

2448/2012

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 244183

STAMPED THAT THE DOCUMENT HEREIN IS
A TRUE AND CORRECT COPY OF THE
ORIGINAL AND THE SIGNATURE OF THE
PERSONS WHOSE NAMES ARE MENTIONED IN THE
DOCUMENT ARE THE SIGNATURE OF THE PERSONS

NOTARY PUBLIC SUB-REGISTRAR
OFFICE-II, AT DARBHANGA, DIST. DARBHANGA

10 6 MAR 2012

Puran Kumar Chhetri
Sarvan Kumar Chhetri

DEED OF SALE (CONVEYANCE)

Signature

SL
P.L.

Puran Kumar Chhetri
Savarn Kumar Chhetri

Land measuring	: 6 Katha 2 Chhataks or 0.101 Acre.
Mouza	: BARAGHARIA,
J.L. No.	: 82
Touzi No.	: 91
Khatian No.	: 12/3 (R.S.), 733 & 993 (L.R.)
Plot No.	: 302 (R.S.), 402 (L.R.)
Police Station	: Matigara now Pradhan Nagar,
District	: Darjeeling,
Value	: Rs. 13,78,000/-

THIS INDENTURE IS MADE ON THIS THE 19th DAY OF
MARCH TWO THOUSAND TWELVE.

BETWEEN

1. SRI PURAN KUMAR CHHETRI,

2. SRI SARVAN KUMAR CHHETRI, both are sons of Late Tek Bahadur Chhetri, both are Hindu by religion, Indian by national, Business by occupation, residing at Agam Singh Nagar, Near Delhi Public School, Dagapur, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling in the state of West Bengal – hereinafter called the “VENDORS” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART.

A N D

SRI JAGDISH MULCHAND BAJAJ, son of Late Mulchand Bajaj, Hindu by religion, Indian by national, Business by occupation, residing at Flat No. 502, Raj Avenue, Sector 20, CBD Belapur, Navi Mumbai, Pin 400614 in the state of Maharashtra – hereinafter called the “PURCHASER” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART. P.O. CBD Belapur, P.S. CBD Belapur, Gaon, Dist. Thane, Navi Mumbai, Pin - 400614.

WHEREAS the Vendors Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri, both are sons of Late Tek Bahadur Chhetri are the absolute owner-in-possession of all that piece or parcel of land measuring 14 Katha 8 Chhataks or 0.2392 Acre appertaining to Plot No. 302 (R.S.), 402 (L.R.), recorded under Khatian No. 12/3 (R.S.), 733 & 993 (L.R.), situated within situated within Mouza – Baragharia, J.L. No. 82, Touzi No. 91, Pargana - Partharghata, within the jurisdiction of Police Station – Matigara, in the District of Darjeeling by virtue of a Deed of Sale, executed by Sri Bijoy Kumar Pradhan, son of Late D.N. Pradhan on 02-03-2007 and the same was finally registered on 18-05-2009 after depositing the deficit stamp duty in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, CD Volume No. 8 at Pages – 4719 to 4735, Being No. 2986 for the year 2009 and since then they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein and their

Puran Kumar Chhetri
Sarvan Kumar Chhetri

Puran Kumar Chhetri

names has duly been recorded in the Record-Of-Right with respect to their aforesaid land vide Mutation Case No. 339/IX/09 dated 22-07-2009 in the office of the B.L. & L.R.O. at Matigara and subsequently two separate Khatian has been finally published in their names being Khatian Nos. 733 & 993, Plot No. 402 of Mouza - Baragharia (Khatian No. 733 in the name of Sri Puran Kumar Chhetri and Khatian No. 993 in the name of Sri Sarvan Kumar Chhetri) and thereafter they converted their said land from "Itkhola" to "Bastu" vide Conversion case No. 67/XIII/10/11 dated 21-04-2010 and 68/XIII/10-11 dated 21-04-2010 in the office of the B.L. & L.R.O. at Matigara.

Puran Kumar Chhetri
Sarvan Kumar Chhetri

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and have also offered for sale their a part of land measuring 6 Katha 2 Chhataks or 0.101 Acre as fully described in the Schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors has agreed to purchase the said land measuring 6 Katha 2 Chhataks or 0.101 Acre fully described in the Schedule appended below and offered a price of the sum of Rs. 13,78,000/- (Rupees Thirteen lakhs seventy eight thousand) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 13,78,000/- (Rupees Thirteen lakhs seventy eight thousand) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 13,78,000/- (Rupees Thirteen lakhs seventy eight thousand) only, out of which Rs. 5,00,000/- (Rupees Five lakhs only) has paid by Draft vide Draft No. 006257 dated 24-02-2012 drawn upon The Karnataka Bank, Belapur, Navi Mumbai to Sri Sarvan Kumar Chhetri, Rs. 1,89,000/- (Rupees One lakh eighty nine thousand only) has paid by Cheque vide Cheque No. 292237 dated 15-03-2012 drawn upon The Karnataka Bank, Belapur, Navi Mumbai to Sri Sarvan Kumar Chhetri and Rs. 6,89,000/- (Rupees Six lakhs eighty nine thousand only) has paid by Cheque vide Cheque No. 292236 dated 15-03-2012 drawn upon The Karnataka Bank, Belapur, Navi Mumbai to Sri Puran Kumar Chhetri by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS does hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership

Puran Kumar Chhetri
Sarvan Kumar Chhetri

or of possession thereof the land hereby sold or 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 case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or 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 case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating its name in the office of the B.L. & L.R.O., Matigara and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

THE VENDORS does hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

Ramesh Kumar Chhetri.
Saurav Kumar Chhetri

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 6 Katha 2 Chhataks or 0.101 Acre (Classification of Land Bastu and proposed to be used Bastu) at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Matigara, included in Khatian No. 12/3 (R.S.), 733 & 993 (L.R.), included in part of Plot No. 312 (R.S.), 402 (L.R.), demarcated Plot No. 42 of land is hereby sold by the Vendors to the Purchaser hereof by these presents, situated within Pargana - Patharghata, Mouza - **BARAGHARIA**, J.L. No. 82, Police Station - Matigara now Pradhan Nagar, under Patharghata Panchayet Area, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri - II at Bagdogra and District Darjeeling, in the State of West Bengal.

The said demised land is butted and bounded as follows :-

North	:	By the 16 Feet Wide Road & Land & Building of Naveen Agarwal;
South	:	By the Land of Uttarayan, The New Township;
East	:	By the Land of Smt. Shyama Gupta & Demarcated Plot No. 43;
West	:	By the Land of Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri (Vendors).

Within the aforesaid boundary 6 Katha 2 Chhataks or 0.101 Acre of vacant land is hereby sold by the Vendors to the Purchaser hereof by these presents and the measurement of the demised land is as follows:

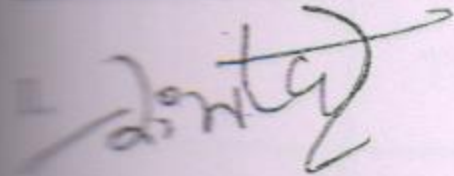
Northern Side	:	105 Feet,	Southern Side	:	105 Feet,
Eastern Side	:	42 Feet	Western Side	:	42 Feet.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

Puran Kumar Chhetri
Sarvan Kumar Chhetri

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :



ANAND MISHRA

Anand Mishra

SGM Nagar

Distt Faridabad

121001

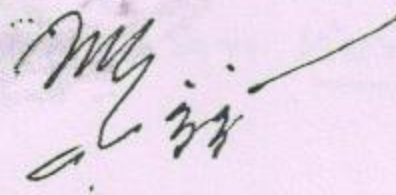
Puran Kumar Chhetri

Sarvan Kumar Chhetri

Sri Puran Kumar Chhetri

Sri Sarvan Kumar Chhetri

(SIGNATURE OF THE VENDORS)



Sri Jagdish Mulchand Bajaj

(SIGNATURE OF THE PURCHASER)

2 Kalyan Saha.

50 Gopal Saha.

New colony

Siliguri

Drafted, read over and explained by me and computerized in my chamber :-

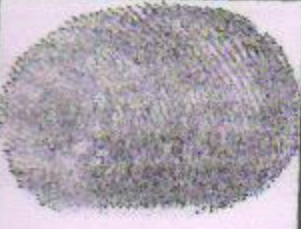
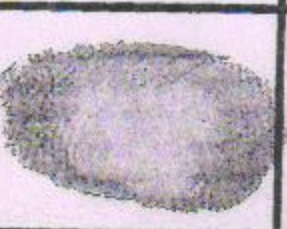
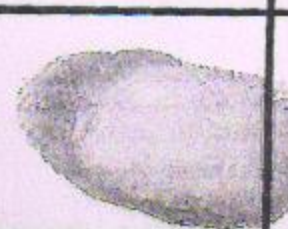
Tapash Nandi

(Tapash Nandi)

Advocate, Siliguri

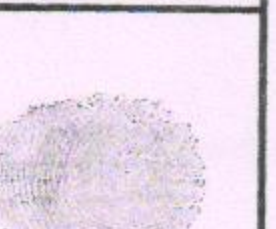
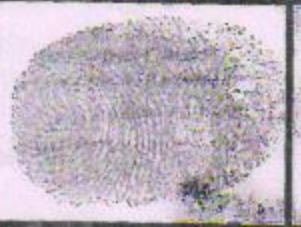
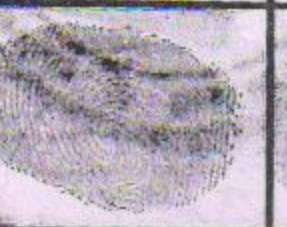
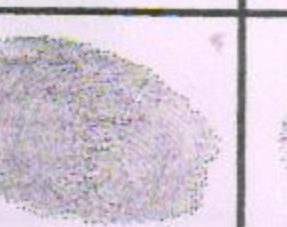
Enrolment No. WB -1030/2002

Finger Prints of _____

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

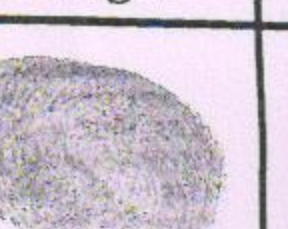
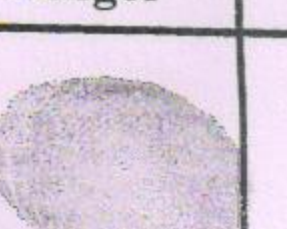
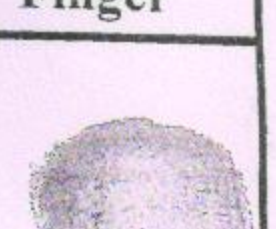
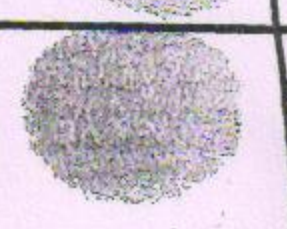
Puran Kumar Chhetri
Signature

Finger Prints of _____

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

Sarvan Kumar Chhetri
Signature

Finger Prints of _____

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

Signature

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling
Signature / LTI Sheet of Serial No. 02448 / 2012, Deed No. (Book - I , 02440/2012)
 Signature of the Presentant

Name of the Presentant	Signature with date
Puran Kumar Chhetri	Puran Kumar Chhetri

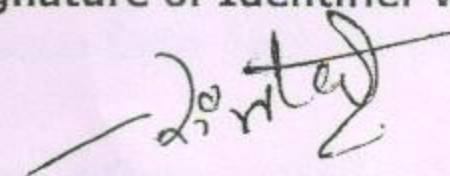
II . Signature of the person(s) admitting the Execution at Office.

