পশ্চিমবঙ্গ पश्चिम बैंगाल WEST BENGAL

B 736499

CONTRACT THE CONTRACTOR IS PROTECTED TO SERVE TON. TO RESIDENCE SHEEL THE THE ENGINEENING SHEELS ATT 1040. 18 THE POST SERVICE LANGES OF THE COMPANY. 3-1 AUG 2015'

# OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 31 5+ DAY OF AUGUST 2015 (TWO THOUSAND FIFTEEN).

Cont. .....P/2

> STAMP VENDOR (JAYA DAS) Licence no. 1 of 99-2000 Add DSR Office, Raigani, Jalbaion

736499

Smt Kabita Adhikari W/O Shree Dinesh Adinari.

P.O. Sukna

P.S. Pradhan Nagar

Dist. Darjeeling

W.B. 734009



Silipan II. at Daktora Day Capacing.

3 1 AUG 20151

TOTAL CONSIDERATION : Rs. 7,07,000/-

: 0.08 ACRE OR 8 AREA OF LAND

: 60/741 R.S. PLOT NO.

L.R. PLOT NO. : 76

: 7/5 R.S KHATIAN NO.

L.R. KHATIAN NO. :=1561

: \_53 J.L. NO.

MOUZA : DHUKARIA

PARAGANA : PATHARGHATA

POLICE STATION : PRADHAN NAGAR

DISTRICT : DARJEELING

WITHIN THE AREA OF GRAM PANCHAYAT

Solsha Tamang

Page - 3

### BETWEEN

SMT SHOBHA TAMANG alias SOBHA TAMANG GHESSING (PAN:-AYTPG7802K) D/o Prem Kumar Tamang alias Prem Kumar Ghessing, Hindu by religion, Schedule Tribe by Caste, Indian by Nationality, Housewife by occupation, resident of Rajpahari, Siliguri-734008 P.O. Salugara, P.S. Bhaktinagar in the District of Jalpaiguri ---hereinafter called VENDOR/ FIRST PARTY (which expression shall mean and include unless excluded by or repugnant to the context her heirs executors, successors, administrators, representatives and assigns) of the ONE PART.

## AND

SRI DINESH ADHIKARI (PAN: - AHFPA4355C) S/o Late Mahadeo Prasad Adhikari, Hindu by religion, Indian by Nationality, Business by occupation, resident of Vill. Salbari Hat -734009, P.O. Sukna, P.S. Pradhan Nagar in the District of Darjeeling --- hereinafter called PURCHASER/SECOND PARTY (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS Vendor hereof SMT SHOBHA TAMANG alias SOBHA TAMANG GHESSING acquired a piece and parcel of land measuring 7.99 Decimal appertaining to and forming part of R.S. Plot No. 60/741 corresponding to L.R. Plot No. 76, recorded in R.S. Khatian No. 7/5 corresponding to L.R. Khatian No. 1275 of Mouza - Dhukuria as more fully described in the schedule below by virtue of a Deed of Conveyance executed by SUSHMA ZIMBA and registered at the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra and Recorded in Book No. I, CD Volume No. 13, Pages 3907 to 3918, being document No. 04262 for the year of 2014.

Cont. .....P/4

10 - 30

AND WHEREAS possessing the aforesaid landed property Vendor hereof SMT SHOBHA TAMANG mutated her name at the office of the B.L. & L.R.O. Matigara and her name is Duly Recorded in L.R. Khatian No. 1561 in respect of land measuring 8 Decimal of Mouza - Dhukuria in the District of Darjeeling.

AND WHEREAS since purchase the vendor hereof is in actual, Khas and physical possession of the land as fully described in the schedule below free from all encumbrances whatsoever and without any interference, objection or interruption from anybody having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of fund for acquiring more profitable properties has offered to sell all that piece and parcel of land as more fully described in the schedule below.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as more fully described in the schedule below for Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand) only, free from all encumbrances whatsoever.

AND WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of -the prevailing highest market rate of land and has agreed to sell the land as more fully described in the schedule below Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand) only free from all encumbrances whatsoever.

AND WHEREAS being unable to find any tribal person as purchaser the Vendor hereof made an application before the Office of the Project-Officer Cum District Welfare Officer Backward Classes Welfare, Siliguri (At Shibmandir, P.O. Kadamtala, District - Darjeeling) for permission to sale her Land measuring 8 Decimal.

Cont. .....P/5

Permission is duly granted by Office of the Project Officer Cum District Welfare Officer Backward Classes Welfare, Siliguri to sale out the land as fully described in the schedule appended below to the purchaser vide Memo No. 939/BCW Dated 05/08/2015.

# NOW THIS INDENTURE WITNESSETH THAT :

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand) only, paid by Cheque by the purchaser to the Vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as more fully described in the schedule below and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rent, taxes-etc. payable to-the Superior land lord the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the purchaser that the interest which the vendor professes to transfer subsists and the vendor has full authority and good power to transfer the said land, expressed or intended so to be unto the purchaser in the manner aforesaid and the vendor or any person claiming under her shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

Cont. .....P/6

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IT is further covenanted that the land as more fully described in the schedule below is held by the vendor has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discover of any such charge, mortgage, attachment or any other encumbrances whatsoever 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 compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THE Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed and performed and in case if it transpires otherwise the vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

THE Vendor further declares that the entire land forming subject matter of the present conveyance is in Khas and actual possession of the vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendor shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

Cont. .....P/7

8815-1

IT is hereby further declared by the Vendor that the vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

# SCHEDULE

All that piece and parcel of vacant land measuring 8 (Eight) Decimal appertaining to and forming part of R.S. Plot No. 60/741 (Six Zero by Seven Four One) corresponding to L.R Plot No. 76 (Seven Six), recorded in R.S. Khatian No. 7/5 (Seven by Five) corresponding to L.R Khatian No. 1561 (One Five Six One) of Mouza - Dhukuria, J.L. No. 53 (Five Three), Pargana - Patharghata, P.S. Pradhan Nagar in the District of Darjeeling. Classification of Land: Bastu/Rupni.

Land as mentioned above hereby\_sold by the Vendor is butted and bounded as follows:-

NORTH: 22 FT PUCCA ROAD,

SOUTH : LAND OF MR. GURUNG,

EAST: : SOLD LAND OF JAGAT KUMAR CHHATRI,

WEST : 6 FT WIDE KUTCHA ROAD:

Cont. .....P/8

18815

WHEREOF the Vendor does hereunto hands on the Day, Month and Year first above written. WITNESSES: -

1. Sml. Kabita Adhikari W/o Shree Dinesh Adlinkari

·Salbari Hat

P.O. Sukna

P.S. Pradhan Nager Soloha Turnang Dist. Deuriceling VENDOR

2. 1-14 av evera Rijar

Sloch Naragen Ryas

MIII - milan Move Dr. champonsons Dr. Danfoeling

Drafted by me and printed at my office.

ajesh Kumar Agarwal Advocațe / Siliguri Reg. No.WB/73 /97

# MEMO OF RECEIPT

Rs. 7,07,000/-

and from the RECEIVED of within named PURCHASER Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand) only by named VENDOR within within sum of Rs. 7,07,000/-(Rupees Seven Lakhs Seven Thousand) only paid by the PURCHASER to the VENDOR by Cheque in respect of the property conveyed herein as per Memo of Consideration.

# MEMO OF CONSIDERATION

BANK NAME	CHEQUE NO	DATE	TNUOMA
BANK OF BARODA	000040	10/08/2015	1,00,000/-
BANK OF BARODA	000041	13/08/2015	- 1,50,000/-
BANK OF BARODA	000042	20/08/2015	4,57,000/-
	TOTAL		Rs. 7,07,000/-

- Sobha Tamang

# PART TRACE MAP OF MOUZA

DHUKURIA, J.L. NO 53, P.S. MATIGARA, DISTRICT DARJEELING.

SCALE 16" = 1 MILE

# NAME OF PURCHASER

SRI DINESHADHIKARI, S/O LATE MAHADEO PRASAD ADHIKARI, OF SALBARI HAT, P. O. SALBARI, P. S. PRADHAN NAGAR, DIST. DARJEELING.

NOT TO SCALE



N

22'-0" WIDE PUCCA ROAD

6'-0" WIDEKUTCHAROAD
95'-0"
97'-4"
SOLD LAND OF JAGAT
KUMAR CHHETRI

LAND OF MR. GURUNG

# NAME OF VENDOR

SMT. SOBHATAMANG(GHISSING)

- @ SHOBHA TAMANG, D/O PREM KUMAR
- -TAMANG, OF RAJPHAPRI, P.O.

SALUGARA, P.S. BHAKTINAGAR,

DISTRICT JALPAIGURI.

MOUZA WITH	POLICE	DISTRICT	KHATI	ANNO.	PLOT	NO.	-AREA
J.L. NO.	STATION		R.S	L.R	R.S	L.R	
DHUKURIA	- MATIGARA	DARJEELING	1275	1561	60/741	76	0.08 ACRE
53	de la Charle		and the second			-	

LAXMAN PRASAD (AMIN)
GURUNG BASTI

SILIGURI

Sobha Tumang

# Government of West Benga



# ORDER

emo No. 939 /BCW

Dated: 05/08/2015.

In exercise of the power conferred upon me under section 14C of the W.B.L.R. Act 1955, permission is reby accorded to Smt. Shobha Tamang, D/o Prem Kumar Tamang , of Rajphapri, P.O. Salugara, Dist. paiguri, belongs to "Tamang" community which is recognized as Sch. Tribe community in West Bengal, to enate his land scheduled below as per local market price as mentioned below

Name of the purchasers	being no available tribal purchaser to purch Schedule of land to be alienated	- Value of Lar
Sri Dinesh Adhikari, S/o Late Mahadeo Prasad Adhikari, Vill. Salbari Hat, P.O. Sukna, P.S. Pradhan Nagar, Dist. Darjeeling	P.S. Pradhan Nagar, J.L. No.S3 Mouja: Dhukuria, Khatian No. 7/5 (RS) & 1561(LR) Plot No. 60/741 (RS) and 76(LR) Area of Land: 0.08 Acres.	Rs. 7,97,J00,

The price/value of 0.03 Acres of land as shown above has been fixed not below Rs. 7,07,000/- (Rupees seven lakh seven

However , the land value thereof as will be determined by the Additional District Sub-Registrar at the time of Deed gistration in accordance with its present market, value will prevail upon the rate determined by the Additional District Sub-

The entire amount of consideration price of Rs. 7,07,000/- (Rupees seven lakh seven thousand ) only will have to be it to the applicant through 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 dersigned before signing the draft deed, failing which the permission order will stand cancelled

The applicant will utilize the sale proceed in the way of construction of dwelling house of her own

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

The order will remain valid for 30 (thirty) days and draft Deed will be submitted to this office for signature within this

Under Chapter-II A of W.B.L.R. Act, 1955, Siliguri.

Project Officer-cum-D.W.O, BCW\_Siliguri.

mo No. 939/1(2) /BCW.

Dated. 05/08/2015

py forwarded for information and taking necessary action to:

Smt. Shobha-Tamang, D/o Prem Kumar Tamang, of Raiphapri, P.O. Salugara 173) And Andrews (1932) And Andrews (1931) And Angeling (1931) Angeling

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

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

# आयकर विमाग INCOME TAX DEPARTMENT



SOBHA TAMANG GHESSING PREM KUMAR GHESSING 20/05/1985

Permanent Account Number

AYTPG7802K

Solde Tamang Gherring Signature

# भारत सरकार GOVT. OF INDIA



ELECTION COMMISSION OF INDIA . ভারতের নির্বাচন কমিশন

IDENTITY CARD

MHX2975522

পরিচয় পত্র





Elector's Name Shobha Tamang

निर्वाष्ट्रकत नाम दशाखा छात्राह

Father's Name : Prem Kumar Tamang

শিতার নাম ্ লেম কুমার ভামাং

Sex

Pite.

Age as on 1.1.2005

ন্ত্ৰী 18

5.5.२००० - ज वर्मभ

Address.

Kajfapari Dabgram - 1 Bhaktinagar Jalpaiguri 734118

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िकानाः:

বাজনাশরী ভাৰমাম-১ ভবিন্দাৰৰ জলপাইকড়ি ৭৩৪১১

Facsimile Signature

Assembly Constituency: : 21-Rajganj (SC)

বিধানসভা নিৰ্বাচন শ্বেতা : ২১-নাজগঞ্জ (ওপশিলী জাতি)

District: Jalpaiguri

Date: 19.03.2005

! জেলা: জসণাইগুড়ি



# ELECTION COMMISSION OF INDIA

IDENTITY CARD পরিচয় পত্র

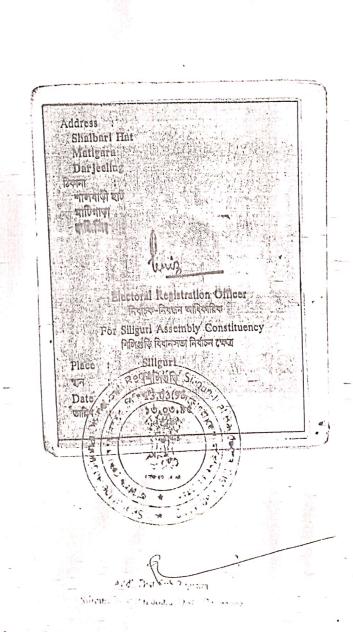
WB/04/025/0339005



Elector's Name : Adhikari Dinesh নির্বাহ্রকর নাম অধিকারী গীনেশ

Father/Mother/ Husband's Name : Minhadeo পিতা/মতা/আমির নাম : মহুদেও': Male

Sex : Male লিদ : পুরুষ Age as on 01,01,95 23



31 AUG-2015

आयकर विभाग INCOME TAX DEPARTMENT DINESH ADHIKABI



MAHADEO PRASAD ADHIKARI

22/04/1972

Permanent Account Number

AHFPA4355C

Allinan

Signature

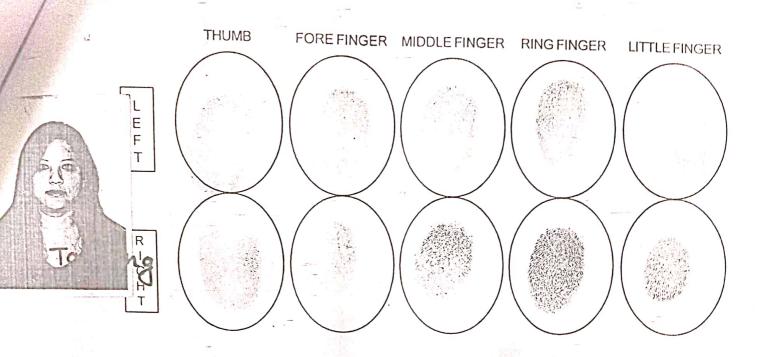
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If this card is lost/someone's lost card is found,
please inform/ninen to
Income Tax IVN Services Unit NSDI
#500 1007 Minut Stelling
Piol Nije 1448 Survey No. 1991 81

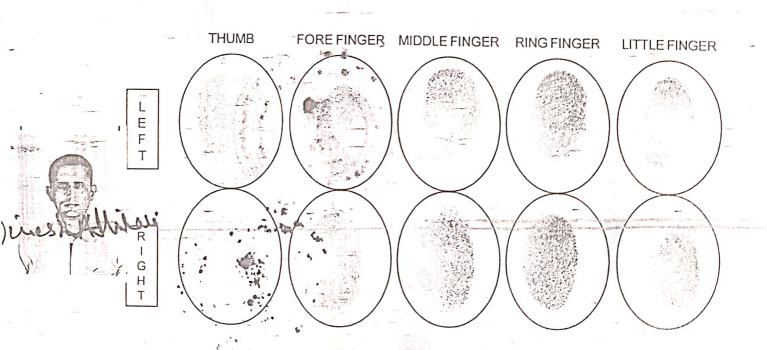
Mode Colony Near Deur B Pane - 4 h (a.m. ≤ 1.a.)

Teh 91 2022923 h 20 110 - 21

# FINGER IMPRESSION



Sobha Tamang



SIGN WITH DATE

. se . D. f . . .

# No. Name, Address, Photo, Finger print and Signature of Presentant No. Shri DINESH ADHIKARI Son of Late Mahadeo Prasad Adhikari Vill. Salbari Hat, P.O:- Sukna, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734009 LTI 31/08/2015 02:24:48 PM Airesh Address 31/08/2015 02:30:32 PM

SL	Name Address Dhat	- Financial and Cinnel
	Name, Address, Phot	o, Finger print and Signature
No.	) 174 - 174 - 174	
1	Smt SHOBHA TAMANG (Alias: Smt SOBHA TAMANG GHESSING)  Daugther of Prem Kumar-Tamang Rajpahari, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008  Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.	31/08/2015 02:25:01 PM 31/08/2015 02:30:52 PM
	House wife, Citizen of: India, PAN No. AYTPG7802K, Status: Individual Date of Execution: 31/08/2015 Date of Admission: 31/08/2015 Place of Admission of Execution: Office	5 obha Tamang 31/08/2015 02:31:04 PM

¥	Buyer	etails
¥0.	2000年200	o, Finger print and Signature
1	Shri DINESH ADHIKARI Son of Late Mahadeo Prasad Adhikari Vill. Salbari Hat, P.O:- Sukna, P.S:- Pradhan Nagal Sex: Male, By Caste: Hindu, Occupation: Business Status: Individual	r, District:-Darjeeling, West Bengal, India, PIN - 734009 , Citizen of: India, PAN No. AHFPA4355C,
31/08/ 2015 02:24: 48 - PM	LTI 31/08/2015 02:30:18 PM	Linesh Hollidcan: 31/08/2015 02:30:32 PM

# B. Identifire Details

L No.	Identifier Name & Address	Identifier of	Signature
	Smt Kabita Adhikari Wife of Shri Dinesh Adhikari Vill. Salbari Hat, P.O:- Sukna, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Female, By Caste: Hindu,	Smt SHOBHA TAMANG	4a/n to 16th/ esti 8/31/2015 2:31:27 PM
	Occupation: House wife, Citizen of: India,		

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
-	Gram Panchayat:	76	8 Dec	7,07,000/-	1	Proposed
	PATHARGHATA, Mouza: Dhukuria	, LR Khatian No:- 1561				Use: Bastu, ROR: Rupni,
			- Paris			Width of Approach
		307/2EQ (G)[				

# icant Details

Details	
plicant's Name	of the applicant who has submitted the requaltion form
Address	Rajesh Kumar Agarwal
	S.P. Mukherjee Road, Khalpara, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate
	THE PARTY OF THE P

Office of the A.D.S.R. BAGDOGRA, District: Darjeeling Endorsement For Deed Number: I - 040308426 / 2015

query No/Year

04030000668922/2015

Serial no/Year

0403008908 / 2015

Deed No/Year

I - 040308426 / 2015

Transaction

[0101] Sale, Sale Document

Name of Presentant

Shri DINESH ADHIKARI

Presented At

Office

**Date of Execution** 

31-08-2015

Date of Presentation

31-08-2015

Remarks

On 31/08/2015

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 13:25 hrs on: 31/08/2015, at the Office of the A.D.S.R. BAGDOGRA by Shri DINESH ADHIKARI ,Claimant.

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 14,54,544/-

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

Execution is admitted on 31/08/2015 by

Smt SHOBHA TAMANG, Alias Smt SOBHA TAMANG GHESSING, Daughter of Prem Kumar Tamang, Rajpahari, Siliguri, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, By caste Hindu, By Profession House wife

Indetified by Smt Kabita Adhikari, Wife of Shri Dinesh Adhikari, Vill. Salbari Hat, P.O: Sukna, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734009, By caste Hindu, By Profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,994/- ( A(1) = Rs 15,994/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 16,000/-

Description of Draft

1. Rs 16,000/- is paid, by the Draft(other) No: 105246000384, Date: 30/08/2015, Bank: STATE BANK OF INDIA (SBI), PRADHAN NAGARSILIGURI.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 72,727/- and Stamp Duty paid by Draft Rs 67,730/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 8365, Purchased on 07/08/2015, Vendor named J

ription of Draft

Rs 18,730/- is paid, by the Draft(other) No: 105245000384, Date: 30/08/2015, Bank: STATE BANK OF INDIA (SBI), PRADHAN NAGARSILIGURI.

2. Rs 49,000/- is paid, by the Draft(other) No: 105248000384, Date: 30/08/2015, Bank: STATE BANK OF INDIA (SBI), PRADHAN NAGARSILIGURI.

(Suraj Lepcha)

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

Fry Loube

ate of Registration under section 60 and Rule 69.

Jume number 0403-2015, Page from 35907 to 35929 Jeing No 040308426 for the year 2015.



Digitally signed by SURAJ LEPCHA Date: 2015.09.23 14:40:24 +05:30 Reason: Digital Signing of Deed.

Suy Locke

(Suraj Lepcha) 23/09/2015 14:40:24 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGDOGRA West Bengal.

(This document is digitally signed.)