

1449/2013

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090916

Seen
 REVENUE OFFICER,
 S. L. & L. R. OFFICE,
 Manigara, Baidya

CERTIFICATE 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. REGISTRAR
 SILIGURDI, AT BAGDOGRA, DIST. DAKSHIN KALDAH

04 MAR 2013

DEED OF SALE

Pravin Chatterjee

1/2

Sl. No. 2029 Date 18/02/13
Sold to. ~~Bi Jayo~~ Ma Parojisi Estate.
of Shimoga Div

Rs 1000/- One Thousand/-

Shashi

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

Francis marks



241

09 FEB 2013

Francis marks

EPUS RAMA



Kailash ch. Saha -
6/0- 4th - Sarat Ch. Saha -
Medical Mess -
P.O. Sushruta Nagar
P.S. Matigara
Dist - Darjeeling.

18/2/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090917

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DEED OF SALE

Pravin Chandra

No. 2030 Date 18/02/13

Stamp to Mrs. Purnagiri Estates
of Primordia

Rs. 1000/- (1000) One Thousand

Dibyendu

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



Advt. Dist. Sub-Registrar
Sgt. II at Bagdogra, Durgam

19/2/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090918

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DEED OF SALE

Foramin Court

Sl. No. 2031 Date. 18/02/13

Sold to. Maa Soomagiri Estate.

of Shivmadi

Rs. 100/-

One Thousand

[Signature]

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



Advt. Dist. Sub-Registrar
Sig. II at Bagdogra, West Bengal

18/2/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090919

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DEED OF SALE

Francis Coote

Jr No. 2032 Date 18/02/13
Smt to. Maa Boulogini Estate
of Shirmachiv

Rs 1000/- Ome Thomsen

Ghosh

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



Asst. Dist. Sub-Registrar
Sgt. II at Bagdogra, Darjeeling

18/2/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090920

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DEED OF SALE

Pravin Chandra

Sl. No. 2033 Date 18/02/13
Sold to Maa Pranayni Estate
of Ghinnachr.

Rs. 100/- One Thousand
Dibendu

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



Stamp Vender
A.D.S.R. Bagdogra

0/2/13

Pravin Singh

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

SCHEDULE OF LAND

MARKET VALUE : Rs.34,50,627/-
SET FORTH VALUE: : Rs. 20,00,000/-
AREA OF LAND : 27 Decimal

MOUZA : BARAMOHAN SINGH
PLOT NO. : R.S. 758, L.R.1558

KHATIAN NO. : R.S. 2/15, L.R. 4137

J.L. NO. : 71

P.S : MATIGARA
PARAGANA : PATHARGHATA

DIST. : DARJEELING

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

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)

S/12

Francis Crasta

6. **MADANLAL MANDHYANI**, S/O Late Teomal Mandhyani, Hindu by faith, business by occupation, resident of 3 Kanakdhara Apartment, 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 FRANCIS CRASTA, S/O Late Pascal Crasta, 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 0.27 Acres of land recorded in R.S. Khatian No. 2/15, R.S. Plot No.

Frenis comd

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 recored 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

WHEAREAS 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 0.27 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. 4137, Plot No. 1558 situated at Mouza- Baramohan Singh, J.L No. 71, under P.S. Matigara, Dist- Darjeeling, vide mutation case no. 1587/IX/II/ B.L.R.O. / Mtg./07.

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 **0.27 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

From extract

the vendor by 1. Rs. 1,00,000/- by Cheque No- 763758 of SBI, Dated- 07/11/12, Mourya Lok Complex, New Dak Banglow Road, Patna. 2. Draft No- 804774, of Rs. 1,50,000/- Dated- 05/11/12, Bank of Baroda, S. Road, Pilibhit Branch, 3. Rs. 9,00,000/- by cheque No- 755298, dated 14/02/13, of Canara Bank, Pilibhit Branch, 4. Rs. 1,50,000/- by cheque No- 755297, dated- 14/02/13 of Canara Bank, Pilibhit Branch, 5. Rs. 7,00,000/- by Cheque No- 804906, dated- 14/02/13 of Bank of Baroda, S. Road, Pilibhit 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

Francis Crofts

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

DE

All that piece or parcel of Rupni land and the same shall be used for the purpose of Rupni land, measuring **0.27 Acres** recorded in R.S. Khatian No. 2/15, corresponding to L.R. Khatian no. 4137, 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.

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 MOURICE D'SOUZA & MR GEORGE
D'SOUZA

By the West : Land of MR. VALERINE GRATIAN DESOUZA

The site plan and finger print sheet annexed along and marked as " D " 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 -
Dt. Darjeeling.

2. Shankar Jaishri
S/O Lt. M. B. Jaishri
Durga Maedhi
Kadamata Darjeeling

3. Raj Kumar Thapa
S/O - Lt - M. B. Thapa
Maligata Bazar
P.O + P.S. - Maligata
Dist - Darjeeling.

Francis Cresto

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












EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sagar Dhameja</i>						
						

Sagar Dhameja
Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sunil Kumar Dhameja</i>						
						

Sunil Kumar Dhameja
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Jayashree Das</i>						
						

Jayashree Das
Signature with date












EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ashok Kint</i>	Left Hand					
	Right Hand					

Ashok Kint
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Bhanu Kar Patil</i>	Left Hand					
	Right Hand					

Bhanu Kar Patil
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Madhul Madhys</i>	Left Hand					
	Right Hand					



Madhul Madhys
Signature with date

EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 ht id	id					
	ht id					

Ram Babu Ray

Ram Babu Ray
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 s id	id					
	ht id					

Sampath Sai

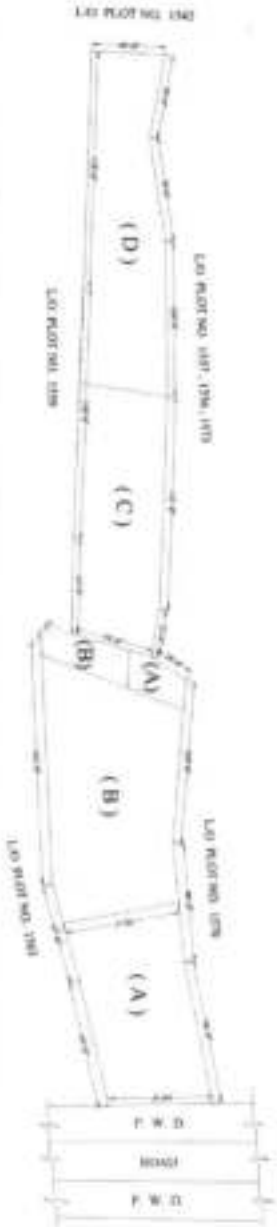
Sampath Sai
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 ht id	id					
	ht id					

Pravin Erode

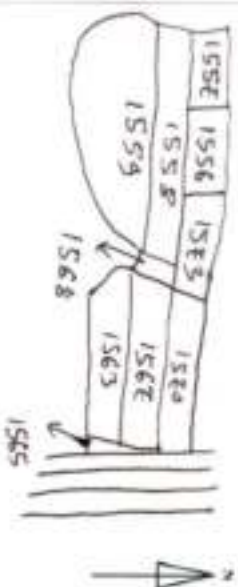
Pravin Erode
Signature with date

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



VENDOR
(D) SRI FRANCIS CRASTA
S/O LATE PASCAL CRASTA
OF BIHAR MORE,
P. O. & P. S. BAGDOGRA,
DIST DARJEELING.

MOUZAMAP



PURCHASERS

* MAA POORNAGIRI ESTATES* OF NETAJI PALL, 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 PILBHIT (UTTAR PRADESH),
 2. SRI SUNIL KUMAR DHAMEJA, S/O SRI SATISH DHAMEJA, OF 57 ASHOK COLONY,
 P. O. & P. S. PHILBHIT, DIST PILBHIT (UTTAR PRADESH),
 3. SMT JAYASHREE DAS, W/O SRI GOPTAM DAS, OF NEAR MASJID, WEST MALIGAON,
 P. O. MALIGAON, P. S. JHALUKBARI, GUWAHATI - II, DIST KAMRUP METRO (ASSAM),
 4. SRI ASHOK KINTANI, S/O LATE KISHANGAS, 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 CHANDJAIN, OF PUJA APARTMENT, S. C. GOWAMI ROAD, PANBAZAR, P. O. & P. S. PANBAZAR, DIST KAMRUP METRO (ASSAM),
 6. SRI MADANI, AL. 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 RAMBARU RAY, S/O DASHARATHI RAY, OF ZERONILE, GULABHAGI, P. O. & P. S. SAIDAR, DIST PURNIA (BIHAR),
 8. SRI PARAN SAIKIA, S/O SRIDHARMA SAIKIA, OF 7 LUTUNA, BINOVANAGAR,
 P. O. BINOVA NAGAR, P. S. FATVASIL AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM)

SCHEDULE OF LAND (D)

KH. NO. :- 4137 (L. R.) 2/15 (R. S.)
PLOT NO. :- 1558 (L. R.) 758 (R. S.)

AREA :- 27 DECIMAL
P. S. :- MATIGARA
DIST :- DARJEELING.
STATE :- WEST BENGAL.

Part trace Govt. Survey Map of Mouza
BARAMOJHAN SINGH, J. L. No. 71,

SCALE : 16" = 1 MILE
 # Land Area :
 27 DECIMAL.

Signature of Vendor

PURCHASE BY
Baran Mohan Singh
 Regd No. 27/907009
 N.D.U. Cat. N-2
 Dist. Darjeeling



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

Endorsement For Deed Number : I - 01905 of 2013
(Serial No. 01449 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.-34,50,627/-

Certified that the required stamp duty of this document is Rs.- 207037 /- 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 19.35 hrs on :19/02/2013, at the Private residence by Francis Crasta ,Executant.

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

Execution is admitted on 19/02/2013 by

1. Francis Crasta, son of Late Pascal Crasta , Bihar More, , Thana:-Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India, , By Caste Christian, By Profession : Others

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

(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

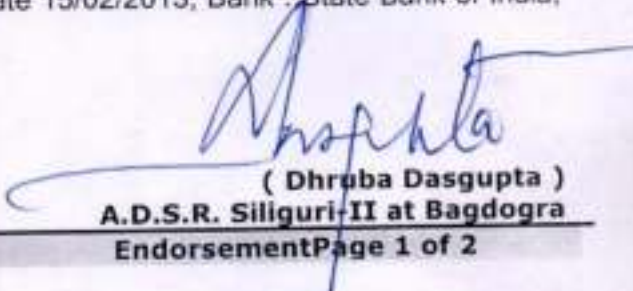
Rs. 37950.00/-, on 04/03/2013

(Under Article : A(1) = 37950/- on 04/03/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 101267/- is paid , by the draft number 738463, Draft Date 15/02/2013, Bank : State Bank of India, Maurya Lok Complex (patna), received on 04/03/2013


(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

Endorsement For Deed Number : I - 01905 of 2013
(Serial No. 01449 of 2013)

2. Rs. 101267/- is paid , by the draft number 251864, Draft Date 14/02/2013, Bank : State Bank of India,
Commercial Branch Guwahati, received on 04/03/2013

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




(Dhruva 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 6727 to 6751
being No 01905 for the year 2013.



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

