

S-7393/16

C521/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 232413

C 232413

1413454

20.10.16
REVENUE OFFICER
 UNDER SECTION 100 OF W.P.S.L.A.
 ACT, 1956. 2016-17

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.

[Signature]
 Addl. District Sub-Registrar,
 Singuri-ii at Bagdogra

21 OCT 2016

[Signature]

DEED OF CONVEYANCE (SALE)

[Signature]
Adv.

THIS INDENTURE IS MADE ON THIS THE 21st DAY OF
OCTOBER, 2016.

Mujina Bhuti

B E T W E E N

DESCRIPTION OF LAND

LAND : 25 Decimals
MOUZA : GOURCHARAN,
J.L.No. : 81
R.S.Plot No. : 54,
L.R.Plot No. : 65,
R.S.Khatian No. : 593
L.R.Khatian No. : 933
Police Station : MATIGARA,
District : DARJEELING
Under Martigara-I Gram Panchayat
Set-forth Value : Rs.21,50,000/-
Market Value : Rs.25,00,000/-

Mujina
20.10.16

Mujina
20.10.16

Abhina Banerjee

1] **SRI SANJAY KUMAR AGARWAL**, Son of Ghisharam Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, residing at Krishna Kunja, Punjabipara, P.O. and P.S. Siliguri, District Darjeeling, Pin-734001, [PAN No.ACRPA8417C],

2] **SHRI BASUDEO ADHIKARY**, Son of Late Laxmi Prasad Adhikary, Hindu by religion, Indian by Nationality, Business by occupation, residing at Bhenchijote, Post Office New Chamta, P.S. Matigara, District Darjeeling, Pin-734009 [PAN No.ACYP4081H],

3] **SHRI TILAK BANSKOTA**, Son of B.N.Banskota, Hindu by religion, Indian by Nationality, Business by occupation, residing at Ambadhura, P.O. Salbari, P.S. Pradhannagar, District Darjeeling, Pin-734009, [PAN No.AGYPB3214B],

4] **SHRI NARESH AGARWAL**, Son of Ramsingh Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, residing at Mongal Pandey Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin-734005, [PAN No.ACHPA8732A],

5] **SMT SHASHI AGARWAL**, Daughter of Ghisharam Agarwal, Hindu by religion, Indian by Nationality, Housewife by occupation, residing at Sriram Colony, Sevoke Road, P.O. Siliguri, P.S. Siliguri, District Darjeeling, Pin-734001, [PAN No.AEFPB2422Q],

Agarwal
20.10.16

Adv.

Nyima Bhuti

6] **SHRI JOY AGARWAL** (Alias Shri Jaoy Agarwal), Son of Gangadhar Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, residing at Sriram Colony, Sevoke Road, P.O. Siliguri, P.S. Siliguri, District Darjeeling, Pin-734001, [PAN No.ADNPA0190M,

7] **SMT SULOCHANA GOYAL**, Daughter of Shri Ramsingh Agarwal, Hindu by religion, Indian by nationality, Business by occupation, residing at Udham singh Sarani, Punjabipara, P.O. siligur, P.S. Siliguri, District Darjeeling, Pin-734001, [PAN No.ADBPG7911],

- hereinafter called the **PURCHASERS** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART.**

AND

SMT. NYIMA BHUTI @ NYIMA BHUTIA Wife of Sonam Wangchuk Bhutia @ Sonam Wangchuk , Buddhist by religion, Indian by Nationality, housewife by occupation, residing at Kalimpong, P.O. Kalimpong, P.s. Kalimpong, District Darjeeling, Pin-734301 hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART.**

Sonam
20.10.16

Sonam

Mujinga Bhutia

WHEREAS the Vendor is the absolute owner of land measuring 15 Kathas or 0.25 Acres situated within Mouza GOURCHARAN, J.L.No.81, R.S.Plot No.54, L.R. Plot No.65, R.S. Khatian No.593, Pargana Patharghata, under P.S. Matigara, District Darjeeling by virtue of a registered Deed of Sale registered on 11th day of July, 2006 being Pending Serial No.04158 which was finalized on 25/09/2006 being Deed No.6773 registered at A.D.S.R.Office Siliguri-II at Bagdogra from Sri Estephn Oraon s/o Late Carlus Oraon of Chandmoni TE, P.S. Matigara, District Darjeeling and the Vendor has got Mutated her name of the said land vide M.C.No.2047/IX-II-I/06-07/BL&LRO-MATIGARA/06 dated 30/10/2006 and opened a New Khatian in the name of Vendor in recorded in L.R. Khatian No.933, L.R.Plot No.65 of land measuring 0.25 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor has got permission for selling the below schedule land measuring 25 decimals from the concern authority issued by the Revenue Officer, Under Chapter-II A of W.B.L.R.Act, 1955 Siliguri & Project Officer-Cum-D.W.O. Backward Classes Welfare, Siliguri (at Sivmandir, P.O.Kadamtala, Darjeeling) on 22/09/2016 and Memo No.1092/BCW Dated 22/09/2016 in favour of the Vendor.

AND WHEREAS the Vendor hereof being in need of money for her developmental schemes/plans has firmly and finally decided to sell and has also offered for sale land measuring 25 Decimals disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

Bma
20.10.16.

Sar.

Mujing Bhandari

AND WHEREAS the Purchasers hereof relying on the aforesaid statements of the Vendor has agreed to purchase the aforesaid land measuring 25 Decimals as fully described in the schedule below at or for the price of Rs.21,50,000.00 only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor considering the price so offered by the Purchasers as fair, reasonable and highest in the prevailing market has firmly and finally agreed to sell the said below schedule land to the Purchasers at or for the price of Rs.21,50,000.00 only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.21,50,000.00. [1] The sum of Rs.3,07,143/- paid by the Purchasers No.1 - Sanjay Kumar Agarwal to the Vendor by a Account Payee Cheque being No.110397 dated 16.10.2016 at Oriental Bank of Commerce, Sevoke Road, Siliguri-734001, [2] The sum of Rs.3,07,143/- paid by the Purchasers No.2 - Sri Basudeo Adhikary to the Vendor by a Account Payee Cheque being No.017365 dated 16.10.2016 at Union Bank of India, Siliguri Institute of Technology Branch, Siliguri , [3] The sum of Rs.3,07,143/- paid by the Purchasers No.3 - Sri Tilak Banskota to the Vendor by a Account Payee Cheque being No.000061 dated 16.10.2016 at HDFC Bank, Panitanki, Sevoke Road, Siliguri,

Agarwal
20.10.16

Bhandari

Mujima Bhabli

[4] The sum of Rs.3,07,143/- paid by the Purchasers No.4 – Sri Naresh Agarwal to the Vendor by a Account Payee Cheque being No.456962 dated 16.10.2016 at State Bank of India, Naya Bazar, Siliguri, [5] The sum of Rs.3,07,143/- paid by the Purchasers No.5 – Smt Shashi Agarwal to the Vendor by a Account Payee Cheque being No.819768 dated 16.10.2016 at Oriental Bank of Commerce, Sri Guru Singh Sabha, Sevoke Road, Siliguri-734001, [6] The sum of Rs.3,07,143/- paid by the Purchasers No.6 – Sri Joy Agarwal to the Vendor by a Account Payee Cheque being No.097966 dated 16.10.2016 at Oriental Bank of Commerce, Sevoke Road, Siliguri-734001, [7] The sum of Rs.3,07,143/- paid by the Purchasers No.7 – Smt Sulochana Goyal to the Vendor by a Account Payee Cheque being No.010588 dated 16.10.2016 at ICICI Bank, Siliguri Branch total Rs.21,50,000/- [Rupees Twentyone Lakhs Fifty Thousand] paid by the Purchasers to the Vendor (then receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchasers from the payment thereof) the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchasers the said land described in the schedule below and make over possession thereof together with all right, title, interest, liberties, easements, privileges appendices, appurtenances which ever is belonging to or in any way appertaining to the said land TO HAVE AND TO HOLD the same absolutely by the Purchasers for ever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under

Agarwal
20.10.16

Agarwal

him, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

Mujing Bhukh

The Vendor does hereby declare that the Vendor have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby demised or any part thereof suffers from no defect of title and the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchasers.

The Vendor do hereby covenant with the Purchasers that if for any defect of title of the land hereby demised or any part thereof or for any act done or suffered to be done by the Vendor, the Purchasers are deprived of ownership or of possession of the land hereby demised or any part thereof in future, the Vendor shall be liable to return to the Purchasers the full or proportionate part of the said price money as the case may be together with interest at the rate of Rs.2/- percent per month from the date of such deprivation or of dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchasers for any other loss or injury which the Purchasers may suffer or sustain resulting therefrom.

20.16.16.

Adw.

Mujinga Bhuti

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF vacant land measuring 25 Decimals situates within Mouza **GOURCHARAN**, J.L.No.81, R.S. Plot No.54, L.R. Plot No.65, R.S.Khatian No.593, L.R. Khatian No.933, Pargana Patharghata, under Matigara-I Gram Panchayet, Police Station Matigara, District Darjeeling and the land revenue payable to the superior landlord – Govt. of West Bengal as shown and delineated within border line/border in the Plan annexed herewith.

The said land is butted and bounded as follows :

North : Land of Plot No.52(LR),
South : 14'-0" wide Kutcha Road,
East : Land of Tenzing Gelek Lama;
West : Land of Pasang Lama,

Classification – Rupni,

Proposed Use – Rupni,

Amun
20.10.16

BCV

Nyima Bhuli

IN WITNESS WHEREOF the Vendor in good health and conscious mind has set and subscribed his hand on these presents on the day, month and year first above written.

WITNESSES

1. Ramesh K Goyal

Shri Ramesh Kumar Goyal,
S/o Shri Jai Karandas Goyal
Sriram Colony, Sevoke Road,
P.O.Siliguri, P.S.Siliguri,
District Darjeeling, Pin-734001

2. Balenu Bann
W/O Bishnu Bann
Brok La Jote

Drafted by me,

Swapna Das
Advocate, Siliguri

F/1212/1981/2009.

Swapna
20.10.16.

Finger Prints of Sanjay Kumar Agrewal



Sanjay Kumar

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

Sanjay Kumar

Signature

Finger Prints of Basu Deo Adhikary



Basu Deo

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

Basu Deo Adhikary
Signature

Finger Prints of Dilak Banskota



Dilak Banskota

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

Dilak Banskota
Signature



Finger Prints of _____

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

Nankh Agarwal
Signature

Nankh



Finger Prints of _____

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

Shashi Agarwal
Signature

Shashi



Finger Prints of _____

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

Jay Agarwal
Signature

Jay

Finger Prints of _____



Sulochana Goyal

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

Sulochana Goyal
Signature

Sulochana

Finger Prints of _____



Niyima Bhuli

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

Niyima Bhuli

Niyima Bhuli
Signature

Finger Prints of _____



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

Signature

SITE PLAN SHOWING AS PER POSSESSION OF VACANT LAND TO BE SOLD OF

MOUZA - GOURCHARAN, J.L.NO - 81, SHEET NO - 1, TOUZI NO. - 91, PARGANA PATHARGHATA
P.S. - MATIGARA, DIST.- DARJEELING

NAME OF THE PURCHASER
1. SRI SANJAY KR. AGARWAL, S/O GHISHARAM AGARWAL OF KRISHNA KUNJA, PANJABI PARA P.O. - SILIGURI
2. SRI BASUDEO ADHIKARY S/O LT. LAXMI PRASAD ADHIKARY OF BHENCHI JOTE, P.O. - NEW CHAMTA, DIST. - DARJEELING
3. SRI TILAK BANSKOTA S/O B.N. BANSKOTA OF AMBADHURA, P.O. - SALBARI, DIST. - DARJEELING
4. SRI NARESH AGARWAL S/O RAMSINGH AGARWAL OF MONGAL PANDEY ROAD, KHALPARA, P.O. - SILIGURI, DIST. - DARJEELING
5. SMT. SHASHI AGARWAL D/O GHISARAM AGARWAL OF SRIRAM COLONY, SEVOKE ROAD, P.O. - SILIGURI, DIST. - DARJEELING
6. SRI JAQY AGARWAL S/O GANGADHAR AGARWAL OF SRIRAM COLONY, SEVOKE ROAD, P.O. - SILIGURI, DIST. DARJEELING
7. SMT. SULOCHANA GOYAL D/O SRI RAM SINGH AGARWAL OF UDHAM SINGH SARANI, PANJABI PARA, P.O. - SILIGURI, DIST. - DARJEELING

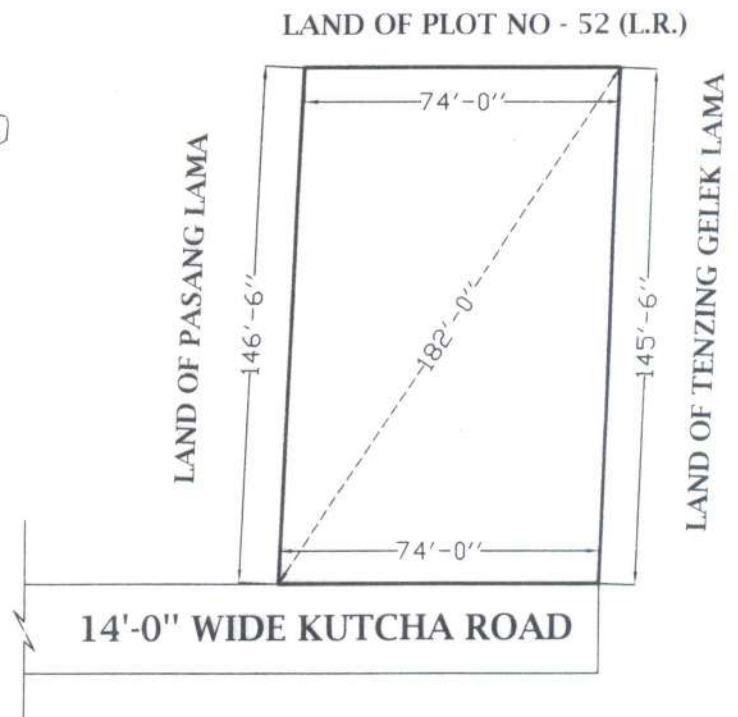
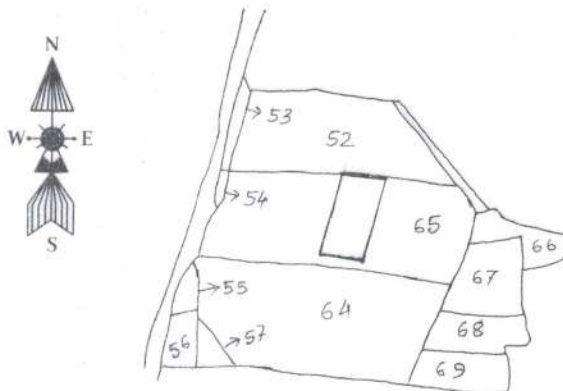
NAME OF THE SELLER
SMT. NYIMA BHUTI @ NYIMA BHUTIA W/O SRI SANAM BHUTIA VILL & P.O. - ALGARAH P.S. - KALIMPONG DIST. - DARJEELING

REMARK
POSSESSION AREA = 14 katha 5 chhatak 24 sqft.

Part Trace Map Of Mouza - GOURCHARAN, J. L. No - 81
Scale 16 Inch = 1 Mile

Site Plan Of Proposed Land As Per Possession
Not To Scale

SCHEDULE OF LAND			
KHATIAN NO.	PLOT NO.		AREA OF LAND
L.R.	R.S.	L.R.	
933	54 (P)	65 (P)	0.247 ACRE OR = 15 KATHA



Map Drawn By :-

M. Barman,
Manlu kr. Barman
Amin / Surveyor
P/R.No - 3253/1985
Pathar ghata

Nyima Bhuti
Signature Of The Seller



ELECTION COMMISSION OF INDIA
भारतको निर्वाचन आयोग

IDENTITY CARD
परिचय पत्र

WB/04/022/090293



Elector's Name : Bhutia Nimphuti
मतदाताको नाम : भोटिया निमफुटी
Father/Mother/
Husband's Name : Phongras
पिता/माता/पतिको नाम : फोङ्ग्रास
Sex : Female
लिंग : स्त्री
Age as on 1.1.95 : 27
१.१.९५ मा उमेर : २७

Nyima Bhutia

Address :
Algara (2.Pu)
Kalimpong
Darjeeling
ठेकाना :
अलगडा (२.पु)
कालिम्पोंग
दार्जीलिङ्ग

Electoral Registration Officer
मतदाता पंजीकरण अधिकारी

For Kalimpong Assembly Constituency
कालिम्पोंग विधानसभा निर्वाचन क्षेत्र

Place : Kalimpong
स्थान : कालिम्पोंग
Date : 9.5.95
दिनाङ्क : ९.५.९५

FORM No. - 60

[See third provision to of rule 114B]

Form of Declaration to be filled by a person who does not have either a Permanent Account Number or General Index Register Number and who makes payment in cash in respect to transaction specified in clauses (a) to (h) of rule 114B

1. Full name and address of the declarant Smt. Nyima Bhatia
A/O. Sonam Wangchuk Bhatia of, Kalimpong,
P.O. P.S. Kalimpong, Dist Dooarsing.
2. Particulars of Transaction : Contd.
3. Amount of the Transaction : Rs. 21,50,000/-
4. Are you assessed to Tax ? Yes / No.
5. If yes,
- (i) Details of Ward / Circle / Range where the last return of income was filed ?
- (ii) Reasons for not having permanent account number / General Index Register Number.
6. Details of the document being produced in support of address in column (1)
-

VERIFICATION

I, Smt. Nyima Bhatia do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today the 21st day of October 2016

Date 21-10-16

Place Dooarsing

Nyima Bhatia
Signature of the declarant

Instructions :- Documents which can be produced in support of the address are :

- (a) Ration Card
- (b) Passport
- (c) Driving Licence
- (d) Identity Card issued by any institution
- (e) Copy of the Electricity Bill or Telephone Bill showing residential address.
- (f) Any document or communicating issued by any authority of Central Government, State Government or local bodies showing residential address.
- (G) Any other documentary evidence in support of the address even the declaration.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACRPA8417C

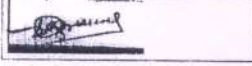


नाम /NAME
SANJAY KUMAR AGARWAL

पिता का नाम /FATHER'S NAME
GHISARAM AGARWAL

जन्म तिथि /DATE OF BIRTH
03-12-1966

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Licence No. WB 10995 B 311

Date of Issue Valid Upto

19.08.04

18.08.19



Name

BASUDEO ADHIKARY

S/D/W

L.P. ADHIKARY

Address

VENCHI JOTE, PATHARGHATA
NEW CHUMTA, MATIGARA, D.J

Date of Birth

10.11.1956

A+

Basudeo Adhikary

<p>Assessee</p> <p>Age</p> <p>Sex</p> <p>Height</p> <p>Weight</p> <p>Eye</p> <p>Complexion</p> <p>Signature</p> <p>Date</p>	<p>Vehicle</p> <p>Category</p> <p>Class</p> <p>Power</p> <p>Engine</p> <p>Capacity</p> <p>Make</p> <p>Model</p> <p>Year</p> <p>Registration</p> <p>Insured</p> <p>Valid</p>
---	---

DRIVER'S LICENCE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TILAK BANSKOTA

BHOLA NATH BANSKOTA

31/12/1982

Permanent Account Number

AGYPB3214B

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूटीएसएल, यूटीआईसीएसएल,
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NARESH AGARWAL
RAMSINGH AGARWAL

24/09/1968
Permanent Account Number

ACHPA8732A

Naresh Agarwal
Signature



10072013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHASHI AGARWAL
GHISARAM AGARWAL
19/07/1973
Permanent Account Number
AEFPB2422Q



07072008

Shashi Agarwal
Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOY AGARWAL

GANGADHAR GOYAL

14/07/1982

Permanent Account Number

ADNPA0190M

Signature



25062014

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SULOCHANA GOYAL

RAM SINGH AGARWALA

02/05/1964

Permanent Account Number

ADBPG7911J

Sulo Chane
Goyal
Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHSL
Plot.No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :

आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Government of West Bengal
Office of the Project Officer-cum-District Welfare Officer
Backward Classes Welfare , Siliguri

(at Sivmandir, P.O. Kadamtala, Darjeeling.)

Phone : 0353-2582006/2582001 : Fax : 0353-2582006 : Email : slgpodwo@yahoo.com

ORDER

Memo No 1092/BCW

Dated 22/09/2016

In exercise of the power conferred upon me under Section 14C of the W.B.L.R Act 1955, permission is hereby accorded to Smt. Nyima Bhutia, W/o Sonam Wangchuk Bhutia of Vill. & P.O. Algarah, P.S. Kalimpong, Dist. Darjeeling who belongs to 'Bhutia' community which is recognized as a sch. Tribe community in West Bengal, to alienate his land scheduled below as per present market price as mentioned below.

The Permission is accorded as there being no tribal available purchaser to purchase the land.

Sl. No.	Name of the Purchasers	Schedule of land permitted to be alienated
1	Sri. Sanjay Kr. Agarwal S/o Ghisharam Agarwal, of Krishna Kunja, Panjabi Para, P.O. Siliguri,	Dist. Darjeeling, P.S. Matigara, Mouza : Gourcharan, J.L. No. 81, ⁵⁹³ Khatian No. 594 (RS) & 933 (LR) , Dag No. 54(RS) & 65(LR), Area of Land : 25 Decimal.
2	Sri. Basudeo Adhikary S/o Lt. Laxmi Prasad Adhikary, Bhenchijote, P.O. New Chamta, Dist. Darjeeling	
3	Sri Tilak Banskota, S/o B.N. Banskota of Ambadhura, P.O. Salbari, Dist. Darjeeling	
4	Sri. Naresh Agarwal S/o Ramsingh Agarwal of Mongal Pandey Road, Khalpara, P.O. Siliguri, Dist. Darjeeling	
5	Smt. Shashi Agarwal D/o Ghisaram Agarwal of Sriram Colony, Sevoke Road, P.O. Siliguri, Dist. Darjeeling	
6	Sri Jaoy Agarwal of S/o Gangadhar Agarwal of Sriram Colony, Sevoke Road, P.O. Siliguri, Dist. Darjeeling	
7	Smt. Sulochana Goyal , D/o Sri Ram Singh Agarwal of Udham Singh Sarani, Punjabi Para, P.O. Siliguri, Dist. Darjeeling	

The price/value of the 25 Decimal of land as show above has been fixed not below Rs. 21,50,000/- (Rupees twenty-one lakh fifty thousand) only.

However, the land value thereof as will be determined by the Additional District Sub Registrar at the time of Deed registration in accordance with its present market value will prevail upon the aforesaid value and the purchasers will be obliged to pay the value of land in question as per the rate determined by the Additional District Sub Registrar.

The entire amount of consideration price of Rs. 21,50,000/- (Rupees twenty-one lakh fifty thousand) only will have to be paid to the applicant through Bank Draft/Banker's Cheque of any nationalized Bank of India.

The payees receipt along with the photocopies of the transaction document will have to be submitted to the office of the undersigned before signing the draft deed, failing which the permission order will stand cancelled.

The application will utilize the sale proceed by way of investment for purchasing another plot of land.

Any deviation of the above stipulated condition will render the permission automatically cancelled. This order will remain valid for 30(thirty) days and the draft Deed will be submitted to this office for signature

Major Information of the Deed



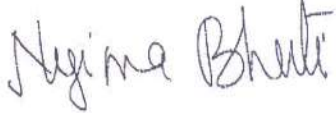
Deed No :	I-0403-06521/2016	Date of Registration	10/21/2016 2:25:25 PM
Query No / Year	0403-0001413454/2016	Office where deed is registered	
Query Date	18/10/2016 1:09:13 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Samir Dutta Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9749371336, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 21,50,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,020/- (Article:23)	Rs. 27,503/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81)

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-54	RS-593	Rupni	Rupni	25 Dec	21,50,000/-	25,00,000/-	Width of Approach Road: 14 Ft.,
Grand Total :					25Dec	21,50,000 /-	25,00,000 /-	

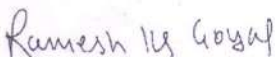
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt Nyima Bhutia Wife of Sonam Wangchuk Bhutia Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Office			
		21/10/2016	LTI 21/10/2016	21/10/2016
Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, Kalimpong, District:-Darjeeling, West Bengal, India, PIN - 734301 Sex: Female, By Caste: Buddhist, Occupation: House wife, Citizen of: India, Status :Individual				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sanjay Kr Agarwal Son of Ghisharam Agarwal Krishna Kunj, Punjabipara, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACRPA8417C, Status :Individual
2	Shri Basudeo Adhikary Son of Late Laxmi Prasad Adhikary Bhenchi Jote, P.O:- New Chamta, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACYPA4081H, Status :Individual
3	Shri Tilak Banskota Son of B N Banskota Ambadhura, P.O:- Salbari, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGYPB3214B, Status :Individual
4	Shri Naresh Agarwal Son of Ramsingh Agarwal Mongal Pandey Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACHPA8732A, Status :Individual
5	Smt Shashi Agarwal Daughter of Ghisharam Agarwal Sriram Colony, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEFPB2422Q, Status :Individual
6	Shri Joy Agarwal, (Alias: Shri Jaoy Agarwal) Son of Gangadhar Agarwal Sriram Colony, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADNPA0190M, Status :Individual
7	Smt Sulochana Goyal Daughter of Shri Ramsingh Agarwal Udham Singh Sarani, Punjabipara, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADBPG7911J, Status :Individual

Identifier Details :

Name & address	
Shri Ramesh Kumar Goyal Son of Shri Jai Karan Das Goyal Sriram Colony, Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Nyima Bhutia	
	21/10/2016

Endorsement For Deed Number : I - 040306521 / 2016

On 21-10-2016

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 13:48 hrs on 21-10-2016, at the Office of the A.D.S.R. BAGDOGRA by Smt Nyima Bhutia ,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 25,00,000/-

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

Execution is admitted on 21/10/2016 by Smt Nyima Bhutia, Wife of Sonam Wangchuk Bhutia, Kalimpong, P.O: Kalimpong, Thana: Kalimpong, , City/Town: KALIMPONG, Darjeeling, WEST BENGAL, India, PIN - 734301, by caste Buddhist, by Profession House wife

Indetified by Shri Ramesh Kumar Goyal, , , Son of Shri Jai Karan Das Goyal, Sriram Colony, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,503/- (A(1) = Rs 27,489/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,503/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2016 3:27AM with Govt. Ref. No: 192016170026844282 on 18-10-2016, Amount Rs: 27,503/-, Bank: State Bank of India (SBIN0000001), Ref. No. 191016090023605 on 19-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

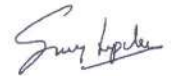
Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,20,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3648, Amount: Rs.5,000/-, Date of Purchase: 19/10/2016, Vendor name: S K Sinha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2016 3:27AM with Govt. Ref. No: 192016170026844282 on 18-10-2016, Amount Rs: 1,20,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 191016090023605 on 19-10-2016, 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 0403-2016, Page from 136394 to 136422

being No 040306521 for the year 2016.



Digitally signed by SURAJ LEPCHA
Date: 2016.11.02 17:03:31 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 02/11/2016 17:03:31
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
