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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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B
REVENUE OFFICE
B. L. & L. O. O. O.
Maidan, Darjeeling

CERTIFIED THAT THE DOCUMENT ADMITTED TO
 REGISTRATION, THE SIGNATURE SHEET &
 THE ENDORSEMENT SHEET ATTACHED TO THE
 DOCUMENT ARE THE PARTS OF THIS DOCUMENT

[Signature]
 ADDL. BIST. SUB-REGISTRAR
 SILIGURDI, AT BAGBOGRA, DIST. DARJEELING

17 APR 2013

Gopa Datta

A

DEED OF SALE

0007

Sl. No. 697

09/04/13



Sold to Maa Pournagiri Estates

of Metajipally
Shirmandir

Rs. smk (Rupees) Five Thousand

Dibendu Ghosh

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

118218 A



Advt. No. Sub-Bagdogra
Sl. No. Bagdogra, Darjeeling

97 APR 2013

Ashmi Kumar Datta
S/O Late Prabhakar Ch. Datta
Upper Bagdogra
P.O. Bagdogra
P.S. Bagdogra
Dist - Darjeeling
W.B.

Gopa Dutta

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

SCHEDULE OF LAND

MARKET VALUE : Rs. 41,98,755/-
SET FORTH VALUE: : Rs. 15,00,000/-
AREA OF LAND : 33 Decimal

MOUZA : BARAMOHAN SINGH
PLOT NO. : R.S.757, L.R. 1559
KHATIAN NO. : R.S. 2/16, L.R. 1424
J.L. NO. : 71
P.S : MATIGARA
PARAGANA : PATHARGHATA
DIST. : DARJEELING

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

BETWEEN

Gopa Dutta

"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,

Gopa Datta

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

SMT. GOPA DATTA, W/O Sri Ashim Datta, Hindu by faith, housewife by occupation, resident of Upper Bagdogra, 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 her heirs, executors, successors, administrators legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS the aforesaid vendor had purchased total land measuring 0.33 Acres 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,

Gopa Dutta

vide virtue of a sale deed being No. 3075 for the year 1997 registered at A.D.S.R. Siliguri.

AND

WHEREAS the present Vendor after the purchase of the aforesaid Land measuring 0.33 Acres more particularly described in the schedule below had mutated her name in the present settlement record and a separate Khatian was opened in her name being Khatian No.1424, Plot No. 1559 (Area measuring 0.33 Acres) 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.

AND

WHEREAS the vendor being in need of money have been searching for an intending purchaser/s of the total land measuring **0.33 Acres** which is specifically mentioned in the schedule below for a valuable consideration of **Rs 15,00,000/- (Fifteen 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 vendor, the purchaser has approached the vendor to transfer the below schedule land in its favour

Gopa Datta

and also agreed to pay a sum of **Rs 15,00,000/- (Fifteen 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 15,00,000/- (Fifteen 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 15,00,000/- (Fifteen Lakhs) only** today paid by the purchaser to the vendor by cash (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 she 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

Gopabhatra

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 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.

8/12
The vendor does 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 Bastu land, measuring **0.33 Acres** recorded in **R.S. Khatian No. 2/16, corresponding to L.R. Khatian no.1424, 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 Silliguri, 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 Anil Chhetri and Keshab Chhetri
 By the West : Land of Purchaser

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. Ashim Kumar Dutta,
 S/o Lali Prakash Ch. Dutta
 Upper Bagdassa.
 P.O. Bagdassa.
 P.S. Bagdassa.
 Dist. Darjiling.
 W. M.

Gopa Dutta

VENDOR

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













 Shouvik Das

Advocate, Siliguri.

Enroll. No- WB- 351/98












2. Kailas N. Ch. Saha,
 Medical More -
 P.O. Sushruta Nagar -
 P.S. Medinigara.
 Dist. Darjiling.

EXECUTANT SHEET

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












S
Sejer Dhameja

Sejer Dhameja
Signature with date

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

Sunil
Sunil Kumar Dhameja

Sunil Kumar Dhameja
Signature with date

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

Jayashree
Jayashree Das


Jayashree Das
Signature with date

EXECUTANT SHEET

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ashok Kintu</i>					
					












Ashok Kintu

Ashok Kintu
Signature with date

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Bant Kar Patra</i>					
					

Bant Kar Patra

Bant Kar Patra
Signature with date

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Madan Lal Mahapatra</i>					
					

Madan Lal Mahapatra

Madan Lal Mahapatra
Signature with date

EXECUTANT SHEET

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E sij th						
	<i>Ram Babu Ray</i>					

Ram Babu Ray
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	<i>Sanjivoti Sarkis</i>					

Sanjivoti Sarkis
Signature with date

VENDOR

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	<i>Gopa Dutta</i>					

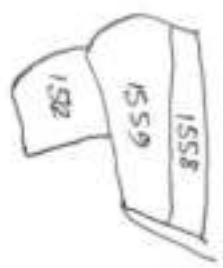
Gopa Dutta
Signature with date

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



VENDOR
SMT GOPA DATTA
W/O SRI ASHIM DATTA
OF UPPER BAGDOGRA,
P. O. & P. S. BAGDOGRA,
DIST DARJEELING.

MOLIZA MAP



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

PURCHASERS

- * MAHA POORNAGIRI ESTATES* OF NETAJI PALL, P. O. KADANTALA, 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. PHULBHIT, DIST PHULBHIT, (UTTAR PRADESH),
- 2. SRI SUNIL KUMAR DHAMEJA, S/O SRI SATISH DHAMEJA, OF 57 ASHOK COLONY, P. O. & P. S. PHULBHIT, DIST PHULBHIT (UTTAR PRADESH),
- 3. SMT JAYASHREE DAS, W/O SRI GOVTAM DAS, OF NEAR MASJID, WEST MALIGAON, P. O. MALIGAON, P. S. JHALIKHARI, GUWAHATI - II, DIST KAMRUP METRO (ASSAM),
- 4. SRI ASHOK KIMTANI, 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 BHASANT 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 MANDHYANI, OF 3 KANAKDHARA APARTMENT, OPPOSITE A. N. COLLEGE, BOKING ROAD, PATNA - 13, P. O. PATLIPUTRA, P. S. SHRI KRISHNAPURI, DIST PATNA,
- 7. SRI RAMBARU RAY, S/O DASARATH RAY, OF ZEROMBLE, GULABAGH, P. O. & P. S. SADAR, DIST PURNIA (BIHAR),
- 8. SRI PARAN SARKIA, S/O SRI DHARMA SARKIA, OF 7 LUTINA, BINOVANAGAR, P. O. BINOVANAGAR, P. S. FATASIL AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM)

SCHEDULE OF LAND

KH. NO.	1424 (L. R.)	2/16 (R. S.)
PLOT NO.	1559 (L. R.)	757 (R. S.)
AREA	33 DECIMAL	
P. S.	MATIGARA	
DIST	DARJEELING.	
STATE	WEST BENGAL.	

Gopa Datta

Signature of Vendor

PR - 13
 Ref No - 2013/907009
 Dt. 11.11.2013
 Dist. Darjeeling

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. 03680 / 2013, Deed No. (Book - I , 03410/2013)

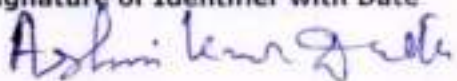
I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gopa Datta Upper Bagdogra, , , Thana:-Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India,	 11/04/2013	 LTI 11/04/2013	


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gopa Datta Address -Upper Bagdogra, , , Thana:-Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India,	Self	 11/04/2013	 LTI 11/04/2013	

Name of Identifier of above Person(s)
 Ashim Kumar Datta
 Upper Bagdogra, , , Thana:-Bagdogra, P.O.
 :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date





 (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 - 03410 of 2013
(Serial No. 03680 of 2013 and Query No. L000007299 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. 46178.00/-, on 11/04/2013

(Under Article : A(1) = 46178/- 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.-41,98,755/-

Certified that the required stamp duty of this document is Rs.- 251926 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 246930/- is paid , by the draft number 651028, 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 14.09 hrs on :11/04/2013, at the Office of the A.D.S.R. BAGDOGRA by Gopa Datta ,Executant.

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

Execution is admitted on 11/04/2013 by

1. Gopa Datta, wife of Sri Ashim Datta , Upper Bagdogra, , Thana:-Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Ashim Kumar Datta, son of Late Prahallad Ch Datta, Upper Bagdogra, , Thana -Bagdogra, P.O. :-Bagdogra ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1301 to 1316
being No 03410 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

