

SL. No. 2339/2023

I - 2286/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/2080948/2023

H 989431

V.C - 360/2023

Shadon Wangdi

Chyangdun

11:00

27.08.23

DEED OF SALE (CONVEYANCE)

THIS INDENTURE IS MADE ON THIS 27th DAY OF
AUGUST 2023, AT SILIGURI.

REVENUE OFFICER
Under Chapter-IIA, W.B.L.R. Act-1955
SILIGURI

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

ADDL. DIST. REGD. REGISTRAR
SILIGURI

28/8/2023

Page | 1

360 2023
as per records 270 ~
(11) 1400 ~
to be

1650 ~
27/8/2023
28/8/2023

NO. 2363 DATE 18/08/2023
SOLICITOR Smt. Dropadi Devi & Others
OF Katihar, Bihar
RUPEES 5000/-



Lhadam Wangdi

(S. K. Saini)
STAMP VENTURE
A.D.S.P. Office, Siliguri
1/10/2019



TAM-1458

Lhadam Wangdi



TAM-1459

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
27 AUG 2023

Pravesh Biswakarma
S/o - R.B. Biswakarma
R/o - Lebog, Darjeeling
734105



Lhadom Wangdi

AREA	: Vacant Land measuring 12 Decimals, under Siliguri Municipal Corporation, Ward no. 2, Pradhan Nagar, Siliguri, Dist- Darjeeling. 734003.
SET-FORTH VALUE	: Rs.1,83,30,914=00
MARKET VALUE	: Rs.1,83,30,914=00
L.R. PLOT NO.	: 109; 110; and 111;
L.R. KHATIAN NO.	: 259;
R.S. PLOT NO.	: 44/123; 44/124(63) and 66;
R.S. KHATIAN NO.	: 188;
LAND PROPOSED & ROR	: Bastu;
J.L NO.	: 87 (109);
MOUZA	: Ghokma;
POLICE STATION	: Pradhan Nagar; Siliguri; DISTRICT : Darjeeling.

24/1/23

B E T W E E N

SMT. LHADOM WANGDI, Wife of Late. Sonam Wangdi, (Aged about 87 Years), Indian by Nationality, by Occupation- Retired person, by Religion- Buddhist, by caste- Scheduled Tribe (Bhutia), Residing at Lama building No.1, Sonam Wangdi Road, Ward no. 24, Post Office, Police Station & District - Darjeeling, 734101, hereinafter called "THE VENDOR" (which expression shall unless excluded by or repugnant to the context mean and include her legal heir, successors, executors, administrators, legal representatives and assigns) of the ONE PART, (PAN No- AAHPW5719P).

A N D

1. SMT. DROPADI DEVI, Wife of- Sri Harpaldas Mandhyani, Indian by Nationality, by Occupation- Business, by Religion- Hindu, Resident of- House no.014/0103, Amla Tola, Katihar, P.O & P.S. Katihar, State- Bihar, PIN- 854105. (PAN No- ACUPD9242M).

2. SHRI AJAY KUMAR MANDHYANI, Son of- Sri Harpaldas Mandhyani, Indian by Nationality, by Occupation- Business, by Religion- Hindu, Resident of- Amla Tola, Katihar, P.O & P.S. Katihar, State- Bihar, PIN- 854105. (PAN No- ADVPM9454A).

3. SHRI SANDEEP KUMAR MANDHYANI, Son of- Late Ashok Kumar Mandhyani, Indian by Nationality, by Occupation- Business, by Religion- Hindu, Resident of- Block No. 2 C/4, Siddhi Vatika, Burdwan Road, Siliguri (M. Corp), Dist- Darjeeling 734005. (PAN No- AJEPM6737D).

Hereinafter jointly called the "PURCHASER" (which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the OTHER PART.

AND

WHEREAS the **VENDOR** is seized and possessed of all that piece and parcel of land measuring more or less 12 Decimals, comprised under L.R. Khatian no. 259, L.R. Plot Nos. 109, 110 and 111, corresponding to R.S. Khatian No. 188, R.S. Plot Nos. 44/123, 44/124 (63) and 66 respectively, J.L. no. 87 (109); Mouza- Ghokma, under Siliguri Municipal Corporation, Ward No. 2, P.O. and P.S – Pradhan Nagar, Siliguri, District- Darjeeling, more fully described in the schedule 'A' below.

AND

WHEREAS the **VENDOR** purchased the below mentioned Schedule 'A' property from one Mrs. Tshering Huber @ Tshering Huber Lhamu, Wife of Sri. Andres Huber, Daughter of Late Dawa Tshering, and the same was duly registered at the office of the District Sub-Registrar at Darjeeling, and by virtue of aforesaid Deed of Sale, **SMT LHADOM WANGDI** became the absolute and exclusive owner of all that piece and parcel of land measuring more or less 12 Decimals (more-fully described in Schedule-A below).

AND

WHEREAS the aforesaid land was originally owned and possessed by (1) Smt. Chinkaneswari Debi, Wife of Late Dhaniram Singh and (2) Sri. Ram Mohan Singh, Son of Late. Dhaniram Singh, both Resident of Ashram para, Siliguri, were jointly recorded owners of all that piece and parcel of land measuring more or less 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 and 43 corresponding to R.S. Plot no. 66, situated in Mouza Ghokma, J.L. No. 87, P.S. Pradhan Nagar, within the jurisdiction of ADSR, Siliguri-I, at Siliguri, Dist- Darjeeling.

AND

Lhamo Wangdi
WHEREAS both the recorded owners, namely Smt. Chinkaneswari Debi and Sri. 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 favor of one Lamu Lamini (since deceased), Wife of Late Tshering Lama, @ S. Shringla, Resident of Darjeeling, P.O., P.S., S R and Sub-division & Dist- 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, Dist-Darjeeling.

AND

Lhamo Wangdi
WHEREAS said Lamu Lamini (since deceased) died intestate on 31/10/1972, leaving behind her 4 (four) legal heirs, namely (1) Late Mimi Norbu La, Wife of Late Chewang Norbula (2) Late Tshering Thenduff La @ T.T La, Son of Late S. Shringla (3) Smt. Lhadom Wangdi, Wife of Late Sonam Wangdi and (4) Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma, Wife of Late Dawa Tshering.

AND

24/5/12
WHEREAS Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma, Daughter of Late. Tshering Lama @ S Shringla and Lamu Lamini, as being one of the legal heirs of Smt. Lamu Lamini, inherited 24 Decimals of land out of the total land measuring about 66 Decimals more-fully described in the Schedule A below, free from all encumbrances and charges whatsoever and

duly mutated the above-mentioned land in her name, in the Records of Right maintained by the Land and Land Reforms Office, Siliguri. Dist- Darjeeling.

AND

Khodam Wangdi
WHEREAS the said Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma, Wife of Late Dawa Tshering, transferred the entire land measuring 24 Decimals (more-fully described in Schedule A below), to Smt. Tamdin Choden Shringla, Wife of Late SharabShringla (Daughter-in-Law of Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma), by way of Deed of Gift being no. I- 01461 of 2010, dated-25/06/2010, registered before the ADSR Siliguri, Dist- Darjeeling.

AND

Khodam Wangdi
WHEREAS thereafter, the said Smt. Tamdin Choden Shringla, Wife of Late SharabShringla (Daughter-in-Law of Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma), transferred the part of land measuring 12 Decimals (more-fully described in Schedule A below) to Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma, Wife of Late Dawa Tshering, by way of Deed of Gift, being deed No. 2131 of 2010, dated- 09/09/2010, and registered before the Office of the ADSR Siliguri, Dist- Darjeeling.

AND

24/9/10
WHEREAS thereafter Late Dawa Doma @ Dawa Doma Tshering @ Pemba Doma, Wife of Late Dawa Tshering transferred the below mentioned Schedule 'A' property by virtue of one registered Gift Deed, being Deed no. 846/2010, dated 6th of October 2010, to her daughter Mrs. Tshering Huber @ Tshering Huber Lhamu, and the same was duly registered at the office of the District Sub-Registrar at Darjeeling, and by virtue of aforesaid Gift Deed, MRS. TSHERING HUBER @ TSHERING HUBER LHAMU, became the absolute and exclusive owner of all that piece and parcel of land measuring more or less 12 Decimals (more-fully described in Schedule-A below).

AND

WHEREAS Mrs. Tshering Huber @ Tshering Huber Lhamu, duly recorded her name in the Records of Right maintained by Land and Land Reforms Office at Siliguri and a separate Khatian being L.R. Khatian no.233, L.R. Plot No. 109,110 and 111 respectively, was issued in the name of Tshering Huber @ Tshering Huber Lhamu who then became the sole, absolute and recorded owner having possession of a vacant land measuring more or less 12 Decimals (more-fully described in Schedule-A below).

AND

WHEREAS thereafter Mrs. Tshering Huber @ Tshering Huber Lhamu, sold the below 'Schedule A' property to Smt. Lhadom Wangdi, who is the present **VENDOR** by virtue of one registered Sale Deed, being Deed no. 040100385/2023, dated 8th of May 2023, entered in Book no I, Vol no. 0401-2023, pages- 6943 to 6963, and duly registered before the Office of the DSR, Darjeeling.

AND

WHEREAS thereafter the present **VENDOR**, duly recorded her name in the Records of Right maintained by Land and Land Reforms Office at Siliguri and a separate Khatian being L.R. Khatian no.259, L.R. Plot No. 109,110 and 111 respectively, was issued in the name of the **VENDOR**, who then became the sole, absolute and recorded owner having possession of a vacant land measuring more or less 12 Decimals (more-fully described in Schedule-A below) and the same is in her khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS, now the **VENDOR** has decided to dispose-off the vacant land measuring more or less 12 Decimals (more-fully described in Schedule-A below), free from all encumbrances, charges, lien and demand whatsoever.

Lhadom Wangdi

21/5/23

And whereas the VENDOR is desirous to dispose-off the aforesaid land to the PURCHASER forever and for good.

AND

WHEREAS, the PURCHASER being aware of the said fact has offered and agreed to purchase the said vacant land for a total price of Rs.1,83,30,914=00 only (Rupees One Crore, eighty three lakhs thirty thousand nine hundred and fourteen) only, and the VENDOR has accepted the price so offered by the PURCHASER as the same is fair, reasonable and highest prevailing in the present market and have agreed to sell and transfer the said vacant land, more fully mentioned in the Schedule 'A' below unto the PURCHASER.

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 favor of the presentPURCHASER 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- IIA of W.B.L.R. Act, 1955, Siliguri & Project Officer -cum-D.W.O, Siliguri, to alienate her Scheduled land to and in favor of the PURCHASER, and the concerned authority i.e., the Revenue Officer under Chapter-IIA ofW.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. 1287/BCW, Dated-11/08/2023, granting permission in favor of the VENDOR to alienate her Scheduled land to and in favor of the PURCHASER of this presents.

Shadon Wargdi

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and also in consideration of a sum of Rs.1,83,30,914=00 only (Rupees One Crore, eighty three lakhs thirty thousand nine hundred and fourteen)only paid by the PURCHASER to the VENDOR, as full and final consideration for the sale of the said schedule 'A' property mentioned below, as per the Site Plan annexed hereto on the execution of these presents, the receipt of which the VENDOR do hereby admit and acknowledge of having received the payment in full only for the said property described in schedule 'A' below, and the VENDOR do hereby Grant, Convey, Sell, Transfer, Assure and Confirm unto the PURCHASER all that piece or parcel/ area of vacant land measuring more or less 12 Decimals, (more-fully described in Schedule-A below), free from all encumbrances and charges whatsoever, and 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

Shadon Wargdi

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 favor of any other person or party in respect of the said below Schedule A property, and that the property hereby transferred, suffers from no defect of Title and the recitals made hereinabove are all true to the best of VENDORS' knowledge.

AND

WHEREAS the VENDOR further declares that she shall at the cost of the PURCHASER, her heir 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 Sale Deed.

IT IS FURTHER COVENANTED 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 'Schedule A' property or any part thereof in future, then the VENDOR shall forthwith return to the PURCHASER the full consideration money.

The Delivery of symbolic possession of the Schedule 'A' property mentioned below, unto the PURCHASER is automatically complete upon execution and presentation of this Deed of Sale(Conveyance) before the Addl. District Sub-Registrar, Siliguri, Dist- Darjeeling.

The Identification documents and photographs and fingerprints of both hands of the VENDOR and the PURCHASER are affixed on this Deed of Sale (Conveyance).

::SCHEDULE 'A' OF THE PROPERTY ::

ALL THAT piece and parcel of a plot of vacant land measuring 12 Decimals, comprised under L.R. Khatian No. 259, L.R Plot Nos. 109,110 and 111, and correspondence to R.S. Khatian No. 188, R.S. Plot Nos.44/123 (area- 6 Decimals), 44/124 (63) area- 3 Decimals, and 66 (area- 3 Decimals), Land proposed and ROR- Bastu, J.L. No. 87 (109), Mouza- Ghokma, Ward No. 2, Siliguri Municipal Corporation, Road- Pradhan nagar ward no. 2, Road zone- from H.C Road—Nivedita Road, Post Office & Police Station – Pradhan Nagar, Siliguri, District–Darjeeling, PIN- 734003. The land and the property is fully delineated in the annexed Site Plan and the same is butted and bounded as follows: -

ON THE NORTH :by the land of Smt.Tamdin Choden Shringla.

ON THE SOUTH : by the land and house of the Vendor.

ON THE EAST :by the land of Smt. Dropadi Devi & 3 Others.

ON THE WEST :by a 20 Feet wide S.M.C. Road.

IN WITNESS WHEREOF, both the parties have set and subscribed their hands and put their signature on this Deed in good sense, conscious mind after going through and understanding the contents, on the day, month and year first above written in presence of the: -

WITNESSES: -

1. Soram Gyentsen Wangdi VENDOR
S/o Late Soram Wangdi Lhadon Wangdi
Darjeeling
2) T. Dhan Kumar Pradhan
S/o Late K. B. Pradhan
Darjeeling

Drafted read over and explained to both the parties by me at my Office, and identified by me.

Praresh Biswakarma

PRAVESH BISWAKARMA.

(F)/399/248/2018, Advocate,

District & Sessions' Court, Darjeeling.

MEMO OF RECEIPT

Received with thanks from the PURCHASER 1. Smt. Dropadi Devi, 2. Sri. Ajay Kumar Mandhyani and 3. Sri. Sandeep Kumar Mandhyani, the within named consideration of Rs.1,83,30,914=00 only (Rupees One Crore, eighty-three lakhs thirty thousand nine hundred and fourteen) only in the following manner:

Paid by Dropadi Devi.

- | | | |
|--|---|---|
| 1. By DD on 08/05/2023. | : | ₹ 12,50,000/-
(₹ Twelve Lakhs & fifty thousand only). |
| 2. RTGS on 11/08/2023 in Central Bank A/C. | : | ₹ 55,50,000/-
(₹ Fifty-five Lakhs & fifty thousand only). |

Paid by Ajay Kumar Mandhyani.

- | | | |
|-------------------------|---|---|
| 1. By DD on 08/05/2023. | : | ₹ 12,50,000/-
(₹ Twelve Lakhs & fifty thousand only). |
| 2. RTGS on 18/08/2023. | : | ₹ 44,50,000/-
(₹ Forty-four Lakhs & fifty thousand only). |

Paid by Sandeep Kr. Mandhyani.

- | | | |
|---|---|---|
| 1. By DD on 06/05/2023. | : | ₹ 25,00,000/-
(₹ Twenty-five Lakhs only). |
| 2. RTGS on 14/08/2023 in in S.B.I. A/C. | : | ₹ 10,00,000/-
(₹ Ten Lakhs only). |
| 3. RTGS on 17/08/2023. | : | ₹ 10,00,000/-
(₹ Ten Lakhs only). |
| 4. RTGS on 18/08/2023. | : | ₹ 10,00,000/-
(₹ Ten Lakhs only). |
| 5. RTGS on 20/08/2023 | : | ₹ 3,30,914/-
(₹ Three lakhs Thirty Thousand Nine hundred fourteen Only) |

Total : **₹ 1,83,30,914=00 only (Rupees One Crore, eighty-three lakhs thirty thousand nine hundred and fourteen) only.**



THE VENDOR

FINGER IMPRESSION

Finger Print	Thumb	Index	Middle	Ring	Little
Right Hand					
Left Hand					

Lhadom Wangdi

Signature of **VENDOR**

Finger Print	Thumb	Index	Middle	Ring	Little
Right Hand					
Left Hand					

ਸ਼ੀਮਾ ਕੌਰ

Signature of **PURCHASER No. 1**



Finger Print	Thumb	Index	Middle	Ring	Little
Right Hand					
Left Hand					

Ajay Kumar Mandhyan

Signature of PURCHASER No. 2



Finger Print	Thumb	Index	Middle	Ring	Little
Right Hand					
Left Hand					

Sandeep Mandhyan

Signature of PURCHASER No. 3

IDENTIFIER PHOTO AND FINGER PRINT SHEET



Left Thump
Impression.



Photo.

Pravesh BiswaKarma.

Signature of the Identifier.

ফরম নং- দাখিলি: খতিয়ান নং- ২৫৯ ৯ [০৪০৫০৮৭]
 মোজা: যোফমা জে.এল.নং- ০৮৭ থানা- শিলিগুড়ি

(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 19/05/2023

(২) জমির পরিমাণ (এ)- ০.১২ (৩) মোট দাগের সংখ্যা- ৩

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বরূপ	(৬) মন্তব্য
নাম	লাদোম ওবাংদী	ব্রাহ্মণ	
পিতা	সোনাম ওবাংদী		
পিতামহ	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগের নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৭৭	বাস্তু	আগত থং নং - 233 ঘর---1	০.১৫	০.৪০০০	০.০৬
১১৭	বাস্তু	আগত থং নং - 233 ঘর---3	০.২৫	০.১১৪০	০.০৩
১১৮	ডাঙ্গা	আগত থং নং - 233	০.৪৪	০.০৮৬৪	০.০৩

মোট দাগের সংখ্যা- তিন মাত্র



Certified to be true copy
 Revenue Officer
 Office of the Officer-in-charge
 Shiliguri Town
 Authorised under section 78
 of the Land Revenue Act, 1876

