

SL.No. 2646/2022

T - 2354/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/2296907/2022 G 249997

Shyamshin
11.03.
05.08.2022

SHAM VARDHAN SHINELA

[Signature]

[Signature]

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

DEED OF CONVEYANCE

[Signature]
29/8/22
REVENUE OFFICER
Under Chapter-II A, W.B.L.R. Act-1955
SILIGUR

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION AND IS VALID AND TRUE
THE REGISTRATION SHEET IS ATTACHED TO THIS
DOCUMENT AND THE PART OF THIS DOCUMENT

ADL. [Signature]
SILIGUR

05/8/2022 Page 1 of 10

S. No. 13 45 Date 22/07/2022

Sold to Shri Amit Kumar Mahapatra father

OF Siliguri

Rs. 5000/- (Rupees) Five Thousand only

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



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

05 AUG 2022



HARSH VARDHAN SHELINGLA

THIS DEED OF CONVEYANCE IS MADE ON
THIS THE 5th DAY OF AUGUST, 2022.

AREA	26 DECIMALS
L. R. KHATIAN NO	153
R.S KHATIAN NO	96
L.R PLOT NO	111
R.S PLOT NO	66
MOUZA	GHOKMA
J. L NO.	87
POLICE STATION	PRADHAN NAGAR
DISTRICT	DARJEELING
MARKET VALUE	₹ 4,96,36,361/-
SET FORTH VALUE	₹ 4,49,20,900/-
UNDER SILIGURI MUNICIPAL CORPORATION AREA	

BETWEEN

1. **MRS DROPADI DEVI [PAN NO.ACUPD9242M]**, wife of Shri. Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, business by occupation and a resident of H.No. 014/0103, Amla Tola, Post Office & Police Station Katihar, in the state of Bihar , PIN 854105;
2. **MR ANIL KUMAR MANDHYANI [PAN NO.ADVPM9452G]**, son of Shri. Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, business by occupation and a resident of Amla Tola, Post Office & Police Station Katihar, in the state of Bihar, PIN 854105;

HARSH VARDHAN SHRINGLA

3. **MR AJAY KUMAR MANDHYANI [PAN NO. ADVPM9454A]**, son of Shri Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, business by occupation and a resident of Amla Tola, Post Office & Police Station Katihar, in the state of Bihar, PIN 854105 and
4. **MR AMIT KUMAR MANDHYANI [PAN NO. ADVPM9453H]**, son of Shri Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, business by occupation and a Resident Of H.D Villa ,Sukanta Sarani, Babu Para, Near Alu Choudhury More, Post Office & Police Station Siliguri, District Darjeeling, in the state of West Bengal, PIN 734004,

- hereinafter jointly called the "**PURCHASERS**" which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, attorneys and assigns of the **FIRST PART**.


D. K. PRADHAN

Advocate, Darjeeling

Enrolment No.- WB1048/1981

AND


SHRI. HARSH VARDHAN SHRINGLA [PAN NO. ALJPS1499K], son of Late. Tshering Tenduffla @ T.T. La, Indian by Nationality, Buddhist by Faith, Government Service by occupation, resident of 213, Vasant Enclave, Vasant Vihar-2, Post Office and Police Station Vasant Vihar, District South West Delhi, PIN 110057 - hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of **SECOND PART**;

HARSH YADHAW SHRINGLA

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.

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.

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 Tshering Thendufila @ T.T La son of Late S. Shringla, (iii) Smt Dawa Doma daughter of Late S. Shringla and (iv) Smt Lhadom Wangdi wife of Late Sonam Wangdi.

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

29/7/22

HARSH VARDHAN SHRINGLA

AND

WHEREAS one of the above named legal heir viz., Late Tshering Tenduf La @ T.T. La, son of Late S. Shringla, died intestate on 15/11/2012 leaving behind i. Smt. Hari Devi La, ii. Shri. Suberna Vardhan Shringla and iii. the present VENDOR, as his only legal heirs.

AND

WHEREAS after the demise of said Lamu Lamini her son Late Tshering Tenduf La @T.T. La inherited more or less 26 decimal of land out of the total land measuring about 66 decimal more fully described in the schedule below. Further after the demise of Late Tshering Tenduf La @ T.T. La, the Present VENDOR became the sole and absolute owner in possession of a vacant land measuring about 26 decimals more fully described in the schedule below by way of inheritance, as the other legal heirs of Late Tshering Tenduf La @ T.T. La, viz., Smt. Hari Devi La gave No objection certificate vide Affidavit No- IN-DL06002947581289L dated 22/04/2013 and another No-Objection Certificate dated 24/02/2020 and Shri. Suberna Vardhan Shringla vide Affidavit No-IN-DL72218892106759L dated 03/10/2013 and another No-Objection Certificate Dated 24/02/2020, respectively sworn before the Learned Notary Public at Government of National Capital Territory of Delhi, for recording the name of the present VENDOR in the 'Record of Rights' and thus the present VENDOR duly recorded his name in the 'Record of Rights' maintained by the Land & Land Reforms Department and a separate Khatian, being L.R. Khatian No. 153 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 26 Decimal, more fully described in the schedule herein below.


K. PRADHAN
Advocate, Darjeeling
Document No.- WB1048/198


29/7/22


TANUJ VARDHAN SHRINGLA

AND

WHEREAS the VENDOR being in need of funds for the purpose of developing his other landed property has now firmly and finally decided to dispose his vacant land measuring more or less 26 Decimals, recorded in L.R Khatian No.153, appertaining to and forming part of R.S. Plot No.66 corresponding to L.R Plot No.111, Mouza Gokhma, J.L. No.87, Post Office and Police Station Pradhan Nagar and District Darjeeling, A.D.S.R. Siliguri-I at Siliguri, District Darjeeling, in the State of West Bengal 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 his scheduled land from any of the tribal community and willing to pay a fair market price, offered the PURCHASERS of this presents to purchase the same.

D. K. PRADHAN

Advocate, Darjeeling

Enrolment No.- WB1048/1981

AND


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 ₹ 4,49,20,900/- [Rupees Four Crore Forty Nine Lakh Twenty Thousand and Nine Hundred only] as full and final consideration.

AND

HAUSH VARDHAN SHRINGLA

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 ₹ 4,49,20,900/- [Rupees Four Crore Forty Nine Lakh Twenty Thousand and Nine Hundred only] to the **PURCHASER**, free from all encumbrances and charges whatsoever.

AND

WHEREAS, in consideration of the above mentioned offer and acceptance the **VENDOR** and the **PURCHASERS** entered into an "Agreement to Sell (Bainanama)," dated 21-03-2022, duly Notarized before the Learned Notary Public, at Siliguri.

D. K. PRADHAN

Advocate, Darjeeling:

Enrolment No.- V B1048/1981

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 his 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. 758/1(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.

THAKUR VALDHAN SHRINELA

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid offer & acceptance and in consideration of the sum of ₹ 4,49,20,900/- [Rupees Four Crore Forty Nine Lakh Twenty Thousand and Nine Hundred only] paid by the Purchaser to the Vendor (the receipt of which the 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.

D. K. PRADHAN

Advocate, Darjeeling.

Enrolment No.- 31048/1981

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 Purchaser her heirs or assigns to or execute all such lawful acts, deeds and things whatsoever for

HASU JADHAN SURING

further or no 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

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.


K. PRADHAN
Advocate Darjeeling
Enrollment No. 18/1981

SCHEDULE OF THE LAND REFERRED TO ABOVE:

All that piece and parcel of vacant land measuring more or less 26 Decimal, recorded in L.R Khatian No. 153, appertaining to and forming part of R.S. Plot No. 66 corresponding to L.R Plot No. 111, classification of land as per ROR is Danga and is proposed to be used as Bastu, situated within Mouza Gokhma, J.L. No.87, Post Office and Police Station Pradhan Nagar, Under Ward No. 2 of the Siliguri Municipal Corporation and District Darjeeling, A.D.S.R. Siliguri-I at Siliguri, District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:

On the North : by Land of Mrs Lhadom Wangdi;
On the South : by 24 feet wide Patel Road;
On the East : by Land & House of Smt. Rita Gurung;
On the West : by Land & House of Mrs Lhadom Wangdi & Land of Mrs Tshering Lhamu Huber;

The Market Value of the scheduled land has been assessed at ₹ 4,96,36,361/-Rupees Four Crore Ninety Six Lakh Thirty Six Thousand Three Hundred and Sixty One Only).

