on 08/07/2016, Vendor named J Das.



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal