

1447 / 2013

D 1843




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 090975

Loan

REVENUE OFFICIAL
B. L. & L. B. O. S.
 Maligara, Bank

STATEMENT THAT THE DOCUMENT ADMITTED TO
 FOR REGISTRATION, THE SIGNATURE SHEET AND
 THE INVESTMENT SHEET ATTACHED TO THIS
 DOCUMENT ARE THE PARTS OF THIS DOCUMENT


 ADDL DIST SUB-REGISTRAR
 BAGBOGRA, AT BAGBOGRA, DIST - DARJEELING

Maurice D' Souza

11

3 FEB 2013

01 MAR 2013

DEED OF SALE


 11/3/13

Sl. No. 2034 Date 18/02/13

Sold to Maa Pranagiri Estates

of Shimadiv.

Rs. 1000 (Rupees) One Thousand

[Signature]

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
LNo. 544 / R.M.

Maurice D' Souza



239
19 FEB 2013

Maurice D' Souza



Aditi Das, Registrar
C/o of Bagdogra, Darjeeling

Kailash Ch. Saha
S/o. Lt. - Sarat Ch. Saha.
Madival More -
P.O. Sushruta Nagar -
Dt. Darjeeling.

07/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090976

Maurice D'Souza

A

DEED OF SALE

Sl. No. 2035 Date 18/02/13

Sold to Maa Paarnajini Estates
of Shirmachiv.

Rs. 1000 (Rupees) One Thousand

Ghosh

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



Adm. Dist. Registrar
Sg. II at Bagdogra, Dooars

29/2/13



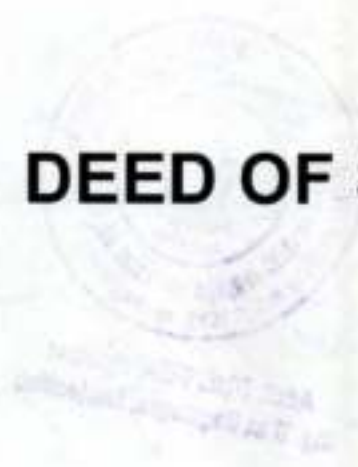
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090977

Maurice D' Souza

A.

DEED OF SALE



Sl. No. 2036 Date 18/02/13
Sold to Maa Poorvini Estates
of Birpara Div.

Rs. 1000/- (Rupees) One Thousand

[Signature]

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
LNo. 544 / R.M



Addl. Dist. Sub-Registrar
Sd/- at Bagdogra, Darjeeling

27/2/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090978

Maurice D. Souza

AS

DEED OF SALE

Sl. No. 2037 Date 18/02/13

Sold to Maa Ganga Estates

of Imphal.

Rs. 1000/- (Rupees) One Thousand

[Signature]

Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
LNo. 544 / R.M



[Signature]
Sub Registrar
Bagdogra

01/2/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090979

Maurice D'Souza

Dr.

DEED OF SALE

Sl. No. 2038 Date 18/02/13

Sold to Maam Pannagiri Estate
of Guirmadar.

Rs. 1000 (Rupees) one thousand

Ghosh:

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



[Signature]
Addl. Dist. Sub. Registrar
No. 11 at Bagdogra, Darjeeling

07/2/13

THIS DEED OF SALE IS MADE ON THIS THE...^{19th}...DAY OF
FEBRUARY 2013

SCHEDULE OF LAND

MARKET VALUE : Rs. 62,62,242/-
SET FORTH VALUE: : Rs. 20,00,000/-
AREA OF LAND : 28 Decimal

MOUZA : BARAMOHAN SINGH
PLOT NO. : R.S. 904, L.R.1567, 1568
KHATIAN NO. : R.S. 2/19, L.R. 2306
J.L. NO. : 71
P.S : MATIGARA
PARAGANA : PATHARGHATA
DIST. : DARJEELING

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

BETWEEN

Maurice Di Souza

A

Maurice D' Souza

"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,

8/5

Maurice D'Souza

- 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- ANCP57944J)
- 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

A

MR MOURICE D'SOUZA @ FATHER MAURICE D'SOUZA, S/O Late Alex D'Souza, Christian by faith, Priest by occupation, resident of Bihar More, P.O. & P.S. Bagdogra, Dist- Darjeeling, West Bengal, India- 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 0.28 Acres of land recorded in R.S. Khatian No. 2/19, R.S. Plot No. 904, J.L. No. 71, Mouza – Baramohan Singha, under P.S. Matigara,

Dist. Darjeeling, from Sri Pawan Kumar Agarwala, S/O Sri Gouri Shankar Agarwala, vide virtue of a sale deed being No. 641 for the year 1991 registered at A.D.S.R. Siliguri.

AND

WHEREAS aforesaid Sri Pawan Kumar Agarwala had purchased land measuring 0.28 Acres from Sri Kandar Singh of Chandbar Jote, by virtue of a registered in Book No. 1, Being No. 1281, for the year 1987 and land measuring 0.28 acres purchased from Sri Dhananjoy Singh, of Chandbar Jote, by virtue of a registered in Book No. 1, Being No. 1282, for the year 1987 registered at A.D.S.R. Siliguri.

AND

WHEREAS the present Vendor after the purchase of the aforesaid Land measuring 0.28 Acres more particularly described in the schedule below had mutated his name in the present settlement record and a separate Khatian was opened in his name being Khatian No. 2306, Plot No. 1567 (Area measuring 0.27 Acres) and Plot No. 1568 (Area measuring 0.01 Acres) situated at Mouza- Baramohan Singh, J.L No. 71, under P.S. Matigara, Dist- Darjeeling, vide mutation case no. 488/IX/RI – ATH/03-04.

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.

Maurice D' Souza

A

*Maurice A' Souza***AND**

WHEREAS the vendor being in need of money have been searching for an intending purchaser/s of the total land measuring **0.28 acres** which is specifically mentioned in the schedule below for a valuable consideration of **Rs 20,00,000/- (Twenty Lakhs) only**.

AND

WHEREAS the purchaser have also been searching for a land in the locality where the below schedule property situates and after came to know the desire / intention of the vendor, the purchaser has approached the vendor to transfer the below schedule land in their favour and also agreed to pay a sum of **Rs 20,00,000/- (Twenty Lakhs) only** finding the said amount reasonable in the present market value.

AND

WHEREAS in pursuance of aforesaid approach and / or offer by the purchaser and also its satisfaction regarding the consideration amount, the Vendor agreed to transfer the below schedule land to and in favour of purchaser for a total consideration of a sum of **Rs 20,00,000/- (Twenty Lakhs) 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 20, 00,000/- (Twenty Lakhs) only** today paid by the purchaser to

SA

Maurice D' Souza

the vendor by 1. Rs. 2,50,000/- by Cheque No- 817738 , Dated- 07/11/12 of Indian Overseas Bank, Maligoan Branch, Guwahati, 2. Rs 7,00,000/- by cheque No- 637071 , dated 18/02/13 of Punjab National Bank, Mahabir Market , SRCB Road, Gawhati, Assam, 3. Rs 5,00,000/- by Demand draft No-651426470 of Indian Overseas Bank , dated 18/02/13 , Maligoan and 4. Rs 5,50,000/- by Demand draft No-651426463 of Indian Overseas Bank , Maligoan, dated 18/02/13 (the receipt whereof the vendor does acknowledge and grant full discharge to the purchaser from the payment thereof), the vendor does hereby grant, convey, sell, assign and transfer unto the purchaser the said land described in the schedule below and makes over possession thereof the purchaser 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 their subject to the payment of rent etc. payable to the Govt. of West Bengal.

Az
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 purchaser.

The vendor does hereby covenant with the purchaser that if for any defect of title of the land hereby sold or any part thereof or for any

Maurice D' Souza

act done or suffered to be done by the vendor and the purchaser 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 purchaser 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 purchaser for any other loss or injury which the purchaser may suffer or sustain resulting there from.

The vendor do hereby further declare that the vendor at the request and costs of the purchaser do execute all such act, deed or things if the purchaser 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 Rupni land, measuring **0.28 Acres** recorded in R.S. Khatian No. 2/19, corresponding to L.R. Khatian no. 2306, R.S. Plot No. 904, corresponding to L.R. Plot No. 1567 (Area measuring 0.27 Acres) and L.R. Plot No. 1568 (Area measuring 0.01 Acres) situated at Mouza- Baramohan Singh, J.L. No. 71, under P.S. Matigara, Dist- Darjeeling, Sub-Division Siliguri, A.D.S.R. Office Bagdogra.

The said land is butted and bounded as follows:

By the North : Land of Plot No- 1570
 By the South : Land of Plot No- 1563
 By the East : 50 feet wide metal road.
 By the West : Land of MR GEORGE D'SOUZA.

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 does hereunto set and subscribe his hand on this deed on the day, month year first above written.

WITNESSES:

1.

Kailash Ch. Saha.
 S/O Lt. Sarat Ch. Saha -
 Medical Major -
 P.O. Sushruta Nagar -
 P.S. Maligaon.
 Dist. Darjeeling.

Mansingh D'Souza

VENDOR

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

Shouvik Das

Shouvik Das












Advocate, Siliguri.

Enroll. No- WB- 351/98

2 Shaukar Jaishi
 S/O Lt. M. B. Jaishi
 Durga Mandir, Kadamtala
 Dist. Darjeeling.












3. Rajkumar Thapa
 S/O Lt. M. B. Thapa
 Maligaon Post.
 P.O. + P.S. Maligaon -
 Dist. Darjeeling.

EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						










Sagar Dhameja

Sagar Dhameja
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Sanil Kumar Dhameja












Sanil Kumar Dhameja
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						












Jayashree Das

Jayashree Das
Signature with date












EXECUTANT SHEET

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

Ashok Kanti
Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Brajit Kumar Pal Hand	Left Hand					
	Right Hand					

Brajit Kumar Pal
Signature with date












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

Madhulal Mandal
Signature with date









EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rambabu Ray</i>	ft nd					
	bht nd					

Rambabu Ray
Signature with date

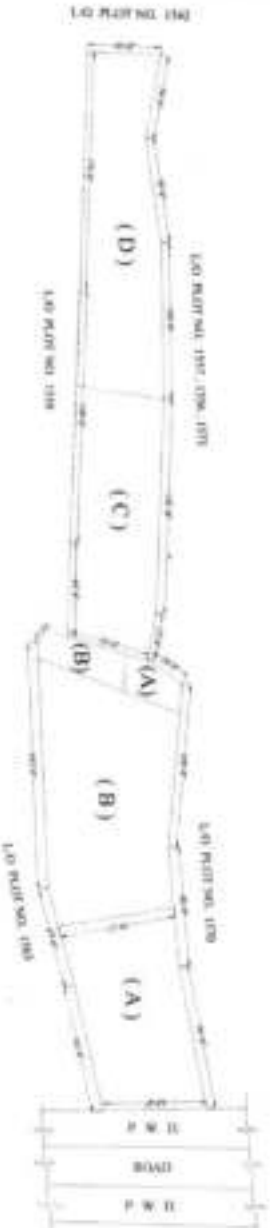
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rajesh Kumar</i>	ft nd					
	bht nd					

Rajesh Kumar
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Manojee D' Souza</i>	ft nd					
	bht nd					

Manojee D' Souza
Signature with date

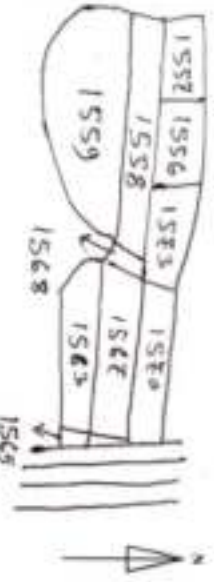
SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.



VENDOR
 (A) SRI MOURICE D'SOUZA
 @ FATHER MAURICA D'SOUZA
 S/O LATE ALEX D'SOUZA
 OF BIHAR MORE,
 P. O. & P. S. BAGDOGRA,
 DIST DARJEELING.

PURCHASERS

- * MAA POORNAGIRI ESTATES* OF NETAJI PALL, P. O. KADAMTALA, P. S. MATTIGARA, DIST DARJEELING, REPRESENTED BY :- 1. SRI SAGAR DHAMELA, S/O SRI SURESH KUMAR DHAMELA, OF 57 ASHOK COLONY, P. O. & P. S. PHILBHIT, DIST PHILBHIT (UTTAR PRADESH)
- 2. SRI SUNIL KUMAR DHAMELA, S/O SRI SATISH DHAMELA, OF 57 ASHOK COLONY, P. O. & P. S. PHILBHIT, DIST PHILBHIT (UTTAR PRADESH)
- 3. SMT JAYASHREE DAS, W/O SRI GOPTAM DAS, OF NEAR MASJID, WEST MALIGAON, P. O. MALIGAON, P. S. JHALUKBARI, GI/WAHATI - II, DIST KAMRUP METRO (ASSAM)
- 4. SRI ASHOK KUMTANI, S/O LATE KISHANDAS, 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 TEJOMAL MANDHYANI, OF 3 KANKAKHARA APARTMENT, OPPOSITE A. N. COLLEGE, BORING ROAD, PATNA - II, P. O. PATILPUTRA, P. S. SRI KRISHNAPURI, DIST PATNA,
- 7. SRI RAMBABU RAY, S/O DASHARATH RAY, OF ZEROMILE, GILABAGH, 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 GI/WAHATI - 18, DIST KAMRUP METRO (ASSAM)



MOUZA MAP

SCHEDULE OF LAND (A)

KH. NO.	2306 (L. R.)	2/19 (R. S.)
PLOT NO.	1567 (L. R.)	904 (R. S.) = 27 DECIMAL
	1568 (L. R.)	904 (R. S.) = 01 DECIMAL
AREA	28 DECIMAL	
P. S.	MATTIGARA	
DIST	DARJEELING.	
STATE	WEST BENGAL.	

Partnace Govt. Survey Map of Mouza
BARAMOHAN SINGH, J. L. No. 71,

SCALE : 10" = 1 MILE
 # Land Area :
 28 DECIMAL

Maurice D'Souza
 Signature of Vendor

P. O. & P. S. BAGDOGRA
 Regd No. - 277807009
 N.D.U. Gal. N. 4-2
 Dist - Darjeeling



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

Endorsement For Deed Number : I - 01843 of 2013
(Serial No. 01447 of 2013)

On 19/02/2013

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.-62,62,242/-

Certified that the required stamp duty of this document is Rs.- 375734 /- 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 19.26 hrs on :19/02/2013, at the Private residence by Mourice Desouza Alias Father Maurice D Souza,Executant.

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

Execution is admitted on 19/02/2013 by

1. Mourice Desouza Alias Father Maurice D Souza, son of Late Alex D Souza , Bihar More , Bagdogra, , , Thana:-Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India, , By Caste Christian, By Profession : Professionals

Identified By Kailash Ch. Saha, son of Late Sarat Ch. Saha, Medical More, Thana:-Matigara, P.O. :-Sushrutanagar ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

On 01/03/2013

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. 68882.00/-, on 01/03/2013

(Under Article : A(1) = 68882/- on 01/03/2013)

Deficit stamp duty

Deficit stamp duty

(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 - 01843 of 2013
(Serial No. 01447 of 2013)

1. Rs. 35000/- is paid , by the draft number 279851, Draft Date 19/02/2013, Bank : State Bank of India, Panbazar, received on 01/03/2013
2. Rs. 35770/- is paid , by the draft number 279852, Draft Date 19/02/2013, Bank : State Bank of India, Panbazar, received on 01/03/2013
3. Rs. 40000/- is paid , by the draft number 832510, Draft Date 19/02/2013, Bank : State Bank of India, Champasari, received on 01/03/2013
4. Rs. 45000/- is paid , by the draft number 052677, Draft Date 12/02/2013, Bank : State Bank of India, Maligaon, received on 01/03/2013
5. Rs. 40000/- is paid , by the draft number 164493, Draft Date 09/02/2013, Bank : State Bank of India, A D B Pilibhit, received on 01/03/2013
6. Rs. 40000/- is paid , by the draft number 164492, Draft Date 09/02/2013, Bank : State Bank of India, A D B Pilibhit, received on 01/03/2013
7. Rs. 40000/- is paid , by the draft number 164491, Draft Date 09/02/2013, Bank : State Bank of India, A D B Pilibhit, received on 01/03/2013
8. Rs. 40000/- is paid , by the draft number 164479, Draft Date 09/02/2013, Bank : State Bank of India, L H S F Pilibhit (u P), received on 01/03/2013
9. Rs. 40000/- is paid , by the draft number 804480, Draft Date 09/02/2013, Bank : State Bank of India, L H S F Pilibhit (u P), received on 01/03/2013
10. Rs. 1810/- is paid , by the draft number 072175, Draft Date 19/02/2013, Bank : State Bank of India, Matigarahat, received on 01/03/2013
11. Rs. 13166/- is paid , by the draft number 832509, Draft Date 19/02/2013, Bank : State Bank of India, Champasari, received on 01/03/2013


(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 4
Page from 5559 to 5583
being No 01843 for the year 2013.




(Dhruba Dasgupta) 15-March-2013
A.D.S.R. Silliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal