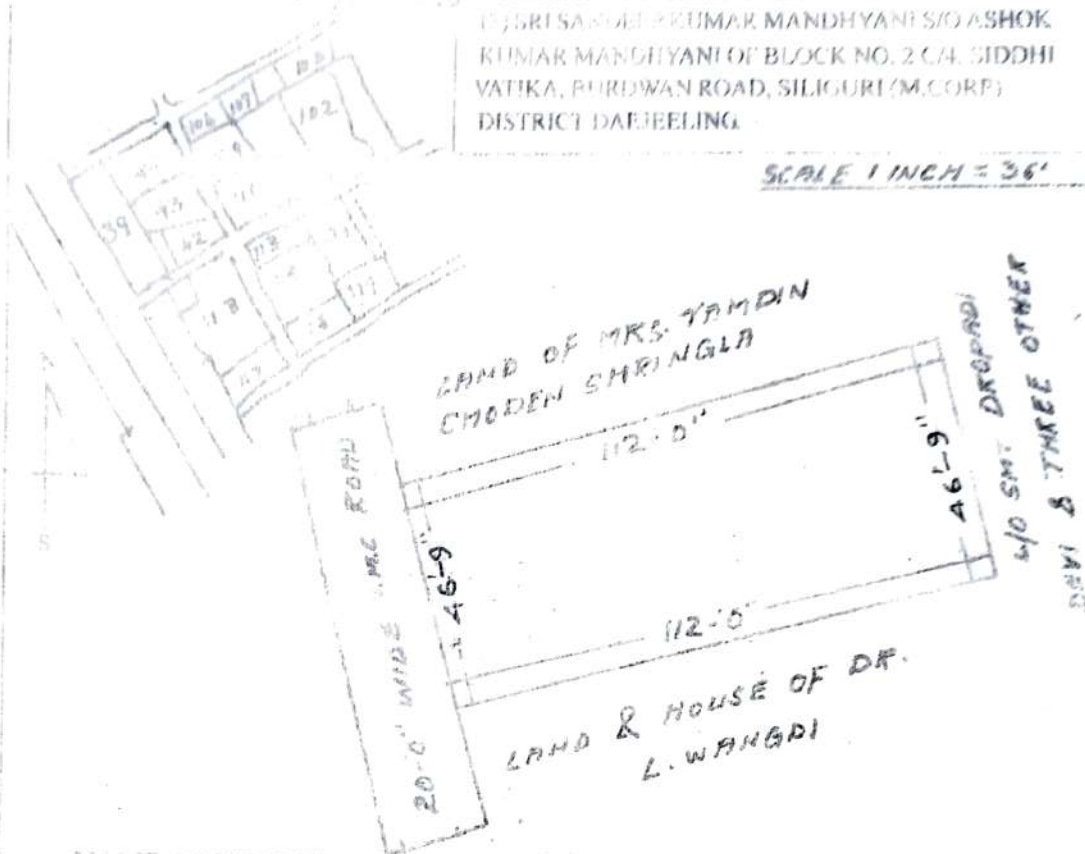
Fees Received : Application Fee : Rs 10, Authentication Fee : Rs 10 x 1, Total fee : Rs. 20 , Copy No. 4040

PART PACHA MAP (1) MOLZA
GHORMA P. NO. 37(109),
P.S. PRADHAN, DISTRICT DARJEELING
SCALE 1" = 1 MILE

NAME OF PURCHASER

- (1) SMT. DROPADEVI W/O HARPALDAS MANDHYANI
OF H/NO. 246/3, AMLA TOLA, KATIHAR BIHAR.
- (2) SRI AJAY KUMAR MANDHYANI S/O HARPALDAS
MANDHYANI OF AMLA TOLA, KATIHAR BIHAR.
- (3) SRI SANJEEV KUMAR MANDHYANI S/O ASHOK
KUMAR MANDHYANI OF BLOCK NO. 2 C/4, BIDDHI
VATIKA, BURDWAN ROAD, SILIGURI (M. CORP.)
DISTRICT DARJEELING.

SCALE 1 INCH = 36'



NAME OF VENDOR

MRS. LHADOM WANGDI W/O LATE SONAM WANGDI
OF LAMA BUILDING NO. 1, SONAM WANGDI ROAD,
P.O. & P.S. DARJEELING DISTRICT DARJEELING-734101.

SCHEDULE OF LAND

MOLZA WITH PLOT NO.	PLOT NO.	DISTRICT	KHATTAN NO. R.S. L.R.	PLOT NO. R.S. L.R.	AREA IN DECIMAL
GHORMA	PRADHAN	DARJEELING	259	44/123 109 44/124(63) 110 66 111	6 3 3
87(109)					12 Dec

DRAWN BY:

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

Lhadom Wangdi

SIGNATURE OF VENDOR

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



Memo No. 1287 /BCW

Siliguri.

Dated. 11 /08/2023

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, Lama Building, No.1 Sonam Wangdi Road, P.O., P.S. & 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 latest 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) Smt. Dropadi Devi, W/o Harpaldas Mandhyani, Amlatola, Kathihar, Bihar,	Dist. Darjeeling, P.S. Pradhan Nagar, Mouza : Ghokma, J.L. No. 87(109)			
2) Sri Ajay Kumar Mandhyani, S/o Harpaldas Mandhyani, Amlatola, Kathihar, Bihar and	L.R. Khatian No.	L.R. Plot No.	Area of land	Valuation of land
	259	109	6 Decimal	Rs.91,67,276/-
	259	110	3 Decimal	Rs.45,81,819/-
3) Sri Sandeep Kumar Mandhyani, S/o Ashok Kumar Mandhyani, Block No. 2 C/4, Siddhi Vatika, Burdwan Road, Siliguri.	259	111	3 Decimal	Rs.45,81,819/-
	Total		12 Decimal	Rs.1,83,30,914/-

The price / Value of 12 Decimal of land shall be fixed not below Rs.1,83,30,914/- (Rupees one crore eighty-three lakh thirty thousand nine hundred fourteen) only. The land value thereof as determined by the Addl. District Sub-Registrar at the time of Deed Registration in accordance with it's latest market value will prevail upon the aforesaid value and the purchaser will be obliged to pay the value of the land in question as per the rate determined by the Addl. District Sub-Registrar.

The entire amount of sale proceeds 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.


11/8/23

Revenue Officer
Under Chapter-IIA of W.B.L.R. Act, 1955
Siliguri

&
Project Officer-cum-D.W.O., BCW&TD, Siliguri.

Memo No. 1287 /1(4) / BCW

Copy forwarded for information and necessary action to:

- 1) Smt. Lhadom Wangdi, W/o Late Sonam Wangdi, Lama Building, No.1 Sonam Wangdi Road, P.O., P.S. & Dist. Darjeeling.
- 2) The Additional District Sub-Registrar, Siliguri-I, Siliguri / Siliguri-II, Bagdogra, / Siliguri-III, Ghoshpukur, Dist. Darjeeling.

Dated. 11 /08/2023


11/8/23

Revenue Officer
Under Chapter-IIA of W.B.L.R. Act, 1955
Siliguri

&
Project Officer-cum-D.W.O., BCW&TD, Siliguri

Lhadom Wangdi



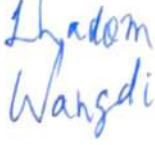
Government of West Bengal

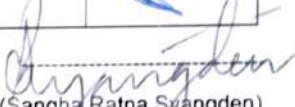
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022002080948/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Lhadom Wangdi City:- Darjeeling, P.O:- Darjeeling, P.S:- Darjeeling, District:- Darjeeling, West Bengal, India, PIN:- 734101	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Pravesh Biswakarma Son of Mr R.B Biswakarma City:- Darjeeling, P.O:- Darjeeling, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101	Mr Lhadom Wangdi			 27/8/23.


