

8579893



খাজনার দাখিলা এবং বিবিধ তলব
প্রজার অংশ

১। জেলার নাম	২। ঠানার নাম ও তৌজি নং	৩। সার্কলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদ নং
Day	Mtg	Palmayhata	8579893
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
Baraghia	82	733	402
১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাক্ষি	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে		
Sharvan K. Chhetri	Self		

প্রজার উপর সালিয়ানা তলব

নগদ বাজনা	সার চার্জ	পথ করা	পূর্ত করা	শিক্ষা					
অধিকার বৈধতা হানি না কারও!				করা					
হিসাব নিবন্ধন কমিশনার অত্র প্রজিনেট									
১৬									
দাখিল করা হইল।									

ওয়ার্ল্ড

(Bestu)

[illegible]

*যে সনের বাবদ ওয়াশীল তাহা লিখুন।

দ্রষ্টব্য : চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

SBP., Kolkata-700 015.

Seventeen only
মেটি আদায়

(1429)

আদায়কারী কর্মচারীর সহি

১৭/০৬/১২

খতিয়ান নং- ৭৩৩
জ.এল.নং- ০৮২

[০৪০১০৮২]

থানা- মাটিগাড়া



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমান(এ)- ০.১৯০০

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	শরভন কুমার ছেত্রী	রায়ত	
পিতা-	টেক বাহাদুর (মৃত)		
ঠিকানা-	নিজ		



(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
৪০২	বাস্ত		৩.৫৬০০	০.০৫৩৫	০.১৯০০
মোট দাগের সংখ্যা- এক মাত্র					



Certified to be a true copy

Revenue Officer

BL&LPO Office, Maugara at Shrinagar
Authorized under Section 76 of the
Land Revenue Act 1946

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:18168

136 21/10/07

2986 21- 18.05.00



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

751036



Handwritten signature
Chaitany Kumar Chakrabarti

Handwritten signature
Ruran Kumar Chakrabarti

Handwritten signature
Sourav Kumar Chakrabarti

Handwritten signature
(Bijoy Kumar Chakrabarti)

Handwritten signature
Bijoy Kumar Chakrabarti

Handwritten signature
Ruran Kumar Chakrabarti

DEED OF CONVEYANCE

ADMITTED TO REGISTRATION
SIGNATURE SHEET AND ENDORSEMENT
SHEETS ATTACHED TO THIS DOCUMENT
ARE THE PART OF THIS DOCUMENT

16/5/09

stamp duty payable as per
Setforth Value Rs. 18,125/-
due to Urgent necessity Sold duty 5000/-
Make up by N. J. Stamp of Rs. 13,125/-
and by Bank Draft Bankers Cheque of Rs. 19,575.00
of S. B. 1. 3625000
branch bearing No. 1595000

(9) b of L. S. Act,
A. D. S. R. Bagdogra

THIS DEED SHALL BE VALID AND EFFECTIVE ONLY WHEN THE STAMP DUTY IS PAID BY THE PARTIES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

75020

Signature
Pradyumn Kumar Choudhary

Area : Vacant Land measuring 14 (fourteen) Kathas and 8 (eight) Chhataks.
Value Rs. 3,62,500/- only.
Mouza : Baragharia, J.L. No. 104 (82), Sheet No. 2,
Touzi No.91, Pargana Patharghata
Khatian No. 12/3 (old) 36 (New).
Being Part of Plot No. 302 (old) 402 (New),
Police Station Matigara, District Darjeeling.



2

Signature
ADW

THREE LACS SIXTY TWO THOUSAND AND FIVE HUNDRED ONLY PAID BY ME

6

Signature
ADW



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

751037

[Handwritten signature]
K. K. K. K.

THIS DEED OF CONVEYANCE (SALE)
IS MADE THIS THE 02nd DAY OF
MARCH,
TWO THOUSAND AND SEVEN.

BETWEEN

3

[Handwritten signature]
AW

[Handwritten signature]
AW

6



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

751019

(Signature)
M. N. Pradhan

SRI BIJOY KUMAR PRADHAN, Son of Late D. N. Pradhan, Hindu by religion, legal Practitioner by Profession, residing at Gandhi Road, Post Office, Police Station and District Darjeeling hereinafter Called the "VENDOR" -which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administration, representatives and assigns of the ONE PART.

AND



4

(Signature)
ADV

(Signature)
ADV

THREE 1000 Rupee

6



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

751018

[Signature]
P. B. Nayak

1) SRI PURAN KUMAR CHHETRI, Son of Late Tek Bahadur Chhetri,

2) SRI SARVAN KUMAR CHHETRI, Son of Late Tek Bahadur Chhetri,

- Both are Indian by Nationality, Hindu by religion, Business by occupation, residing at Agam Singh Nagar, Near Delhi Public School, Panchanadi, Dagapur, Post Office and Police Station Pradhan Nagar, District Darjeeling hereinafter called the "PURCHASERS"- which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, administrators, representatives and assigns of the OTHER PART.

5

[Signature]
B. B. Nayak

THREE HUNDRED SIXTY TWO THOUSAND AND FIVE HUNDRED ONLY

6

[Signature]
B. B. Nayak

Sri Bijoy Kumar Pradhan
Chhataks

WHEREAS the Vendor abovenamed has acquired by purchase a Plot of land measuring 6 (six) Bighas situate at Mouza Baragharia, J.L. No. 104 (82), Sheet No. 2, Touzi No. 91, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New), Being Part of Plot No. 302 (old) 402 (New), P.S. Matigara, District Darjeeling by virtue of three registered Deeds of sale, registered on 25/05/1989 in the Sub-Registry Office at Siliguri recorded in Book No. I, Being Deed No. 3920, for the year 1989 and one 12/05/1989 in the Sub-Registry Office at Siliguri recorded in Book No. I, Being Deed Nos. 3652 and 3653, for the year 1989 from the earlier owner Smt. R. E. Pradhan, Wife of Sri B. K. Pradhan of Gandhi Road, Post Office, Police Station and District Darjeeling and Sri Nageswar Prasad.

AND

WHEREAS after purchasing the said land by the vendor abovenamed he sold a considerable portion of the said land keeping the remaining land measuring 14 (fourteen) Kathas and 8 (eight) Chhataks together with other land adjacent to the said land in his possession having permanent, heritable and transferable right, title and interest thereon.

AND

WHEREAS the said Sri Bijoy Kumar Pradhan being in urgent need of money has decided to sell the aforesaid land measuring 14 (fourteen) Kathas and 8 (eight) Chhataks situate at Mouza Baragharia, J.L. No. 104 (82), Sheet No. 2, Touzi No. 91, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New), Being Part of Plot No. 302 (old) 402 (New), P.S. Matigara, District Darjeeling and delineated in RED COLOUR in the map or plan annexed herewith forming part of this Deed of conveyance as particularly described in the schedule annexed hereto and after knowing the aforesaid intension, the Purchasers has offered to purchase the aforesaid land at or for the price of Rs. 3,62,500/- (Rupees Three lacs sixty two thousand and five hundred) only and the vendor considering the price offered by the purchaser as highest and reasonable price have now agreed with the purchaser to sell absolutely to the latter the said land as particularly described in the schedule annexed hereto at or for the price of Rs. 3,62,500/- (Rupees Three lacs sixty two thousand and five hundred) only and the purchasers have agreed to purchase the same at the said price free from all encumbrances, charges and demands whatsoever.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 3,62,500/- (Rupees Three lacs sixty two thousand and five hundred) only paid by the

(By Vendor's Agent)

purchasers to the Vendor in cash, the receipt whereof the vendor doth hereby acknowledge as having received, the vendor doth hereby convey, transfer and assign unto and to the use of the purchasers, their heirs executors, administrators, representatives and assigns the aforesaid land as described in the schedule below and delineated in RED COLOUR in the map or plan annexed herewith forming part of this Deed of Conveyance (Sale) and make over possession thereof together with all the right title, interest, property claim and demand whatsoever of the vendor into or upon the said land hereby conveyed unto the purchasers, their heirs executors, administrators representatives and assigns absolutely and forever as ordinarily pass on such sale.

AND

The vendor doth hereby covenant and declare for himself, his heirs, executors, administrators, representatives, assigns that he the vendor has now good right to convey the said land hereby conveyed or expressed or intended to be conveyed unto the purchasers, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND

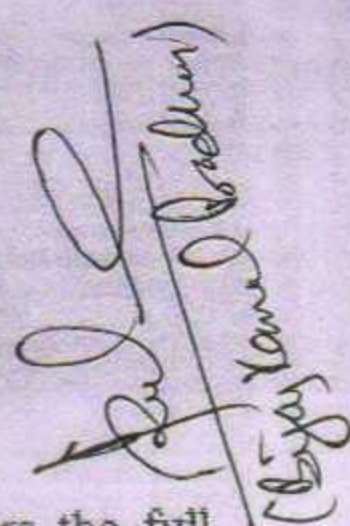
That the purchasers shall hereafter peaceably hold, use and enjoy the said land without any hindrance, interruption, claim or demand by or from the vendor or any person whomsoever.

AND

That the vendor and all persons claiming under him shall and will from time to time upon the request and at the cost of the purchasers, their heirs, executors, administrators, representatives and assigns to and execute and caused to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto the purchasers their heirs, executors, administrators, representatives and assigns and placing him or them in possession of the same according to the true intent and meaning of these presents as shall and may be reasonable required.

And it is hereby further declared by the vendor that the said land hereby transferred is free from all encumbrances, charges, claims and demand whatsoever and the vendor has not done anything whereby the said land may be subject to any attachment or lien of any court or person whatsoever and in the event of discovery of any charge, mortgage, attachment or any encumbrances whatsoever or any agreement of sale of the said land hereby transferred or intended to be transferred or any defect

For
Adv


(Bijay Kumar Pradhan)

of title, the vendor shall be liable to return to the purchasers the full amount of money paid by the purchasers to the vendor for the said land with interest and shall also be liable for the loss or injury sustained in consequence thereof.

SCHEDULE

ALL THAT PIECE OR PARCEL of Vacant land measuring 14 (fourteen) Kathas and 8 (eight) Chhataks situate at Mouza Baragharia, J.L. No. 104 (83), Sheet No. 2, Touzi No. 91, Pargana Patharghata, appertaining to Khatian No. 12/3 (old) 36 (New), Being Part of Plot No. 302 (old) 402 (New), Police Station Matigara, District Darjeeling and delineated in RED COLOUR in the map or plan annexed herewith forming part of this Deed of Conveyance (Sale) Police station Matigara, District Darjeeling and butted and bounded as follows :-

NORTH : Land of Smt. Anita Devi Chhetri, Sri Sarvan Kumar Chhetri (Purchaser abovenamed) and 16'-0" ft. Wide Road ;

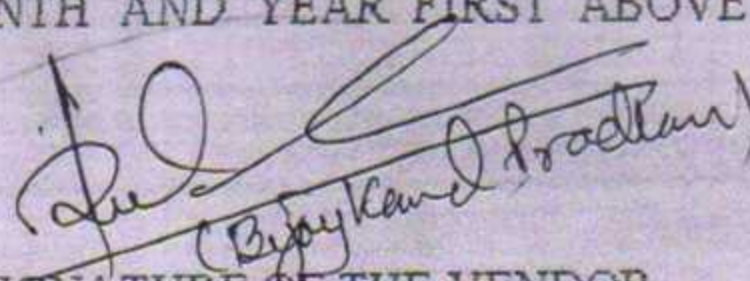
SOUTH : Chandmoni Tea Garden (Uttarayan) ;

EAST : Land of Vendor now sold to Smt. Shyama Gupta ;

WEST : 66'-0" ft. Wide Road.

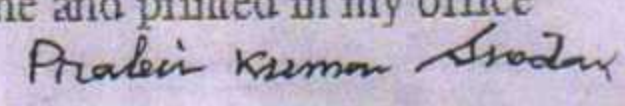
The proportionate annual ground rent for the land is Rs. 28/- (Rupees twenty eight) only payable to the Govt. of West Bengal.

IN WITNESS WHEREOF THE VENDOR HEREUNTO SETS HIS HAND ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.


(Bijay Kumar Pradhan)
SIGNATURE OF THE VENDOR

WITNESSESS

Drafted, readover and explain by me and printed in my office


Prabir Kumar SIKDAR

(SRI PRABIR KUMAR SIKDAR)

ADVOCATE : SILIGURI

Regn. No. WB/406/1982.

1) Ajay Gupta

S/o L.T. Raj Pr. Gupta
Pradhan Nagar

2) Dik Bahadur Pradhan
S/o Late Kazi B. Pradhan
Pradhan Nagar

EXECUTANT

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

Bijay Kana Pradhan

Signature with date

Photo	Left Hand					
	Right Hand					

CLAIMANT

Signature with date

Photo	Left Hand					
	Right Hand					

Puran Kumar Chhetri

Puran Kumar Chhetri
Signature with date

Photo	Left Hand					
	Right Hand					

Sarvan Kumar Chhetri

Sarvan Kumar Chhetri
Signature with date

Signature of R.O.

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-02986 of :2009
(Serial No. 01736, 2007)

On 02/04/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) - 30A2/- on:02/04/2007

Deficit stamp duty

Deficit stamp duty Rs 13125/- is paid, by the draft number 019493, Draft Date 19/03/2007 Bank Name STATE BANK OF INDIA, Siliguri, received on :02/04/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.00 hrs on :02/04/2007, at the Office of the ADSR Siliguri-II at Bagdogra by Bijoy Kumar Pradhan, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 02/04/2007 by

1. Bijoy Kumar Pradhan, son of Late D. N. Pradhan, Gandhi Road P. O.- Darjeeling Dt.- Darjeeling, Thana Darjeeling, By caste Hindu, by Profession : Advocate
Identified By Ajay Gupta, son of Late Raj Kumar Gupta Pradhan Nagar Darjeeling West Bengal Thana: Pradhan Nagar, by caste Hindu, By Profession : Business.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 08/05/2007

Certificate of Market Value(WB PUVI rules 1939)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1957500/-

Certified that the required stamp duty of this document is Rs 97875/- and the Stamp duty paid as: Impresive Rs- 5000

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 18/05/2009


[Subhas Chandra Sarkar]

A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-02986 of :2009
(Serial No. 01736, 2007)

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Deficit stamp duty

Deficit stamp duty Rs 79750/- is paid, by the Bankers cheque number 731065, Bankers Cheque Date 16/05/2009 Bank Name STATE BANK OF INDIA, Hakimpura, siliguri, received on :18/05/2009.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 17545/- on: 18/05/2009.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

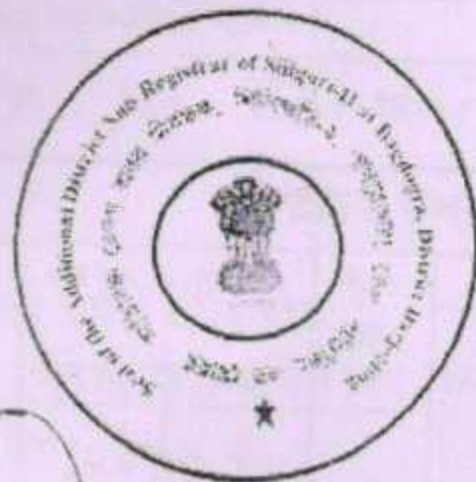


[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Subhas
AW

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 4719 to 4735
being No 02986 for the year 2009.



(Subhas Chandra Sarkar) 18-May-2009
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal

9036
ADV



১। জেলার নাম	২। থানার নাম ও ভোজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদনং
দাজিলিং	মাটিগাড়া	মাটিগাড়া	REVREC2024040106077
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
৯। জমির পরিমাণ (শতক)			
বারঘড়িয়া[082]		3080	402...
			5.0000
১০। রায়েত্তের নাম ও পিতা/স্বামীর নাম ও সাকিন	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে		
শ্রবান কুমার ছেত্রী, পিতা- টেক বাহাদুর ছেত্রী, ঠিকানা-নিজ	শ্রবান কুমার ছেত্রী,		

রায়ভের উপর সালিয়ানা তলব

নগদ খাজনা ১২	সার চার্জ ১৩	পথক র ১৪	মূলকর ১৫	শিক্ষা কর ১৬	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট ১৯
					খাস জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেম ১৮(খ)	
3	0	1	1	1	0	0	1	1	8

उत्पत्ती

	তিন সনের পূর্বকার ২০	তৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	হাল সনের পূর্ববর্তী ২৩	হাল ২৪	সুদ ২৫	অগ্রিম ২৬
খাজনা	০	০	০	০	০	০	০
সার চার্জ	০	০	০	০	০	০	০
সখ কর	০	০	০	০	১	০	০
পূর্ত কর	০	০	০	০	১	০	০
শিক্ষা কর	০	০	০	০	১	০	০
খাস জমি বাবদ লাইসেন্স ফি	০	০	০	০	০	০	০
অন্যান্য	০	০	০	০	০	০	০
গ্রামিন কর্মসংস্থান আইনে দেয়	০	০	০	০	০	০	০
(ক) সার চার্জ	০	০	০	০	১	০	০
(খ) সেস	০	০	০	০	০	০	০
মোট	০	০	০	০	৪	০	০
বাদ মিনাহ	০	০	০	০	০	০	০
বাংলা সন	০	০	০	০	১৪৩১	০	০

*যে সনের বাবদ ওয়াশীল: [১৪৩১]

মোট আদায়
(কথায়)

আদায়কারী কর্মচারীর সহি ও তারিখ

দ্রষ্টব্য: চেকের দ্বারা খাজনা দেওয়া হইলে
এইখানে তাহার ~~সবিশেষ~~ বিবরণ লিখিতে
হইবে

INR -4/-
Four Only.

SBP, Kolkata- 700015

Monday, July 22, 2024 3:20:43 PM

১১. রাজস্ব প্রদান সম্পত্তির মালিকানার বৈধতা হানি ঘটায় না।

** The collection is made provisionally u/s 23 of WBLR Act on the basis of present use without prejudice to the applicability of provision u/s 4B & 4D of WBLR Act.

This is a system generated Revenue receipt and does not require any signature

দাখিলিং খতিয়ান নং- ৩০৮০ [০৪০১০৮২]
 বারখড়িয়া জে.এল.নং- ০৮২ খানা- মাটিগাড়া



(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 21/08/2019

(২) জমির পরিমাণ(এ)- ০.০৫০০ (৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	শ্রবান কুমার ছেত্রী	স্বত্ব	
পিতা-	টেক বাহাদুর ছেত্রী		
ঠিকানা-	নিজ		



(৭) অগ্রস্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বের অংশ	দাগের মধ্যে অগ্রস্বের জমির অংশের পরিমাণ
					একর হেক্টর
৩০৮	বাগ		৩.৫৬০০	০.০১৪১	০.০৫০০

আগত খং নং - 993

মোট দাগের সংখ্যা- এক মাত্র



Certified to be a true copy

Revenue Officer
 BL&LRO Office, Matigara at Shibmandi
 Authorised under Section 76 of the
 Indian Evidence Act 1876

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.13240

I- 3574/19



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

E 614144

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

Andl. District Sub Registrar,
Siliguri-II at Ragnosha

24 JUN 2019

Page No. 1

Puray Kumar Chhetri.

DEED OF GIFT

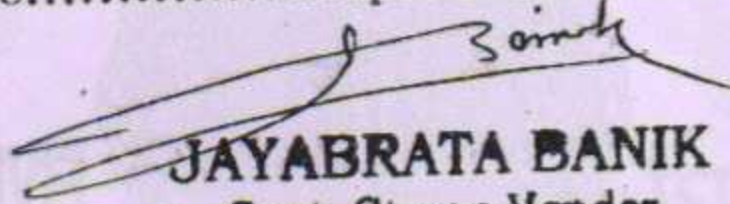
N. J. Stamp

SL. No. 82 Date 10.06.19

Sold to Puran Kumar Chelvi

of Darjeeling, Siliguri

Value 5000 Rupees Five Thousand only



JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



DEED OF GIFT

Rajan Kumar Chhetri.

Land Measuring. : 50% undivided share of land
measuring 6 Katha 2 Chhataks
i.e. 3 Katha 1 Chhataks.

Mouza : BARAGHARIA,

J.L. No. : 82

Touzi No. : 91

Khatian No. : 12/3 (R.S.), 993 (L.R.)

Plot No. : 302 (R.S.), 402 (L.R.)

Police Station : Matigara now Pradhan Nagar,

District : Darjeeling,

Govt. Market Value : Rs. 28,04,484/-.

THIS INDENTURE IS MADE ON THIS THE 13th DAY OF
JUNE TWO THOUSAND NINETEEN.

B Y

Puran Kumar Chhetri

SRI PURAN KUMAR CHHETRI, son of Late Tek Bahadur Chhetri, Hindu by religion, Indian by national, Business by occupation, residing at Agam Singh Nagar, Near Delhi Public School, Dagapur, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, Pin 734003 in the state of West Bengal – hereinafter called the “**DONOR**” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**.

IN FAVOUR OF

SRI SARVAN KUMAR CHHETRI, son of Late Tek Bahadur Chhetri, Hindu by religion, Indian by national, Business by occupation, residing at Agam Singh Nagar, Near Delhi Public School, Dagapur, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, Pin 734003 in the state of West Bengal – hereinafter called the “**DONEE**” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Donor and Donee hereof Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri, both are sons of Late Tek Bahadur Chhetri are the absolute owner-in-possession of all that piece or parcel of land measuring 14 Katha 8 Chhataks or 0.24 Acre appertaining to Plot No. 302 (R.S.), 402 (L.R.), recorded under Khatian No. 12/3 (R.S.), 36 (L.R.), situated within Mouza – Baragharia, J.L. No. 82, Touzi No. 91, Pargana - Partharghata, within the jurisdiction of Police Station – Matigara, in the District of Darjeeling by virtue of a Deed of Sale, executed by Sri Bijoy Kumar Pradhan, son of Late D.N. Pradhan on 02-03-2007 and the same was finally registered on 18-05-2009 after depositing the deficit stamp duty in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, CD Volume No. 8 at Pages – 4719 to 4735, Being No. 2986 for the year 2009 and they are possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land vide Mutation Case No. 339/IX/09 dated 22-07-2009 in the office of the B.L. & L.R.O. at Matigara and subsequently two separate

Puran Kumar Chhetri.

Khatian has been finally published in their names being Khatian Nos. 733 & 993, Plot No. 402 of Mouza – Baragharia (Khatian No. 733 in the name of Sri Sarvan Kumar Chhetri and Khatian No. 993 in the name of Sri Puran Kumar Chhetri) and thereafter they converted their said land from “Itkhola” to “Bastu” vide Conversion case No. 67/XIII/10/11 dated 21-04-2010 and 68/XIII/10-11 dated 21-04-2010 in the office of the B.L. & L.R.O. at Matigara and thereafter they sold and transferred their part of land measuring 8 Katha 6 Chhataks and keeping the balance area of land measuring 6 Katha 2 Chhataks in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the Donee is the full blooded brother of the Donor and the Donor have great love and affection to the Donee and the Donee has great love and affection upon the Donor also.

A N D

WHEREAS the Donor out of his natural love and affection have for the Donee, have decided to make a gift of his 50% undivided share of the remaining land measuring 6 Katha 2 Chhataks i.e. 3 Katha 1 Chhataks in favour of the Donee hereof, as fully described in the schedule appended below free from all charges and encumbrances whatsoever.

A N D

WHEREAS the Donee hereof has accepted the said gift as aforesaid and the said property hereby gifted by the Donor in the manner as hereinafter appearing.

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the aforesaid facts, circumstances, acceptance and also in consideration of natural love and affection which the Donor has for the Donee, the Donor out of his free will, without fraud, coercion or undue influence from anybody or from

Suman Kumar Chhetri

any side whomsoever and full possession and senses do hereby give, convey, grant, transfer and confirm unto the Donee all that piece or parcel of 50% undivided share of the total land measuring 6 Katha 2 Chhataks i.e. 3 Katha 1 Chhataks described in the schedule "B" appended below and make over possession thereof to the Donee together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever is belonging to or in any way appertaining to the said landed property **TO HAVE AND TO HOLD** the same absolutely by the Donee forever peaceably and quietly without any interference or interruption from the Donor or any person or persons claiming under him subject to the payment of land revenue and other local taxes etc. payable to the Superior Landlord now the Govt. of State of West Bengal.

THE DONOR do hereby declare that the Donee shall occupy, hold, enjoy and possess the said landed property hereby gifted by the Donor by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Matigara.

THE DONOR does hereby further declare that the Donor have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby gifted or any part thereof suffers from no defect of title and the said land as described in the schedule appended below hereby gifted free from all encumbrances and charges whatsoever.

That the Donee shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule 'B' property or let-out, lease-out the Schedule 'B' property to any other person

Ratan Kumar Chhetri.

SCHEDULE – “A”
(Total Land)

ALL THAT PIECE OR PARCEL of vacant land measuring 6 Katha 2 Chhataks, at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Matigara, recorded in Khatian No. 12/3 (R.S.), 733 & 993 (L.R.), included in part of Plot No. 302 (R.S.), 402 (L.R.), situated within Pargana - Partharghata, Mouza - **BARAGHARIA**, J.L. No. 82, Police Station - Matigara now Pradhan Nagar, under Patharghata Panchayat, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri – II at Bagdogra and District Darjeeling, in the State of West Bengal and the said demised land and building is butted and bounded as follows : -

North	:	By the 16 Feet Wide Road & Land & Building of Naveen Agarwal;
South	:	By the Land of Uttarayan, The New Township;
East	:	By the Land of Sri Sarvan Kumar Chhetri;
West	:	By the Road.

SCHEDULE - “B”

(Description of the property which is Gifted today by the Donor)

50% undivided share of total land which is fully described in Schedule “A” above i.e. 3 Katha 1 Chhataks hereby gifted by the Donor to and in favour of the Donee hereof by these presents, recorded in Khatian No. 12/3 (R.S.), 993 (L.R.), included in part of Plot No. 302 (R.S.), 402 (L.R.), situated within Pargana - Partharghata, Mouza - **BARAGHARIA**, J.L. No. 82, Police Station - Matigara now Pradhan Nagar, under Patharghata Panchayat, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri – II at Bagdogra and District Darjeeling, in the State of West Bengal.

Sp

Separate sheet containing the finger prints of the Donor and the Donee is annexed herewith.

IN WITNESSES WHEREOF the Donor in good health and conscious mind have put his signature on this Deed of Gift on the day, month and year hereinbefore mentioned.

WITNESSES :-

1. Ankur Dey
S/o Ajit Kumar Dey
Laketown
P.O. & P.S. Bhaktinagar.
Dist. Jalpaiguri
734107.

Puran Kumar Chhetri.
(SIGNATURE OF THE DONOR)

I hereby accepted the aforesaid gift.

2. Tapash Nandi
S/o Late M.C. Nandi
Laketown
Siliguri

Tapash Nandi
(SIGNATURE OF THE DONEE)

Drafted, read over and explained by me and computerized in my chamber:

Tapash Nandi
(Tapash Nandi)
Advocate / Siliguri
Enrolment No. WB-1030/2002



Puran Kumar Chhetri.

Finger Prints of PURAN KUMAR CHHETRI

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

Puran Kumar Chhetri.

Signature





Chhetri

Finger Prints of SARVAN KUMAR CHHETRI

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

Chhetri

Signature

Major Information of the Deed

Deed No :	I-0403-03574/2019	Date of Registration	24/06/2019
Query No / Year	0403-0000903766/2019	Office where deed is registered	
Query Date	12/06/2019 11:17:04 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 28,04,484/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,022/- (Article:33(i))	Rs. 28,045/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082) JI No: 82, 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	LR-402 (RS :-)	LR-993	Bastu	Bastu	3 Katha 1 Chatak		28,04,484/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					5.0531Dec	0 /-	28,04,484 /-	

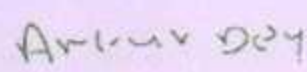
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Puran Kumar Chhetri (Presentant) Son of Late Tek Bahadur Chhetri Executed by: Self, Date of Execution: 13/06/2019 , Admitted by: Self, Date of Admission: 13/06/2019 ,Place : Office			
		13/06/2019	LTI 13/06/2019	13/06/2019
Agam Singh Nagar Dagapur, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHQPC3652D, Status :Individual, Executed by: Self, Date of Execution: 13/06/2019 , Admitted by: Self, Date of Admission: 13/06/2019 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sarvan Kumar Chhetri Son of Late Tek Bahadur Chhetri Executed by: Self, Date of Execution: 13/06/2019 , Admitted by: Self, Date of Admission: 13/06/2019 ,Place : Office			
		13/06/2019	LTI 13/06/2019	13/06/2019
Son of Late Tek Bahadur Chhetri Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPC7017H, Status :Individual, Executed by: Self, Date of Execution: 13/06/2019 , Admitted by: Self, Date of Admission: 13/06/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ankur Dey Son of Mr Ajit Kumar Dey Laketown, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734007			
	13/06/2019	13/06/2019	13/06/2019
Identifier Of Mr Puran Kumar Chhetri, Mr Sarvan Kumar Chhetri			

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082) JI No: 82, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 402, LR Khatian No:- 993	Owner:পূরন কুমার ছেত্রী, Gurdian:টেকবাহাদু (মৃত, Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre,	Mr Puran Kumar Chhetri

Endorsement For Deed Number : I - 040303574 / 2019

13-06-2019

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

Presented for registration at 13:45 hrs on 13-06-2019, at the Office of the A.D.S.R. BAGDOGRA by Mr Puran Kumar Chhetri, Executant.

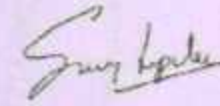
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,04,484/-. Family Members amount Rs 28,04,484/-

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

Execution is admitted on 13/06/2019 by 1. Mr Puran Kumar Chhetri, Son of Late Tek Bahadur Chhetri, Agam Singh Nagar Dagapur, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Others, 2. Mr Sarvan Kumar Chhetri, Son of Late Tek Bahadur Chhetri, Agam Singh Nagar Dagapur, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Mr Ankur Dey, , Son of Mr Ajit Kumar Dey, Laketown, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Law Clerk



Suraj Lepcha

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

Darjeeling, West Bengal

On 24-06-2019

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 : 33 (i) of Indian Stamp Act 1899.

Payment of Fees

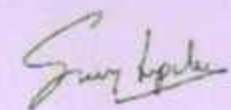
Certified that required Registration Fees payable for this document is Rs 28,045/- (A(1) = Rs 28,045/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28,045/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/06/2019 12:00AM with Govt. Ref. No: 192019200024349492 on 12-06-2019, Amount Rs: 28,045/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90070332 on 14-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,022/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,022/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 82, Amount: Rs.5,000/-, Date of Purchase: 10/06/2019, Vendor name: J Banik
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/06/2019 12:00AM with Govt. Ref. No: 192019200024349492 on 12-06-2019, Amount Rs: 9,022/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90070332 on 14-06-2019, 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

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0403-2019, Page from 79423 to 79436
being No 040303574 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.06.24 15:08:30 +05:30
Reason: Digital Signing of Deed.

Suraj Lepcha

(Suraj Lepcha) 24/06/2019 15:08:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)



১। জেলার নাম	২। থানার নাম ও ভৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদনং
দার্জিলিং	মাটিগাড়া	মাটিগাড়া	REVREC2024040105027
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
বারঘড়িয়া[082]		1605	399,401,402...
৯। জমির পরিমাণ (শতক)			22.0000
১০। রায়তের নাম ও পিতা/স্বামীর নাম ও সাকিন		১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে	
আকাউথা কম্পট্রকশন ., পিতা- প্রো. সরবন কুমার ছেত্রী, ঠিকানা-অগম সিং নগর ডাগাপুর দির্জিলিং		আকাউথা কম্পট্রকশন	

রায়তের উপর সালিয়ানা তলব

নগদ খাজনা ১২	সার চার্জ ১৩	পঞ্চক র ১৪	পূর্তকর ১৫	শিক্ষা কর ১৬	বিবিধ		গ্রামীন কর্মসংস্থান আইনে দেয়		মোট ১৯
					খাস জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেম ১৮(খ)	
9	0	1	3	1	0	0	2	3	19

ওয়াশীল

	তিন সনের পূর্বকার ২০	তৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	হাল সনের পূর্ববর্তী ২৩	হাল ২৪	সুদ ২৫	অগ্রিম ২৬
খাজনা	0	0	0	0	0	16	0
সার চার্জ	0	0	0	0	0	0	0
পঞ্চ কর	4	1	1	1	1	0	0
পূর্ত কর	12	3	3	3	3	0	0
শিক্ষা কর	4	1	1	1	1	0	0
খাস জমি বাবদ লাইসেন্স ফি	0	0	0	0	0	0	0
অন্যান্য	0	0	0	0	0	0	0
গ্রামীন কর্মসংস্থান আইনে দেয়	0	0	0	0	0	0	0
(ক) সার চার্জ	8	2	2	2	2	0	0
(খ) সেম	0	0	0	0	0	0	0
মোট	28	7	7	7	7	16	0
বাদ মিনাহ	0	0	0	0	0	0	0
বাংলা সন	1424 - 1427	1428	1429	1430	1431	0	0

*যে সনের বাবদ ওয়াশীল: [১৪২৪ - ১৪৩১]

মোট আদায়
(কথায়)

আদায়কারী কর্মচারীর সহি ও তারিখ

দ্রষ্টব্য: চেকের দ্বারা খাজনা দেওয়া হইলে
এইখানে তাহার সর্ধিশেষ বিবরণ লিখিতে
হইবেINR -72/-
Seventy Two Only.

SBP, Kolkata- 700015

Tuesday, June 18, 2024 2:34:00 PM

** রাজস্ব প্রদান সম্পত্তির মালিকানার বৈধতা হানি ঘটায় না।

** The collection is made provisionally u/s 23 of WBLR Act on the basis of present use without prejudice to the applicability of provision u/s 4B & 4D of WBLR Act.

This is a system generated Revenue receipt and does not require any signature

বারঘড়িয়া

খতিয়ান নং- ১৬০৫

[০৪০১০৮২]

জে.এল.নং- ০৮২

থানা- মাটিগাড়া

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.২২

(৩) মোট দাগের সংখ্যা- ৩



	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	আকাঙখা কন্সট্রাকশন প্রো. সরবন কুমার ছেত্রী	রায়ত	
ঠিকানা-	অগম সিং নগর ডাগাপুর দির্জিলিং		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
৩৯৯	ইটখোলা		০.৫১	০.০১৯৬	০.০২
৪০১	বালু		১.১৪	০.০৪৩৮	০.০৫
৪০২	বাস্ত		৩.৫৬	০.০৪২০	০.১৫
মোট দাগের সংখ্যা- তিন মাত্র					০.২২



Certified to be a true copy

Revenue Officer

LRO Office, Matigara at Snibm

Authorised under Section 76 of the
Indian Evidence Act, 1876

Fees Received : Application Fee : Rs. ১০, Authentication Fee : Rs. ১০ x ১, Total fee : Rs. ২০, Copy No.: ১২৬১৩

Page ১ of ১

২৭/০৭/২০১৬

3458/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 235959

690751

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND 1 R. ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Add. District Sub-Registrar,
Sikuri-II at Bagdogra

25 MAY 2016
Page No. 1

Handwritten signature
Jagdish Mukherjee

DEED OF SALE (CONVEYANCE)

Handwritten mark

1
M. 41
Jagdish Mulchand
Bajao

Land measuring : 8 Katha 6 Chhataks
or 0.1384 Acre.

Mouza : **BARAGHARIA,**

J.L. No. : 82

Touzi No. : 91

Khatian No. : 12/3 (R.S.), 1298 (L.R.)

Plot No. : 302 (R.S.), 402 (L.R.)

Police Station : Matigara now Pradhan Nagar,

District : Darjeeling,

Value : Rs. 22,00,000/-

Her.

THIS INDENTURE IS MADE ON THIS THE 25th DAY OF MAY
TWO THOUSAND SIXTEEN.

BETWEEN

Mulchand Bajaj
Jagdish Bajaj

"AKANSHA CONSTRUCTION", a proprietorship firm, represented by its proprietor SRI SARVAN KUMAR CHHETRI, son of Late Tek Bahadur Chhetri, Hindu by religion, Indian by national, Business by occupation, having its office at "Karki Niwas" Agam Singh Nagar, Near Delhi Public School, Dagapur, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, Pin 734003 in the state of West Bengal – hereinafter called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART.

A N D

SRI JAGDISH MULCHAND BAJAJ, son of Late Mulchand Bajaj, Hindu by religion, Indian by national, Business by occupation, residing at Flat No. 502, Raj Avenue, Sector 20, CBD Belapur, Navi Mumbai, P.O. CBD Belapur, P.S. Kulgaon, Dist. Thane Pin 400614 in the state of Maharashtra – hereinafter called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor Sri Jagdish Mulchand Bajaj, son of Late Mulchand Bajaj is the absolute owner of all that piece and parcel of land measuring 8 Katha 6 Chataks or 0.1384 Acre, appertaining to Plot No. 302 (R.S.), 402 (L.R.), recorded under Khatian No. 12/3 (R.S.), 1298 (L.R.), situated within situated within Mouza – Baragharia, J.L. No. 82, Touzi No. 91, Pargana - Partharghata, within the jurisdiction of Police Station – Matigara now Pradhan Nagar, in the District of Darjeeling by virtue of two separate Deed of Sale, executed by Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri, both are sons of Late Tek Bahadur Chhetri, one executed on 15-03-2012 and another executed on 23-07-2012 and both the said document were registered in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, Being Nos. 2440 & 7216 for the year 2012 and he has been possessing and enjoying the said plot of land in his khas, actual and physical

M. S. Mulchand
Jagdish Bajaj

possession having all permanent, heritable and transferable, right title and interest therein and his name has duly been recorded in the Record-Of-Right with respect to his aforesaid land in the office of the B.L. & L.R.O. at Matigara and subsequently a separate Khatian has been finally published in his name bearing Khatian No. 1298, Plot No. 402 of Mouza – Baragharia.

A N D

WHEREAS now the Vendor hereof being in need of money for his own development plans and schemes have decided to sell and have also offered for sale his aforesaid land measuring 8 Katha 6 Chhataks or 0.1384 Acre as fully described in the Schedule appended below, disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Purchaser hereof relying on the aforesaid statement of the Vendor has agreed to purchase the said land measuring 8 Katha 6 Chhataks or 0.1384 Acre fully described in the Schedule appended below and offered a price of the sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell his said below scheduled land to the Purchaser hereof at or for the price of the sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 22,00,000/- (Rupees Twenty two lakhs) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor do hereby acknowledge and grant full discharge from the payment thereof) the Vendor do hereby grant,

1/11/24
M. S. S. S.
Togdish
B. S. S. S.

convey, sell, assign and transfer unto the Purchaser the said vacant land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof suffers 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 be also liable to pay adequate compensation to the Purchaser.

THE VENDOR does hereby covenant with the Purchaser that the entire property forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these present. 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 are 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 therefrom.

THE VENDOR do hereby declare that the Purchaser shall occupy, hold, enjoy and possess the said landed property hereby transferred by the Vendor by these presents as absolute owner by mutating its name in the office of the B.L. & L.R.O., Matigara and the Purchaser shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to any other person.

19/11/21
Jagdish Mulchand Baje

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

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

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 8 Katha 6 Chhataks or 0.1384 Acre (Classification of Land Bastu and proposed to be used Bastu), at an annual proportionate rent of Rs. 1=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Matigara, recorded in Khatian No. 12/3 (R.S.), 1298 (L.R.), included in part of Plot No. 302 (R.S.), 402 (L.R.), situated within Pargana - Partharghata, Mouza - BARAGHARIA, J.L. No. 82, Police Station - Matigara now Pradhan Nagar, under Patharghata Panchayat Area, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri - II at Bagdogra and District Darjeeling, in the State of West Bengal.

The said demised land is butted and bounded as follows :-

North	:	By the Road & Land & Building of Naveen Agarwal;
South	:	By the Land of Uttarayan, The New Township;
East	:	By the Land of Sri Bijay Kumar Pradhan;
West	:	By the Land of Sri Puran Kumar Chhetri and Sri Sarvan Kumar Chhetri.

Within the aforesaid boundary 8 Katha 6 Chhataks or 0.1384 Acre of vacant land is hereby sold by the Vendor to the Purchaser hereof by these presents.

Separate sheet containing the finger prints of the Vendor and the Purchaser is annexed herewith.

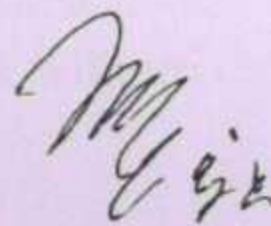
IN WITNESS WHEREOF the Vendor hereof in good health and conscious mind has put their signature on this Deed of Sale on the day, month and year hereinbefore mentioned.

WITNESSES :

1. Lutebhar Singh
s/o Samin Singh
New Mirzapur
P.O. & P.S. - Siliguri
Dist - Darjeeling
Pin - 7341001.

↓

2. 21 Oct 2
s/o Man Singh
Agam Singh Nagon
Dagapur
Siliguri.



Jagdish Mulchand Bajor

(SIGNATURE OF THE VENDOR)

Drafted, read over and explained by
me and computerized in my chamber :-

Tapash Nandi

(Tapash Nandi)

Advocate, Siliguri

Enrolment No. WB -1030/2002

MEMO OF CONSIDERATION

By RTGS through Cheque vide Cheque No. 078561 Rs. 6,00,000.00
dated 25-04-2016 from Axis Bank Limited, Hill Cart
Road Branch, Siliguri.

By Cheque vide Cheque No. 888736 dated 25-05- Rs. 16,00,000.00
2016 drawn upon United Bank of India, Siliguri
Branch, Siliguri

TOTAL Rs. 22,00,000.00



Jagdish Mulchand Roy
(SIGNATURE OF THE VENDOR)



— E 80
Jagdish Mulchand Bajaj

Finger Prints of _____

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

— E 80
Jagdish Mulchand Bajaj
Signature



Finger Prints of SARVAN KUMAR CHHETRI

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

KANSHA CONSTRUCTION


Proprietor

Signature

Seller, Buyer and Property Details

er & Buyer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Jagdish Mulchand Bajaj Son of Late Mulchand Bajaj Raj Avenue, Sector 20, CBD Belapur, Navi Mumbai, P.O:- CBD Belapur, P.S:- KULGAON, District:-Thane, Maharashtra, India, PIN - 400614	 25/05/2016 3:33:46 PM	 LTI 25/05/2016 3:33:55 PM
		 25/05/2016 3:34:19 PM	

Seller Details

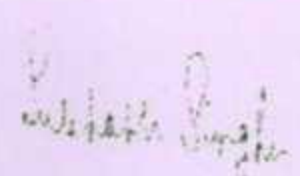
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Jagdish Mulchand Bajaj Son of Late Mulchand Bajaj Raj Avenue, Sector 20, CBD Belapur, Navi Mumbai, P.O:- CBD Belapur, P.S:- KULGAON, District:-Thane, Maharashtra, India, PIN - 400614 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 25/05/2016; Date of Admission : 25/05/2016; Place of Admission of Execution : Office	 25/05/2016 3:33:46 PM	 LTI 25/05/2016 3:33:55 PM
		 25/05/2016 3:34:19 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Akansha Construction "Karki Niwas" Agam Singh Nagar, Dagapur, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN - 734003; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Sarvan Kumar Chhetri "Karki Niwas" Agam Singh Nagar, Dagapur, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr Jagdish Mulchand Bajaj, Mr Sarvan Kumar Chhetri	 25/05/2016 3:34:35 PM

C. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	RS Plot No:- 302 , RS Khatian No:- 12/3	8 Katha 6 Chatak	22,00,000/-	22,11,000/-	Proposed Use: Rupni, ROR: Rupni, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name Tapash Nandi

Details of the applicant who has submitted the requisition form

Applicant's Name	Tapash Nandi
Address	Laketown, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007
Applicant's Status	Advocate

Office of the A.D.S.R. BAGDOGRA, District: Darjeeling

Endorsement For Deed Number : I - 040303457 / 2016

Query No/Year	04030000690751/2016	Serial no/Year	0403003777 / 2016
Deed No/Year	I - 040303457 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Jagdish Mulchand Bajaj	Presented At	Office
Date of Execution	25-05-2016	Date of Presentation	25-05-2016
Remarks			

On 25/05/2016

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 13:52 hrs on : 25/05/2016, at the Office of the A.D.S.R. BAGDOGRA by Mr Jagdish Mulchand Bajaj ,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 22,11,000/-

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

Execution is admitted on 25/05/2016 by

Mr Jagdish Mulchand Bajaj, Son of Late Mulchand Bajaj, Raj Avenue, Sector 20, CBD Belapur, Navi Mumbai, P.O: CBD Belapur, Thana: KULGAON, , Thane, MAHARASHTRA, India, PIN - 400614, By caste Hindu, By Profession Business

Indetified by Mr Subhash Singha, Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,310/- (A(1) = Rs 24,310/-) and Registration Fees paid by Cash Rs 24,310/-

Payment of Stamp Duty

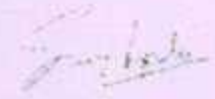
Certified that required Stamp Duty payable for this document is Rs. 1,10,550/- and Stamp Duty paid by Draft Rs 1,05,570/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 274, Purchased on 06/05/2016, Vendor named T Roy.

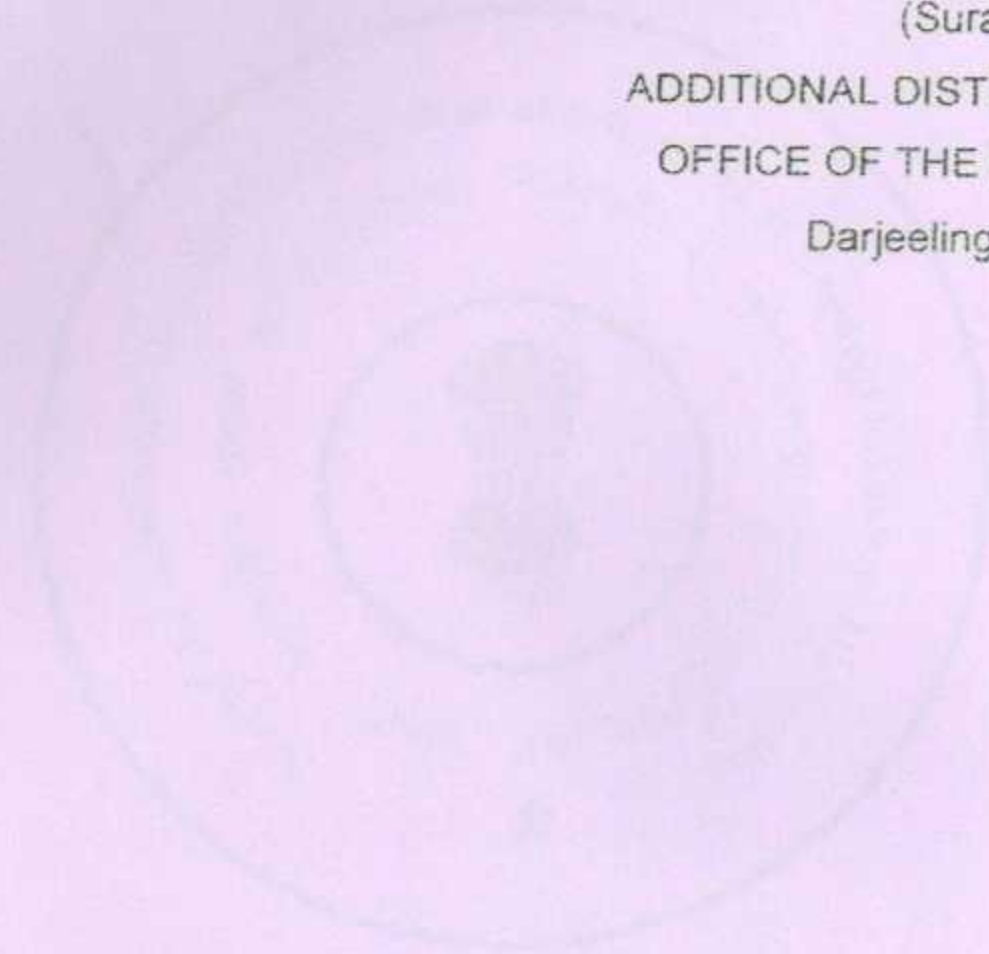
Description of Draft

570/- is paid, by the Draft(8554) No: 384614000442, Date: 24/05/2016, Bank: STATE BANK OF (SBI), hill cart road siliguri.



(Suraj Lepcha)

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



(Suraj Lepcha) 25/05/2016 10:30 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
WEST BENGAL

(The document is digitally signed)

of Registration under section 60 and Rule 69.

Entered in Book - I

Volume number 0403-2016, Page from 71385 to 71401
being No 040303457 for the year 2016.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2016.05.25 16:54:02 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/05/2016 16:54:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)