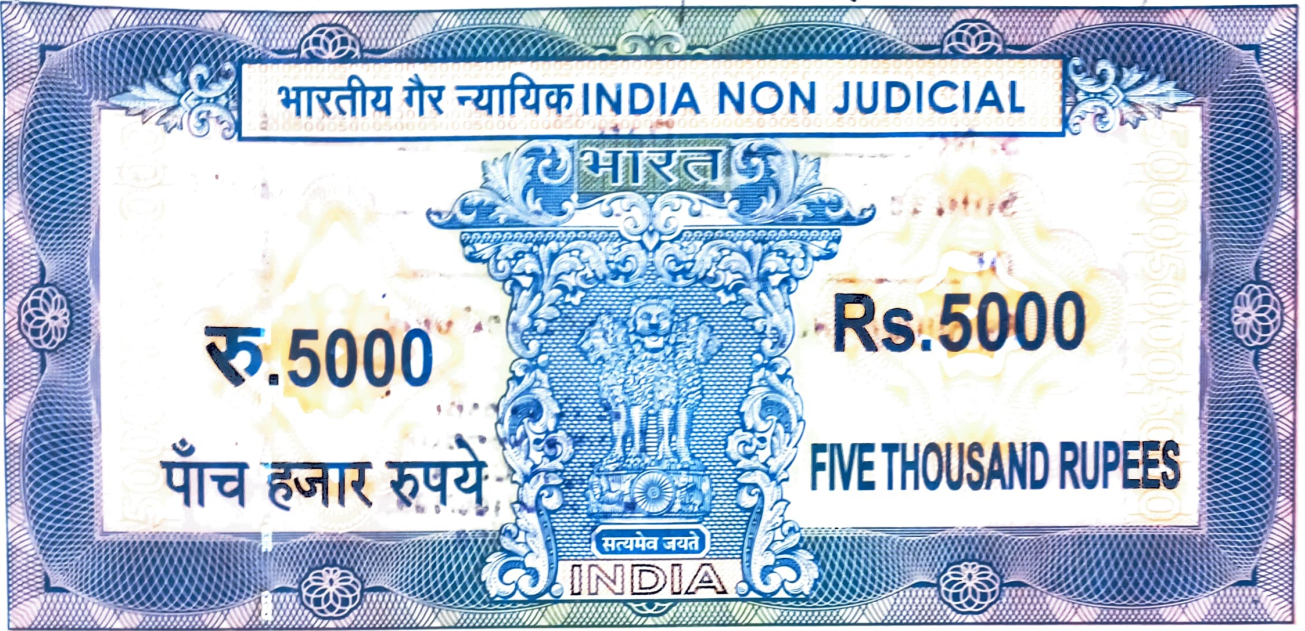


SL. No. 2645/2022

I- 2353/2022



अभिचयवङ्ग पश्चिम बंगाल WEST BENGAL

2/2295747/2022 G 249999

Chyangden
10.58
05.08.2022

Wardi
Rhadom

CONFIRMED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE SIGNATURES AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THE DOCUMENT

Chyangden
05/08/2022

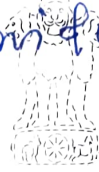
D.K. Pradhan

D. K. PRADHAN
Advocate, Darjeeling
Enrolment No.- WB1048/1981

DEED OF CONVEYANCE

29/7/22
REVENUE OFFICER
Under Chapter-II A. W.S.L.R. Act-1955
SILIGURI

S. No. 1344 Date 22/07/2022
Sold to Sri Shashi Kant Manahyom & others
OF Siliguri
Rs. 5000/- (Rupees) Five thousand only



B. P. Ghosh
(B.P. Ghosh)
Stamp Vendor
Siliguri Court
L. No. R. M/106/1993
Darjeeling

600649 2



[Signature]
Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

05 AUG 2022



Ladon Waged

**THIS DEED OF CONVEYANCE IS MADE
ON THIS THE 5TH DAY OF AUGUST, 2022**

AREA	18.25 DECIMALS
L. R. KHATIAN NO	162
L.R PLOT NO	111 & 102/ 245
R.S PLOT NO	66
MOUZA	GHOKMA
J. L NO.	87
POLICE STATION	PRADHAN NAGAR
DISTRICT	DARJEELING
MARKET VALUE	₹ 3,48,40,907/-
SET FORTH VALUE	₹ 3,15,31,020/-
UNDER SILIGURI MUNICIPAL CORPORATION AREA	

BETWEEN

1. **MR. SHASHI KANT MANDHYANI [PAN NO. ADVPM4262A]** son of Mr Ashok Kumar Mandhyani, Indian by Nationality, Hindu by faith, business by occupation and a resident of Mangalam Apt, Block-A/B -2, Mukunda Das Road, Post office and Police Station Siliguri, District Darjeeling, in the state of West Bengal, PIN 734005,
2. **MR AJIT KUMAR [PAN NO. ANBPK7527N]** S/O Late Sri Mansa Ram, Indian by Nationality, Hindu by faith, business by occupation and a resident of Vrindavan Garden Apartment, Flat No .1A, Sukanta Sarani, Near Children Park , Millanpally, Post office and Police Station Siliguri, District Darjeeling, PIN 734005,

Lhadom Wangdi

3. **MR DEEPAK MULCHANDANI [PAN NO. AILPM5414B]**
S/O Sri Devidas Mulchandani, Indian by Nationality, Hindu by faith, business by occupation and a resident of Nanda Apartment, Sukunta Sarani, Millan Pally, Post office and Police Station Siliguri, District Darjeeling, in the state of West Bengal, PIN 734004 and
4. **MR SANTOSH KUMAR MANDHYANI [PAN NO. AISPM1852C]** S/O Sri Ashok Kumar Mandhyani, Indian by Nationality, Hindu by faith, business by occupation and a Resident Of Block -2, C/4, Siddhi Vatika, Burdwan Road, Post office and Police Station Siliguri, District Darjeeling, in the state of West Bengal, PIN 734005


D. K. PRADHAN

Advocate, Darjeeling - hereinafter jointly called and referred to as the
Enrolment No.- WB1048/1998 **PURCHASERS** (which expression shall unless excluded by or repugnant to the context mean and include their legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of the **FIRST PART**;

AND


MRS LHADOM WANGDI [PAN NO. AAHPW5719P] wife of Late Sonam Wangdi, Indian by Nationality, Buddhist by faith, retired person by occupation and a resident of Lama Building No. 1, Sonam Wangdi Road, Post Office and Police Station Darjeeling, District Darjeeling, in the state of West Bengal, PIN. 734101 - hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context mean and include her legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of **SECOND PART**.

Sharon Wangdi

WHEREAS, (i) Smt Chinkaneswari Debi wife of Late Dhaniram Singh and (ii) Shri Ram Mohan Singh son of Late Dhaniram Singh residents of Ashram Para, Siliguri, were joint and recorded owners of a land measuring more or less about 9.01 Acre, which was recorded in Old Khatian No 3 and Khanda Khatian Nos. 3/1, 3/2, 3/3, 3/4 appertaining to and forming part of Plot Nos. 44 & 43 corresponding to R.S Plot No. 66, situated in Mouza Gokma, J.L No. 87, Police Station Pradhan Nagar, within the jurisdiction of Additional District Sub-Registrar, Siliguri-I, at Siliguri.

[Signature]

D. K. PRADHAN

Advocate, Darjeeling

Enrolment No.- WB1048/1981

AND

WHEREAS, being such joint and recorded owners the above named i) Smt Chinkaneswari Debi and (ii) Shri Ram Mohan Singh sold and transferred their land measuring about 66 decimals out of their total land measuring about 9.01 Acre to and in favour of one Lamu Lamini (since deceased) wife of Late Tshering Lama resident of Darjeeling, Police Station, S. R Office and Sub-Division Darjeeling, District Darjeeling vide a registered deed of sale, being document No. 599 for the year 1964, dated 10-02-1964, transcribed in Book No. I, Volume No. 6, in pages 279 to 283, registered at the Office of the then Sub-Registrar, at Siliguri.

[Signature]
29/7/22

AND

WHEREAS, One Lamu Lamini (since deceased) died intestate on 31-10-1972, leaving behind her 4(four) Legal Heirs, namely (i) Late Mimi Norbu La wife of Late Chewang Norbula, (ii) Late T.T

Lhadom Wangdi

La son of Late S. Shringla, (iii) Smt Dawa Doma daughter of Late S. Shringla and (iv) the present **VENDOR** namely **Smt Lhadom Wangdi** wife of Late Sonam Wangdi. Thus the Present Vendor acquired a land measuring about 18.25 decimals out of the total land measuring about 66 decimals by way of inheritance.

AND

WHEREAS, the present VENDOR thus duly recorded her name in the 'Record of Rights' maintained by the Land & Land Reforms Department and a separate Khatian, being L.R. Khatian No. 162 was opened in the name of the present VENDOR. Thus the present VENDOR became the sole, absolute and recorded owner in possession of a vacant land measuring more or less about 18.25 Decimal, recorded in Khatian No. 162, appertaining to and forming part of L.R. Plot No.111 (area measuring about 12.15 decimal) and L,R, Plot No 102/245 (area measuring 6.10 decimal), situated in Mouza Gokhma, J.L. No.87, Post Office and Police Station Pradhan Nagar, Siliguri and District Darjeeling more fully and particularly described in the schedule herein below.

AND

WHEREAS, the VENDOR being in need of funds for the purpose of developing her other landed property has now firmly and finally decided to dispose her land measuring more or less 18.25 Decimal, comprised under L.R Khatian No.162, under L.R. Plot No.111 (area measuring about 12.15 decimal) and L,R, Plot No 102/245 (area measuring 6.10 decimal), J.L. No.87, Mouza

Chadom Wardi

Gokhma, Post Office and Police Station Pradhan Nagar, Siliguri and District Darjeeling more fully and particularly described in the Schedule given hereunder free from all encumbrances, charges, lein and demand whatsoever.

AND

WHEREAS, the VENDOR being unable to find a suitable purchaser for her scheduled land from any of the tribal community and willing to pay a fair market price, offered the PURCHASERS of this presents to purchase her scheduled land.

AND


D. K. PRADHAN
Advocate, Darjeeling.
Enrolment No. WB 1048/1987

WHEREAS, the PURCHASERS being in need of a suitable land in the locality where the below scheduled land is situated, agreed to purchase the below scheduled land from the VENDOR and offered a sum of ₹ 3,15,31,020/- [Rupees Three Crore Fifteen Lakh Thirty One Thousand and Twenty only] as full and final consideration.

AND

WHEREAS, the **VENDOR** hereof considering the said price offered by the **PURCHASERS** as fair, reasonable and highest in view of the prevailing market rate, has agreed to sell the said land more fully described in the Schedule hereunder, for a consideration amount of ₹ 3,15,31,020/- [Rupees Three Crore Fifteen Lakh Thirty One Thousand and Twenty only] to the **PURCHASER**, free from all encumbrances and charges whatsoever.


29/7/22

Shadom Wargati

AND

WHEREAS, in consideration of the above mentioned offer and acceptance the VENDOR and the PURCHASERS entered into an "Agreement to Sell (Bainanama)," dated 23-03-2022, duly Notarized before the Learned Notary Public, at Siliguri.

AND

WHEREAS, the VENDOR belongs to the "Bhutia" Community, recognized as a Scheduled Tribe Community in the State of West Bengal and in order to alienate her scheduled land to and in favour of the PURCHASERS of this presents, all of whom belong to the Non-Tribal Community, duly applied for a permission as per the provision of Section 14C of the W.B.L.R. Act, 1955 from the Revenue Officer under Chapter-II A of W.B.L.R. Act, 1955 Siliguri & Project Officer-cum-D.W.O, Siliguri, to alienate her scheduled land to and in favour of the PURCHASERS, and the concerned authority i.e., the Revenue Officer under Chapter-II A of W.B.L.R. Act, 1955 Siliguri & Project Officer-cum-D.W.O, Siliguri, and after due enquiry and hearing, issued an order, bearing Memo No. 759/1(4)/BCW Dated 27-07-2022, granting permission in favour of the VENDOR to alienate her scheduled land to and in favour of the PURCHASERS of this presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid offer & acceptance and in consideration of the sum of ₹ 3,15,31,020/- [Rupees Three Crore Fifteen Lakh Thirty One Thousand and Twenty only] paid by the Purchaser to the Vendor (the receipt of which the

L. Radon Weydi

Vendor hereby acknowledges and grants full discharge to the Purchaser), the Vendor doth hereby convey, assign, sell and transfer her said below scheduled land together with all right, title, interest, liberties, easements whatsoever and make over possession in favour of the Purchaser absolutely and forever TO HAVE AND TO HOLD the same as an absolute estate by the Purchaser as exclusive owner thereof and quietly, peacefully hold possess and enjoy the same.

