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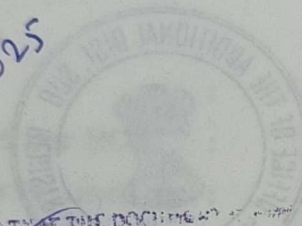
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 212005

Q: 2-889388/2025.  
12:16 ✓ 03/04/2025



Bikram Rai

CERTIFIED THAT THE DOCUMENT  
REGISTRATION THE SIGNATURE AND THE  
ENDORSEMENT ARE THE PART OF THIS  
DOCUMENT ARE THE PART OF THIS DOCUMENT

*[Signature]*  
03/04/2025

**DEED OF SALE**

**THIS DEED OF SALE** is made on this the 3<sup>rd</sup> day of April, Two Thousand and Twenty Five;

Contd.....p/2

**ALL THAT** piece and parcel of vacant land measuring, more or less, 0.05 Acre equivalent to 5 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:

Mouza : Sittong Khasmahal  
 J.L.No. : 59  
 Sheet No. : 03  
 Khatian No. : L.R. 868  
 Plot No. : L.R. 2100  
 Land use as per ROR : Alaichi Bagan  
 Proposed to be used as : Bastu (or Vastu)  
 ADSR : Kurseong  
 District : Darjeeling  
 State : West Bengal  
 Mode of Transfer : SALE

Postgram Ror

**BETWEEN SRI BIKRAM RAI**, son of late Pukal Rai, **PAN : ADGPR7398H**, aged about 53 years, by Nationality Indian, by faith Hindu, by occupation self employed, resident of Upper Ghalaytar, Sittong Khasmahal, P.O. Sittong - 734008, P.S. Kurseong, District Darjeeling, West Bengal 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 executors, administrators, successors in interest and assigns) of the **FIRST PART**.

**AND**

**MESSRS THALASHA ESTATES LLP**, bearing LLP Identification Number **ACM-4298**, having its registered office at K1002, ECR14, Casagrande, Maya Street, Reddykuppam, J 12, P.O. Muttukadu - 603112, P.S. Kanathur, District Kanchipuram - 603112, Tamil Nadu being represented by one of its partners **SRI THALAIWAN 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. Kanathur, 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**.

**WHEREAS** one late CHAKRA BAHADUR RAI was the absolute owner of all that piece and parcel of vacant land measuring,

Rai  
, Bikram

more or less, 3.42 Acre and the same had been recorded in R.S. Khatian No. 345, Mouza Sittong Khasmahal, Police Station Kurseong, Sub-Division Kurseong situated in Sittong Khasmahal, Sittong I Gram Panchayat, P.O. Sittong – 734 008, District Darjeeling, West Bengal;

**AND WHEREAS** after the demise of late Chakra Bahadur Rai, the surviving legal heirs of the said deceased late Chakra Bahadur Rai, by way of Family Arrangement between the co-sharers, mutated their names with respect to their shares and recorded their names in their respective Khatians before the Office of the Block Land and Land Reforms, Kurseong, District Darjeeling, West Bengal;

**AND WHEREAS** by virtue of registered deed of gifts, 8 in numbers, executed and registered before the Additional District Sub-Registrar, Office of the A.D.S.R. Kurseong on various dates the respective Donors gifted their shares of the respected property to the VENDOR herein and the VENDOR herein became the absolute owner of all that piece and parcel of land measuring in total 1.235 Acre (0.2850 Acre in L.R. Plot No. 2088 and 0.9500 Acre in L.R. Plot No. 2100) having permanent, heritable and transferrable right, title and interest therein the details whereof is given here under:

- i. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Sri Damber Singh Rai, son of late Chakra Bahadur Rai to the VENDOR herein Registered in Book – I, Volume number 0405-2024, Page from 1461 to 1475 being Deed No. 040500087 for the year 2024 with respect to “All that

, Bakram Rai

piece and parcel of vacant land measuring in area 0.1125 acres comprised in LR Plot No. 2100 classified as Alaichi Bagan covered under LR Khatian No. 164 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin - 734 008."

ii. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Sri Surya Kumar Rai, son of late Chakra Bahadur Rai to the VENDOR herein Registered in Book - I, Volume number 0405-2024, Page from 1508 to 1522 being Deed No. 040500088 for the year 2024 with respect to "All that piece and parcel of vacant land measuring in area 0.1025 acres comprised in LR Plot No. 2100 classified as Alaichi Bagan covered under LR Khatian No. 433 under Mouza Sittong Khasmahal, bearing J.L. No. 059 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, District Darjeeling, Pin - 734 008."

iii. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Smt. Sabita Rai, daughter of late Ganesh Kumar Rai (late Ganesh Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book - I, Volume number 0405-2024, Page from 1492 to 1507 being Deed No. 040500086 for the year 2024 with respect to "All that piece and parcel of vacant land measuring in total

Sikram Rai

piece and parcel of vacant land measuring in area 0.1125 acres comprised in LR Plot No. 2100 classified as Alaichi Bagan covered under LR Khatian No. 164 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin - 734 008."

ii. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Sri Surya Kumar Rai, son of late Chakra Bahadur Rai to the VENDOR herein Registered in Book - I, Volume number 0405-2024, Page from 1508 to 1522 being Deed No. 040500088 for the year 2024 with respect to "All that piece and parcel of vacant land measuring in area 0.1025 acres comprised in LR Plot No. 2100 classified as Alaichi Bagan covered under LR Khatian No. 433 under Mouza Sittong Khasmahal, bearing J.L. No. 059 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, District Darjeeling, Pin - 734 008."

iii. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Smt. Sabita Rai, daughter of late Ganesh Kumar Rai (late Ganesh Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book - I, Volume number 0405-2024, Page from 1492 to 1507 being Deed No. 040500086 for the year 2024 with respect to "All that piece and parcel of vacant land measuring in total

Biskram Rai

area 0.0567 acres comprised in LR Plot Nos. 2088 and 2100 classified as Alaichi Bagan covered under LR Khatian No. 1220 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin – 734 008.”

iv. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Smt. Karuna Rai, daughter of late Ganesh Kumar Rai (late Ganesh Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book – I, Volume number 045-2024, Page from 1569 to 1584 being Deed No. 040500090 for the year 2024 with respect to “All that piece and parcel of vacant land measuring in total area 0.0567 acres comprised in LR Plot Nos. 2088 and 2100 classified as Alaichi Bagan covered under LR Khatian No. 1218 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin – 734 008.”

v. Deed of Gift dated 28<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Miss Kala Rai, daughter of late Ganesh Kumar Rai (late Ganesh Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book – I, Volume number 045-2024, Page from 1847 to 1860 being Deed No. 040500109 for the year 2024 with respect to “All that piece and parcel of vacant land measuring in total

Rai

Karuna

area 0.0566 acres comprised in LR Plot Nos. 2088 and 2100 classified as Alaichi Bagan covered under LR Khatian No. 1219 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin – 734 008.”

vi. Deed of Gift dated 28<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Sri Dipendra Rai, son of late Manoj Kumar Rai (late Manoj Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book – I, Volume number 045-2024, Page from 2003 to 2016 being Deed No. 040500119 for the year 2024 with respect to “All that piece and parcel of vacant land measuring in total area 0.2833 acres comprised in LR Plot Nos. 2088 and 2100 classified as Alaichi Bagan covered under LR Khatian No. 1215 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin – 734 008.”

vii. Deed of Gift dated 28<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Sri Gyanendra Rai, son of late Manoj Kumar Rai (late Manoj Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book – I, Volume number 045-2024, Page from 2032 to 2045 being Deed No. 040500121 for the year 2024 with respect to “All that piece and parcel of vacant land measuring in total area 0.2834 acres

*Biskram Rai*

comprised in LR Plot Nos. 2088 and 2100 classified as Alaichi Bagan covered under LR Khatian No. 1217 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin - 734 008.”

viii. Deed of Gift dated 15<sup>th</sup> day of March, Two Thousand and Twenty Four gifted by Sri Jitendra Rai, son of late Manoj Kumar Rai (late Manoj Kumar Rai being the son of late Chakra Bahadur Rai) to the VENDOR herein Registered in Book - I, Volume number 045-2024, Page from 2063 to 2078 being Deed No. 040500123 for the year 2024 with respect to “All that piece and parcel of vacant land measuring in total area 0.2833 acres comprised in LR Plot Nos. 2088 and 2100 classified as Alaichi Bagan covered under LR Khatian No. 1216 under Mouza Sittong Khasmahal, bearing J.L. No. 059 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station, Sub-Division and Addl. District Sub Registry Office Kurseong, District Darjeeling, Pin - 734 008.”

**AND WHEREAS** pursuant to the acceptance of gifts by way of registered Deed of Gifts as mentioned hereinabove in paragraphs (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii) the VENDOR herein mutated his name with respect to the total vacant land measuring, more or less, **1.235 Acre** and the same has been updated and/or recorded subsequently in the Records of Right in the Block Land and Land Reforms Office, Kurseong, under

Rajkumar Rai

existing **L.R. Khatian No. 868** of the **VENDOR** herein within Mouza Sittong Khasmahal, bearing J.L. No. 059, Police Station Kurseong, District Darjeeling;

**AND WHEREAS** the **VENDOR** herein was intending to sell an area of vacant land measuring 0.05 Acre equivalent to 5 Decimal and was looking for a prospective purchaser;

**AND WHEREAS** the **PURCHASER** herein after coming to know about such intention of the **VENDOR** approached the **VENDOR** herein for purchase of the vacant land measuring, more or less, 0.05 Acre equivalent to 5 Decimal (hereinafter referred to as the *said vacant land*) and the **VENDOR** herein after being satisfied with the offer made by the **PURCHASER** herein has agreed to sell the *said vacant land*, **more fully and particularly described in SCHEDULE hereunder**, for a total consideration money of Rs. 5,00,000/- (Rupees Five Lakh) only to the **PURCHASER** on the terms and conditions given hereunder:

**NOW THIS DEED OF SALE WITNESSETH AS UNDER :**

1. That in consideration of a total sum of Rs. 5,00,000/- (Rupees Five Lakh) only paid by the **PURCHASER** to the **VENDOR** by cheque and cash on or before the execution of these presents the receipt whereof the **VENDOR** herein doth hereby admit and acknowledge and discharge the **PURCHASER** from payment thereof and the **VENDOR** doth hereby convey and transfer absolutely the *said vacant land* to the **PURCHASER** herein;

Pratikram Rai

**TO HAVE AND TO HOLD** the same to and unto the PURCHASER and his 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.

**AND THAT** it shall be lawful for the PURCHASER 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 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;

**AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the said VENDOR 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 or by any other

Bikram Rai

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 or prior owners, the VENDOR shall remain solely responsible and liable to indemnify the PURCHASER fully, including legal costs, penalties, or damages arising therefrom.

2. The PURCHASER 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 the PURCHASER 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 declares that the interest which he profess to transfer hereby subsists as on the date of these presents and that the VENDOR has not previously transferred, mortgaged, 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

Bikram Rai

contrary, the VENDOR shall be liable to make good the loss or injury which the PURCHASER may suffer or sustain in resulting therefrom.

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

5. The PURCHASER 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 0.05 Acre equivalent to 5 Decimal comprised in L.R. Plot No. 2100 classified as Alaichi Bagan, proposed to be used as Bastu (or Vastu), having 3 feet footpath to be provided, recorded in L.R. Khatian No. 868 under Mouza Sittong Khasmahal, bearing J.L. No. 059, 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:

- P. K. Ram Rao

Khatian No.	ROR	Proposed to be used as	L.R. Plot No.	Area of Land
L.R. 868	Alaichi Bagan	Bastu (or Vastu)	2100	0.05 Acre
			Total	: 0.05 Acre

The said land is bounded and butted as under :

- a) On or towards the North West : By the vacant land proposed to be sold to K B Arun Karthick along with a 3 feet footpath to be provided;
- b) On or towards the South East : By the vacant land proposed to be sold to Maria Liu Man Ling;
- c) On or towards the North East : By the land of Rati Gurung;
- d) On or towards the South West : By the vacant land proposed to be sold to Maria Liu Man Ling;

**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 :

Balkram Rai

1. *Manish Chettri*  
 (Manish Chettri)  
 S/O late Punney Chettri  
 Dilaram Tea Estate  
 Chatakpur Forest  
 P.O. Tung - 734 224  
 District Darjeeling, West Bengal

*Bikram Rai*

VENDOR

2. *Dasarath Pradhan*  
*s/o dt D.S. Pradhan*  
*B. Road, Tung*

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

Read over and explained the contents to the parties by me.



*Urgen Lama*

Urgen Lama  
 Advocate  
 Enl. No. WB/987/2011  
 Nabin Tole, M.V.Road  
 P.O. Kurseong - 734 203  
 District Darjeeling, West Bengal  
 96413 89618 / 96792 75014

THE SITE PLAN SHOWING THE LAND PROPOSED TO BE SOLD  
 UNDER MOUZA-SITTONG KHAMMAHAL J.L NO-59, P.S-KURSEONG, DIST-DARJEELING

NAME & ADDRESS OF PURCHASER

**THALASHA ESTATES LLP**  
 REPRESENTED BY ITS PARTNER **THALAIVAN SARGUNAM XAVIER**  
 RESIDENT OF FLAT NO.K 801, STREET, REDDY KUPPAM, KANATHUR  
 CHENNAI, NEAR MAYAJAAL, KANATHUR REDDY KUPPAM  
 MUTTUKADU, KANCHEEPURAM, TAMIL NADU-603112

NAME & ADDRESS OF VENDOR

**SRI BIKRAM RAI, S/O- PUKAL RAI**  
 RESIDENT OF -UPPER GHALAYTAR  
 SITTONG KHAMMAHAL  
 KURSEONG  
 DARJEELING  
 734008

*Sri Bikram Rai*


SIGNATURE OF VENDOR

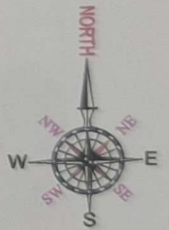
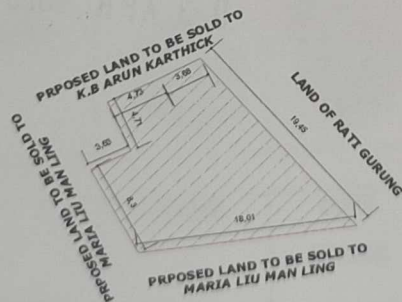
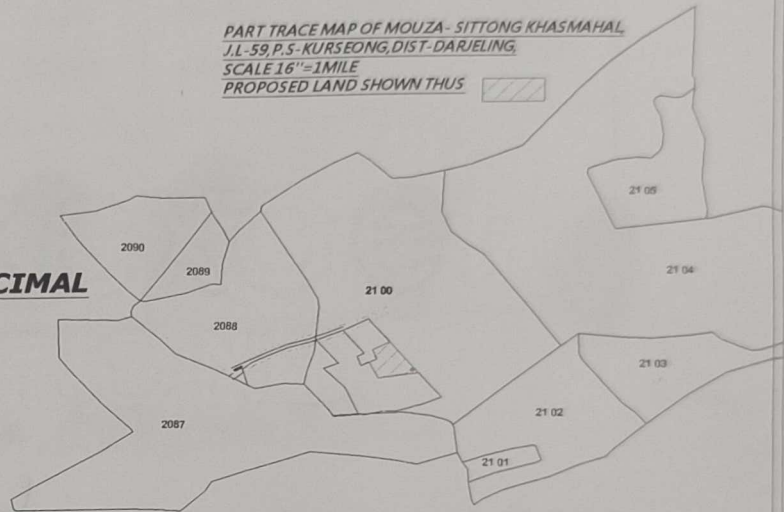
**LAND SCHEDULE**

MOUZA-SITTONG KHAMMAHAL  
 J.L NO-59  
 P.S-KURSEONG  
 DIST-DARJEELING  
 WEST BENGAL

**KHATIAN NO-R.S-345, L.R-868**  
**PLOT NO L.R-2100**

**TOTAL AREA OF THE LAND 0.05 ACRE OR 5 DECIMAL**






PART TRACE MAP OF MOUZA - SITTONG KHAMMAHAL  
 J.L-59, P.S- KURSEONG, DIST-DARJEELING  
 SCALE 16"=1MILE  
 PROPOSED LAND SHOWN THUS 








*S. Islam 26/02/25*  
**S.ISLAM**  
 AMIN SURVEY  
 REG-1976719101014  
 DRAWN BY

SURVEYED BY-  
**MAPPING SOLUTIONS**  
 REGD OFFICE - KAWANHAL NEAR NETAJI MORE  
 P.O. - SUSHRUTA NAGAR, P.S. MATIGUDA  
 DIST - DARJEELING, WEST BENGAL INDIA-734012  
 PH. 7001797130, 8509248108

**SPECIMEN FORM FOR TEN FINGER PRINTS**






	<u>LITTLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>FORE</u> <u>FINGER</u>	<u>THUMB</u>
<b><u>LEFT</u></b>					
<b><u>HAND</u></b>					








	<u>THUMB</u>	<u>FORE</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>LITTLE</u> <u>FINGER</u>
<b><u>RIGHT</u></b>					
<b><u>HAND</u></b>					



**SIGNATURE OF VENDOR** Asikram Ra

	<u>LITTLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>FORE</u> <u>FINGER</u>	<u>THUMB</u>
<b><u>LEFT</u></b>					
<b><u>HAND</u></b>					



	<u>THUMB</u>	<u>FORE</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>LITTLE</u> <u>FINGER</u>
<b><u>RIGHT</u></b>					
<b><u>HAND</u></b>					

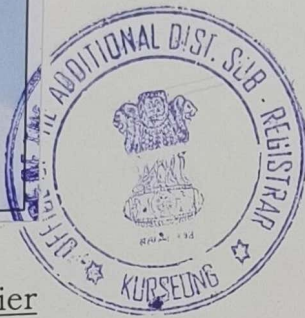


**SIGNATURE OF PURCHASER** Y. Thang

PHOTO AND FINGER PRINT OF IDENTIFIER



Photo of Identifier



Left Thumb Impression

*(Handwritten mark)*

Manish Chettri  
Signature of Identifier

### Major Information of the Deed



Deed No :	I-0405-00095/2025	Date of Registration	03/04/2025
Query No / Year	0405-2000889388/2025	Office where deed is registered	
Query Date	02/04/2025 11:56:50 AM	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. 5,00,000/-	Rs. 5,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,000/- (Article:23)	Rs. 5,000/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2100 (RS :-)	LR-868	Bastu	Alaichi Bagan	0.05 Acre	5,00,000/-	5,00,000/-	Width of Approach Road: 3 Ft.,
<b>Grand Total :</b>					5Dec	5,00,000 /-	5,00,000 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature		
	Name	Photo	Signature
1	<b>Mr BIKRAM RAI</b> (Presentant ) Son of Late PUKAL RAI Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office		 Captured
	03/04/2025	LTI 03/04/2025	03/04/2025
UPPER GHALAYTAR, City:- Not Specified, P.O:- SITTONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office			

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MESSRS THALASHA ESTATES LLP</b> K1002 Ecr14 Casagrande Maya Street, City:- Not Specified, P.O:- Muttukadu, P.S:-MUTHAPUDUPET, District:- Kancheepuram, Tamil Nadu, India, PIN:- 603112 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Thalaivan Sargunam Xavier</b> Son of Late Xavier Flat No K801 Casagrand Ecr 14 Maya Street, City:- Not Specified, P.O:- Muttukadu, P.S:-MUTHAPUDUPET, District:-Kancheepuram, Tamil Nadu, India, PIN:- 603112, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MESSRS THALASHA ESTATES LLP (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MANISH CHETTRI</b> Son of Late PUNNAY CHETTRI DILARAM TEA ESTATE, City:- Not Specified, P.O:- TUNG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734224		 Captured	
	03/04/2025	03/04/2025	03/04/2025

Identifier Of Mr BIKRAM RAI,

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr BIKRAM RAI	MESSRS THALASHA ESTATES LLP-5 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: SEETONG-I, Mouza: Sittong 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:- 2100, LR Khatian No:- 868	Owner:विक्रम राई, Gurdian:पुकल राई, Address:निज , Classification:अलैची, Area:1.43000000 Acre,	Mr BIKRAM RAI

Endorsement For Deed Number : I - 040500095 / 2025

On 02-04-2025

**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 5,00,000/-



Zojila Dolkar Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KURSEONG  
Darjeeling, West Bengal

On 03-04-2025

**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 12:16 hrs on 03-04-2025, at the Office of the A.D.S.R. KURSEONG by Mr BIKRAM RAI ,Executant.

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

Execution is admitted on 03/04/2025 by Mr BIKRAM RAI, Son of Late PUKAL RAI, UPPER GHALAYTAR, P.O: SITTONG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others  
Identified by Mr MANISH CHETTRI, . . Son of Late PUNNAY CHETTRI, DILARAM TEA ESTATE, 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 5,000.00/- ( A(1) = Rs 5,000.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,000/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/04/2025 11:06AM with Govt. Ref. No: 192025260003093538 on 03-04-2025, Amount Rs: 5,000/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1077622780735 on 03-04-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 25,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 24,900/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 1478, Amount: Rs.100.00/-, Date of Purchase: 02/04/2025, 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 03/04/2025 11:06AM with Govt. Ref. No: 192025260003093538 on 03-04-2025, Amount Rs: 24,900/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1077622780735 on 03-04-2025, Head of Account 0030-02-103-003-02



Zojila Dolkar Bhutia  
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 1789 to 1810

being No 040500095 for the year 2025.



*Bhulia*

Digitally signed by ZOJILA DOLKAR BHUTIA  
Date: 2025.04.03 13:24:27 +05:30  
Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 03/04/2025

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. KURSEONG**

**West Bengal.**