

16/03 16/07/13 5/14
No-7254/2013

I. 7047



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 808926

A 808926


for

 REVENUE OFFICE
 S. L. & L. O. 15
 Malgaon, Bank

duil chetki

DEED OF SALE

certified that the document
 ADMITTED TO REGISTRATION, THE
 NATURE SHEET AND THE ENDORSEMENT
 SHEETS ATTACHED TO THIS DOCUMENT
 ARE THE TRUE & CORRECT COPY


 SDC, DIST. SUB. REGISTRAR
 CHITTORE II AT RAIPUR
 18/7-113

DUPLICATE

No. 1364 Date 15/7/13

Sold to Mrs Parnagiri Estates

of Netaji Pally

P.O. Kadamta Ra

Rs. 5000/- Five thousand only



Anil Chelvi

Signature

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
L.No. 544/R.M



1165

Anil Chelvi



ADVERSE
NOTICE
...

Rajkumar Thapa
S/O CT. Moti Behadur Thapa
Vill. Motigara Bazar
P.O. Motigara
Dist - Darjeeling
PIN-734010

Addl. Dist. Sub-Registrar
Slg II at Bagdogra, Darjeeling

15/7/13

...

Aid chettr

THIS DEED OF SALE IS MADE ON THIS THE ^{12th}.....DAY OF
JULY 2013

SCHEDULE OF LAND

MARKET VALUE : Rs. 7,63,412/-
 SET FORTH VALUE : Rs. 2,50,000/-
 AREA OF LAND : 4 Decimal
 MOUZA : BARAMOHAN SINGH
 PLOT NO. : R.S.757, L.R. 1559
 KHATIAN NO. : L.R. 6774
 J.L. NO. : 71
 P.S : MATIGARA
 PARAGANA : PATHARGHATA
 DIST. : DARJEELING

OFFICE OF THE A. D. S. R. SILIGURI - II AT BAGDOGRA

BETWEEN

Aud chetki

"MAA POORNAGIRI ESTATES" a partnership firm having its office at Netaji Pally, P.O Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN -734011 India, represented by its partners :

1. **SAGAR DHAMEJA**, S/O Sri Suresh Kumar Dhameja, Hindu by faith, business by occupation, resident of 57 Ashok Colony, Pilibhit, P.O. & P.S. - Pilibhit, Dist- Pilibhit, Uttar Pradesh. (PAN No- ACXPD 4473H)
2. **SUNIL KUMAR DHAMEJA**, S/O Sri Satish Dhameja, Hindu by faith, business by occupation, resident of 57 Ashok Colony, Pilibhit, P.O. & P.S. - Pilibhit, Dist- Pilibhit, Uttar Pradesh. (PAN No- ADZPD7997B)
3. **JAYASHREE DAS**, W/O Sri Gautam Das, Hindu by faith, business by occupation, resident of Near Masjid, West Maligaon, P.O- Maligaon P.S- Jhalukbari, Guwahati-II, Dist- Kamrup Metro Assam. (PAN No- ACKPD6725F)
4. **ASHOK KIMTANI**, S/O Late Kishandas, Hindu by faith, business by occupation, resident of House No- 17, Ward No- 5, Greenpark Colony, P.O- Maligaon, P.S. - Jhalukbari , Guwahati-11, Dist- Kamrup Metro, Assam(PAN No- AEDPK7396A)
5. **BASANT KUMAR PATNI**, S/O Late Phool Chand Jain, Hindu by faith, business by occupation, resident of Puja Apartment, S.C. Goswami Road, Panbazar, P.O- Panbazar, P.S- Panbazar Dist- Kamrup Metro Assam. (PAN No- AIFPP4572K)
6. **MADANLAL MANDHYANI**, S/O Late Teomal Mandhyani, Hindu by faith, business by occupation, resident of 3 Kanakdhara Apartment,

4
Opposite A.N. College , Boring Road, Patna -13, P.O- Patliputra & P.S- Shri Krishnapuri, Dist- Patna. (PAN No- ADIPM 6497N)

7. **RAMBABU RAY**, S/O Dasharath Ray, Hindu by faith, business by occupation, resident of Zeromile, Gulabbagh, P.O. & P.S- Sadar, Dist- Purnea, Bihar. (PAN No- AETPR3920D)

8. **PARAN JYOTI SAIKIA**, S/O Sri Dharma Saikia, Hindu by faith, business by occupation, resident of 07 Lutuma, Binovanagar, P.O- Binovanagar, P.S- Fatasil Ambari Guwahati-18, Dist- Kamrup Metro, Assam. (PAN No- ANCPS7944J)

- Hereinafter called the **PURCHASERS** (Which expression shall mean and include unless excluded by or repugnant to the context its heirs, executors, successors, administrators legal representatives and assigns) **OF THE FIRST PART.**

AND

SRI ANIL CHETTRI, S/O Late Dalaram Chhetri, Hindu by faith, Indian by nationality, service by occupation and resident of Pinnis Myrthang Compound, Masjid Road, Laban, P.O. and P.S- Shillong, Meghalaya, Pin-793004 – hereinafter called the **VENDOR** (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS the aforesaid vendor had purchased total land measuring 4 Decimal of land recorded in Khatian No. 2224, R.S. Plot No. 757, J.L.

Anil Chettri

[Handwritten mark]

Anil Chelha

No. 71, Mouza - Baramohan Singha, under P.S. Matigara, Dist. Darjeeling.

AND

WHEREAS the present Vendor after the purchase of the aforesaid Land measuring 4 Decimal more particularly described in the schedule below had mutated his name in the present settlement record and separate Khatian were opened in his name being Khatian No. 6774 Plot No. 1559 (Area measuring 4 Decimal) situated at Mouza-Baramohan Singh, J.L No. 71, under P.S. Matigara, Dist- Darjeeling.

AND

WHEREAS the vendor herein is having permanent heritable and transferable right title and interest over the land and has been duly enjoying, occupying and possessing the said land freely, openly, adversely without any interruption or objection whatsoever.

AND

WHEREAS the vendor being in need of money have been searching for an intending purchaser/s of the total land measuring **4 Decimal** which is specifically mentioned in the schedule below for a valuable consideration of **Rs 2,50,000/- (Two Lakhs Fifty Thousand) only**.

AND

WHEREAS the purchasers have also been searching for a land in the locality where the below schedule property situates and after coming to know the desire / intention of the vendor, the purchasers has approached the vendor to transfer the below schedule land in its favour

Dr. Chetty

and also agreed to pay a sum of **Rs 2,50,000/- (Two Lakhs Fifty Thousand) only** finding the said amount reasonable in the present market value.

AND

WHEREAS in pursuance of aforesaid approach and / or offer by the purchasers and also its satisfaction regarding the consideration amount, the Vendor agreed to transfer the below schedule land to and in favour of purchasers for a total consideration of a sum of **Rs 2,50,000/- (Two Lakhs Fifty Thousand) only** for the below schedule land and accordingly both the parties agreed to enter into this indenture with the following terms and conditions to avoid further disputes and differences.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of **Rs 2,50,000/- (Two Lakhs Fifty Thousand) only** today paid by the purchaser to the vendor by cheques of Rs. 2,00,000/- by Cheque No- 016408, Dated- 16/07/13 of Axis Bank Ltd. Hill Card Road, Siliguri, remaining amount is paid by cash (the receipt whereof the vendors does acknowledge and grant full discharge to the purchaser from the payment thereof), the vendor do hereby grant, convey, sell, assign and transfer unto the purchasers the said land described in the schedule below and makes over possession thereof the purchasers together with all right, title interest liberties, easements, privileges, appendices appurtenances which ever belonging to or in any way appertaining to the peaceably and quietly without any interference or interruption from

Aril Chettri

the vendor or any persons claiming under his subject to the payment of rent etc. payable to the Govt. of West Bengal.

The vendor does hereby declare that he has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffer from no defect of title and in the event of discovery of any contrary is proved, the vendor shall be liable to be dealt with according to law both Civil & Criminal as the case may be and shall also be liable to pay adequate compensation to the purchasers.

The vendor do hereby covenant with the purchasers that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the vendor and the purchasers is deprived of ownership or of possession of the land hereby sold of any part thereof in future, the vendor shall be liable to return to the purchasers the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or of dispossession of the land hereby sold or any part thereof and shall also be liable to pay adequate compensation @ 18 % per annum to the purchasers for any other loss or injury which the purchasers may suffer or sustain resulting there from.