AND

WHEREAS, the Vendor declares that the interest which she professes to transfer hereby subsists as on the date of these presents, and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the Vendor in favour of any other person or party respecting the said below scheduled land, and that the property hereby transferred, suffers from no defect of title and the recitals made hereinabove are all true and in the event of any contrary is proved in future, the Vendor shall be liable severally for false recitals and shall also be liable to make good the loss or injury which the Purchaser may suffer or sustain in consequence thereof.

AND

WHEREAS, the Vendor further declare to that she shall at the request at cost of the Purchasers her heirs or assigns to or execute all such lawful acts, deeds and things whatsoever for further or perfectly conveying and assuring the said land and every part thereof in manner of aforesaid according to the intent and meaning of this Deed.

AND

Lhadom Wazok

24/07/22

WHEREAS, the Vendor further covenants with the Purchaser that if for any defect of title or for any act done by the Vendor, the Purchaser is deprived of ownership or of possession of the below scheduled land or any part thereof in future, then the Vendor shall forthwith return to the Purchaser the full consideration money.

SCHEDULE OF THE LAND REFERRED TO ABOVE

All that piece and parcel of vacant land measuring more or less 18.25 Decimals, recorded in L.R Khatian No.162, appertaining to and forming part of R.S. Plot No.66 corresponding to L.R Plot No.111 (area measuring about 12.15 decimal) and L.R Plot No 102/245 (area measuring 6.10 decimal), classification of land as per ROR of L.R Plot No. 111 is Danga and of L.R Plot No. 102/245 is Rupni and both are proposed to be used as Bastu situated in Mouza Gokhma, J.L. No.87, P.O & P.S. Pradhan Nagar, Ward No. 2 of the Siliguri Municipal Corporation and District Darjeeling, Additional District Sub-Registrar, Siliguri-I at Siliguri, District Darjeeling, in the State of West Bengal.

K. PRADHAN
Advocate, Darjeeling
Enrolment No. - W/31048/1981

The said land is butted and bounded as follows:

On the North	:	by Land & House of Shri Tolaram Gidra & Others and Land & House of Shri. Lhaweng Tshering;
On the South	:	by Land of Shri Harsh Vardhan Shringla and Land & House of Smt Rita Gurung;
On the East	:	by Land of Shri. Subash Kundu;
On the West	:	by Land of Mrs. Tamding Shringla.

The Market Value of the scheduled land has been assessed at ₹3,48,40,907/-(Rupees Three Crore Forty Eight Lakh Nine Hundred and Seven Only).

One separate sheet is enclosed herewith containing the site plan of the land hereby sold forming part of this Deed.

One separate sheet is enclosed herewith containing the finger prints of the VENDOR and the PURCHASERS forming part of this Deed.

An Order, bearing Memo No. 759/1(4)/BCW, duly issued by the Revenue Officer under Chapter-II A of W.B.L.R. Act, 1955 Siliguri & Project Officer-cum-D.W.O, Siliguri, is enclosed herewith forming part of this deed.

IN WITNESS WHERE OF the **VENDOR** has set and subscribed her hand on the day, month and year first above written in the presence of:

WITNESSES:

1. *Viren Sri Gurung*

Mr Viren Sri Gurung,
S/O Late Pradeep Gurung,
R/O Balasun Tea Estate, P.O.
Sonada & P.S. Jorebonglow,
District Darjeeling, 734209.

(2) *Tanque Laxal Bantia*
No 14, Pamba Tshering Bantia
R/O 93A Ghoom, M.T. Road,
Dist- Darjeeling, W.B.,
734102.

Lhadona Wargdi

SIGNATURE OF VENDOR

Drafted by me as per the instructions of the Parties hereto, read over & explained to the parties by me:

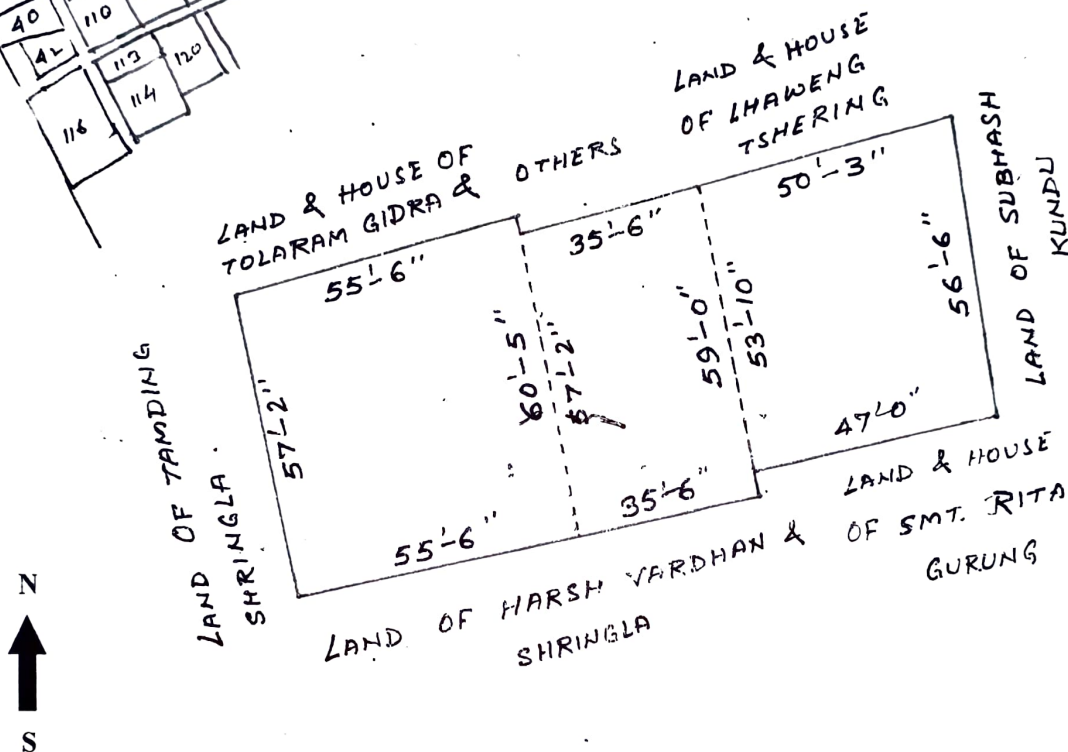
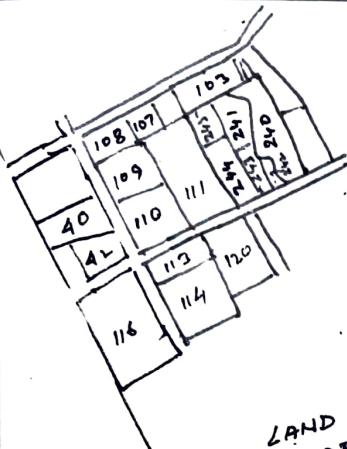
[Signature]

Shri Dhan Kumar Pradhan
Advocate, Darjeeling
Enrolment No: WB 1048/1981
D. K. PRADHAN
Advocate, Darjeeling
Enrolment No: WB 1048/1981

PART TRACE MAP OF MOUZA
GHOKMA, J. L. NO. 87(109),
POLICE STATION PRADHAN
NAGAR, DISTRICT DARJEELING
SCALE 16' = 1 MILE

NAME OF PURCHASERS

1. SRI SHASHI KANT MANDHYANI S/O SRI ASHOK KUMAR MANDHYANI OF MANGALAM APARTMENT, BLOCK A/B-2, MUKUNDA DAS ROAD, P.O SILIGURI BAZAR, P.S SILIGURI, DIST- DARJEELING-734005,
2. SRI SANTOSH KUMAR MANDHYANI, S/O ASHOK KUMAR MANDHYANI
3. SRI AJIT KUMAR S/O MANSARAM, OF VRINDAVAN GARDEN APARTMENT, FLAT NO.-1A, SUKANTA SARANI, NEAR CHILDREN PARK, MILAN PALLY, P.O SILIGURI BAZAR, P.S SILIGURI, DIST- DARJEELING.
4. SRI DEEPAK MULCHANDANI S/O SRI DEVIDAS MULCHANDANI OF NANDA APARTMENT, SUKANTA SARANI, MILAN PALLY, P.O SILIGURI BAZAR, P.S SILIGURI, DIST- DARJEELING- 734005.



NAME OF VENDOR

MRS. LHADOM WANGDI, D/O AHOY MINGMA TSHERING,
W/O LATE SONAM WANGDI, RESIDENT OF LAMA HOUSE,
PRAHDAN NAGAR, P.O. & P.S PRAHDAN NAGAR,
SILIGUR, DIST- DARJEELING. -734003.
AT PRESENT ADD:- LAMA BUILDING NO. 1, SONAM WANGDI ROAD,
P.O , P.S & DIST- DARJEELING, 734101

SCHEDULE OF LAND

MOUZA WITH J. L. NO.	POLICE STATION	DISTRICT	KHATIAN NO. R.S. L.R.	PLOT NO. R.S L.R.	AREA IN DECIMAL
GHOKMA	PRADHAN	DARJEELING	162	66 111	12.15 Dec.
87(109)	NAGAR			66 102	6.10 Dec.
				245	

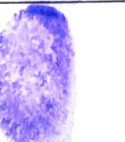
DRAWN BY :-

Hari Om Prasad
HARI OM PRASAD
AMIN, SILIGURI
REGD. 1975407011

TOTAL AREA = 18.25 Dec.

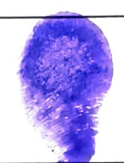
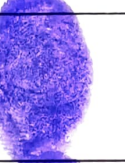
Lhadom Wangdi
SIGNATURE OF VENDOR

CLAIMANT SHEET
(PURCHSERS)

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

Shashi Kant Moudyan

Shashi Kant Moudyan
Signature with date

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

Anil Kumar

Anil Kumar
Signature with date

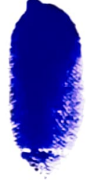
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	Left Hand					
	Right Hand					

Jeevak Prakashchandra

Jeevak Prakashchandra
Signature with date

EXECUTANT SHEET

(VENDOR)

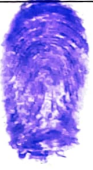
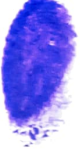
 <i>Lhadom Wargdi</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Lhadom Wargdi

Lhadom Wargdi
Signature with date

CLAIMANT SHEET

(PURCHASER)

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Santom Tanskyen

Santom Tanskyen
Signature with date

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Vixen Soui Gwang 05/08/22
Signature with date

Government of West Bengal
Office of the Project Officer-cum D.W.O.
Backward Classes Welfare
Siliguri.



Memo No. 759 /BCW.

Dated. 27 /07/2022

ORDER

In exercise of the power conferred upon me under Section 14C of the W.B.L.R. Act, 1955, permission is hereby accorded in favour of Smt. Lhadom Wangdi, W/o Late Sonam Wangdi of Lama Building, No.1 Sonam Wangdi Road, Ward No.24, P.O. & Dist. Darjeeling of "Bhutia" community, recognized as a Scheduled Tribe Community in the State of West Bengal, to alienate her land scheduled below as per fair market price.

The Permission is accorded as there being no tribal available purchaser to purchase the land.

Name of the purchaser(s)	Schedule of land permitted to be alienated
1) Sri. Shashi Kant Mandhyani, S/o Sri. Ashok Kumar Mandhyani, Mangalam Appartment, Mukunda Das Road, P.O. Siliguri, Dist. Darjeeling,	Dist. Darjeeling, P.S. Pradhan Nagar, Mouza : Ghokma, J.I. No. 87 LR Khatian No. 162, LR Plot No. 102/245 & 111 Area of Land : 0.1825 Acre
2) Sri. Ajit Kumar, S/o Late Mansharam Vrindavan Garden Apartment, Flat No. 1A, Sukanta Sarani, Milan Pally, P.O. Siliguri, Dist. Darjeeling	
3) Sri. Deepak Mulchandani, S/o Sri. Devidas Mulchandani, Nanda Apartment, Sukanta Sarani, Milan Pally, P.O. Siliguri, Dist. Darjeeling &	
4) Sri. Santosh Kumar Mandhyani, S/o Sri. Ashok Kumar Mandhyani, 2, C/4, Siddhi Vatika, Burdwan Road, P.O. Siliguri, Dist. Darjeeling	

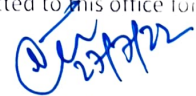
The purchaser(s) shall pay the price / Value of 0.1825 Acre of land as per fair market price.

The entire amount of consideration price will have to be paid to the applicant through Bank Draft / Banker's Cheque of any Nationalized Bank of India.

The payees receipt along with the photocopies of the transaction document will have to be submitted to the office of the undersigned before signing the draft deed, failing which the permission order will stand cancelled.

Any deviation of the above stipulated condition will render the permission automatically cancelled.

This order will remain valid for 30(thirty) days and the draft deed will be submitted to this office for signature within this period.

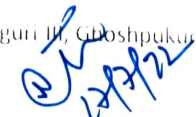

Revenue Officer
Under Chapter-IIA of W.B.L.R. Act, 1955
Siliguri
&
Project Officer-cum-D.W.O., BCW, Siliguri.

Memo No. 759 /1(4) / BCW

Copy forwarded for information and necessary action to:

Dated. 27 /07/2022

- ✓ Smt. Lhadom Wangdi, W/o Late Sonam Wangdi of Lama Building, No.1 Sonam Wangdi Road, Ward No.24, P.O. & Dist. Darjeeling.
2. The Additional District Sub-Registrar, Siliguri I, Siliguri / Siliguri II, Bagdogra, / Siliguri III, G.Doshpukur, Dist. Darjeeling.


Revenue Officer
Under Chapter-IIA of W.B.L.R. Act, 1955
Siliguri
&
Project Officer-cum-D.W.O., BCW, Siliguri

Major Information of the Deed

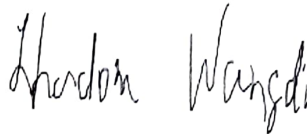
Deed No :	I-0402-02353/2022	Date of Registration	05/08/2022
Query No / Year	0402-2002295747/2022	Office where deed is registered	
Query Date	27/07/2022 4:47:13 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	DHAN KUMAR PRADHAN 1/B, ROCK VILLE ROAD, DARJEELING, Thana : Darjeeling, District : Darjeeling, WEST BENGAL, Mobile No. : 6296376948, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 3,15,31,020/-		Rs. 3,48,40,907/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 17,42,045/- (Article:23)		Rs. 3,48,409/- (Article:A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: PATEL ROAD FROM H.C.ROAD TO NIVEDITA ROAD, Mouza: Ghokma, JI No: 87, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-66	RS-51	Bastu	Rupni	6 Dec	1,03,66,363/-	1,14,54,545/-	Property is on Road Adjacent to Metal Road,
L2	RS-66	RS-51	Bastu	Danga	12.25 Dec	2,11,64,657/-	2,33,86,362/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			18.25Dec	315,31,020 /-	348,40,907 /-	
		Grand Total :			18.25Dec	315,31,020 /-	348,40,907 /-	

