

7252/13

I. 7045



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 808715

A 808715

See
Q
REVENUE OFFICE
S. L. & L. 2. 0. 0. 0.
Malaya, India

certified that the document is
 ADMITTED TO REGISTRATION. THE
 NATURE SHEET AND THE ENDORSEMENT
 SHEETS ATTACHED TO THIS DOCUMENT
 ARE THE TRUE AND CORRECT
 COPIES OF THIS DOCUMENT

[Signature]
 S.D. DIST SUB-REGISTRA
 18/7/13

Sunil Thapa

See

DEED OF SALE

Doc No. 1365 Date 15/7/13
Sold to. Maa Purnagiri Estates
of Netaji pally
P.O. Kadamtala
Rs. 5000/- (Rupees) Five Thousand only



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

Soni Thapa

1164



Soni Thapa



REGISTERED
15/7/13

Raj Kumar Thapa
S/o Lt. Moti Bahadur Thapa
vill- Matigara Bazar
P.O + P.S. Matigara
Dist- Darjeeling
PIN- 734010

Advt. Dist. Sub Registrar
Dist. II at Bagdogra, Darjeeling
15/7/13

Sanil Klapa

THIS DEED OF SALE IS MADE ON THIS THE.....^{16th} 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. 8845
J.L. NO. : 71
P.S : MATIGARA
PARAGANA : PATHARGHATA
DIST. : DARJEELING

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

BETWEEN

Sunil Thapa

"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,

Sunil Thapa

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

St
SRI SUNIL THAPA, S/O Late Harka Bahadur Thapa, Hindu by faith, General By caste, Indian by nationality, student by occupation and resident of Plinis 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.**

Sunil Thapa

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. No. 71, Mouza – Baramohan Singha, under P.S. Matigara, Dist. Darjeeling, from Sri Shyamal Roy, S/O Late Jai Nath Roy, vide virtue of a sale deed being No. 06074 for the year 2011 Registered in Book No- I, CD, Volume No- 15, Page From 5432 to 5445, Registered at A.D.S.R. Siliguri II at Bagdogra.

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. 8845 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**.

*Sunid Thopa***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 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 two cheques 1. 016404 of Rs. 50,000/- , Dated- 01/07/13 of Axis Bank Ltd. Hill Card Road, Siliguri, 2. 016406 of Rs. 1, 50,000/- , Dated- 16/07/13 of Axis Bank Ltd. Hill Card Road, Siliguri (the receipt whereof the vendors does acknowledge and grant full discharge to the purchaser from the payment thereof), the vendor

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Sunil Chhapa

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 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.

Sunid Thapa

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

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 **L.R. Khatian no. 8845, 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.

A

The said land is butted and bounded as follows:

- By the North : Land of father (Plot No- 1558)
By the South : Land & boundary wall of Mitra Nursing Home By the
By the East : Land of father (Plot No- 1563)
By the West : Land of Sri Anil Chhetri and Keshab Chhetri.

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

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- Matigada Bazar
 P.O + P.S - Matigada
 Dist- Darjeeling
 Pin- 734018

Rajkumar Thapa

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- 351/98

EXECUTANT SHEET

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

Sagar Dhameja












Sagar Dhameja
Signature with date

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

Sanil

Sanil Kumar Dhameja

Sanil Kumar Dhameja
Signature with date

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

Jayashree Das

Jayashree Das
Signature with date

EXECUTANT SHEET

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
<i>Ashok Kirti</i>					

Ashok Kirti
Signature with date


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
<i>Basant Kaur</i>					

Basant Kaur
Signature with date












	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
<i>Madhul Madhul</i>					

Madhul Madhul
Signature with date












EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ram Babu Ray</i>	Left hand					
	Right hand					

Ram Babu Ray
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ranjesh Saini</i>	Left hand					
	Right hand					

Ranjesh Saini
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Smit Jha</i>	Left hand					
	Right hand					

Smit Jha
Signature with date

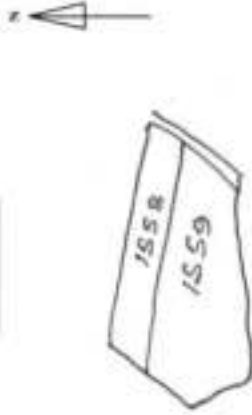
SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

VENDORS

1. SRI ANIL CHHETRI, 2. SRI KESHAB CHHETRI, BOTH S/O LATE DALARAM CHHETRI, OF PLINOS MAYRTHANG, COMPOUND, MASJID ROAD, LABAN, P. O. & P. S. SHILLONG, MEGHALAYA, PIN - 793004
3. SRI SUDDHAN THAPA, 4. SRI SUNIL THAPA, BOTH S/O LATE HARKA BAHADUR THAPA.



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 POORNAGIRI ESTATES* OF NETAJI PALLI, 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 PILIBHIT. (UTTAR PRADESH)
2. SRI SUNIL KUMAR DHAMEJA, S/O SRI SATISH DHAMEJA, OF 57 ASHOK COLONY, P. O. & P. S. PHILBHIT, DIST PILIBHIT. (UTTAR PRADESH)
3. SMT JAYASHREE DAS, W/O SRI GOUTAM DAS, OF NEAR MASJID, WEST MALIGAON, P. O. MALIGAON, P. S. JHALUKBARI, GUWAHATI - II, DIST KAMRUP METRO (ASSAM).
4. SRI ASHOK KIMTANI, S/O LATE KUSHANDAS, OF HOUSE NO. - 17, WARD NO. - 5, GREENPARK COLONY, MALIGAON, 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 MANDHAYANI, OF 3 KANAKDHARA APARTMENT, OPPOSITE A. N. COLLEGE, BORING ROAD, PATNA - 13, P. O. PATLIPUTRA, 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 DIHARMA SAIKIA, OF 7 LUTUMIA, BINOVANAGAR, P. O. BINOVA NAGAR, P. S. FATASII, 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.		

Sunil Thapa

Signature of Vendors

MOUZA
 PURS
 Re
 13/08/2013
 1-2



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

Endorsement For Deed Number : I - 07045 of 2013
(Serial No. 07252 of 2013 and Query No. 0403L000016100 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 17.35 hrs on :16/07/2013, at the Private residence by Sunil Chettri ,Executant.

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

Execution is admitted on 16/07/2013 by

1. Sunil Chettri, son of Late Harka Bahadur Chhetri , Plinis Myrthang Compound Masjid Road , Laban, P.O. :-Shillong, MEGHALAYA, India, Pin :-793004, By Caste Hindu, By Profession : Student
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:

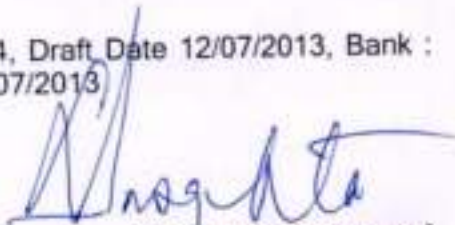
Amount By Cash

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 705784, 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

18/07/2013 15:32:00


Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 07045 of 2013
(Serial No. 07252 of 2013 and Query No. 0403L000016100 of 2013)


(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 16
Page from 2161 to 2177
being No 07045 for the year 2013.




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