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

Major Information of the Deed

Deed No :	I-0402-02286/2023	Date of Registration	28/08/2023
Query No / Year	0402-2002080948/2023	Office where deed is registered	
Query Date	14/08/2023 4:05:10 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Pravesh Biswakarma Upper Harsing Hatta P.O. Lebung, Dist. Darjeeling 734105, Thana : Darjeeling, District : Darjeeling, WEST BENGAL, PIN - 734101, Mobile No. : 9883430177, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,83,30,914/-	Rs. 1,83,30,914/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,16,566/- (Article:23)	Rs. 1,83,323/- (Article:A(1), E.)		
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: PRADHAN NAGAR WARD NO.2, Road Zone : (From H.C.Road -- Nivedita Road) , Mouza: Ghokma, , Ward No: 2 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-44/123	RS-188	Bastu	Bastu	6 Dec	91,67,276/-	91,67,276/-	Property is on Road ,Last Reference Deed No :0401-I -00385-2023
L2	RS-44/124	RS-188	Bastu	Bastu	3 Dec	45,81,819/-	45,81,819/-	Property is on Road ,Last Reference Deed No :0401-I -00385-2023
L3	RS-66	RS-188	Bastu	Bastu	3 Dec	45,81,819/-	45,81,819/-	Property is on Road ,Last Reference Deed No :0401-I -00385-2023
		TOTAL :			12Dec	183,30,914 /-	183,30,914 /-	
		Grand Total :			12Dec	183,30,914 /-	183,30,914 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Lhadom Wangdi (Presentant) Wife of Late Sonam Wangdi City:- Darjeeling, P.O:- Darjeeling, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101 Sex: Female, By Caste: Schedule Tribe, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx9P, Aadhaar No: 79xxxxxxxx7303, Status :Individual, Executed by: Self, Date of Execution: 27/08/2023 , Admitted by: Self, Date of Admission: 27/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/08/2023 , Admitted by: Self, Date of Admission: 27/08/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Dropadi Devi Wife of Shri Harpal Das Mandhyani City:- Not Specified, P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2M, Aadhaar No: 28xxxxxxxx3499, Status :Individual, Status : Not Executed
2	Shri Ajay Kumar Mandhyani Son of Shri Harpal Das Mandhyani City:- Not Specified, P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4A, Aadhaar No: 74xxxxxxxx1037, Status :Individual, Status : Not Executed
3	Shri Sandeep Kumar Mandhyani Son of Shri Ashok Kumar Mandhyani City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx7D, Aadhaar No: 98xxxxxxxx4384, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravesh Biswakarma Son of Mr R.B Biswakarma City:- Darjeeling, P.O:- Darjeeling, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101			
Identifier Of Mr Lhadom Wangdi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Lhadom Wangdi	Smt Dropadi Devi-2 Dec,Shri Ajay Kumar Mandhyani-2 Dec,Shri Sandeep Kumar Mandhyani-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Lhadom Wangdi	Smt Dropadi Devi-1 Dec,Shri Ajay Kumar Mandhyani-1 Dec,Shri Sandeep Kumar Mandhyani-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Lhadom Wangdi	Smt Dropadi Devi-1 Dec,Shri Ajay Kumar Mandhyani-1 Dec,Shri Sandeep Kumar Mandhyani-1 Dec

On 22-08-2023

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 1,83,30,914/-



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

On 27-08-2023

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

Presented for registration at 11:00 hrs on 27-08-2023, at the Private residence by Mr Lhadom Wangdi ,Executant.

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

Execution is admitted on 27/08/2023 by Mr Lhadom Wangdi, Wife of Late Sonam Wangdi, P.O: Darjeeling, Thana: Darjeeling, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Schedule Tribe, by Profession Retired Person

Indetified by Mr Pravesh Biswakarma, , , Son of Mr R.B Biswakarma, P.O: Darjeeling, Thana: Darjeeling, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Advocate



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

On 28-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,83,323.00/- (A(1) = Rs 1,83,309.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,83,323/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/08/2023 1:27PM with Govt. Ref. No: 192023240175296958 on 18-08-2023, Amount Rs: 1,83,323/-, Bank: SBI EPay (SBlePay), Ref. No. 5774339312928 on 18-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,16,566/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 9,11,566/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2363, Amount: Rs.5,000.00/-, Date of Purchase: 18/08/2023, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2023 1:27PM with Govt. Ref. No: 192023240175296958 on 18-08-2023, Amount Rs: 9,11,566/-,
Bank: SBI EPay (SBlePay), Ref. No. 5774339312928 on 18-08-2023, Head of Account 0030-02-103-003-02

Sangha Ratna 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 0402-2023, Page from 58806 to 58832

being No 040202286 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.08.29 15:51:11 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/08/29 03:51:11 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)



✓
Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

27 AUG 2023

