

1450/2013

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090985

*San*  
*[Signature]*  
**REVENUE OFFICE**  
**B. L. & L. R. O. S. D.**  
 Manigara, Bank

CEP... THAT THE DOCUMENT ADMITTED TO  
 REC... ATION, THE SIGNATURE SHEET AND  
 THE... CORSEMENT SHEET ATTACHED TO THE  
 DOC... ENT ARE THE PARTS OF THIS DOCUMENT

*[Signature]*  
 ADDL. DIST. SUB-REGISTRAR  
 BAGDOGRA, AT BAGDOGRA, DIST. -DARJEELING

*[Signature]*  
 George D'Souza

4 MAR 2013

# DEED OF SALE

*A.*

1008 B

Sl. No. 2044 Date 18/02/13

Sold to Maa Parnagiri Estates

of Shirmandir

Rs. 1000 (Rupees) One Thousand

Ghosh

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

George D'Sonza



242

19 FEB 2013

George D'Sonza

4 MAR 2013



Dist. Sub-Registrar  
Bagdogra, West Bengal

Kailash Ch. Saha.  
S/o - Lt. Sarat Ch Saha.  
Medical Moho -  
P.O. Sushruta Nagar -  
P.S. Metigara -  
Dt. Darjeeling

19 FEB 2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090986

*George D'Souza*

**DEED OF SALE**

Sl. No. 2015 Date 18/02/13

Sold to Maa Padmagiri Estates  
of Shirmandia

Rs. 1000/- (Rupees) One Thousand

*(Signature)*

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



*(Signature)*  
Sub-Registrar  
M. M. Bhattacharya, Darjeeling

19 FEB 2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090987

*George D'Souza*

**DEED OF SALE**

19 FEB 2009

Sl. No. 2046 Date 18/02/13

Sold to Maa Purnagiri Estates

of Skirmadiv

Rs. 1000/- (Rupees) one thousand

Ghosh

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



Advt. 1000/- 18/02/13  
Reg. II at Bagdogra, Darjeeling

9 FEB 2013



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 090988

*George D'Souza*



**DEED OF SALE**

*[Handwritten signature]*

পশ্চিমবঙ্গ রাষ্ট্রপতির কার্যালয়  
কলকাতা

18 FEB 2018

Sl. No. 2047 D. No. 18/02/13

Sold to Mac Poozmagiri Estates  
of Shivmandir

Rs. 1000 (Rupees) One Thousand

*Dibendu*

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



*[Signature]*  
Addl. Dist. Sub-Registra.  
Sg. II at Bagdogra, Darjeeling

19 FEB 2013





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 090989

*George D'Souza*

*8/2*

## DEED OF SALE

19 FEB 2018

Sl. No. 2048 Date 18/02/13

Sold to Maa Prasmagiri Estates  
of Shimandir

Rs. 100/- (Rupees) One Hundred

*Dibyendu Ghosh*

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



Addl. Dist. Secy. Darjeeling  
P.O. Bagdogra, Darjeeling

9 FEB 2013

*George D'Souza*

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

**SCHEDULE OF LAND**

MARKET VALUE : Rs. 41,74,828/-  
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. 2307  
J.L. NO. : 71  
P.S : MATIGARA  
PARAGANA : PATHARGHATA  
DIST. : DARJEELING

*St*

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

*George D'Souza***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)

*A*

*George D'Souza*

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 GEORGE D'SOUZA @ GEORGE A 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,

*AS*

*George D'Souza*

Dist. Darjeeling, form Sri Pawan Kumar Agarwala, S/O Sri Gouri Shankar Agarwala, vide virtue of a sale deed being No. 642 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. 2307, Plot No. 1567 (Area measuring 0.26 Acres) and Plot No. 1568 (Area measuring 0.02 Acres) situated at Mouza- Baramohan Singh, J.L. No. 71, under P.S. Matigara, Dist- Darjeeling, vide mutation case no. 489/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.

*George D'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 purchasers 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. Draft No- 032960 of Rs. 45,000/-, 2. Draft No 032959 of Rs.45,000/-, 3. Draft No 032958 of Rs.45,000/-, 4. Draft No 032961

*George D'Souza*

of Rs.45,000/-, 5. Draft No 032957 of Rs. 25,000/-, 6. Draft No 032962 of Rs.45,000/-, all of Allahabad Bank, Dated- 06/11/12, Siliguri, Mahananda Para , 7. Rs. 10,50,000/- by cheque No- 387226, dated- 17/02/13, of Indian Overseas Bank, Maligaon Branch, North East Frontier Railway Headquarter, Guwahati and 8. Rs. 7,00,000/- by cheque No- 104051, dated- of SBI, Maurya Lok Complex, New Dak Bungalow Road, Patna, (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.

*Am*  
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



George D'Souza

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

**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. 2307, R.S. Plot No. 904, corresponding to L.R. Plot No. 1567 (Area measuring 0.26 Acres) and L.R. Plot No. 1568 (Area measuring 0.02 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 : Plot No- 1570

By the South : Plot No- 1563

By the East : Land of MR MOURICE D'SOUZA

By the West : Land of MR FRANCIS CRASTA and MR. MOURICE  
D'SOUZA

The site plan and finger print sheet annexed along and marked as "B" 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 - lat. Sarat Ch. Saha.  
Medical Male.  
P.O. Sushruta Nagar.  
P.S. Matigara.  
Dist. Darjeeling.

*George 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. Shankar Jaishin  
S/o H. M. B. Jaishin  
Durga Mandir  
Kadamfala Darjeeling.

3. Rajkumar Thapa  
S/o H. M. B. Thapa  
Matigara Bazar  
P.O + P.S. Matigara  
Dist. Darjeeling.

**EXECUTANT SHEET**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						




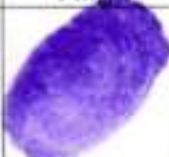







S D

*Sagar Dhameja*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Sunil Kumar Dhameja












*Sunil Kumar Dhameja*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Jayashree Das

*Jayashree Das*  
Signature with date





**EXECUTANT SHEET**

 ft nd si t ht Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

*Ashok Kunte*  
Signature with date

 ft nd si t ht Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

*Bhanu Kumar Patil*  
Signature with date












 ft nd si t ht Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

*Madhav Madhulal*  
Signature with date












**EXECUTANT SHEET**

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
P sig th						
	<i>Ram Babu Ray</i>					

*Ram Babu Ray*  
Signature with date

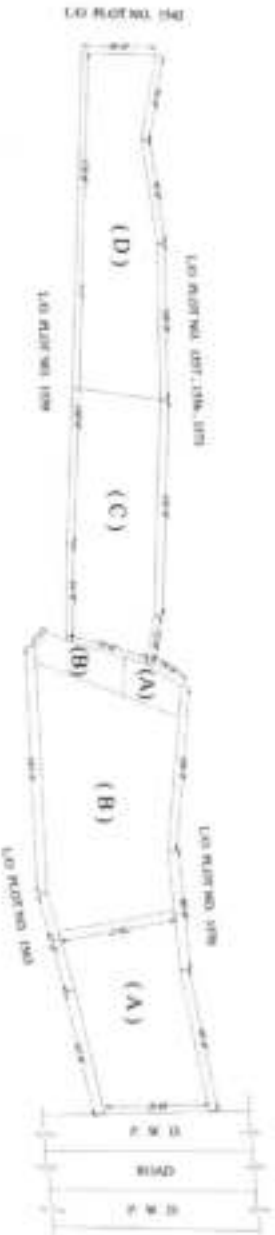
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
P sig th						
	<i>Sanjay K. Saini</i>					

*Sanjay K. Saini*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
P sig th						
	<i>George D'Souza</i>					

*George D'Souza*  
Signature with date

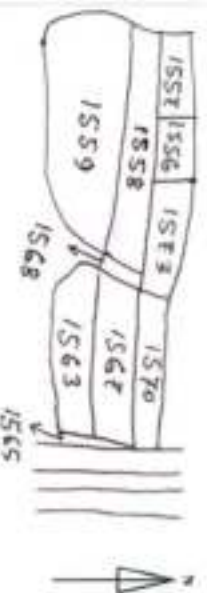
SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.



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

**PURCHASERS**

- \* MAA POORNAGIRI ESTATES\* OF NETAR PALL, P. O. KADANTALA, P. S. MATIGARA, DIST DARJEELING, REPRESENTED BY :- 1. SRI SAIGAR DHAMELA, S/O SRI SURESH KUMAR DHAMELA, OF 57 ASHOK COLONY, P. O. & P. S. PHILBHIT, DIST PILIBHIT (UTTAR PRADESH)
- 2. SRI SUNIL KUMAR DHAMELA, S/O SRI SATISH DHAMELA, 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 MALLGAON, P. O. MALLGAON, P. S. JHALUKBARI, GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
- 4. SRI ASHOK KINTANI, S/O LATE KISHANDAS, OF HOUSE NO. - 17, WARD NO. - 5, GREENPARK COLONY, MALLGAON, P. O. & P. S. GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
- 5. SRI BASANT KUMAR PATNI, S/O LATE PHOOL, CHAND JAIN, OF FLUA 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 RAMBARU RAY, S/O DASHARATH RAY, OF ZEROMILE, GILABAGH, P. O. & P. S. SADAR, DIST PURNEA (BIHAR)
- 8. SRI PARAN SAKIA, S/O SRI DHARMA SAKIA, OF 71 TITINA, BINOVANAGAR, P. O. BINOVA NAGAR, P. S. FATASIL, AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM)



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

**SCHEDULE OF LAND (B)**

KH. NO.	2307 (L. R.)	2/19 (R. S.)
PLOT NO.	1567 (L. R.)	904 (R. S.) = 26 DECIMAL
	1568 (L. R.)	904 (R. S.) = 02 DECIMAL
AREA	28 DECIMAL	
P. S.	MATIGARA	
DIST	DARJEELING.	
STATE	WEST BENGAL.	

Signature of Vendor

*(Signature)*  
 Reel No. - 17/907009  
 R.S.U. Govt. 1/1/2  
 Dist. Darjeeling



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

**Endorsement For Deed Number : I - 01906 of 2013**  
**(Serial No. 01450 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.-41,74,828/-

Certified that the required stamp duty of this document is Rs.- 250489 /- 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 19.43 hrs on :19/02/2013, at the Private residence by George D'souza Alias George A D'souza,Executant.

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

Execution is admitted on 19/02/2013 by

1. George D'souza Alias George A D'souza, son of Late Alex D'souza , 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. 45914.00/-, on 04/03/2013

( Under Article : A(1) = 45914/- 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 - 01906 of 2013**  
**(Serial No. 01450 of 2013)**

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1. Rs. 200000/- is paid , by the draft number 146004, Draft Date 13/02/2013, Bank : State Bank of India, Pandu Port(guwahati), received on 04/03/2013
2. Rs. 490/- is paid , by the draft number 072174, Draft Date 19/02/2013, Bank : State Bank of India, Matigarahat, received on 04/03/2013
3. Rs. 45000/- is paid , by the draft number 052717, Draft Date 15/02/2013, Bank : State Bank of India, Maligaon, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 6752 to 6776  
being No 01906 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

