

6594

I-5523/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 041753

F 041753

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adml. District Sub-Registrar,
Siliguri-II of Bagdogra

11 SEP 2019

DEED OF CONVEYENCE

THIS DEED OF CONVEYENCE MADE ON THIS THE 11th
DAY OF SEPTEMBER TWO THOUSAND NINETEEN.

SANTOSH KR. PRASAD
Advocate / Siliguri
EN ROL-546566/12

Signature

NON JUDICIAL STAMP

Sl. No. 287 Dated 11/9/2019

Sold To Ram Kumar Kalikotay

Address Salbani

Stamp Value of Rs. 5000/- Rupees Five Thousand

R. Chaki
(RITA CHAKI)

Stamp Vendor

Licence No. 347 / RM

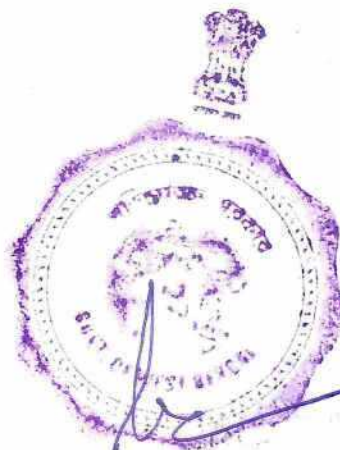
A.D.S.R. Office, Bagdogra

Darjeeling

287 140 F

NON JUDICIAL STAMP
ISSUED BY THE
STAMP VENDOR
AT BAGDOGRA
DARJEELING

STAMP VALUE
RS. 5000/-



Adl. D. S. R. Office
Bagdogra

SMT TIKAMAYA GURUNG W/O- SRI GARJAMAN GURUNG , Hindu by religion, Indian by nationality, Housewife by occupation, residing at Chuba Busty, House No.51, Namchi, PO-Namchi, P.S- Namchi, District-South Sikkim, in the State of Sikkim, Pin-737126, hereinafter called the "**VENDOR**"(which expression shall mean and include unless, excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrator, and assigns) of the **OTHER PART**.

THE VENDOR is being represented by her **CONSTITUTED ATTORNEY- SRI RAM GOPAL RAI, S/O- SRI MON BAHADUR RAI** Hindu by religion , Indian by nationality, Bussiness by occupation, residing of Paiyongram PW Near Bikmat Secondary School Tangi, , Po-Tangi Bikmat, PS- Namchi, Dist-South Sikkim, In the State of Sikkim, by virtue of a General Power Of Attorney being No. 285, Registered in Book No.IV, CD.Volume No.I, dated 09/09/2019, registered at the office of the Additional District Sub-Registrar East, Dist. Gangtok Sikkim.

WHEREAS the **VENDOR, SMT TIKAMAYA GURUNG W/O- SRI GARJAMAN GURUNG** , Hindu by religion, Indian by nationality, Housewife by occupation, residing at Chuba Busty, House No.51, Namchi, PO-Namchi, P.S- Namchi, District-South Sikkim, in the State of Sikkim, Pin-737126, hereof is the owner of land measuring 27 decimals or 16 Kathas 9 Chattak the said land has been recorded in the name of the **VENDOR**, recorded in khatian no-368, and R.S Khatian No.2/1, R.S Plot No.427 and 728, corresponding to L.R. Plot No-426, in Mouza-

Panchanai, J.L No-27, Under Pradhannagar Police Station, Dist- Darjeeling, in the State of West Bengal vide a registered **Sale Deed Being No.I-2005 Dated 01/06/2001 for the year 2001**, registered in the office of ADSR Siliguri Dist Darjeeling Executed by One SRI GAY T. DHUNGEL S/O-SRI AUGUSTINE DHUNGEL resident of Salbari, PO Salbari, PS Pradhannagar, Dist Dareeling and vide such Purchaser the vendor is in actual khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

WHEREAS the abovenamed VENDOR being in need of money for the purpose of development of their other properties have decided to sell and have also offered for sale the vacant land measuring **16 kathas 9 Chattak or 27 Decimals** as fully described in the schedule below, free from all encumbrances and charges whatsoever.

AND

WHEREAS the purchaser hereof being in need of his land, has agreed to purchase the said land measuring **16 kathas 9 Chattak or 27 Decimals** as fully described in the schedule appended below and offered a sum of **Rs.60,50,000/- (Rupees Sixty Lakhs Fifty Thousand)** only, free from all encumbrances and charges whatsoever.

Dear YN R.
As Consultant
Attending General

Dear YN R.
As Consultant
Attending General

Dear YN R.
As Consultant
Attending General

Dear YN R.
As Consultant
Attending General

THE VENDOR does hereby declares that the VENDOR have not previously sold, mortgaged, transferred or contracted for sale or otherwise the land hereby sold or any part thereof suffer from no defect of title and in the event of discovery or any contrary is proved, the VENDOR shall be liable to be dealt with according to law both civil and criminal as the case may be and shall also be liable to pay adequate compensation to the purchaser.

THE VENDOR do hereby covenant with the purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the VENDOR, the purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the VENDOR shall be liable to return to the purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the VENDOR shall also be liable to pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer there from.

AND That the purchaser shall hereafter peaceably and quietly hold, use, occupy, possess, and enjoy the aforesaid land as fully mentioned in the scheduled below as this own land having permanent, heritable and transferable right, tittles and interest therein without any hindrance, interruption, claim, or demand whatever by or from the VENDOR or any other person or persons whomsoever claiming through or under them.

SCHEDULE OF THE LAND

ALL THAT PIECE AND PARCEL of vacant land measuring **16 katha 9 Chattak or 27 Decimals** and recorded in Khatian being no. plot being no. and area are shown under:-

Khatian No	Plot No	Area	Classification of land recorded in R.O.R	Proposed land used
368	R.S-427,428 L.R-426	16 kathas 9 Chattak or 27 Decimals	Rupni	Rupni

Proposed land use – Rupni, situated within Mouza – Panchanai, J.L.No- 27, Touzi no- 91, Pargana – Patharghata, Police station – Pradhannagar, Sub- Division- Siliguri, District – Darjeeling, Additional District Sub-Registry Office – Siliguri – II at Bagdogra, B.L. & L.R.O. – Matigara at Shivmandir, Under Champasari Gram Panchyat, in the State of West Bengal.

The said vacant land is butted and bounded as follows:

By the north : Land of Mr.Ranjit Gazmer;
By the south : 20'00" Wide Road;
By the east : Land of Dr.Chettri and Others;
By the west : Land and House of Gauri Prasad Gupta.

The set forth value of the aforesaid land is **Rs.60,50,000/- (Rupees Sixty Lakhs Fifty Thousand)** only

One separate sheet is enclosed herewith containing the fingerprints of VENDOR and purchaser forming part of these presents.

The land hereby sold is more particularly shown and delineated by the red borderline in the site plan annexed herewith forming a part of these presents.

IN WITNESSES WHEREOF the VENDOR hereof with their sound health and in conscious mind do hereunto set and subscribed their respective hands on the day, month and year mentioned hereinbefore.

WITNESSESS: -

- 1) *Brijesh Prasad*
S/o - Parashram Prasad
Sulma
Po - Sulma
Ps - Kurseong
Darjeeling
- 2) *Shiv Kumar Bhakta*
S/o - Ram Narayan Bhakta
Opp: Bangla Primary School
Bhujipani, Bagdogra - 734014.

[Signature]
Signature of *As Counselor*
SECONDPARTY/VENDOR *Atty of*
Rohan
Mayer
Mishra

Drafted, read over & explain
To the parties by me and

Printed in my office.

[Signature]
Santosh Kumar Prasad

Advocate, Siliguri

Enroll.No-546/566/12.

Finger Print of



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

Rm Kolikobay
Signature

Finger Print of



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

Stanford
Signature

Finger Print of

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

Signature

SANTOSH KR. PRASAD
Advocate / Siliguri
EN ROL-545/562/12

Signature

Major Information of the Deed

Major Information

Deed No :	I-0403-05523/2019	Date of Registration	11/09/2019
Query No / Year	0403-0001299346/2019	Office where deed is registered	
Query Date	09/08/2019 8:40:01 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Santosh Kumar Prasad Sukna, Thana : Kurseong, District : Darjeeling, WEST BENGAL, PIN - 734009, Mobile No. : 9832618654, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 60,50,000/-	Rs. 60,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,03,750/- (Article:23)	Rs. 60,750/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

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-426	LR-368	Rupni	Rupni	27 Dec	60,50,000/-	60,75,000/-	Width of Approach Road: 20 Ft., Last Reference Deed No :0402-I-02005-2001
Grand Total :					27Dec	60,50,000 /-	60,75,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Tikamaya Gurung Wife of Shri Garjaman Gurung CHUBA BUSTY, P.O:- PERBING, P.S:- NAMCHI, District:-South, Sikkim, India, PIN - 737126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUOPG1196P, Aadhaar No, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri RAM KUMAR KALIKOTAY Son of Late MANI KUMAR KALIKOTAY SALBARI, PANCHANAI ENCLAVE, AMBADHURA, P.O:- SALBARI, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BOSP4085C, Aadhaar No Not Provided, Status :Individual, Status : Not Executed

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Ram Gopal Rai (Presentant) Son of Mr Mon Bahadur Rai Date of Execution - 11/09/2019, , Admitted by: Self, Date of Admission: 11/09/2019, Place of Admission of Execution: Office	 Sep 11 2019 2:21PM	 LTI 11/09/2019	 11/09/2019
Paiyongram P W Near Bikmat Secondary School Tangi, P.O:- Tangi Bikmat, P.S:- NAMCHI, District:- South, Sikkim, India, PIN - 737126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt Tikamaya Gurung				

Identifier Details :

	Name	Photo	Finger Print	Signature
	Shri BRIJESH PRASAD Son of Shri JANARDHAN PRASAD SUKNA, P.O:- SUKNA, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734009	 11/09/2019	 11/09/2019	 11/09/2019
Identifier Of Ram Gopal Rai				

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Tikamaya Gurung	Shri RAM KUMAR KALIKOTAY-27 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 426, LR Khatian No:- 368	Owner: শ্রীমতি টিকামায়া গুরুং, Gurdian: জি.ব্রহ্ম.গুরুং, Address: নিজ , Classification: রূপনী, Area: 0.27000000 Acre,	Smt Tikamaya Gurung

Endorsement For Deed Number : I - 040305523 / 2019

On 09-09-2019

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 60,75,000/-



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 11-09-2019

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 13:54 hrs on 11-09-2019, at the Office of the A.D.S.R. BAGDOGRA by Ram Gopal Rai ,

Executed by Attorney

Execution by Ram Gopal Rai, , Son of Mr Mon Bahadur Rai, Paiyongram P W Near Bikmat Secondary School Tangi, P.O: Tangi Bikmat, Thana: NAMCHI, , South, SIKKIM, India, PIN - 737126, by caste Hindu, by profession Business as the constituted attorney of Smt Tikamaya Gurung CHUBA BUSTY, P.O: PERBING, Thana: NAMCHI, , South, SIKKIM, India, PIN - 737126 is admitted by him

Indetified by Shri BRIJESH PRASAD, , , Son of Shri JANARDHAN PRASAD, SUKNA, P.O: SUKNA, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,750/- (A(1) = Rs 60,750/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,750/-

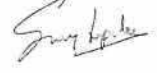
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/08/2019 9:57AM with Govt. Ref. No: 192019200056913061 on 09-08-2019, Amount Rs: 60,750/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AEEMZB9 on 09-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,03,750/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,98,750/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 287, Amount: Rs.5,000/-, Date of Purchase: 11/09/2019, Vendor name: R CHAKI
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/08/2019 9:57AM with Govt. Ref. No: 192019200056913061 on 09-08-2019, Amount Rs: 2,98,750/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AEEMZB9 on 09-08-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 125602 to 125620
being No 040305523 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.09.11 15:43:21 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 11/09/2019 15:42:58
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)