

Sl. No - 450/2025

I-439/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 212467

Q. No. 2/3074985/25
 Dt: 24/11/2025

Handwritten signature

कमिश्नर पश्चिम बंगाल
 पश्चिम बंगाल सरकार
 कलकत्ता

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 अधीक्षक अभिलेखिक
 आ-2000/10

24 NOV 2025

DEED OF SALE

THIS DEED OF SALE is made on this the 24th day of
 November, Two Thousand and Twenty Five;

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ALL THAT piece and parcel of vacant land measuring, more or less, 0.21 Acre equivalent to 21 Decimal, situated in Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station / Sub-Division and Additional District Sub-Registry Office Kurseong, B.L.&.L.R.O. Kurseong, District Darjeeling, West Bengal:

AKS

Mouza	:	Sittong Khasmahal
J.L.No.	:	59
Sheet No.	:	03
Khatian No.	:	L.R. 1298
Plot Nos.	:	L.R. 2088 and L.R. 2100
Land use as per ROR	:	Ghareri
Proposed to be used as	:	Ghareri
ADSR	:	Kurseong
District	:	Darjeeling
State	:	West Bengal
Mode of Transfer	:	SALE

SRI K B ARUN KARTHICK, son of Sri Baskar, **PAN : ALWPA7324A**, aged about 39 years, by Nationality Indian, by faith Hindu, by occupation - Professional Cricketer, resident of 1/126 A, Bajanai Koli Street, Moovarasampettai, P.O. & P.S. Madipakkam - 600091, P.S. District Kancheepuram, Tamil Nadu hereinafter called the **VENDOR** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

MESSRS THALASHA ESTATES LLP, bearing LLP Identification Number **ACM-4298**, Date of Incorporation : 08.03.2025, **PAN : AAXFT6743N** having its registered office at K 1002, ECR 14, Casagrande, Maya Street, Reddykuppam, J 12, P.O. Muttukadu - 603112, P.S. Kunrathur, District Kanchipuram, Tamil Nadu being represented by one of its partners **SRI THALAIVAN SARGUNAM XAVIER**, son of late Xavier, **PAN : AHLPT7935K**, aged about 41 years, by Nationality Indian, by faith Christian, by occupation - Businessman, resident of Flat No. K 801, Casagrand ECR-14, Maya Street, Reddykuppam, P.O. Muttukadu - 603112, P.S. Kunrathur, District Kanchipuram, Tamil Nadu hereinafter called the **PURCHASER** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his executors, administrators, successors in interest and assigns) of the **OTHER PART**.

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WHEREAS by virtue of a Deed of Sale executed on April 03, 2025, Registered in Book - I, Volume Number 0405-2025, Page from 1811 to 1832 being Deed No. 040500096 for the year 2025 the VENDOR herein became the absolute owner of **ALL THAT** piece and parcel of vacant land measuring in total 0.21 acres equivalent to 21 Decimal comprised in L.R. Plot No. 2088 for an area measuring 0.11 Acres (11 Decimal) and L.R. Plot No. 2100 for an area measuring 0.10 Acres (10 Decimal) classified as Ghareri, proposed to be used as Ghareri, having 15 feet wide common Kachcha Road, recorded in L.R. Khatian No. 1298 under Mouza Sittong Khasmahal, bearing J.L. No. 59, Sheet No. 3 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Additional District Sub-Registry Office Kurseong, B.L.&.L.R.O. Kurseong, District Darjeeling, West Bengal hereinafter referred to as the *vacant land*;

AND WHEREAS the VENDOR herein had availed for Loan from State Bank of India, Kurseong Branch and while availing such loan the VENDOR herein had hypothecated his abovementioned vacant land with the said Bank as a primary security by depositing the original title deed under loan account being No. 43945673927.

AND WHEREAS the VENDOR herein with an intention to close the abovementioned loan account approached the PURCHASER herein to sell the entire *vacant land* measuring 0.21 Acre corresponding to 21 Decimal for a total consideration of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only.

