

5974/2014

Q. 9051



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 619018

V.C. No. 0820/14

Handwritten signature and date:
 25/10/14
 8:02 pm

ACCEPTED THAT THE INSTRUMENT
 SUBMITTED TO REGISTRATION, THE
 SIGNATURE SHEET AND THE
 ENDORSEMENT SHEET ATTACHED
 TO THIS DOCUMENT ARE THE PARTS
 OF THIS DOCUMENT

Signature
 ANDERSON'S REGISTRATION
 OFFICE, 10, RAJABAZAR, CALCUTTA

31 OCT 2014

Handwritten signature:
 Sadhan Bhowmik
 Registrar

DEED OF SALE

Q-13050

Dr. No. 4312 Date 25/6/14
Sold to Sagar Nath's & others
of Phelishit
U.P.
Rs 100/- (Rupees) One hundred only

Sadhan Bhowmick



941

Sadhan Bhowmick

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

942



Sugrath



Riprab Dutta
80-Late-Bhuggulal Dutta
Tumbujale Maligam.
PO+PS. Maligam.
Dist. Darjeeling.

Signature:
Addl. Dist. Sub-Registrar
Sl. II in Bagdogra, Dt. Darjeeling

25 JUN 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 619017

Sadhan Bhowmik
Sujit Ghosh

DEED OF SALE

Sl No. 4313 Date 25/6/14
Sent to Sagar Sharma & others
of Philibhit
U.P.
Rs. 1000/- (Rupees) One thousand only

By:

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



By: [Signature]
A.D.S.R. Bagdogra

25 JUN 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 619016

Sadhan Palomiele
Sughrishok

DEED OF SALE

Sl. No. 4314 Date 25/6/14
Sent to Sagar Sharma & others
of Philibhit
U.P.
Rs. 1000/- (Rupees) One thousand only

Signature:

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



Adtl. Dist. Sub Registrar
Sgt. Bar Bagdogra, Dist. Bagdogra

25 JUN 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 619015

Sachin Chomik
Sujishash

DEED OF SALE

Sl. No. ^{Sl. No.:} 2315 Date 25/6/14
Sold to Sagar Sharma & others
of Phillibhit
U. P.
Rs. 1000/- (Rupees) One thousand only

^{Sl. No.:}
Dibyendu Ghosh
Stamp Vender
A.D.S.R. Bagdogra
L.No. 544 / R.M



Advt. Dist. Secy. Bagdogra
Sig. II at Bagdogra, Dt. Darjeeling

25 JUN 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 619019

Sadhar Bahamiti
Sujit Ghosh

DEED OF SALE

Sl. No. ⁸⁴³¹⁶ 4316 Date 25/6/14
Sold to Sagar Shameja & others
of Phelbhit
U. P.
Rs. 1000/- (Rupees) One thousand only

1000/- x 05 = 5000/- Ghosh:

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



Adtl. Dist. Sub-Registrar
Slg. II at Bagdogra, Darjeeling

25 JUN 2014.

Sadhan Babumiah
Sujhaghoo

THIS DEED OF SALE IS MADE ON THIS THE 25th DAY OF
JUNE 2014

SCHEDULE OF LAND

MARKET VALUE : Rs. 41,98,766/-
SET FORTH VALUE : Rs. 41,00,000/-
AREA OF LAND : 33 Decimal or 20 Kathas

MOUZA : BARAMOHAN SINGH
PLOT NO. : R.S. 757, L.R. 1559
Khatian No. : R.S. 35/3, L.R. 1021,
J.L. NO. : 71

P.S : MATIGARA
PARAGANA : PATHARGHATA
DIST. : DARJEELING

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

BETWEEN

Sadhan Pourni
Srijal Ghosh

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, 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)

PAN

Sadhan Bhowmick
Sujit Ghosh

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- ANCP57944J**)

- Hereinafter called the **PURCHASERS** (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 FIRST PART.**

AND

1. **SRI SADHAN BHOWMICK**, S/O Sri Kanailal Bhawmick, 2. **SRI SUJIT GHOSH**, S/O Sri Sukesh Kumar Ghosh, both Hindu by religion, Business and service by occupation respectively resident of Sl. No- 1. College Para, Shivmandir, P.O. - Kadamtala, P.S- Matigara, Dist- Darjeeling and Sl. No- 2. resident of Hakimpara, Siliguri, P.O. & P.S- Siliguri, Dist- Darjeeling, West Bengal- 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. 1 (pan NO. - AGYPB 0821C)

2. (pan NO. - ACUPG 8291R)

WHEREAS the aforesaid vendors had purchased total land measuring 0.33 Acres or 20 Kathas of land from Sri Manik Lal Singha, S/O Late Kusal Singha vide Deed No I- 2981 for the year 2006, which was recorded in Khatian No. R.S. 35/3, L.R. 1021, R.S. Plot Nos. R.S. 753,

Sadhan Bahomiele
Singh

754, 636 & 631, L.R. 1559, J.L. No. 71, Mouza – Baramohan Singh,
under P.S. Matigara, Dist. Darjeeling.

AND

WHEREAS aforesaid Manik Lal Singha had purchased the land measuring 0.33 Acres or 20 Kathas as fully described in the schedule below by virtue of a Deed of Sale registered before the Sub- Registrar, Siliguri on 09/03/1990, recorded in Book No- 1, vide being no 1983 for the year 1990 and a deed of rectification registered before the Sub- Registrar Siliguri on 13/12/1995, recorded in Book No- 1, Volume no- 92, Pages nos- 27 to 32 Vide being No 554 for the year 1995 respectively and was having permanent habitable and transferable right, title and interest over the said land and his name was duly mutated in the record of rights and a separate Khatian was opened in his name.

AND

WHEREAS the present Vendors after the purchase of the aforesaid Land measuring 0.33 Acres or 20 Kathas more particularly described in the schedule below are in actual and khas possession over the said land from the date of purchase recorded in Khatian No. L.R. 1021, Plot No. L.R. 1559 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 0.33 Acres or 20 Kathas which is specifically mentioned in the schedule below for a valuable consideration of **Rs 41,00,000/- (Forty One Lakhs) only**.

AND

WHEREAS the purchasers 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 purchasers has approached the vendor to transfer the below schedule land in its favour and also agreed to pay a sum of **Rs 41,00,000/- (Forty One Lakhs) only** finding the said amount reasonable in the present market value.

AND

WHEREAS in pursuance of aforesaid approach and / or offer by the purchasers and also its satisfaction regarding the consideration amount, the Vendors agreed to transfer the below schedule land to and in favour of purchasers for a total consideration of a sum of **Rs 41,00,000/- (Forty One 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 41,00,000/- (Forty One Lakhs) only** today paid by the purchasers to the vendors paid by cash (the receipt whereof the vendors do

Sadhan Bhattacharya
Sudhakar

acknowledge and grant full discharge to the purchasers from the payment thereof), the vendors do hereby grant, convey, sell, assign and transfer unto the purchasers the said land described in the schedule below and makes over possession thereof the purchasers 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 vendors or any persons claiming under their subject to the payment of rent etc. payable to the Govt. of West Bengal.

The vendors do 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 purchasers.

The vendors do hereby covenant with the purchasers 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 purchasers 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 purchasers 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

Sadhan Pshomick
Sujitha

purchasers for any other loss or injury which the purchasers may suffer or sustain resulting there from.

The vendors do hereby further declare that the vendors at the request and costs of the purchasers do execute all such act, deed or things if the purchasers 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 **0.33 acres or 20 Kathas** recorded in **R.S. Khatian No. 35/3, corresponding to L.R. Khatian L.R. 1021, 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 Habul Ghosh. /
- By the East : Land of purchasers. /
- By the West : Land of Sonali Singha & others. /

The site plan and finger print sheet annexed along with this deed is the part of this deed.

IN WITNESS WHEREOF the vendors do hereunto set and subscribe his hand on this deed on the day, month year first above written.

WITNESSES:

1. Biplob Datta.

S/O. Late. Bhagyalal Datta.

Tumba Sate Matiganj

PO+PS. Matiganj

Dist. Durgaching.

1. Sadhan Bhowmick

2. Sujoy Ghosh

VENDORS

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



Shouvik Das

Advocate, Siliguri.

Enroll. No- WB- 351/98

2. Rajesh Saha







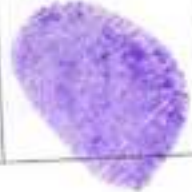




S/O - Binu Saha

vill - Robintra Sarani












Dist - Durgaching

EXECUTANTS SHEET

Sachin Bhowmick












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

Sachin Bhowmick
Signature with date

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

Sachin Bhowmick
Signature with date

EXECUTANT SHEET

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


Sejer Dhange

Sejer Dhange
Signature with date

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

Sunil Kumar Dhameya












Sunil Kumar Dhameya
Signature with date

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

Jay

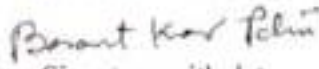
Jayashree Das
Signature with date


EXECUTANT SHEET

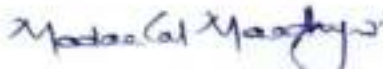
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Ashok Kumbhar Left hand	Left hand					
	Right hand					


 Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Bhanu Kar Left hand	Left hand					
	Right hand					


 Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Madhul Madhwar Left hand	Left hand					
	Right hand					


 Signature with date


EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rambabu Ray</i>	Left Hand					
	Right Hand					

Rambabu Ray
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Paranjyoti Saini</i>	Left Hand					
	Right Hand					

Paranjyoti Saini
Signature with date

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

Signature with date

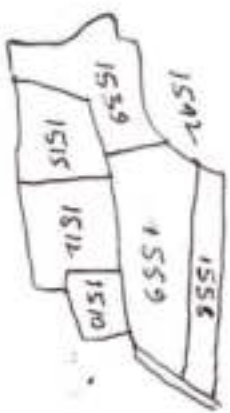
SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

PURCHASERS

- * MAA POORNAGIRI ESTATES* OF NETAJI PAULI, 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 PHILBHIT (UTTAR PRADESH)
- 2. SRI SONU KUMAR DHAMELA, S/O SRI SATISH DHAMELA, OF 57 ASHOK COLONY, P O & P S, PHILBHIT, DIST PHILBHIT (UTTAR PRADESH)
- 3. SMT JAYASHREE DAS, W/O SRI GOUTAM DAS, OF NEAR MASJID, WEST MALLIGAN, P O MALLIGAN, P S JHALUKBARI, GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
- 4. SRI ASHOK KIMTANI, S/O LATE KISHANDAS, OF HOUSE NO - 17, WARD NO - 5, GREENPARK COLONY, MALLIGAN, P O & P S, GUWAHATI - II, DIST KAMRUP METRO (ASSAM)
- 5. SRI BASANT KUMAR PATNI, S/O LATE PHOOL CHAND JAIN, OF PUDA APARTMENT - 5, C. GOWAMI ROAD, PANBAZAR, P O & P S, PANBAZAR, DIST KAMRUP METRO (ASSAM)
- 6. SRI MADANLAL MANDIRYANI, S/O LATE TEJMAL MANDIRYANI, OF 3 KANAKDHARA APARTMENT, OPPOSITE A N COLLEGE, BORGING ROAD, PATNA - 13, P O PATLIPUTRA, P S SHRI KRISHNAPUR, DIST PATNA.
- 7. SRI RAMBABU RAY, S/O DASHARATHI RAY, OF ZEROME E. GULABRAGH, P O & P S, SAIDAR, DIST PURNIA (BIHAR)
- 8. SRI PARAN SAIRIA, S/O SRI DHARMA SAIRIA, OF TLETTIMA, BINOVANAGAR, P O BINOVANAGAR, P S FATYSHI AMBARI GUWAHATI - 18, DIST KAMRUP METRO (ASSAM)

VENDORS

- 1. SRI SABHAN BHOWMICK, S/O SRI KANATLAL BHOWMICK, OF COLLEGE PARA, P O KADAMTALA, P S MATIGARA, DIST DARJEELING.
- 2. SRI SUJIT GHOSH, S/O SURESH KUMAR GHOSH, OF HAKIM PARA, P O & P S, SERKAIRI, DIST DARJEELING.



Particulars: Govt. Survey Map of Malabar
BARABARAN SINGH, J.L. No. 71,
SCALE: 1/4" = 1 MILE
& Land Area
33 DECIMAL OR 20 KATHA

SCHEDULE OF LAND

KH. NO.	1021 (L. R.) 35/3 (R. S.)
PLOT NO.	1559 (L. R.) 757 (R. S.)
AREA	33 DECIMAL OR 20 KATHA
P. S.	MATIGARA
DIST	DARJEELING.
STATE	WEST BENGAL.

Sadhan Bhowmik

Sujit Ghosh

Signature of Vendors

DR. P. N. SINGH
P. N. SINGH
Dist. Darjeeling



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

Endorsement For Deed Number : I - 09051 of 2014
(Serial No. 05974 of 2014 and Query No. 0403L000013050 of 2014)

On 25/06/2014

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

Presented for registration at 20.02 hrs on :25/06/2014, at the Private residence by Sadhan Bhowmick, one of the Executants.

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

Execution is admitted on 25/06/2014 by

1. Sadhan Bhowmick, son of Sri Kanailal Bhowmick, College Para, Shivmandir, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Sujit Ghosh, son of Sri Sukesh Kumar Ghosh, Hakimpara, Siliguri, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession : Service

Identified By Biplab Dutta, son of Late Bhagya Lal Dutta, Tumba Jote, Matigara, Thana:-Matigara, P.O. :-Matigara, District:-Darjeeling, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

On 26/06/2014

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.-41,98,766/-

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

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

On 31/10/2014

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 31/10/2014

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra



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

Endorsement For Deed Number : I - 09051 of 2014
(Serial No. 05974 of 2014 and Query No. 0403L000013050 of 2014)

(Under Article : A(1) = 46178/- on 31/10/2014)

Deficit stamp duty

Deficit stamp duty Rs. 246930/- is paid , by the draft number 908906, Draft Date 30/09/2014, Bank : State Bank of India, NORTH BENGAL UNIV CMPUS, received on 31/10/2014

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra



ky

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 3978 to 4003
being No 09051 for the year 2014.



(Kaushik Ray) 13-November-2014
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal