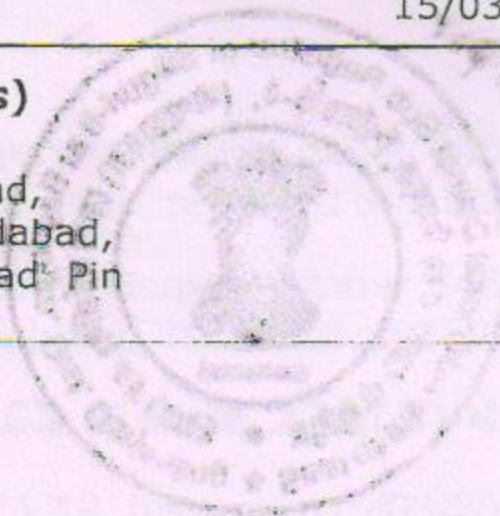
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Puran Kumar Chhetri Address -Agam Singh Nagar, Near Delhi Public School, Dagapur, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar	Self		 LTI	Puran Kumar Chhetri
			15/03/2012	15/03/2012	
2	Sarvan Kumar Chhetri Address -Agam Singh Nagar, Near Delhi Public School, Dagapur, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar	Self		 LTI	Sarvan Kumar Chhetri
			15/03/2012	15/03/2012	

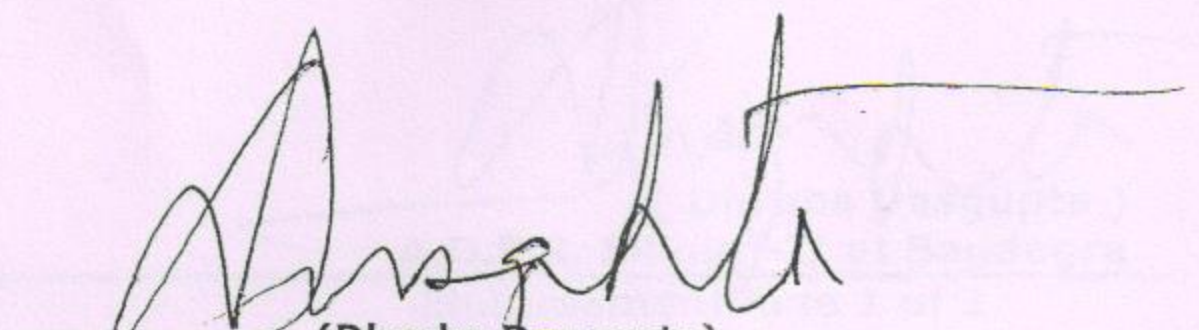
Name of Identifier of above Person(s)

Sanjeev Mishra
 9/ 41, Sgm Nagar, Sec - 48, Nit Faridabad,
 Thana:-FARIDABAD N.I.T., District:-Faridabad,
 HARYANA, India, P.O. :-N. I. T. Faridabad Pin
 :-121001

Signature of Identifier with Date






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



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 02440 of 2012
(Serial No. 02448 of 2012)

On

Payment of Fees:

On 15/03/2012

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. 15147/-, on 15/03/2012

(Under Article : A(1) = 15147/- on 15/03/2012)

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.-1378000/-

Certified that the required stamp duty of this document is Rs.- 68900 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 546610, Bankers Cheque Date 14/03/2012, Bank Name State Bank of India, Mangaldeep, received on 15/03/2012
2. Rs. 14900/- is paid, by the Bankers cheque number 546609, Bankers Cheque Date 14/03/2012, Bank Name State Bank of India, Mangaldeep, received on 15/03/2012

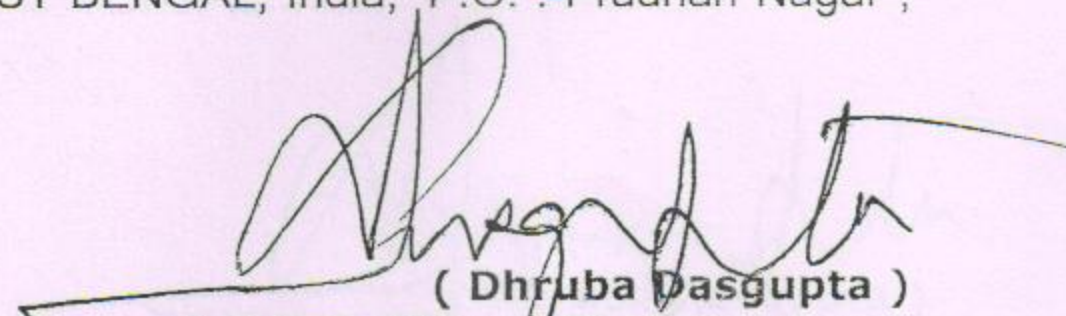
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.18 hrs on :15/03/2012, at the Office of the ADSR Siliguri-II at Bagdogra by Puran Kumar Chhetri , one of the Executants.