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AND WHEREAS it was agreed and/or negotiated, inter alia, between the VENDOR herein and the PURCHASER herein that the latter would make the consideration payment of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only directly to the loan account of the VENDOR enabling the VENDOR herein to remove the hypothecation and/or encumbrance from the said *vacant land* thereby enabling the VENDOR herein to execute the necessary Deed of Sale in favour of the PURCHASER herein;

AND WHEREAS the VENDOR herein has also agreed upon to hand over all such necessary documents including sanctioned building plans and/or approval of the same, if any, to the PURCHASER herein;

AND WHEREAS the PURCHASER herein having already paid to the VENDOR herein the total consideration amount of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only by way of depositing a cheque bearing No. 677220 in the loan account of the VENDOR herein for the purpose of loan closure and there being no more hypothecation and/or encumbrance of the said *vacant land*, the receipt whereof the VENDOR herein doth hereby admit and acknowledge and discharge the PURCHASER herein from payment thereof;

AND NOW the VENDOR herein does hereby execute this Deed of Sale with respect to the said *vacant land*, more particularly and fully described in the SCHEDULE provided hereinbelow on the terms and conditions given hereunder:

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NOW THIS DEED OF SALE WITNESSETH AS UNDER

1. That in consideration of a total sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only having being paid by the PURCHASER herein to the VENDOR herein by way of depositing the entire consideration amount via cheque bearing No. 677220 in the loan account of the Vendor herein being Loan Account No. 43945673927, State Bank of India, Kurseong Branch for the purpose of loan closure and there being no more hypothecation and/or encumbrance of the said *vacant land* and the same having been acknowledged to have been received by the VENDOR herein on or before the execution of these presents the receipt whereof the VENDOR herein doth hereby admit and acknowledge and discharge the PURCHASER herein from payment thereof, the VENDOR herein doth hereby convey and transfer absolutely the *said vacant land* to the PURCHASER herein;

TO HAVE AND TO HOLD the same to and unto the PURCHASER herein and its heirs, administrators, or assigns, beneficiaries absolutely and forever, subject to the payment of all rates, rents, taxes, assessments, dues now chargeable upon the same or hereafter to the Government of West Bengal or any other Public Body in respect thereof. Payment of all rates, rents, taxes, assessments, dues accrued in respect of the said property, if any, prior to the date of execution of this sale shall be the sole responsibility of the VENDOR herein.

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AND THAT it shall be lawful for the PURCHASER herein from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess, sale and enjoy the *said vacant land* hereby granted with their appurtenances and receive all the rents, issues and profits thereof and of every part thereof to and for his own use and benefit without any suit, interruption claim and demand whatsoever from or by the said VENDOR herein or his heirs or any of them from or by any person or lawfully or equitably claiming or to claim by, from under or in trust for his or any of them;

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AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the said VENDOR herein well and sufficiently save, defended, kept harmless and indemnified from, and against all former and other estate, titles charges and encumbrance whatever either already or to be hereafter had made, executed, occasioned or suffered by the said VENDOR herein or by any other person or lawfully or equitably claiming or to claim, from, under or in trust or any of them.

AND THAT it is further agreed that in the event any legal claim, encumbrance, litigation, government dues, or third-party right in respect of the said vacant land arises in the future due to any action, omission, or concealment by the VENDOR herein or prior owners, the VENDOR herein shall remain solely responsible and liable to indemnify the PURCHASER herein fully, including legal costs, penalties, or damages arising therefrom.

2. The PURCHASER herein prior to the execution of this Deed of Sale has taken inspection of the *said vacant land* more fully and particularly described in the SCHEDULE given hereunder and as per the presentations made and documents supplied by the VENDOR herein the PURCHASER herein has agreed to accept the VENDOR'S such right, title and interest in the same subject to suppression/omission of any facts/documents by the VENDOR herein.

3. The VENDOR herein declares that the interest which he profess to transfer hereby subsists as on the date of these presents and that the VENDOR herein has not previously transferred, contracted for sale or otherwise the *said vacant land* described in the SCHEDULE given hereunder or any part thereof to or in favour of any other party or person/s and that the *said vacant land* hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever and that the recitals made hereinabove and hereinafter are all true and in the event of any contrary the VENDOR herein shall be liable to make good the loss or injury which the PURCHASER herein may suffer or sustain in resulting therefrom.

4. The VENDOR herein has handed over the possession of the *said vacant land* described in the SCHEDULE given hereunder to the PURCHASER herein immediately after receiving the entire consideration money mentioned hereinabove and the PURCHASER herein is in continuous peaceful possession of the *said vacant land*.

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5. The PURCHASER herein shall always be entitled to transfer/sell/convey the right including any right or interest accrued under these presents to any prospective purchaser in the future as absolute owners thereof with unfettered rights over the right, title and interest over the *said vacant land* described in SCHEDULE given hereunder.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of vacant land measuring in total 0.21 acres equivalent to 21 Decimal comprised in L.R. Plot No. 2088 for an area measuring 0.11 Acres (11 Decimal) and L.R. Plot No. 2100 for an area measuring 0.10 Acres (10 Decimal) classified as Ghareri, proposed to be used Ghareri, having 15 feet wide common Kachcha Road, recorded in L.R. Khatian No. 1298 under Mouza Sittong Khasmahal, bearing J.L. No. 59, Sheet No. 3 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Additional District Sub-Registry Office Kurseong, B.L.&.L.R.O. Kurseong, District Darjeeling, West Bengal:

Khatian No.	ROR	Proposed to be used as	L.R. Plot No.	Area of Land
L.R. 1298	Ghareri	Ghareri	2088	0.11 Acre
			2100	0.10 Acre
			Total	: 0.21 Acre

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The said land is bounded and butted as under :

- a) On or towards the North West : By a 15 feet wide common Kachcha Road
- b) On or towards the South East : By the land of Messrs Thalasha Estates LLP;
- c) On or towards the South West : By the land of Messrs Thalasha Estates LLP;
- d) On or towards the North East : By the land of Messrs Thalasha Estates LLP;

IN WITNESS WHEREOF the VENDOR herein set and subscribe his hand at KURSEONG in this **DEED OF SALE** on the day, month and year first above-written.

WITNESSESS :

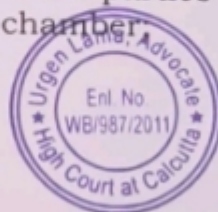
1. Sanjay Subba
 (Sanjay Subba)
 S/O late Rambahadur Subba
 Dilaram Tea Garden
 P.O. Tung - 734 224
 District Darjeeling, West Bengal

A. K. Das

VENDOR

2. Dasratan Das
 S/O late D.S. Das
 2 B.B. Road, K. J.

Drafted as per the instruction of the parties and printed in my chamber



Urgen Lama

Urgen Lama
 Advocate

Enrl. No. WB/987/2011


पत्ता- दार्जीलिंग खतियान नं०- १२९८ [०४०८०५९]

मौजा- सिटिंग खासहमल जे० एल० नं०- ०५९ धाना- कुर्सियाग



(1) राजस्व- रुपिया खतियान बनाने की तिथि - 16/04/2025

(2) जमीन परिमाण (ए) ०.२६०० (3) कुल दागको संख्या- २

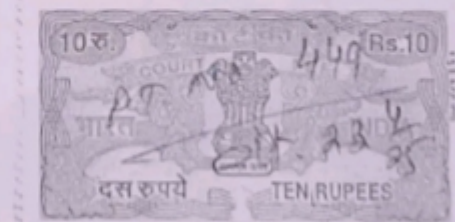
	(४) स्वामित्वमा दखलकारको विवरण	(५) स्वामित्व	(६) मन्तव्य
नाम-	के बी अरुण कार्तिक	रायत	 <p>Record of Right Party Form and finally Published under Sub-Section (Z) of Section 51A of the West Bengal Land Revenue Act, 1955 (West Bengal Act X of 1955) under Section 28 (Z) of the West Bengal non Agricultural Tenancy Act</p>
पिता-	बस्कर		
ठिकाना-	निज		

(७) स्वामित्वमा भएको आफ्नो दखलको जमीन

दाग नं०	जमीन श्रेणी	मन्तव्य	दागको कुल परिमाण (ए)	दागको भित्र आफ्नो स्वामित्वको अंश	दागको भित्र आफ्नो स्वामित्वमा भएको जमीनको अंशको परिमाण	एकड़	हेक्टर
२०८८	अलैची		०.९८००	०.११२२	०.११००		
आने वाली ख. नं - 868 2025 सालेर 58 न कनडासन केस मूल 868 न थ एर 0.49 एकरेर मधे 0.11 एकर घरेडी ते प्रेनी परिवर्तनेर अनुमोदन देउया हल							
२१००	अलैची		२.४३००	०.०६१६	०.२५००		
आने वाली ख. नं - 868,868 2025 सालेर 51 न कनडासन केस मूल 868 न थ एर 1.43 एकरेर मधे 0.1 एकर घरेडीते परिवर्तनेर अनुमोदन देउया हल							
कुल दागको संख्या- दुई मात्र						०.२६	

certified to be a True Copy

Officer authorised under Section 17 of the Indian Evidence Act 1977



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs 10 x 1, Total fee : Rs 20 . Copy No: 449

A. K. T. S.

PHOTO AND FINGER PRINT OF IDENTIFIER



Photo of Identifier



Left Thumb Impression

Sanjay...

Signature of Identifier

Major Information of the Deed



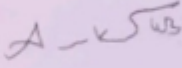
Deed No :	I-0405-00439/2025	Date of Registration	24/11/2025
Query No / Year	0405-2003074985/2025	Office where deed is registered	
Query Date	13/11/2025 1:14:00 PM	A.D.S.R. KURSEONG, District: Darjeeling	
Applicant Name, Address & Other Details	Urgen Lama Kurseong Court,Thana : Kurseong, District : Darjeeling, WEST BENGAL, PIN - 734203, Mobile No. : 9641389618, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 21,00,000/-	Rs. 21,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,05,000/- (Article:23)	Rs. 21,000/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: SEETONG-I, Mouza: Sittong Khasmahal, JI No: 59, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2088 (RS :-)	LR-1298	Ghareri	Ghareri	11 Dec	10,50,000/-	10,50,000/-	Width of Approach Road: 15 Ft.,
L2	LR-2100 (RS :-)	LR-1298	Ghareri	Ghareri	10 Dec	10,50,000/-	10,50,000/-	Width of Approach Road: 15 Ft.,
TOTAL :					21Dec	21,00,000 /-	21,00,000 /-	
Grand Total :					21Dec	21,00,000 /-	21,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr K B ARUN KARTHICK (Presentant) Son of Mr BASKAR Executed by: Self, Date of Execution: 24/11/2025 , Admitted by: Self, Date of Admission: 24/11/2025 ,Place : Office	 <small>24/11/2025</small>	 Captured <small>L1 24/11/2025</small>	 <small>24/11/2025</small>
1/126 A BAJANAI KOIL STREET, City:- Not Specified, P.O:- MADIPAKKAM, P.S:-MADIPAKKAM, District:-Kancheepuram, Tamil Nadu, India, PIN:- 600091 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/11/2025 , Admitted by: Self, Date of Admission: 24/11/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MESSRS THALASHA ESTATES LLP K1002 ECR14 CASAGRANDE MAYA STREET, City:- Not Specified, P.O:- MUTTUKADU, P.S:-KUNRATHUR, District:-Kancheepuram, Tamil Nadu, India, PIN:- 603112 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr THALAIVAN SARGUNAM XAVIER Son of Late XAVIER Date of Execution - 24/11/2025, , Admitted by: Self, Date of Admission: 24/11/2025, Place of Admission of Execution: Office	 <small>Nov 24 2025 11:47AM</small>	 Captured <small>LTI 24/11/2025</small>	 <small>24/11/2025</small>
FLAT NO K 801, City:- Not Specified, P.O:- MUTTUKADU, P.S:-KUNRATHUR, District:-Kancheepuram, Tamil Nadu, India, PIN:- 603112, Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AHxxxxxx5K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MESSRS THALASHA ESTATES LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY SUBBA Son of Late RAM BAHADUR SUBBA DILARAM TEA GARDEN, City:- Not Specified, P.O:- TUNG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734224	 <small>24/11/2025</small>	 Captured <small>24/11/2025</small>	 <small>24/11/2025</small>
Identifier Of Mr K B ARUN KARTHICK, Mr THALAIVAN SARGUNAM XAVIER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr K B ARUN KARTHICK	MESSRS THALASHA ESTATES LLP-11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr K B ARUN KARTHICK	MESSRS THALASHA ESTATES LLP-10 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: SEETONG-I, Mouza: Siltong Khasmahal, JI No: 59, Pin Code : 734008

