

3039

D-2722/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 177965

D 177965

0/617796

সম্মতিসহ

Rajib Rai

Rojesh Rai  
Tara Chettri

**DEED OF SALE**

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.

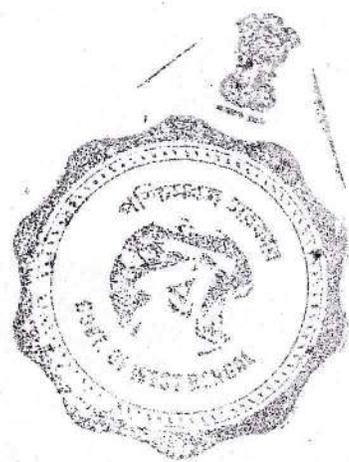
Addl. District Registrar,  
Singuri-II at Bagdogra

25 APR 2018

NO. 1142 DATED 23/4/78  
SOLD TO M N Builders  
OF Shimadira  
RUPEES 5000

*S. K. Sarkar*  
(S. K. Sarkar)  
STAMP VENDOR,  
A.D.S.R. Office, Siliguri  
L/No-8/1975

388771 C



Ad'l. Dist-Sub Registrar  
Siliguri-II at Bogitora, Dist Dooars

Shilpi  
Rajib Rai  
Rajash Rai  
Tara Chatterji

THIS DEED OF SALE MADE ON THIS THE 24<sup>th</sup> DAY  
OF April TWO THOUSAND EIGHTEEN.

AREA OF LAND	: 0.03 ACRES
KHATIAN NO.	: 11990, 11991, 11992, 11993 (L.R.)
PLOT NO.	: 508 (R.S.) 1116 (L.R.)
MOUZA	: BARAMOHAN SINGH
J.L. NO.	: 71 (HAL)
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING
SET FORTH VALUE:	Rs. 10,00,000/- ONLY
MARKET VALUE	: Rs. 14,10,000/- ONLY

## BETWEEN

"M/S M.N. BUILDERS", A Partnership firm, having its office at Saratnagar, Shibmandir, P.O. New Rangia, P.S. Matigara, Sub- Division Siliguri, in the District of Darjeeling, West Bengal, PIN 734013, PAN AAZFM7191H, Represented by its partners (1) **MD. MOKIM ANSARI**, Son of Late Nasiruddin Ansari, Muslim by religion, Business by Occupation, resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Sub- Division Siliguri, in the District of Darjeeling, PIN 734013, and (2) **NASRIN BEGAM ANSARI @ NASRIN ANSARI**, wife of Md. Mokim Ansari, Muslim by religion, Business by occupation, resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, PIN 734013 - hereinafter called the **"PURCHASER"** (Which term or expression shall unless excluded by or

श्री कर्मलामया राय  
Rajib Rai  
Rajesh Rai  
Tara Chettri

otherwise repugnant to the subject or context to deemed to mean and include its legal representatives, administrators, successors and assigns) of the **ONE PART.**

**AND**

1. **SMT KAMALA MAYA RAI** wife of Late Man Bahadur Rai, Hindu by faith, housewife by occupation, Indian Citizen, resident of Sainikpuri, Khaprail, P.O. New Chamta, P.S. Matigara, District Darjeelng, PIN - 734009, PAN – **BOWPR1066L**,
2. **SRI RAJIB RAI** son of Late Man Bahadur Rai, Hindu by faith, service by occupation, Indian Citizen, resident of Sainikpuri, Khaprail, P.O. New Chamta, P.S. Matigara, District Darjeeling, PIN 734009, PAN – **AQTPR0025M**,
3. **SRI RAJESH RAI** son of Late Man Bahadur Rai, Hindu by faith, Retired person by occupation, Indian Citizen, resident of Chandber Jote, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, 734011, PAN – **APXPR5683L**,
4. **SMT TARA CHETTRI** wife of Sri Kapil Chettri and daughter of Late Man Bahadur Rai, Hindu by faith, housewife by occupation, Indian Citizen, resident of Gopal Dhara Siran Kothi Gaon, Gopal Dhara Tea Garden, P.O. Mirik, P.S. Sukiapokhri, District Darjeeling, PIN 734214, hereinafter called the “**VENDORS**” (which expression shall mean and include unless excluded by or repugnant to the context of law their legal heirs, successors, administrators, executors and assigns) of the **OTHER PART.**

*Handwritten signature/initials*

Size 1/2

Rajib Rai

Rajesh Rai

Tara Cheltri

**WHEREAS** one Smt. Fulmaya Rai wife of Laldhan Rai and her son Sri Bharat Singh Rai, have jointly purchased and are seized and possessed of exclusive khas and physical possession and otherwise well sufficiently entitled to the property/land described in the Schedule below as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances, RECORDED IN Khatian no. 57/1, Plot no. 508 (R.S.) 1116 (L.R.), Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, District Darjeeling, measuring about 6 Kathas, as an absolute owner with all its heritable and transferable right, title and interest by dint of purchase by a registered Deed being document no. 4280, Book no. 1, Volume no. 44, Page Nos. 244 to 246 for the year 1966 executed by Sri Meghnath Singh son of Late Bhenkatu Singh and the said Sale Deed registered in the Office of Sub-registrar Siliguri, free from all encumbrances and charges whatsoever and each became the owner of  $\frac{1}{2}$  (half) share of undivided land i.e. 3 kathas out of total land 6 kathas.

AND

**WHEREAS** above said Smt. Fulmaya Rai wife of Laldhan Rai also purchased and are seized and possessed of exclusive khas and physical possession and otherwise well sufficiently entitled to the property/land described in the Schedule below as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances, RECORDED IN Khatian no. 57/1, Plot no. 508 (R.S.) 1116 (L.R.), Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, District Darjeeling, measuring

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about 4 Kathas, as an absolute owner with all its heritable and transferable right, title and interest by dint of purchase by a registered Deed being document no. 178, Book no. 1, Volume no. 2, Page Nos. 296 to 298 for the year 1967 executed by Sri Meghnath Singh son of Late Bhelketu Singh and the said Sale Deed registered in the Office of Sub-registrar Siliguri, free from all encumbrances and charges whatsoever.

AND

**WHEREAS** the above said Fulmaya Rai became the owner of total land measuring 7 Kathas or 0.12 acre i.e. 3 kathas (undivided ½ share of total land 6 Kathas) by the sale deed vide no. 4280 for the year 1966 and 4 Kathas by the sale deed vide no. 178 for the year 1967, RECORDED IN Khatian no. 57/1, Plot no. 508 (R.S.) 1116 (L.R.), Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, District Darjeeling.

AND

**WHEREAS** the above said Fulmaya Rai wife of Late Laldhan Rai died and after demise of Fulmaya Rai her four sons namely Sri Bharat Singh @ Bharat Singh Rai, Chitang Rai; Manang Rai, Dhanang Rai all are son of Late Laldhan Rai and the Vendors i.e. the heirs of her pre-deceased son named Man Bahadur Rai son of Late Laldhan Rai, became the owners of the above mentioned land measuring 7 Kathas or 0.12 acre.

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AND

5/12/2017 215

Rajib Rai

Rajesh Rai

Tana Chettri

**WHEREAS** the above said Dhanang Rai died and he was unmarried till his death and after demise of Dhanang Rai, his three brothers namely Sri Bharat Singh @ Bharat Singh Rai, Chitang Rai, Manang Rai and the Vendors i.e. the heirs of his pre-deceased brother namely Man Bahadur Rai, became the owners of his share of land.

**AND**

**WHEREAS** after demise of Dhanang Rai, his three brothers namely Sri Bharat Singh @ Bharat Singh Rai, Chitang Rai, Manang Rai became the owners of 3/4<sup>th</sup> share of total land 0.12 acre or 7 Kathas and the Vendors i.e. the legal heirs of Man Bahadur Rai son of Late Laldhan Rai, became the owners of 1/4<sup>th</sup> share of total land 0.12 acre or 7 Kathas.

**AND**

**WHEREAS** the vendors hereof, owing to his individual necessity and to meet up the expenses of their own have finally and firmly decided to sell their 1/4<sup>th</sup> undivided share of total land 0.12 acre or 7 Kathas i.e. measuring **about 0.03 acre** more fully and specifically describe in the Schedule below at or for a price of **Rs. 10,00,000/- (Rupees ten lakhs) only** being fair, reasonable and highest at prevailing market free from all encumbrances and charges whatsoever and have offered for sale the same free from all encumbrances and charges whatsoever.

**AND**

~~Site Name/Address~~

Rajib Rai

Rajesh Rai

Tara Chetri

**WHEREAS** the Purchaser hereof has agreed to purchase the undivided share of land measuring **about 0.03 acre** more fully and specifically describe in the Schedule below at or for a price of **Rs. 10,00,000/- (Rupees Ten lakhs) only** being fair, reasonable and highest at prevailing market value for the property agreed to be sold.

**AND**

**WHEREAS** the Vendors hereof, in accepting the said price from the Purchaser which is fair and reasonable in the present market value agreed to sell the land describe in the Schedule below at or for a price of **Rs. 10,00,000/- (Rupees ten lakhs) only** free from all encumbrances and charges whatsoever.

**NOW THIS DEED WITNESSTH** that in consideration of the said sum of **Rs. 10,00,000/- (Rupees ten lakhs) only** paid by the Purchaser and in acknowledging the receipt thereof; the Vendors do hereby grant and acknowledge full discharge from the payment thereof; and of from and every part thereof; acquit, release and discharge in favor of the Purchaser, its heirs, executors, administrators, representatives and assigns and every one of them and also the property which the Vendors are beneficial owners, do by these presents indefeasibly grant, sell, convey and transfer and assign and assure unto the Purchaser, its heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in the title all that the said land fully and particularly described and mentioned in the schedule hereto.

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Rajib Rai

Rajesh Rai

Rana Chatterji

AND

ALL the estates, right, title, interest, claim and demand whatsoever of the Vendors unto or upon the property and every part thereof; **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser its heirs, executors, administrators, assigns absolutely and forever **AND THE VENDORS** do hereby covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in the title whatsoever and the Vendors has full power and absolute authority to sell share of the said property in manner aforesaid **AND** the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any persons claiming through or under them, subject to the payment of land revenue and other taxes to the Superior Landlord now the Government of West Bengal.

AND

*10/11/11* FURTHER that the Vendors, their heirs, executors, administrators and assigns, covenant with the Purchaser its heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, its heirs, as administrators and assigns from or against all encumbrances, charges and equities whatsoever.

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Rajib Rai

Rajesh Rai

Tara Chettri

AND

**THE VENDORS**, their heirs, administrators or assigns further covenant that they shall at the request and cost of the Purchaser its heirs, executors, administrators or assigns do or execute or cause to be done or executes all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

**THE VENDORS** do hereby declare that the interest which they professes to transfer subsists as on the date of these presents and there exists no previous transfer, mortgage, contract for sale or otherwise by the Vendors in favour of any person or party respecting the said below scheduled land hereby transferred expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove are all true and in the event of any contrary is proved, the Vendors shall be liable for false recitals and shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

AND

**WHEREAS** the Vendors further declare that if for any defect of title of the said below scheduled land or for any act done or suffered to be done by the Vendors, the Purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof, in future, then the Vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with a marketable rate of

*SIT*

Sri Kailash Chandra

Rajib Rai

Rajesh Rai

Tara Chatterji

interest from the date of such deprivation of ownership or of possession and that the Vendors shall also pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting there from.

**"SCHEDULE B" OF THE LAND SOLD BY THIS DEED**

All that piece or parcel of Vacant land measuring 0.03 (Zero point zero three) Acre area i.e. 1/4<sup>th</sup> undivided share of total land measuring 0.12 Acre or 7 kathas included in and forming part of R.S. Plot No. 508 corresponding to L.R. Plot No 1116, Khatian No. R.S. 57/1 corresponding to L.R. Khatian No. 11990, 11991, 11992 and 11993, of Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, Sub-division Siliguri, Addl. Sub-registry office Siliguri II at Bagdogra, District Darjeeling, Classification of land is Bastu and proposed to be used as Bastu purpose, as shown and delineated by black border boundary lines in the map/ site plan annexed herewith forming part of these presents, is sold by this Deed of Sale.

**THE LAND IS BUTTED AND BOUNDED AS FOLLOWS: -**

*By* By the North – Land of Md. Mokim Ansari,  
By the South – 17 ft. wide Non-Metal Road,  
By the East - House of Sri Bimal Dey & Others,  
By the West - House of Goutam Chatterjee.

IN WITNESS WHEREOF THE VENDORS IN GOOD HEALTH AND  
CONSCIOUS MIND SET AND SUBSCRIBED THEIR HAND ON THE  
DAY, MONTH AND YEAR HEREINBEFORE MENTIONED.

WITNESSES: -

1. Md Sadikul Ansari  
S/o - Md Mafizuddin Ansari  
Vill - Raghabbati  
P.O - pararpur  
P.S - Ratua  
Dist - Malda  
Pin Code - 732204

কমলামায়া রায়

Rajib Rai

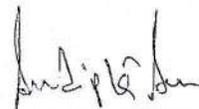
Rajesh Rai

Tara Chetri

-----  
Signature of the Vendors

2.

Drafted, read over and explained  
by me and printed in my chamber.



ADVOCATE, SILIGURI

Enrolment no. WB-1955/1999

# SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

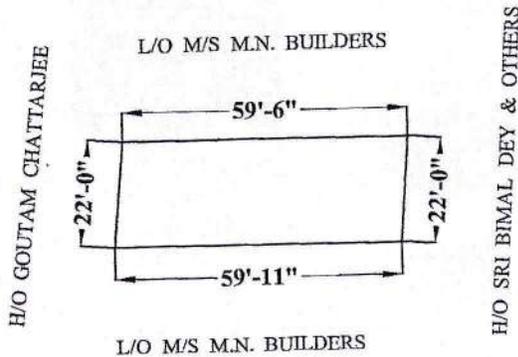
## PURCHASER

**M/S M.N. BUILDERS**  
 OF PARTNERS 1. MD. MOKIM ANSARI  
 S/O LT. NASIRUDDIN ANSARI  
 2. NASRIN BEGAM ANSARI  
 W/O MD. MOKIM ANSARI  
 BOTH OF SARAT NAGAR, P.O. NEW RANGIA,  
 P.S. MATIGARA, DIST. DARJEELING,  
 PIN NO. - 734013.

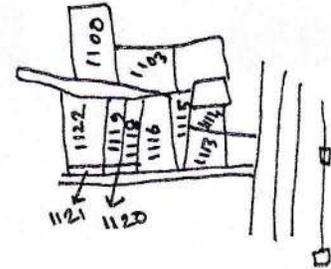
*North*

## VENDORS

1. **SMT. KAMALA MAYA RAI**  
 W/O LT. MAN BAHADUR RAI
2. **SRI RAJIB RAI**  
 S/O LT. MAN BAHADUR RAI  
 BOTH OF KHAPRAIL (SAINIKPURI),  
 P.O. - NEW CHAMTA, P.S. - MATIGARA,  
 DIST. - DARJEELING, PIN NO. - 734009.
3. **SRI RAJESH RAI**  
 S/O LT. MAN BAHADUR RAI  
 OF CHANDBER JOTE,  
 P.O. - KADAMTALA, P.S. MATIGARA,  
 DIST. - DARJEELING, PIN NO. - 734011.
4. **SMT. TARA CHETTRI**  
 W/O KAPIL CHETTRI  
 OF GOPAL DHARA SIRAN KOTHI GAON,  
 GOPAL DHARA TEA GARDEN,  
 MIRIK, DIST.- DARJEELING,  
 PIN NO.- 734214.



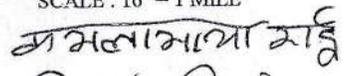
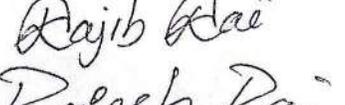
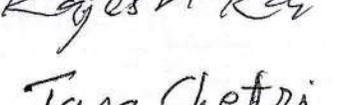
## MOUZA MAP



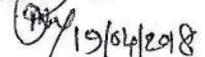
Part trace Govt. Survey Map of Mouza  
 BARAMOHAN SINGH, J.L. No. 71,  
 SCALE: 16" = 1 MILE

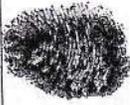
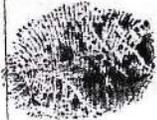
## SCHEDULE OF LAND

Mouza	:	BARAMOHAN SINGH
J.L. No.	:	71
KH. No.	:	11990, 11991, 11992 & 11993 (L.R.), 57/1 (R.S.).
Plot No.	:	1116 (L.R.), 508 (R.S.).
AREA	:	03 DECIMAL.
P. S.	:	MATIGARA
DIST.	:	DARJEELING
STATE.	:	WEST BENGAL.

  
  
  
Signature of Vendors

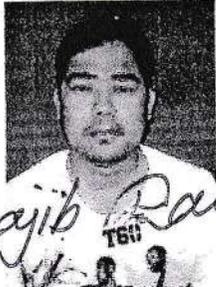
DRAWN BY

  
 19/04/2018

 <i>कमला भैया</i>		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

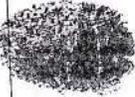
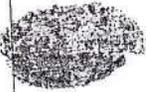
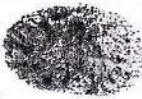
*कमला भैया*

SIGNATURE

 <i>Rajib Rai</i>		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

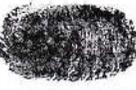
*Rajib Rai*

SIGNATURE

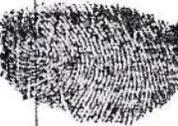
 <i>Raj</i>		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

*Rajesh Rai*

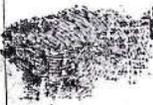
SIGNATURE

 <p><i>Tara Chettari</i></p>		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

*Tara Chettari*  
SIGNATURE

 <p><i>Mr. M. N. Builders</i></p>		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

*Mr. M. N. BUILDERS*  
Partner  
*Mr. M. N. Builders*  
SIGNATURE

 <p><i>Mrs. M. N. Builders</i></p>		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
	R.F.I.					

*Mrs. M. N. BUILDERS*  
Partner  
*Mrs. M. N. Begam Ansari*  
SIGNATURE

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAMALA MAYA RAI  
MAN BAHADUR RAI

22/06/1955  
Permanent Account Number

BOWPR1066L

Signature



कमला माया राई

24/04/2018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

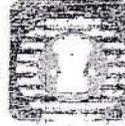
RAJESH RAI  
MAN BAHADUR RAI

21/07/1978

Permanent Account Number

APXPR5683L

  
Signature



Rajesh Rai  
24/04/2018

आयकर विभाग

INCOME TAX DEPARTMENT

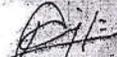
RAJIB RAI

MAN BAHADUR RAI

10/01/1983

Permanent Account Number

AQTPR0025M

  
Signature



भारत सरकार

GOVT. OF INDIA



10042016

*Rajib Rai*

*24/04/18*



भारत सरकार  
Government of India

तारा छेत्री  
Tara Chettri



जन्म तिथि/DOB: 01/07/1981  
महिला / Female



9519 9437 3485

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: W/O: कपिल छेत्री  
गोपाल धारा सीरान कोठी गाँव  
गोपाल धारा टी गार्डन, मिरिक  
दार्जीलिंग, पश्चिम बंग, 734214

Address: W/O: Kapil Chettri,  
GOPAL DHARA SIRAN  
KOTHI GAON, Gopal Dhara  
Tea Garden, Darjeeling,  
Mirik, West Bengal, 734214

9519 9437 3485

1847  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

Tara Chettri

24/4/2018

शुद्ध रूप  
INCOME TAX DEPARTMENT



शुद्ध रूप  
GOVT. OF INDIA

MOKIM ANSARI  
NASIRUDDIN ANSARI  
02/06/1972  
Permanent Account Number  
AFUPA0057N



शुद्ध रूप  
Signature

*Mokim Ansari*

*24/04/2018*

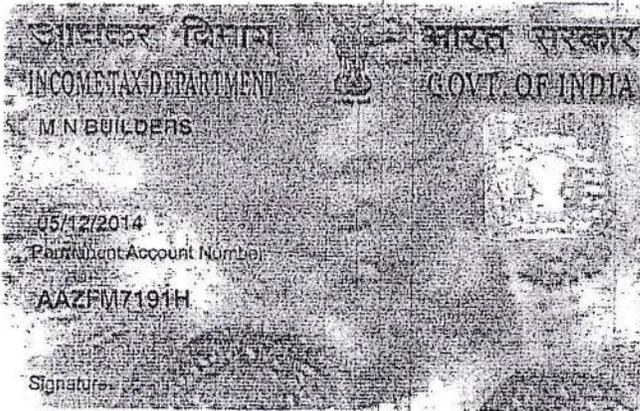
आयकर विभाग  
INCOME TAX DEPARTMENT  
NASRIN BEGAM ANSARI  
MOHD MAFIJUDDIN ANSARI  
05/11/1987  
Permanent Account Number  
BDDPA4289C  
Nasrin Begam  
Ansari  
Signature



भारत सरकार  
GOVT. OF INDIA



Nasrin Begam Ansari  
24/04/2018



M. N. BUILDERS  
*Nasrin Begam Ansari*  
Partner

M. N. BUILDERS  
*Nasrin Begam Ansari*  
Partner

*24/04/2018*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CHQ2872471



নির্বাচকের নাম : মহম্মদ সাদিকুল  
আনসারী  
Elector's Name : Md Sadikul Ansari  
পিতার নাম : মহম্মদ মফিজুদ্দানি  
আনসারী  
Father's Name : Md Mafijuddani Ansari  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : 05-07-1986  
Date of Birth :

CHQ2872471

ঠিকানা:  
বাহারাল মোমিনটোলা, বাহরাল (অংশ), রতুয়া, মালদা-  
732205

Address:  
BAHARAL MOMINATOLA,  
BAHARAL (ANGSHA), RATUA, MALDA-  
732205

Date: 30-04-2012

48-রতুয়া নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রন আধিকারিকের  
স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
48-Ratua Constituency

বিবরণ: পরিবর্তন হলে সফল বিকল্পের তালিকার সঠিক নাম তালিকা ও একটি  
সমস্তের সফল সঠিক পরিচয়পত্র পাওয়ার জন্য নির্বাচন অফিসে এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

05/03/08

Md Sadikul Ansari

24/04/18

## Major Information of the Deed

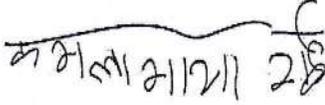
Deed No :	I-0403-02722/2018	Date of Registration	25/04/2018
Query No / Year	0403-0000642736/2018	Office where deed is registered	
Query Date	21/04/2018 7:47:18 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Sudipta Sen Siliguri Bar Association, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434049101, Status : Advocate		
Transaction	Additional Transaction		
<b>[0101] Sale, Sale Document</b>			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 14,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70,500/- (Article:23)	Rs. 14,100/- (Article:A(1))		
Remarks			

### Land Details :

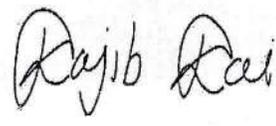
District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh

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-1116	LR-11990	Bastu	Bastu	0.0075 Acre	2,50,000/-	3,52,500/-	Width of Approach Road: 17 Ft.,
L2	LR-1116	LR-11991	Bastu	Bastu	0.75 Dec	2,50,000/-	3,52,500/-	Width of Approach Road: 17 Ft.,
L3	LR-1116	LR-11992	Bastu	Bastu	0.75 Dec	2,50,000/-	3,52,500/-	Width of Approach Road: 17 Ft.,
L4	LR-1116	LR-11993	Bastu	Bastu	0.75 Dec	2,50,000/-	3,52,500/-	Width of Approach Road: 17 Ft.,
		<b>TOTAL :</b>			<b>3Dec</b>	<b>10,00,000 /-</b>	<b>14,10,000 /-</b>	
		<b>Grand Total :</b>			<b>3Dec</b>	<b>10,00,000 /-</b>	<b>14,10,000 /-</b>	

### Seller Details :

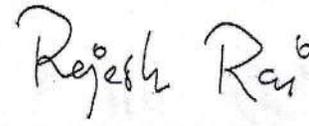
SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	<b>Smt Kamala Maya Rai</b> Wife of Late Man Bahadur Rai Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office	 24/04/2018	 LTI 24/04/2018	 24/04/2018
Sainikpuri, Khaprail, P.O:- New Chamta, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOWPR1066L, Aadhaar No: 62xxxxxxxx7235, Status :Individual, Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office				

2

Name	Photo	Fingerprint	Signature
<b>Mr Rajib Rai</b> Son of Late Man Bahadur Rai Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office	 24/04/2018	 LTI 24/04/2018	 24/04/2018

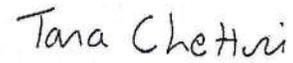
Sainikpuri, Khaprail, P.O:- New Chamta, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQTPR0025M, Aadhaar No: 50xxxxxxxx6518, Status :Individual, Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office

3

Name	Photo	Fingerprint	Signature
<b>Mr Rajesh Rai</b> Son of Late Man Bahadur Rai Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office	 24/04/2018	 LTI 24/04/2018	 24/04/2018

Chandber Jote, P.O:- Kadamtala, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: APXPR5683L, Aadhaar No: 72xxxxxxxx4664, Status :Individual, Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office

4

Name	Photo	Fingerprint	Signature
<b>Smt Tara Chettri</b> Wife of Shri Kapil Chettri Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office	 24/04/2018	 LTI 24/04/2018	 24/04/2018

Gopal Dhara Siran Kothi Gaon, Gopal Dhara Tea Gard, P.O:- Mirik, P.S:- Sukiapokhri, District:- Darjeeling, West Bengal, India, PIN - 734214 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 95xxxxxxxx3485, Status :Individual, Executed by: Self, Date of Execution: 24/04/2018 , Admitted by: Self, Date of Admission: 24/04/2018 ,Place : Office

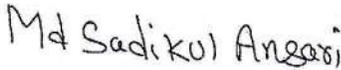
#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M N Builders</b> Sarat Nagar, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 , PAN No.:: AAZFM7191H, Status :Organization, Status : Not Executed

**Representative Details :**

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	<b>Md Mokim Ansari</b> (Presentant) Son of Late Nasiruddin Ansari		
		Apr 24 2018 12:34PM	LTI 24/04/2018
Saratnagar, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M N Builders (as PARTNER)			
2	<b>Mrs Nasrin Begam Ansari</b> Wife of Md Mokim Ansari Saratnagar, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M N Builders (as PARTNER)		

**Identifier Details :**

Name & address	
Md Sadikul Ansari Son of Md Mafijuddin Ansari Raghabbati, P.O:- Paranpur, P.S:- Ratua, District:-Malda, West Bengal, India, PIN - 732204, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Smt Kamala Maya Rai, Mr Rajib Rai, Mr Rajesh Rai, Smt Tara Chettri	
	24/04/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Maya Rai	M N Builders-0.1875 Dec
2	Mr Rajib Rai	M N Builders-0.1875 Dec
3	Mr Rajesh Rai	M N Builders-0.1875 Dec
4	Smt Tara Chettri	M N Builders-0.1875 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Maya Rai	M N Builders-0.1875 Dec
2	Mr Rajib Rai	M N Builders-0.1875 Dec
3	Mr Rajesh Rai	M N Builders-0.1875 Dec
4	Smt Tara Chettri	M N Builders-0.1875 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Maya Rai	M N Builders-0.1875 Dec
2	Mr Rajib Rai	M N Builders-0.1875 Dec
3	Mr Rajesh Rai	M N Builders-0.1875 Dec
4	Smt Tara Chettri	M N Builders-0.1875 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Maya Rai	M N Builders-0.1875 Dec
2	Mr Rajib Rai	M N Builders-0.1875 Dec
3	Mr Rajesh Rai	M N Builders-0.1875 Dec
4	Smt Tara Chettri	M N Builders-0.1875 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1116(Corresponding RS Plot No:- 508), LR Khatian No:- 11990	Owner:KAMALA MAYA RAI, Gurdian:LT MAN BAHADUR RAI, Address:KADAMTALA SILIGURI, Classification:বালু, Area:0.00750000 Acre,
L2	LR Plot No:- 1116(Corresponding RS Plot No:- 508), LR Khatian No:- 11991	Owner:RAJESH RAI, Gurdian:LT MAN BAHADUR RAI, Address:KADAMTAL SILIGURI, Classification:বালু, Area:0.00750000 Acre,
L3	LR Plot No:- 1116(Corresponding RS Plot No:- 508), LR Khatian No:- 11992	Owner:TARA CHETTRI, Gurdian:KAPIL CHETTRI, Address:KADAMTALA SILIGURI, Classification:বালু, Area:0.00750000 Acre,

L4

LR Plot No:-  
1116(Corresponding RS Plot  
No:- 508), LR Khatian No:-  
11993

Owner:RAJIB RAI, Gurdian:LT MAN BAHADUR RAI, Address:KADAMTAL  
SILIGURI, Classification:বালু, Area:0.00750000 Acre,

**Endorsement For Deed Number : I - 040302722 / 2018**

**On 24-04-2018**

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

Presented for registration at 11:57 hrs on 24-04-2018, at the Office of the A.D.S.R. BAGDOGRA by Md Mokim Ansari

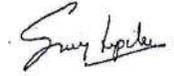
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,10,000/-

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

Execution is admitted on 24/04/2018 by 1. Smt Kamala Maya Rai, Wife of Late Man Bahadur Rai, Sainikpuri, Khaprail, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession House wife, 2. Mr Rajib Rai, Son of Late Man Bahadur Rai, Sainikpuri, Khaprail, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Service, 3. Mr Rajesh Rai, Son of Late Man Bahadur Rai, Chandber Jote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Retired Person, 4. Smt Tara Chettri, Wife of Shri Kapil Chettri, Gopal Dhara Siran Kothi Gaon, Gopal Dhara Tea Gard, P.O: Mirik, Thana: Sukiapokhri, , Darjeeling, WEST BENGAL, India, PIN - 734214, by caste Hindu, by Profession House wife

Indetified by Md Sadikul Ansari, , , Son of Md Mafijuddin Ansari, Raghabbati, P.O: Paranpur, Thana: Ratua, , Malda, WEST BENGAL, India, PIN - 732204, by caste Muslim, by profession Business



**Suraj Lepcha**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA**

**Darjeeling, West Bengal**

**On 25-04-2018**

**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 14,100/- ( A(1) = Rs 14,100/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,100/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2018 12:00AM with Govt. Ref. No: 192018190224942642 on 21-04-2018, Amount Rs: 14,100/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90015960 on 23-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

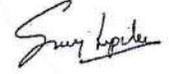
Certified that required Stamp Duty payable for this document is Rs. 70,500/- and Stamp Duty paid by Stamp Rs 5,000 by online = Rs 65,500/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1142, Amount: Rs.5,000/-, Date of Purchase: 23/04/2018, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2018 12:00AM with Govt. Ref. No: 192018190224942642 on 21-04-2018, Amount Rs: 65,500/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90015960 on 23-04-2018, 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 0403-2018, Page from 54664 to 54694

being No 040302722 for the year 2018.



*Suraj Lepcha*

Digitally signed by Suraj Lepcha  
Date: 2018.04.26 11:51:02 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 26/04/2018 11:50:55  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)