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

One separate sheet is enclosed herewith containing the finger prints of the VENDOR and the PURCHASER 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) *Tanze Lal Shukta*
810 Lt. Pamba Tshering Shukta
R/O 93 A Ghouse N-7. Road,
Dist - Darjeeling, W.B.
734102.


HARTH VARDHAN SHRINGLA
SIGNATURE OF VENDOR

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

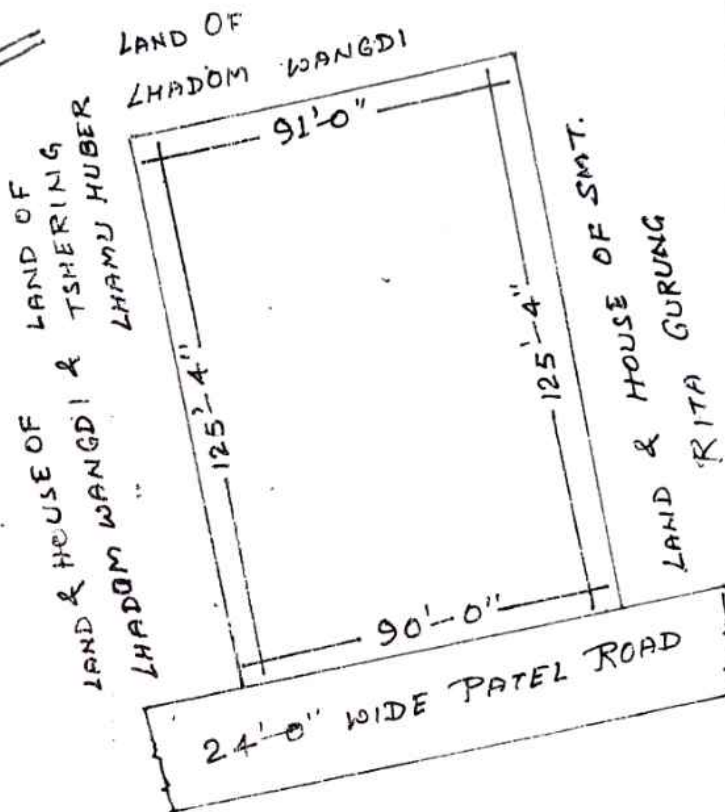
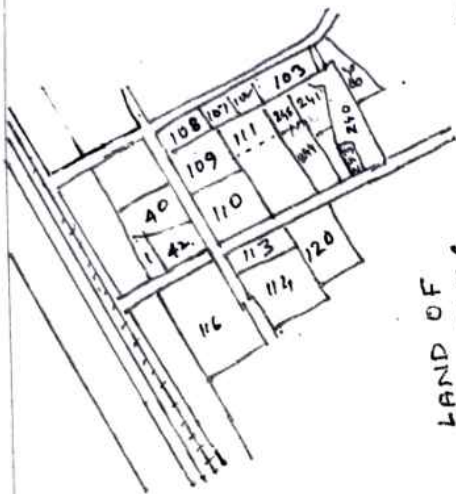

Shri Dhan Kumar Pradhan
Advocate, Darjeeling
Enrolment No: WB 1048/1981
D. K. PRADHAN
Advocate, Darjeeling
Enrolment No. WB 1048/1981

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

NAME OF PURCHASERS

1. SMT. DROPADI DEVI W/O SRI HARPAL DAS MANDHYANI
2. SRI ANIL KUMAR MANDHYANI (3) SRI AJAY KUMAR MANDHYANI, BOTH S/O SRI HARPAL DAS MANDHYANI, ALL ARE OF AMLA TOLA, KATI HAR BIHAR - 854105
4. SRI AMIT KUMAR MANDHYANI S/O SRI HARPAL DAS MANDHYANI OF H.D VILLA, SUKANTA SARANI, BABU PARA, NEAR ALU CHOUDARY MORE, P.O & P.S SILIGURI, DIST DARJEELING- 734001.

SCALE 1 INCH = 40'



NAME OF VENDOR

MR. HARSH VARDHAN SHRINGLA, S/O LATE TSHERING TENDUPLA,
 RESIDENT OF LAMA HOUSE, PRAHDAN NAGAR, P.O. & P.S PRAHDAN NAGAR,
 SILIGURI, DIST- DARJEELING. -734003.
 AT PRESENT ADD:- OF 213 VASANT ENCLAVE, VASANT VIHAR-2 SOUTH WEST, DELHI- 110057

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 87(109)	PRADHAN NAGAR	DARJEELING	153	66 111	26 Dec.

DRAWN BY :-

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

SIGNATURE OF VENDOR

**CLAIMANT SHEET
(PURCHSERS)**

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

Signature with date

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

Signature with date

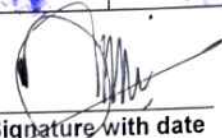
अजय		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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	Right Hand					

Signature with date

EXECUTANT SHEET (VENDOR)

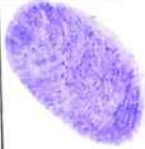
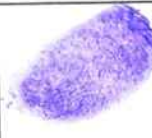
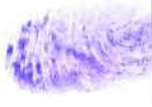
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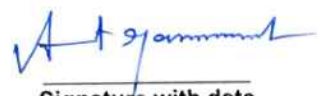
HARSH VARDHAN SHRINGLA


Signature with date

HARSH VARDHAN SHRINGLA

CLAIMANT SHEET (PURCHASER)

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

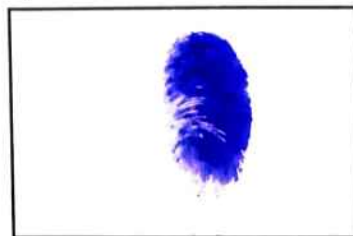

Signature with date

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Vignesh Sridharan
Signature with date 05/08/22

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



Dated. 27 /07/2022

Memo No. 758 /BCW.

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 Sri. Harsh Vardhan Shringla, S/o Late Tshring Tenduf La @ T.T.La of DJI 148, Bharti Nagar NDMC, P.O. CGO Complex, P.S. Amar Colony, Dist. South Delhi, PIN -110003 of " Bhutia" community, recognized as a Scheduled Tribe Community in the State of West Bengal, to alienate his 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)

1. Smt. Dropadi Devi,
W/o Sri. Harpaldas Mandhyani,
HNO-014/0103, P.O., P.S. & Dist. Kathihar, Bihar
2. Sri. Anil Kumar Mandhyani,
S/o Harpaldas Mandhyani,
Amla Tola, P.O., P.S. & Dist. Kathihar, Bihar
3. Sri. Ajay Kumar Mandhyani,
S/o Sri. Harpaldas Mandhyani,
Amla Tola, P.O., P.S. & Dist. Kathihar, Bihar
&
4. Sri. Amit Kumar Mandhyani,
S/o Sri. Harpaldas Mandhyani,
All resident of :
Sukanta Sarani, Babupara, Siliguri,
P.O. Siliguri, Dist. Darjeeling

Schedule of land permitted to be alienated.

Dist. Darjeeling, P.S. Pradhan Nagar,
Mouza : Ghokma, J.L. No. 87
LR Khatian No. 153, L.R. Plot No. 111,
Area of Land : 0.26 Acre

The purchaser(s) shall pay the price / Value of 0.26 Acre of land as per fair market price.

The entire amount of the 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.

Revenue Officer

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

Siliguri

&

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

Dated. 27 /07/2022

Memo No. 758 /1(4) / BCW

Copy forwarded for information and necessary action to:

1. Sri. Harsh Vardhan Shringla, S/o Late Tshring Tenduf La @ T.T.La of DJI 148, Bharti Nagar NDMC, P.O. CGO Complex, P.S. Amar Colony, Dist. South Delhi, PIN -110003.
2. The Additional District Sub-Registrar, Siliguri-I, Siliguri / Siliguri-II, Bagdogra, / Siliguri III, Ghoshpukur, 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

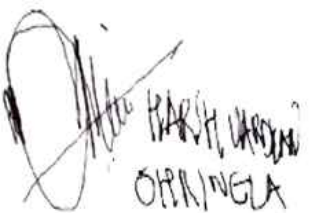
Deed No :	I-0402-02354/2022	Date of Registration	05/08/2022
Query No / Year	0402-2002296907/2022	Office where deed is registered	
Query Date	27/07/2022 6:08:46 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	DHAN KUMAR PRADHAN 1/B, ROCK VILLE ROAD, DARJEELING, Thana : Darjeeling, District : Darjeeling, WEST BENGAL, Mobile No. : 6296376948, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 4,49,20,900/-		Rs. 4,96,36,361/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 24,81,818/- (Article:23)		Rs. 4,96,364/- (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-96	Bastu	Danga	26 Dec	4,49,20,900/-	4,96,36,361/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					26Dec	449,20,900 /-	496,36,361 /-	

Seller Details :

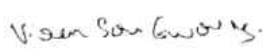
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr HARSH VARDHAN SHRINGLA (Presentant) Son of Late TSHERING TENDUF LA Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office	Photo 	Finger Print 	Signature 
		05/08/2022	LTI 05/08/2022	05/08/2022

213, VASANT ENCLAVE, VASANT VIHAR-2, City:- Not Specified, P.O:- VASANT VIHAR, P.S:-VASANT VIHAR, District:-South West, Delhi, India, PIN:- 110057 Sex: Male, By Caste: Buddhist, Occupation: Government Service, Citizen of: India, PAN No.: ALxxxxxx9K, Aadhaar No: 32xxxxxxxx0718, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022
Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT KUMAR MANDHYANI Son of Mr HALPAL DAS MANDHYANI.H.D VILLA SUKANTA SARANI, BABU PARA, NEAR ALU CHOUDHARY MORE, 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.: ADxxxxxx3H, Aadhaar No: 87xxxxxxxx4539, Status :Individual, Status : Not Executed
2	Mrs DROPADI DEVI Wife of Mr HARPAL DAS MANDHYANI.H. NO. 014/0103, AMLA TOLA, KATIHAR, 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
3	Mr ANIL KUMAR MANDHYANI Son of Mr HARPAL DAS MANDHYANI.AMLA TOLA, 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.: ADxxxxxx2G, Aadhaar No: 79xxxxxxxx3353, Status :Individual, Status : Not Executed
4	Mr AJAY KUMAR MANDHYANI Son of Mr HARPAL DAS MANDHYANI.AMLA TOLA, City:- , 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

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 Mr HARSH VARDHAN SHRINGLA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr HARSH VARDHAN SHRINGLA	Mr AMIT KUMAR MANDHYANI-6.5 Dec,Mrs DROPADI DEVI-6.5 Dec,Mr ANIL KUMAR MANDHYANI-6.5 Dec,Mr AJAY KUMAR MANDHYANI-6.5 Dec

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 11:03 hrs on 05-08-2022, at the Office of the A.D.S.R. SILIGURI by Mr HARSH VARDHAN SHRINGLA ,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 4,96,36,361/-

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

Execution is admitted on 05/08/2022 by Mr HARSH VARDHAN SHRINGLA, Son of Late TSHERING TENDUF LA, 213, VASANT ENCLAVE, VASANT VIHAR-2, P.O: VASANT VIHAR, Thana: VASANT VIHAR, , South West, DELHI, India, PIN - 110057, by caste Buddhist, by Profession Government Service

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 4,96,364/- (A(1) = Rs 4,96,364/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,96,364/-

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: 192022230085520272 on 29-07-2022, Amount Rs: 4,96,364/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 29072022038 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. 24,81,818/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 24,76,818/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1345, 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: 192022230085520272 on 29-07-2022, Amount Rs: 24,76,818/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 29072022038 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 76627 to 76645
being No 040202354 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.08.05 13:01:26 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/08/05 01:01:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)