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2088, LR Khatian No:- 1298	Owner:के. बी. अरुण कार्तिक, Gurdian:बस्कर , Address:निज , Classification:अलैघी, Area:0.11000000 Acre,	Mr K B ARUN KARTHICK
L2	LR Plot No:- 2100, LR Khatian No:- 1298	Owner:के. बी. अरुण कार्तिक, Gurdian:बस्कर , Address:निज , Classification:अलैघी, Area:0.15000000 Acre,	Mr K B ARUN KARTHICK

Endorsement For Deed Number : I - 040500439 / 2025

On 24-11-2025

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.

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

Presented for registration at 11:42 hrs on 24-11-2025, at the Office of the A.D.S.R. KURSEONG by Mr K B ARUN KARTHICK ,Executant.

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 21,00,000/-

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

Execution is admitted on 24/11/2025 by Mr K B ARUN KARTHICK, Son of Mr BASKAR, 1/126 A BAJANAI KOIL STREET, P.O: MADIPAKKAM, Thana: MADIPAKKAM, , Kancheepuram, TAMIL NADU, India, PIN - 600091, by caste Hindu, by Profession Others

Indetified by Mr SANJAY SUBBA, ., Son of Late RAM BAHADUR SUBBA, DILARAM TEA GARDEN, P.O: TUNG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734224, by caste Hindu, by profession Others

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

Execution is admitted on 24-11-2025 by Mr THALAIWAN SARGUNAM XAVIER, PARTNER, MESSRS THALASHA ESTATES LLP (LLP), K1002 ECR14 CASAGRANDE MAYA STREET, City:- Not Specified, P.O:- MUTTUKADU, P.S:- KUNRATHUR, District:-Kancheepuram, Tamil Nadu, India, PIN:- 603112

Indetified by Mr SANJAY SUBBA, ., Son of Late RAM BAHADUR SUBBA, DILARAM TEA GARDEN, P.O: TUNG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734224, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,000.00/- (A(1) = Rs 21,000.00/-) and Registration Fees paid by by online = Rs 21,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2025 12:02PM with Govt. Ref. No: 192025260355905908 on 24-11-2025, Amount Rs: 21,000/-, Bank: SBI EPay (SBlePay), Ref. No. 2421523238146 on 24-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,000/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 1,04,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6718, Amount: Rs.100.00/-, Date of Purchase: 18/11/2025, Vendor name: S K Pradhan

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2025 12:02PM with Govt. Ref. No: 192025260355905908 on 24-11-2025, Amount Rs: 1,04,900/-, Bank: SBI EPay (SBlePay), Ref. No. 2421523238146 on 24-11-2025, Head of Account 0030-02-103-003-02

21/11/25

Valentine Tamsang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KURSEONG
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0405-2025, Page from 8333 to 8351
being No 040500439 for the year 2025.



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Digitally signed by VALENTINE TAMSANG
Date: 2025.11.24 13:29:31 +05:30
Reason: Digital Signing of Deed.

(Valentine Tamsang) 24/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KURSEONG
West Bengal.