

2-9675/13

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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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R
REVENUE OFFICER
B. L. & L. ROAD
Maliga, Bank

CERTIFIED THAT THE DOCUMENT SUBMITTED TO
 REGISTRATION, THE SIGNATURE SHEET AND
 THE ENDORSEMENT SHEET ATTACHED TO THE
 DOCUMENT ARE THE PARTS OF THIS DOCUMENT
 ADDL. DIST. SUB-REGISTRAR
 BIRBOGRA, DIST. BIRBOGRA

Kirtan Chhoti

Neeta Chhoti

11 APR 2013

DEED OF SALE

0002

Sl. No. 698 Date 09/4/13

Sold to Maa Pooanagiri Estates
of Netajipaly
Shirmaadi

Rs. 5000 (Rupees) Five Thousand

Shwsh:

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

STEE18 A



Add. Dist. Sub-Registrar
11 Bagdogra Darjeeling

97 APR 2013

Mri Bahadur Roy,
Sfo Lali Subhdhan Roy
Kalanjali,
P.O. Sushuli Nagar,
P.S. Matigara,
Distt. Darjeeling

Kishan Chhetri

Neeta Chhetri

THIS DEED OF SALE IS MADE ON THIS THE...~~11th~~...DAY OF
APRIL 2013

SCHEDULE OF LAND

MARKET VALUE : Rs. 33,08,110/-
SET FORTH VALUE: : Rs.9,00,000/-
AREA OF LAND : 26 Decimal

MOUZA : BARAMOHAN SINGH
PLOT NO. : R.S.757, L.R. 1559
KHATIAN NO. : R.S. 2/16, L.R. 8580, 8581
J.L. NO. : 71
P.S : MATIGARA
PARAGANA : PATHARGHATA
DIST. : DARJEELING

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

BETWEEN

Kulār Chhetri
Neeta Chhetri

"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,

Kirtan Chhetri
Neeta Chhetri

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

1) **KIRTAN CHHETRI**, S/O Sri Kul Bahadur Chhetri and 2) **SMT. NEETA CHHETRI**, W/O Sri Kirtan Chhetri, both are Hindu by faith, Service/Housewife by occupation, resident of C/o Sunshine School, Birpara, P.O. & P.S- Birpara, Dist- Jalpaiguri, West Bengal, India- hereinafter called the **VENDORS** (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators legal representatives and assigns) **OF THE SECOND PART.**

Kirtan Chhetri
Neeta Chhetri

WHEREAS the aforesaid vendor had purchased total land measuring 26 Decimal of land recorded in R.S. Khatian No. 2/16, R.S. Plot No. 757, J.L. No. 71, Mouza – Baramohan Singha, under P.S. Matigara, Dist. Darjeeling, form Sri Mahendra Singha, S/O Late Sarba Singha, vide virtue of a sale deed being No. 02683 for the year 2011 Registered in Book No- I, CD, Volume No- 7, Page From 391 to 3933, Registered at A.D.S.R. Siliguri II at Bagdogra.

AND

WHEREAS the present Vendors after the purchase of the aforesaid Land measuring 26 Decimal more particularly described in the schedule below had mutated their name in the present settlement record and separate Khatian were opened in their name being Khatian No. 8580 in the name of Kirtan Chhetri (0.13 Acres), 8581 in the name of Neeta Chhetri (0.13 Acres), Plot No. 1559 (Area measuring 26 Decimal) situated at Mouza- Baramohan Singh, J.L No. 71, under P.S. Matigara, Dist- Darjeeling.

AND

WHEREAS the vendors 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 vendors being in need of money have been searching for an intending purchaser/s of the total land measuring **26 Decimal**

Kilān Chhetri
Neeta Chhetri

which is specifically mentioned in the schedule below for a valuable consideration of **Rs 9,00,000/- (Nine Lakhs) only**.

AND

WHEREAS the purchaser 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 vendors, the purchaser has approached the vendors to transfer the below schedule land in its favour and also agreed to pay a sum of **Rs 9,00,000/- (Nine 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 Vendors agreed to transfer the below schedule land to and in favour of Purchaser in a total consideration of a sum of **Rs.9,00,000/- (Nine 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.9,00,000/- (Nine Lakhs) only** today paid by the purchaser to the vendor by two cheques 1. in favour of vendor No. 1, . Rs. 3,50,000/- by Cheque No- 016401, Dated- 11/4/2013 of Axix Bank Ltd. Hill Card Road, Siliguri, 2. in favour of vendor No. 2, . Rs. 3,50,000/- by Cheque No- 016402, Dated- 11/4/2013 of Axix Bank Ltd. Hill Card

Kulār Chhetri
Neeta Chhetri

Hill Card Road, Siliguri, 2. in favour of vendor No. 2, . Rs. 3,50,000/- by Cheque No- 016402, Dated- 11/4/2013 of Axis Bank Ltd. Hill Card Road, Siliguri, remaining amount is paid by cash (the receipt whereof the vendors does acknowledge and grant full discharge to the purchaser from the payment thereof), the vendors do 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 vendors does hereby declare that they have 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 vendors 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 vendors do 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 vendors and the purchaser is deprived of ownership or of possession of the land hereby sold of any part thereof in future, the vendors shall be liable to return to the purchaser the full or proportionate part of the said price money as the

Kuldev Chhetri
Neeta Chhetri

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 vendors do hereby further declare that the vendors 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 Bastu land, measuring **26 Decimal** recorded in **R.S. Khatian No. 2/16**, corresponding to **L.R. Khatian no. 8580 (area measuring 0.13 Acres)**, **8581 (area measuring 0.13 Acres)**, **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.

The said land is butted and bounded as follows:

By the North :	Land of Purchaser
By the South :	Land of Suman Housing Pvt. Ltd.
By the East :	Land of Purchaser
By the West :	Land of 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 vendors do hereunto set and subscribe their hand on this deed on the day, month year first above written.

WITNESSES:

1. Nri Bahadur Roy
S/O Late Sukh Dhan Roy
Kalamjati,
P.O. Sushrute Nagar,
P.S. Matigara,
Dist. Darjeeling

Kirtan Chhetri
Neeta Chhetri

VENDORS

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

2. Rajkumar Thapa
S/O Lt. Moti Bahadur Thapa
Matigara Bazar
P.O + P.S. Matigara
Dist - Darjeeling
Pin - 734010













Shouvik Das

Advocate, Siliguri.

Enroll. No- WB- 351/98












EXECUTANT SHEET

S *Sajay Dhameja*

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












Sajay Dhameja *Sajay Dhameja*
Signature with date

Sunil

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












Sunil Kumar Dhameja *Sunil Kumar Dhameja*
Signature with date

Jayashree

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

Jayashree Das
Signature with date

EXECUTANT SHEET

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

Ashok Kunte










Ashok Kunte

Ashok Kunte
Signature with date

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

Braant Kar Patil












Braant Kar Patil
Signature with date

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					
					

Madasa G. Mardhyani

Madasa G. Mardhyani
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>Sanjay Kumar</i>	Left Hand					
	Right Hand					

Sanjay Kumar
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
PHOTO Full signature of the person  <i>Kirtan Chhetri</i>	Left Hand					
	Right Hand					


Kirtan Chhetri
Signature with date

EXECUTANTS SHEET

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



Neeta Chhetri
Signature with date

PHOTO Full signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Left Hand				
Right Hand						

Signature with date

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



- VENDORS**
1. SRI KIRTAN CHHETRI
S/O SRI KUL BAHADUR CHHETRI
 2. SMT NEETA CHHETRI
W/O SRI KIRTAN CHHETRI
OF SUNSHINE SCHOOL, BIRPARA,
P. O. & P. S. BIRPARA,
DIST JALPAIGURI.

MOUZAMAAP

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 GOULTAM DAS, OF NEAR MASJID, WEST MALLIGAON, P. O. MALLIGAON, 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, MALLIGAON, P. O. & P. S. GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
5. SRI HASANT 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 MADANLAL MANDHYANI, S/O LATE TEGMAL MANDHYANI, OF 1 KANAKDHARA APARTMENT, OPPOSITE A. N. COLLEGE, BORING ROAD, PATNA - 13, P. O. PATILPUTRA, P. S. SRI KESHINAPURI, DIST PATNA, 7. SRI RAMBABU RAY, S/O DASIRATH RAY, OF ZEROMILE, GULABHAGH, P. O. & P. S. SAJDAR, DIST PURNEA (BIHAR)
8. SRI PARAN SAKIA, S/O SRI DHARMA SAKIA, OF TILUTINA, BINOVANAGAR, P. O. BINOVA NAGAR, P. S. FATASIL AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM).



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

SCHEDULE OF LAND

KH. NO.	8580, 8581 (L. R.) 2/16(R. S.)
PLOT NO.	1559 (L. R.) 757 (R. S.)
AREA	26 DECIMAL
P. S.	MATIGARA
DIST	DARJEELING.
STATE	WEST BENGAL.

Kirtan Chhetri
Neeta Chhetri

Signature of Vendors

DR. S. S. BANERJEE
Rd. U. Cat. 11-2
907009
Dist. Dacteur'g

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BAGDOGRA, District- Darjeeling
Signature / LTI Sheet of Serial No. 03675 / 2013, Deed No. (Book - I , 03409/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kirtan Chhetri C/o Sunshine School, Birpara, Thana:-Birpara, P.O. :-Birpara ,District:-Jalpaiguri, WEST BENGAL, India,	 11/04/2013	 LTI 11/04/2013	Kirtan Chhetri 11/4/13

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kirtan Chhetri Address -C/o Sunshine School, Birpara, Thana:-Birpara, P.O. :-Birpara ,District:-Jalpaiguri, WEST BENGAL, India,	Self	 11/04/2013	 LTI 11/04/2013	Kirtan Chhetri
2	Neeta Chhetri Address -C/o Sunshine School, Birpara, Thana:-Birpara, P.O. :-Birpara ,District:-Jalpaiguri, WEST BENGAL, India,	Self	 11/04/2013	 LTI 11/04/2013	Neeta Chhetri

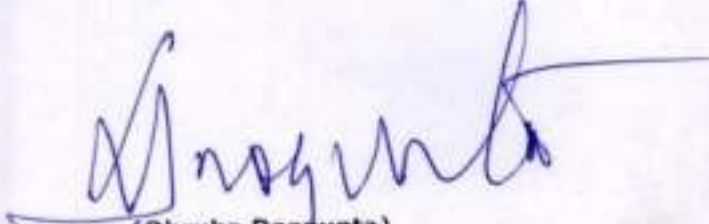
Name of Identifier of above Person(s)

Nir Bahadur Roy
Kalamjote, Thana:-Matigara, P.O. :-Sushrutnagar
,District:-Darjeeling, WEST BENGAL, India,



Signature of Identifier with Date

Nir Bahadur Roy
11/4/13


(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA



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

Endorsement For Deed Number : I - 03409 of 2013
(Serial No. 03675 of 2013 and Query No. L000007297 of 2013)

On 11/04/2013

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. 36388.00/-, on 11/04/2013

(Under Article : A(1) = 36388/- on 11/04/2013)

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.-33,08,110/-

Certified that the required stamp duty of this document is Rs.- 198487 /- and the Stamp duty paid as: impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 193490/- is paid , by the draft number 651029, Draft Date 09/04/2013, Bank : State Bank of India, NORTH BENGAL UNIV CMPUS, received on 11/04/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

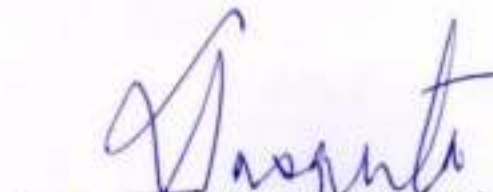
Presented for registration at 13.42 hrs on :11/04/2013, at the Office of the A.D.S.R. BAGDOGRA by Kirtan Chhetri , one of the Executants.

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

Execution is admitted on 11/04/2013 by

1. Kirtan Chhetri, son of Sri Kul Bahadur Chhetri , C/o Sunshine School, Birpara, Thana:-Birpara, P.O. :-Birpara ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
2. Neeta Chhetri, wife of Sri Kirtan Chhetri , C/o Sunshine School, Birpara, Thana:-Birpara, P.O. :-Birpara ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Nir Bahadur Roy, son of Late Sukhdhan Roy, Kalamjote, Thana:-Matigara, P.O. :-Sushrutanagar ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.


(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 1 of 2

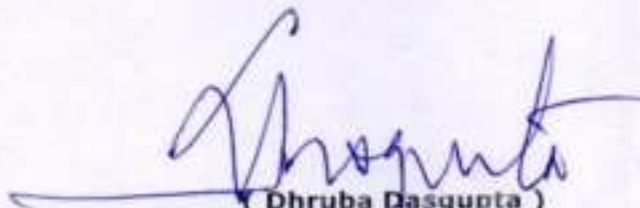


Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 03409 of 2013
(Serial No. 03675 of 2013 and Query No. L000007297 of 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 7
Page from 1282 to 1300
being No 03409 for the year 2013.

Tsering Doma Bhutia



(Tsering Doma Bhutia) 22-May-2013
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal