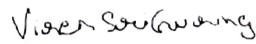
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs LHADOM WANGDI (Presentant) Wife of Late SONAM WANGDI Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office	Photo  05/08/2022	Finger Print  LTI 05/08/2022	Signature  05/08/2022
LAMA BUILDING NO.1, SONAM WANGDI ROAD, WARD NO. 24, City:- Darjeeling, P.O:- DARJEELING, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101 Sex: Female, By Caste: Buddhist, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx9P, Aadhaar No: 79xxxxxxxx7303, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr SHASHI KANT MANDHYANI Son of Mr ASHOK KUMAR MANDHYANI MANGALAM APT. BLOCK-A/B-2, MUKUNDA DAS ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2A, Aadhaar No: 21xxxxxxxx8515, Status :Individual, Status : Not Executed			
2	Mr AJIT KUMAR Son of Mr MANSA RAM VRINDAVAN GARDEN APARTMENT, FLAT NO. 1A, SUKANTA SARANI, NEAR CHILDRED PARK, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx7N, Aadhaar No: 84xxxxxxxx5209, Status :Individual, Status : Not Executed			
3	Mr DEEPAK MULCHANDANI Son of Mr DEVIDAS MULCHANDANI NANDA APARTMENT, SUKANTA SARANI, MILAN PALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx4B, Aadhaar No: 39xxxxxxxx1913, Status :Individual, Status : Not Executed			
4	Mr SANTOSH KUMAR MANDHYANI Son of Mr ASHOK KUMAR MANDHYANI BLOCK- 2, C/4, SIDDHI VATIKA, BURDWAN ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx2C, Aadhaar No: 31xxxxxxxx8803, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr VIREN SRI GURUNG Son of Late PRADEEP GURUNG BALASUN TEA ESTATE, Village:- BALASUN, P.O:- SONADA, P.S:- Jorebunglo, District:-Darjeeling, West Bengal, India, PIN:- 734209			

	05/08/2022	05/08/2022	05/08/2022
Identifier Of Mrs LHADOM WANGDI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs LHADOM WANGDI	Mr SHASHI KANT MANDHYANI-1.5 Dec,Mr AJIT KUMAR-1.5 Dec,Mr DEEPAK MULCHANDANI-1.5 Dec,Mr SANTOSH KUMAR MANDHYANI-1.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs LHADOM WANGDI	Mr SHASHI KANT MANDHYANI-3.0625 Dec,Mr AJIT KUMAR-3.0625 Dec,Mr DEEPAK MULCHANDANI-3.0625 Dec,Mr SANTOSH KUMAR MANDHYANI-3.0625 Dec

Endorsement For Deed Number : I - 040202353 / 2022

On 05-08-2022

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 10:58 hrs on 05-08-2022, at the Office of the A.D.S.R. SILIGURI by Mrs LHADOM WANGDI ,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 3,48,40,907/-

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

Execution is admitted on 05/08/2022 by Mrs LHADOM WANGDI, Wife of Late SONAM WANGDI, LAMA BUILDING NO.1, SONAM WANGDI ROAD, WARD NO. 24, P.O: DARJEELING, Thana: Darjeeling, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Buddhist, by Profession Retired Person

Indetified by Mr VIREN SRI GURUNG, , Son of Late PRADEEP GURUNG, BALASUN TEA ESTATE, P.O: SONADA, Thana: Jorebunglo, , Darjeeling, WEST BENGAL, India, PIN - 734209, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,48,409/- (A(1) = Rs 3,48,409/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,48,409/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/07/2022 12:00AM with Govt. Ref. No: 192022230085522202 on 29-07-2022, Amount Rs: 3,48,409/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 29072022037 on 29-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,42,045/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 17,37,045/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 1344, Amount: Rs.5,000/-, Date of Purchase: 22/07/2022, Vendor name: B R Ghosh
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/07/2022 12:00AM with Govt. Ref. No: 192022230085522202 on 29-07-2022, Amount Rs: 17,37,045/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 29072022037 on 29-07-2022, Head of Account 0030-02-103-003-02

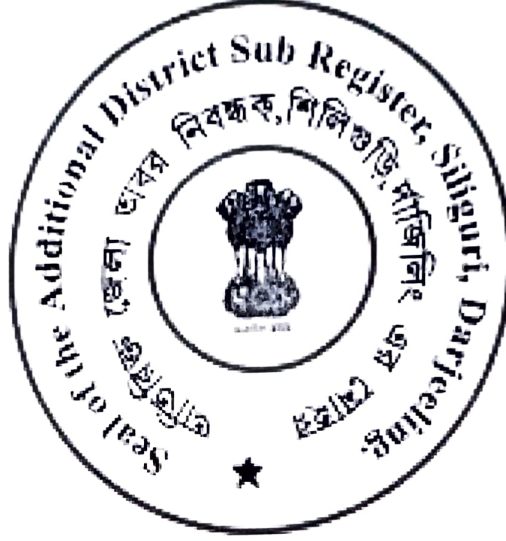
Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 76607 to 76626
being No 040202353 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.08.05 13:00:28 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/08/05 01:00:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)