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

Execution is admitted on 15/03/2012 by

1. Puran Kumar Chhetri, son of Lt. Tek Bahadur Chhetri , Agam Singh Nagar, Near Delhi Public School, Dagapur, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste Hindu, By Profession : Business


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



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

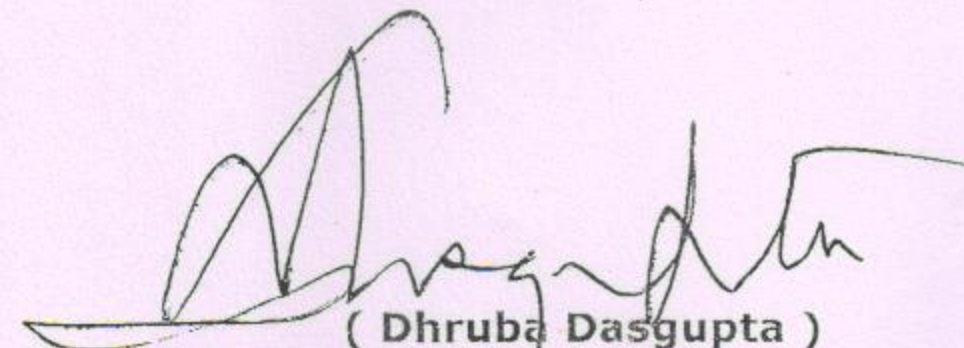
Endorsement For Deed Number : I - 02440 of 2012
(Serial No. 02448 of 2012)

2. Sarvan Kumar Chhetri, son of Lt. Tek Bahadur Chhetri , Agam Singh Nagar, Near Delhi Public School, Dagapur, Thana:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, P.O. :-Pradhan Nagar , By Caste Hindu, By Profession : Business

Identified By Sanjeev Mishra, son of Sri Janardan Mishra, 9/ 41, Sgm Nagar, Sec - 48, Nit Faridabad, Thana:-FARIDABAD N.I.T., District:-Faridabad, HARYANA, India, P.O. :-N. I. T. Faridabad Pin :-121001 , By Caste: Hindu, By Profession: Others.

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




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

cate Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 7
Page from 965 to 978
being No 02440 for the year 2012.



(Dhruba Dasgupta) 20-March-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal



জেলা- দার্জিলিং

মৌজা- বারঘড়িয়া

খতিয়ান নং- ১২৯৮

জে.এল.নং- ০৮২

[০৪০১০৮২]

থানা- মাটিগাড়া

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.১৪

(৩) মোট দাগের সংখ্যা- ১

(৪) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম-	জগদীশ মূলচাঁদ বাজাজ	রায়ত	
পিতা-	মূলচাঁদ		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং জমির প্রেনী মন্তব্য

দাগের মোট দাগের মধ্যে দাগের মধ্যে অত্রস্বত্বের
পরিমাণ(এ) অত্রস্বত্বের জমির অংশের পরিমাণ
অংশ

৪০২	বাস্ত	৩.৫৬	০.০৩৯২	০.১৪	একর	হেক্টর
মোট দাগের সংখ্যা- ১				০.১৪		



Certified to be a true copy

Revenue Officer

Matigara Office, Matigara, Al Shiwamandir

Authorised under Section 76 of the

Indian Evidence Act, 1976

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy

Page ১ of ১

২৬/০৮/২০১৫

26/7/12

7216

13877-5



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 420743

Rajan Kumar Chhetri
Rajvan Kumar Chhetri

24654(2)