Ar

Deed chetki

The vendor do hereby further declare that the vendor at the request and costs of the purchasers do execute all such act, deed or things if the purchasers so requires in future for peaceful enjoyment.

SCHEDULE

A **All that piece or parcel of Rupni land and the same shall be used for the purpose of Bastu land, measuring 4 Decimal recorded in Khatian No. 6774, R.S. Plot No. 757, corresponding to L.R. Plot No. 1559, situated at Mouza - Baramohan Singh, J.L. No. 71, under P.S. Matigara, Dist- Darjeeling, Sub-Division Siliguri, A.D.S.R. Office Bagdogra.**

There is no road surrounding the land.

The site plan and finger print sheet annexed along with this deed is the part of this deed.

Deed chetki

IN WITNESS WHEREOF the vendor do hereunto set and subscribe his hand on this deed on the day, month year first above written.

WITNESSES:

1. Rajkumar Thapa
S/O LT. Moti Bahadur Thapa
vill- Matigara Bazar
P.O + P.S - Matigara
Dist - Darjeeling.
Pin - 734010












Anil Chetri
VENDOR

Drafted, read over and explained the contents of this deed by me to the vendors and printed in my office

2.












Shouvik Das
Shouvik Das
Advocate, Siliguri.
Enroll. No- WB- 351/88

EXECUTANT SHEET

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


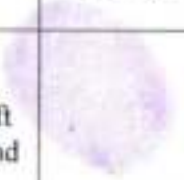









Sejer Dhamija

Sejer Dhamija
Signature with date

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	Left Hand					
	Right Hand					

Sunil Kumar Dhamija












Sunil Kumar Dhamija
Signature with date

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	Right Hand					

Jayashree Das












Jayashree Das
Signature with date

EXECUTANT SHEET

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Ashok K. N. S.

Ashok K. N. S.
Signature with date

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Basant K. S. S.












Basant K. S. S.
Signature with date

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Madan Lal Madhyan

Madan Lal Madhyan
Signature with date


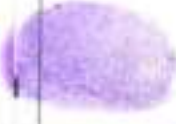









EXECUTANT SHEET

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	<i>Ram Babu Ray</i>					

Ram Babu Ray
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	<i>Ramyoshi Saitan</i>					

Ramyoshi Saitan
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	<i>Anil Chetti</i>					

Anil Chetti
Signature with date

SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

VENDORS

1. SRI ANIL CHHETRI, 2. SRI KESHAB CHHETRI, BOTH S/O LATE DALARAM CHHETRI, OF PLINIS MAYRTHANG, COMPOUND, MASJID ROAD, LABAN, P. O. & P. S. SHILLONG, MEGHALAYA, PIN - 793004.
3. SRI SUDHAN THAPA, 4. SRI SUNIL THAPA, BOTH S/O LATE HARKA BAHADUR THAPA, GENERAL POWER OF ATTORNEY TO SRI SUNIL THAPA, S/O LATE HARKA BAHADUR THAPA, OF PLINIS MARTHANG, COMPOUND, MASJID ROAD, LABAN, P. O. & P. S. SHILLONG, MEGHALAYA.



MOUZA MAP



Part trace Govt. Survey Map of Mouza
BARAMOHAN SINGH, J. L. No. 71,
SCALE: 16" = 1 MILE.
Land Area:

04 DECIMAL. EACH = 16 DECIMAL.

PURCHASERS

- * MAA POORNAGRI ESTATES" OF NETAJIPALLI, P. O. KADAMTALA, P. S. MATIGARA, DIST DARJEELING. REPRESENTED BY :- 1. SRI SAGAR DHAMEJA, S/O SRI SURESH KUMAR DHAMEJA, OF 57 ASHOK COLONY, P. O. & P. S. PHILBHIT, DIST PHILBHIT (UTTAR PRADESH)
2. SRI SUNIL KUMAR DHAMEJA, S/O SRI SATISH DHAMEJA, OF 57 ASHOK COLONY, P. O. & P. S. PHILBHIT, DIST PHILBHIT (UTTAR PRADESH)
3. SMT JAYASHREE DAS, W/O SRI GOUTAM DAS, OF NEAR MASJID, WEST MALLIGAN, P. O. MALLIGAN, P. S. JHALUKBARI, GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
4. SRI ASHOK KIMTANI, S/O LATE KISHANDAS, OF HOUSE NO. - 17, WARD NO. - 5, GREENPARK COLONY, MALLIGAN, P. O. & P. S. GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
5. SRI BASANT KUMAR PATNI, S/O LATE PHOOL CHAND JAIN, OF PUJA APARTMENT, S. C. GOWAMI ROAD, PANBAZAR, P. O. & P. S. PANBAZAR, DIST KAMRUP METRO (ASSAM)
6. SRI MADANLAL MANDHYANI, S/O LATE TEOMAL MANDHYANI, OF 3 KANAKDHARA APARTMENT, OPPOSITE A. N. COLLEGE, BORING ROAD, PATNA - 13, P. O. PATILPUTRA, P. S. SHRI KRISHNAPURI, DIST PATNA.
7. SRI RAMBABU RAY, S/O DASHARATH RAY, OF ZEROMILE, GULABBAGH, P. O. & P. S. SADAR, DIST PURNEA (BIHAR)
8. SRI PARAN SAIKIA, S/O SRI DHARMA SAIKIA, OF 7 LUTUMA, BINOVANAGAR, P. O. BINOVA NAGAR, P. S. FATASIL AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM)

SCHEDULE OF LAND

KH. NO.	:-	6773, 6774, 8844, 8845	(L. R.)	(R. S.)
PLOT NO.	:-	1559	(L. R.) 757	(R. S.)
AREA	:-	(04 + 04 + 04 + 04) = 16 DECIMAL		
P. S.	:-	MATIGARA		
DIST	:-	DARJEELING.		
STATE	:-	WEST BENGAL.		

Anil Chetki
Signature of Vendors

MOUZA MAP
Revised 23/07/13
Scale 1:10000
Date 23/07/13



Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 07047 of 2013
(Serial No. 07254 of 2013 and Query No. 0403L000016103 of 2013)

On 16/07/2013

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.-7,63,412/-

Certified that the required stamp duty of this document is Rs.- 38171 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 17.45 hrs on :16/07/2013, at the Private residence by Anil Chettri ,Executant.

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

Execution is admitted on 16/07/2013 by

1. Anil Chettri, son of Late Dalaram Chhetri , Plinis Myrthang Compound Masjid Road , Laban, P.O. :-Shillong, MEGHALAYA, India, Pin :-793004, By Caste Hindu, By Profession : Service

Identified By Raj Kumar Thapa, son of Late Moti Bahadur Thapa, Matigara Bazar, Thana:-Matigara, P.O. :-Matigara, District:-Darjeeling, WEST BENGAL, India, Pin :-734010, By Caste: Hindu, By Profession: Business.

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

On 18/07/2013

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:

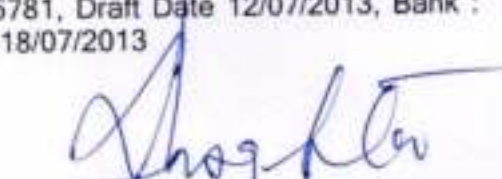
Amount By Cash

Rs. 8393.00/-, on 18/07/2013

(Under Article : A(1) = 8393/- on 18/07/2013)

Deficit stamp duty

Deficit stamp duty Rs. 33180/- is paid , by the draft number 705781, Draft Date 12/07/2013, Bank : State Bank of India, NORTH BENGAL UNIV CMPUS, received on 18/07/2013


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

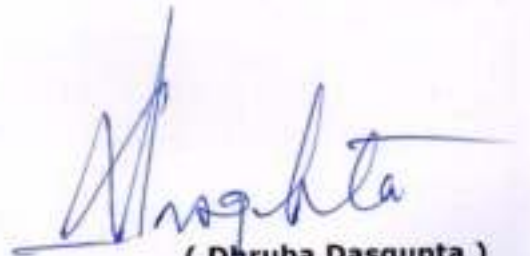
Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 07047 of 2013
(Serial No. 07254 of 2013 and Query No. 0403L000016103 of 2013)

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


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 2195 to 2211
being No 07047 for the year 2013.



(Dhruva Dasgupta) 18-July-2013
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal