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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 090980

*been*  
*R*  
**REVENUE OFFICER**  
**S. L. & L. R. O. O. O.**  
**Maligara, Bank**

CERTIFY THAT THE DOCUMENT ADMITTED TO REGISTRATION, THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

*[Signature]*

ADDL. DIST. SUB-REGISTRAR  
 SILIGURI-II, AT BAGBOGRA, DIST. DARJEELING

*Valine G. Basny*

04 MAR 2013

**DEED OF SALE**

*A*

Sl. No. 2037 Date 18/02/19

Sold to Maa Pooranajai Estate.

of Chirmandin

Rs. 1000 (Rupees) One Thousand

*Ghosh*

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

*Valerie G De Souza*



240

**19 FEB 2013**

OF CERTAIN THINGS BY THE...  
IN THE...  
OF THE...  
AND...

REVENUE...  
...  
...

*Valerie G De Souza*

REGISTERED...  
...



Addl. Dist. Sub-Reg.  
Sgt. II at Bagdogra, Darjeeling

077413

Kailash Ch Saha.  
510 - 1st - Saraf Ch Saha -  
Medical Moha -  
P.O. Sushanta Nagar -  
P.S. Meligara.  
Dt - Darjeeling.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090981

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*Valaine G. De Sanyal*

## DEED OF SALE

Sl. No. 2040 Date 18/02/12

Sold to Mac. Paoranajin estate  
of Shirmadir

Rs. 100/- (Rupees) ONE THOUSAND

*Dibendu Ghosh*

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



Adil. Dist. Sub-Registrar  
Btg. II at Bagdogra, West Bengal

19/1/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090982

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*Valine G. De. tomix*

## DEED OF SALE

Sl. No. 2041 Date 18/02/13

Sold to Mrs. Pooragini Dasgupta

of Shivmohini

Rs. 1000 (Rupees) ONE THOUSAN

*[Signature]*

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



Aditi, Dist. Sub-Inspector  
Sig. II at Bagdogra, Jalpaiguri

*19/2/13*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090983

*Valine G De Souza*

*[Handwritten mark]*

**DEED OF SALE**

Sl. No. 2042 Date 18/02/13

Sold to MAA Pooxrajini Estate.

of Phirmaid.

Rs. 1000 (Rupees) One Thousand

*Ghosh*

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



Asst. Dir. S. & R. Deptt.  
S. II at Bagdogra, D. I. Wing

*7*  
19/2/13





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090984

Valine G de song

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**DEED OF SALE**

Sl. No. 2043 Date 18/02/13

Sold to Mrs. Poojagiri Estate

of Miranpur

Rs. 100/- (Rupees) One Hundred

*[Signature]*

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



Advt. Dist. Sub. ...  
Bg. II at Bagdogra, ...

*[Signature]*  
19/2/13

THIS DEED OF SALE IS MADE ON THIS THE...19<sup>th</sup>...DAY OF  
FEBRUARY 2013

**SCHEDULE OF LAND**

MARKET VALUE : Rs. 33,22,826/-  
SET FORTH VALUE : Rs. 20,00,000/-  
AREA OF LAND : 26 Decimal  
MOUZA : BARAMOHAN SINGH  
PLOT NO. : R.S. 758, L.R.1558  
KHATIAN NO. : R.S. 2/15, L.R. 2301  
J.L. NO. : 71  
P.S : MATIGARA  
PARAGANA : PATHARGHATA  
DIST. : DARJEELING

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

Valine G De Sanyal

8/2

**BETWEEN**

**"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,

A2

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**

**MR. VALERINE GRATIAN DESOUZA**, 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 0.26 Acres of land recorded in R.S. Khatian No. 2/15, R.S. Plot No.

*Valerine Gratian Desouza*

*As*

758, J.L. No. 71, Mouza – Baramohan Singha, under P.S. Matigara, Dist. Darjeeling, form Sri Ananda Singha, S/O Late Mahalaya Singha, vide virtue of a sale deed being No. 3198 for the year 1993 registered at A.D.S.R. Siliguri.

**AND**

**WHEREAS** the Dhupeswari Bewa mother of aforesaid Sri Ananda Singha, was the recorded owner of land measuring 3.24 acres and the said land was recorded in her name Mouza – Baramohan Singha, the than P.S. Siliguri, S.R. Office Siliguri, Dist. Darjeeling.

**AND**

**WHEREAS** after the death of Dhupeswari Bewa aforesaid Sri Ananda Singha, inherited total land as per the provision of Hindu Succession Act, 1956.

**AND**

**WHEREAS** the present Vendor after the purchase of the aforesaid Land measuring 0.26 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. 2301, Plot No. 1558 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.

*[Handwritten mark]*

**AND**

**WHEREAS** the vendor being in need of money have been searching for an intending purchaser/s of the total land measuring **0.26 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 the vendor by 1. Rs. 2,50,000/- by Cheque No- 110604 of ICICI Bank, Dated- 07/11/12, of Fancy Bazar Branch, Guwahati 2. Rs.

10,50,000/- by Cheque No- 387112 of Indian Overseas Bank, Dated- 18/02/13, 3. Rs 7,00,000/- by cheque No- 035932, dated- 16/02/13 of Allahabad Bank, Guwahati Branch, (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.

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 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

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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

**All that** piece or parcel of Rupni land and the same shall be used for the purpose of Rupni land, measuring **0.26 Acres** recorded in R.S. Khatian No. 2/15, corresponding to L.R. Khatian no. 2301, **R.S. Plot No. 758**, corresponding to L.R. Plot No. 1558, situated at Mouza - Baramohan Singh, J.L No. 71, under P.S. Matigara, Dist- Darjeeling, Sub-Division Siliguri, A.D.S.R. Office Bagdogra.

*Handwritten mark*

**The said land is butted and bounded as follows:**

By the North : Land of Plot Nos- 1556, 1557 and 1573

By the South : Land of Plot No -1559

By the East : Land of MR FRANCIS CRASTA

By the West : Land of Plot No- 1542

The site plan and finger print sheet annexed along and marked as " C" 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  
Madikal Male -  
P.O. Sashkuta Nagar.  
P.S. Matigaha.  
Dist - Darjeeling.

*Valine G. De Souza*

**VENDOR**

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

2. Shrikanth Jaishi  
S/O. M. B. Jaishi  
Anega Madin.  
Kadamtala Darjeeling

*Shouvik Das*












**Shouvik Das**

**Advocate, Siliguri.**







**Enroll. No- WB- 351/98**

3. Rajkumar Thapa  
19/02/13  
S/O. M. B. Thapa  
Matigaha Bazar.  
P.O + P.S. - Matigaha  
Dist - Darjeeling.


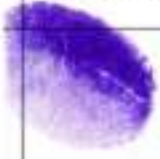


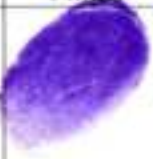






**EXECUTANT SHEET**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 S DL						
						

Sagar Dhamora  
Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Sanil Kumar Dhamora						
						

Sanil Kumar Dhamora  
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
P sig th	 id ht Hand					
						

*Ashok K. Kunte*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
S t	 id ht Hand					
						

*Braant Khar Pale*












*Braant Khar Pale*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
S t	 id ht Hand					
						












*Madasa G. Manthya*

*Madasa G. Manthya*  
Signature with date












**EXECUTANT SHEET**

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

*Ram Babu Ray*  
Signature with date

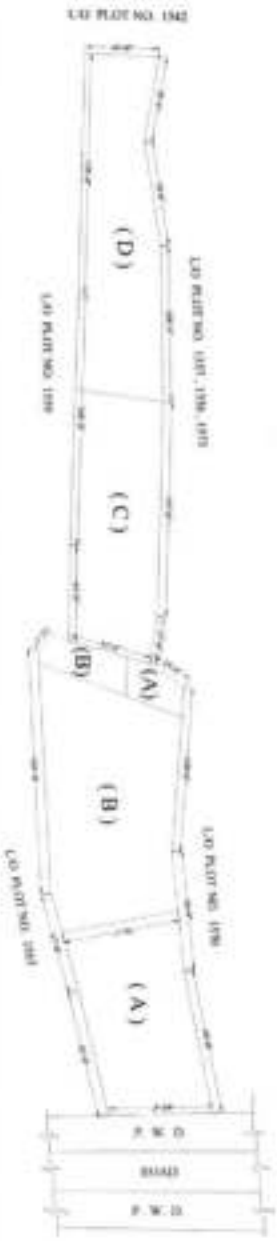
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sanjay H. Saurin</i>	Left and					
	Right and					

*Sanjay H. Saurin*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Valerine G. De Souza</i>	Left and					
	Right and					

*Valerine G. De Souza*  
Signature with date

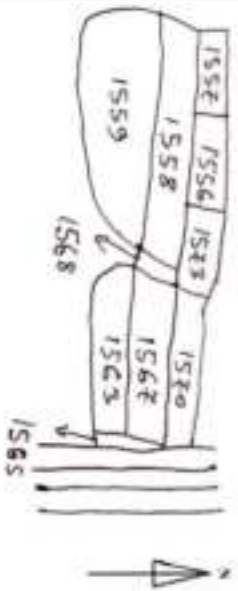
**SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.**



**VENDOR**  
 (C) MR. VALERINE GRATAN DESOUZA  
 S/O LATE ALEX D'SOUZA  
 OF BIHAR MORE,  
 P. O. & P. S. BAGDOGRA,  
 DIST DARJEELING.

**PURCHASERS**

- \*M/A POORNAGIRI ESTATES\* OF NETAJI PALL, P. O. KADAMTALA, P. S. MATIGARA, DIST DARJEELING.  
 REPRESENTED BY :- 1. SRI SAGAR DHAMELA, S/O SRI SURESH KUMAR DHAMELA, OF 57 ASHOK COLONY,  
 P. O. & P. S. PHILBHIT, DIST PILBHIT (UTTAR PRADESH )  
 2. SRI SUNIL KUMAR DHAMELA, S/O SRI SATSRI DHAMELA, OF 57 ASHOK COLONY,  
 P. O. & P. S. PHILBHIT, DIST PILBHIT (UTTAR PRADESH )  
 3. SMT JAYASHREE DAS, W/O SRI GOVTAM DAS, OF NEAR MASJID, WEST MALGAON,  
 P. O. MALGAON, P. S. JHALUKBARI, GUWAHATI - II, DIST KAMRUP METRO ( ASSAM),  
 4. SRI ASHOK KINTANI, S/O LATE KISLANDAS, OF HOUSE NO. -17, WARD NO. - 5, GREENPARK COLONY,  
 MALGAON, 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. 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 SARKIA, S/O SRI DHARMA SARKIA, OF 71/ULTIMA, BINOVANAGAR,  
 P. O. BINOVA NAGAR, P. S. FATASIL AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM).



Part trace Govt. Survey Map of Mozza  
**BARAMOHAN SINGH**, J. L. No. 71,  
 SCALE : 16" = 1 MILE  
 # Land Area :  
 26 DECIMAL

**SCHEDULE OF LAND (C)**

KH. NO.	2301 (L. R.)	2/15 (R. S.)
PLOT NO.	1558 (L. R.)	758 (R. S.)
AREA	26 DECIMAL	
P. S.	MATIGARA	
DIST	DARJEELING.	
STATE	WEST BENGAL.	

*Signature of Vendor*

**PUTA**  
 15/11/2024  
 Rtd U. Gdt. 11-2  
 Dist- Darjeeling



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

Endorsement For Deed Number : I - 01904 of 2013  
(Serial No. 01448 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.-33,22,826/-

Certified that the required stamp duty of this document is Rs.- 199369 /- 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 19.31 hrs on :19/02/2013, at the Private residence by Valerine Gratian Desouza ,Executant.

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

Execution is admitted on 19/02/2013 by

1. Valerine Gratian Desouza, son of Late Alex D Souza , Bihar More , Bagdogra, , Thana:-Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India, , By Caste Christian, By Profession : Cultivation

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 04/03/2013

**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. 36542.00/-, on 04/03/2013

( Under Article : A(1) = 36542/- on 04/03/2013 )

**Deficit stamp duty**

Deficit stamp duty

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

EndorsementPage 1 of 2



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

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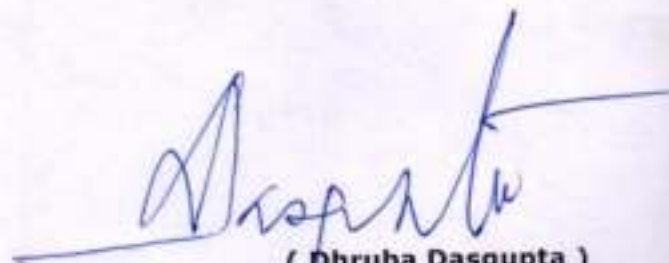
**Endorsement For Deed Number : I - 01904 of 2013**  
**(Serial No. 01448 of 2013)**

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1. Rs. 71197/- is paid , by the draft number 251889, Draft Date 16/02/2013, Bank : State Bank of India, Commercial Branch Guwahati, received on 04/03/2013
2. Rs. 35000/- is paid , by the draft number 279850, Draft Date 16/02/2013, Bank : State Bank of India, Panbazar, received on 04/03/2013
3. Rs. 45000/- is paid , by the draft number 052718, Draft Date 15/02/2013, Bank : State Bank of India, Maligaon, received on 04/03/2013
4. Rs. 45000/- is paid , by the draft number 052678, Draft Date 15/02/2013, Bank : State Bank of India, Maligaon, received on 04/03/2013

( 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 4  
Page from 6702 to 6726  
being No 01904 for the year 2013.



*[Handwritten signature]*

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