Sum
Wd

DEED OF SALE (CONVEYANCE)

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

ADDL. DIST SUB-REGISTRAR
SILIGURY-II, AT BAGDOGRA, DIST - DARJEELING

24 JUL 2012

Puran Kumar Chhetri.
Saeven Kumar
Chhetri

Land measuring	: 2 Katha 4 Chhataks or 0.037125 Acre.
Mouza	: BARAGHARIA,
J.L. No.	: 82
Touzi No.	: 91
Khatian No.	: 12/3 (R.S.), 733 & 993 (L.R.)
Plot No.	: 302 (R.S.), 402 (L.R.)
Police Station	: Matigara now Pradhan Nagar,
District	: Darjeeling,
Value	: Rs. 5,00,000/-

THIS INDENTURE IS MADE ON THIS THE 23rd DAY OF JULY
TWO THOUSAND TWELVE.

BETWEEN

SP
Adv.

Puran Kumar Chhetri
Sarvan Kumar
Chhetri

1. SRI PURAN KUMAR CHHETRI,

2. SRI SARVAN KUMAR CHHETRI, both are sons of Late Tek Bahadur Chhetri, both are Hindu by religion, Indian by national, Business by occupation, residing at Agam Singh Nagar, Near Delhi Public School, Dagapur, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling in the state of West Bengal – hereinafter called the “VENDORS” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART.

A N D

SRI JAGDISH MULCHAND BAJAJ, son of Late Mulchand Bajaj, Hindu by religion, Indian by national, Business by occupation, residing at Flat No. 502, Raj Avenue, Sector 20, CBD Belapur, Navi Mumbai, P.O. & P.S. CBD Belapur Dist. Thane Pin 400614 in the state of Maharashtra – hereinafter called the “PURCHASER” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendors Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri, both are sons of Late Tek Bahadur Chhetri are the absolute owner-in-possession of all that piece or parcel of land measuring 14 Katha 8 Chhataks or 0.2392 Acre appertaining to Plot No. 302 (R.S.), 402 (L.R.), recorded under Khatian No. 12/3 (R.S.), 733 & 993 (L.R.), situated within situated within Mouza – Baragharia, J.L. No. 82, Touzi No. 91, Pargana - Partharghata, within the jurisdiction of Police Station – Matigara, in the District of Darjeeling by virtue of a Deed of Sale, executed by Sri Bijoy Kumar Pradhan, son of Late D.N. Pradhan on 02-03-2007 and the same was finally registered on 18-05-2009 after depositing the deficit stamp duty in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, CD Volume No. 8 at Pages – 4719 to 4735, Being No. 2986 for the year 2009 and since then they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein and their names has duly been recorded in the Record-Of-Right with respect to their

Puran Kumar Chhetri.
Sarvan Kumar
Chhetri

aforesaid land vide Mutation Case No. 339/IX/09 dated 22-07-2009 in the office of the B.L. & L.R.O. at Matigara and subsequently two separate Khatian has been finally published in their names being Khatian Nos. 733 & 993, Plot No. 402 of Mouza – Baragharia (Khatian No. 733 in the name of Sri Puran Kumar Chhetri and Khatian No. 993 in the name of Sri Sarvan Kumar Chhetri) and thereafter they converted their said land from "Itkhola" to "Bastu" vide Conversion case No. 67/XIII/10/11 dated 21-04-2010 and 68/XIII/10-11 dated 21-04-2010 in the office of the B.L. & L.R.O. at Matigara and thereafter they sold and transferred their a part of land measuring 6 Katha 2 Chhataks to the purchaser hereof and keeping the balance area of land measuring 8 Katha 6 Chhataks in their actual possession.

A N D

WHEREAS now the Vendors hereof being in need of money for their own development plans and schemes have decided to sell and have also offered for sale their a part of land measuring 2 Katha 4 Chhataks or 0.037125 Acre as fully described in the Schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendors has agreed to purchase the said land measuring 2 Katha 4 Chhataks or 0.037125 Acre fully described in the Schedule appended below and offered a price of the sum of Rs. 5,00,000/- (Rupees Five lakhs) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell their said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 5,00,000/- (Rupees Five lakhs) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

Rajan Kumar Chhetri
Sarvan Kumar
Chhetri

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 5,00,000/- (Rupees Five lakhs) only has paid by Draft vide Draft No. 006257 dated 24-02-2012 drawn upon The Karnataka Bank, Belapur, Navi Mumbai to Sri Sarvan Kumar Chhetri by the Purchaser to the Vendors hereof (the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors do hereby grant, convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDORS does hereby declare that the Vendors has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

THE VENDORS does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendors at the date of these present. If for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or 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 case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

SP
Hr.

Raman Kumar Chhetri
Sachin Kumar
Chhetri

THE VENDORS does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors, the Purchaser are deprived of ownership or of possession thereof the land hereby sold or 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 case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

THE VENDORS do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendors by these presents as absolute owner by mutating its name in the office of the B.L. & L.R.O., Matigara and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

THE VENDORS does hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

THE VENDORS further declare that all rent and other charges payable for the property hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all others covenants and conditions required to be observed and performed and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchase for any loss resulting from any such non payment, non-observance and non-performance as aforesaid.

JP
Hm.

SCHEDULE OF LAND

Puran Kumar Chhetri,
Sarvan Kumar Chhetri

ALL THAT PIECE OR PARCEL of vacant land measuring 2 Katha 4 Chhataks or 0.037125 Acre (Classification of Land Bastu and proposed to be used Bastu), at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Matigara, recorded in Khatian No. 12/3 (R.S.), 733 & 993 (L.R.), included in part of Plot No. 302 (R.S.), 402 (L.R.), demarcated Plot No. 42 of land is hereby sold by the Vendors to the Purchaser hereof by these presents, situated within Pargana - Partharghata, Mouza - **BARAGHARIA**, J.L. No. 82, Police Station - Matigara now Pradhan Nagar, under Patharghata Panchayet Area, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri - II at Bagdogra and District Darjeeling, in the State of West Bengal.

The said demised land is butted and bounded as follows : -

North	:	By the Land of Sri Sarvan Kumar Chhetri;
South	:	By the Land of Uttarayan, The New Township;
East	:	By the Land of Purchaser;
West	:	By the Land of Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri (Vendors).

Within the aforesaid boundary 2 Katha 4 Chhataks or 0.037125 Acre of vacant land is hereby sold by the Vendors to the Purchaser hereof by these presents and the measurement of the demised land is as follows:

Northern Side	:	44 Feet,	Southern Side	:	38 Feet,
Eastern Side	:	36 Feet	Western Side	:	43 Feet.

Separate sheet containing the finger prints of the Vendors and the Purchaser is annexed herewith.

IN WITNESS WHEREOF the Vendors hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Kalyan Saha.
S/o Gopal Saha,
New colony
CO NO- 219(B)
Siliguri

Puran Kumar Chhetri.
Sarvan Kumar Chhetri

Sri Puran Kumar Chhetri
Sri Sarvan Kumar Chhetri
(SIGNATURE OF THE VENDORS)

M. J. Bajaj

Sri Jagdish Mulchand Bajaj
(SIGNATURE OF THE PURCHASER)

2. [Sanjeev Mishra]
S/o Sh. J. Mishra.
H.No. P/41, SGM
Nagan, NIT Faridabad
Haryana - 121001

Drafted, read over and explained by
me and computerized in my chamber :-

Tapash Nandi

(Tapash Nandi)
Advocate, Siliguri
Enrolment No. WB -1030/2002

Finger Prints of _____



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

Ravi Kumar Chhetri
Signature

Finger Prints of _____



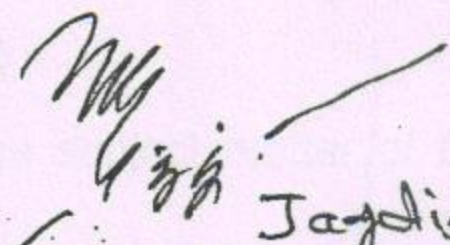
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Ravi Kumar Chhetri
Signature



Finger Prints of _____

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


Jagdish M. Bajaj
Signature



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

Endorsement For Deed Number : I - 07216 of 2012
(Serial No. 07267 of 2012)

On

Payment of Fees:

On 23/07/2012

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

Presented for registration at 19.15 hrs on :23/07/2012, at the Private residence by Puran Kumar Chhetri , one of the Executants.

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

Execution is admitted on 23/07/2012 by

1. Puran Kumar Chhetri, son of Late Tek Bahadur Chhetri , Agam Singh Nagar, Near Dehil Public School Dagapur, , , Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar ,District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

2. Sarvan Kumar Chhetri, son of Late Tek Bahadur Chhetri , Agam Singh Nagar, Near Dehil Public School Dagapur, , , Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar ,District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Kalyan Saha, son of Gopal Saha, New Colony, Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

On 24/07/2012

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:

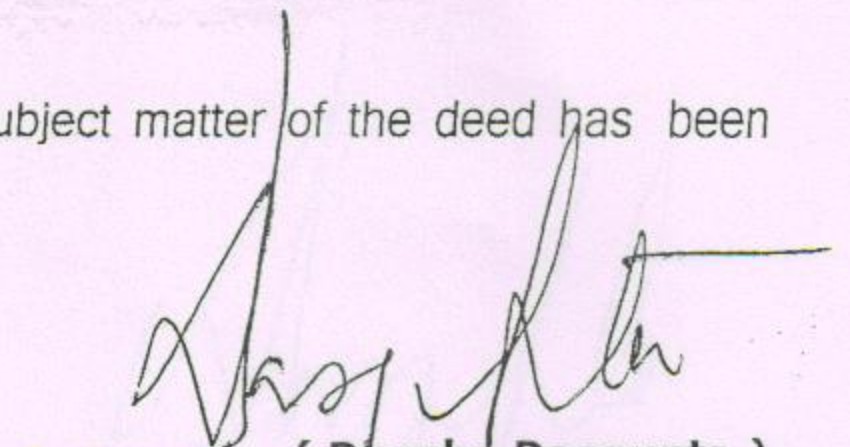
Amount By Cash

Rs. 6501.00/-, on 24/07/2012

(Under Article : A(1) = 6501/- on 24/07/2012)

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.-5,91,046/-


(Dhruba Dasgupta)
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 - 07216 of 2012
(Serial No. 07267 of 2012)

Certified that the required stamp duty of this document is Rs.- 29552 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

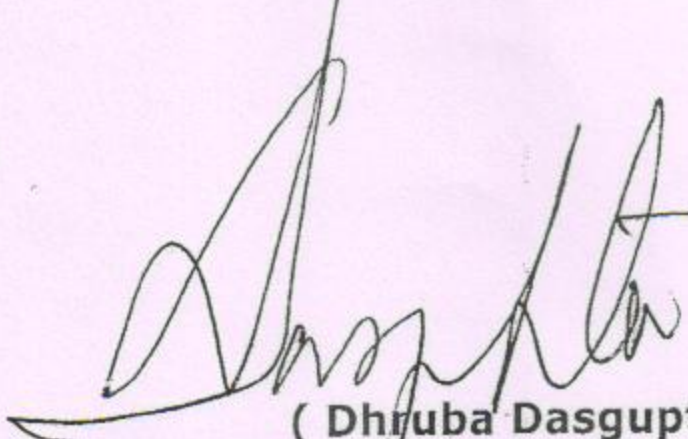
Deficit stamp duty

Deficit stamp duty

1. Rs. 22910/- is paid, by the Bankers cheque number 696241, Bankers Cheque Date 13/07/2012, Bank Name State Bank of India, Mangaldeep, received on 24/07/2012
2. Rs. 1650/- is paid, by the Bankers cheque number 696982, Bankers Cheque Date 23/07/2012, Bank Name State Bank of India, Mangaldeep, received on 24/07/2012

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




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

ate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 20
Page from 4598 to 4611
Serial No 07216 for the year 2012.



(Dhruba Dasgupta) 21-August-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal

