

S-7394/16

GS 22/16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 232414

0/14/3580

20.10.16
 REVENUE OFFICER
 UNDER CHARGE OF WEST BENGAL
 ACT, 1996. CO to UPI

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

Addl. District Registrar,
 Singuri-II at Bagdogra

21 OCT 2016

Shoblen Lama,

As a constituted attorney of

Narsany Lama.

DEED OF CONVEYANCE (SALE)

Handwritten signature/initials.

-2-

Shodan la
As a constituted attorney
Passang l

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

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. : 932
Police Station : MATIGARA,
District : DARJEELING
Under Martigara-I Gram Panchayat
Set-forth Value : Rs.21,50,000/-
Market Value : Rs.25,00,000/-

Apn
20.10.16

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Choden Lama.
As a constituted attorney of
Sanjay Lama.

- 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],

Sanjay
20/10/16.

Sanjay

Choden Lama,
As a constituted attorney of
Passang Lama.

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.ADBPG7911J],

- 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. PASSANG LAMA Wife of Tshering Topgyal Lama, Buddhist by religion, Indian by Nationality, Business by occupation, residing at Salugara, P.O. Salugara, P.S. Bhaktinagar, District Jalpaiguri, Pin-734008 represented by her Constituted Attorney - **SMT. CHODEN LAMA**, D/o Late Tshamchoe Lama, Buddhist by religion, Indian by Nationality, Business by occupation, residing at Salugara Bazar, P.O. Salugara, P.S. Bhaktinagar, District Jalpaiguri, Pin-734008 by virtue of a registered General Power of Attorney being GP No.00955, Book No.IV, Volume No.3,

Agm
20/10/16.

Passang
Lama

Choden Lama
As a constituted attorney of
Pensang Lama.

Pages 229 to 239 registered at A.D.S.R.Office-II at Bagdogra on 2nd September, 2014 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**.

WHEREAS the Vendor is the absolute owner of land measuring 15 Kathas 2 chhataks situates 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.04159 which was finalized on 25/09/2006 being Deed No.6774 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.2049/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.932, 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.1091/BCW Dated 22/09/2016 in favour of the Vendor.

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20.10.16.



Choden Lama.
As a constituted attorney of
Suryang Lama.

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.

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.110396 dated 16.10.2016 at Oriental Bank of Commerce, Sevoke Road, Siliguri-734001, [2] The sum of Rs.3,07,143/- paid by the

Agarwal
20.10.16.

S
Suryang

Choden Laha,
As a constituted attorney of

Persany Laha.

Purchasers No.2 – Sri Basudeo Adhikary to the Vendor by a Account Payee Cheque being No.017366 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.000060 dated 16.10.2016 at HDFC Bank, Panitanki, Sevoke Road, Siliguri, [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.456960 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.819770 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.097967 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.010587 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

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20.10.16.



Choden Lami,
As a constituted attorney of
Parsang Lami.

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 Govt. of the State of West Bengal.

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.

Amun
20/10/16.

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Choden Lama.
As a constituted attorney of

Parsang Lama.

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.932, 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 Nyima Bhutia;
West : Sold Land of Nikodin Oraon,

Classification - Rupni,

Proposed Use - Rupni,

Kumar
20.10.16.



Phoden Lama,
As a constituted attorney of
Pansang Lama,

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. Babnu Bann

w/o Bishnu Bann

Gokla Jote

Drafted by me,

Swapna Das

Advocate, Siliguri

F/ 1212/1981/2009.

Amn
20.10.16

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

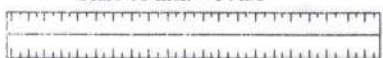
MOUZA - GOURCHARAN, J.L.NO - 81, SHEET NO - 1, TOUZI NO. - 91, PARGANA PATHARGHATA
P.S. - MATIGARA, DIST.- DARJEELING

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 JAJOY 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. PASSANG LAMA W/O TSHERING TOPGYAL LAMA VILL & P.O. - SALUGARA BAZAR P.S. - BHAKTI NAGAR DIST. - JALPAIGURI

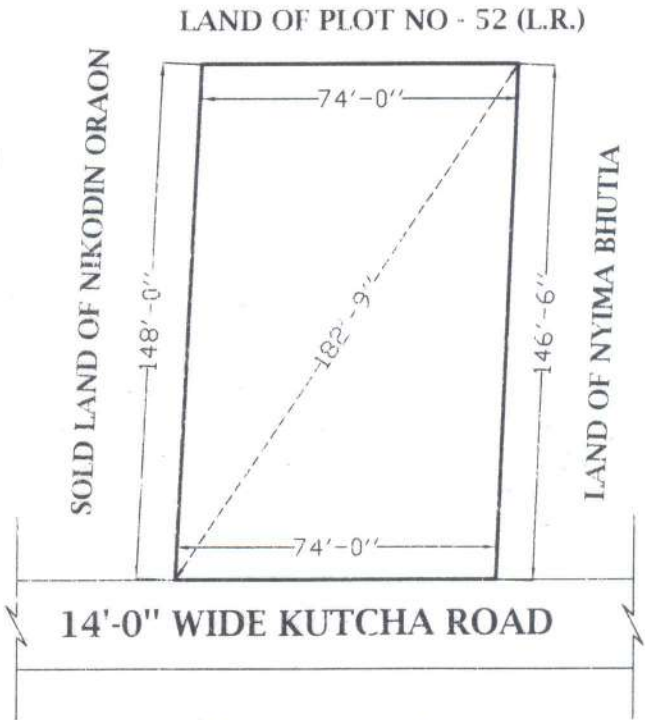
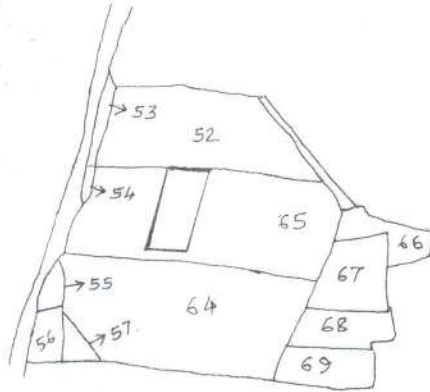
REMARK
POSSESSION AREA = 14 katha 8 chhatak

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.	
932	54 (P)	65 (P)	0.249 ACRE OR = 15 KATHA 2 CHHATAK





Map Drawn By :-
M. B. Barman
Mantu kr. Barman
Amin / Surveyor
P/R. No - 3253/1985
Pathar ghata

Choden Lama,
As a constituted attorney of
Passang Lama,
Signature Of The Seller


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/03/021/021454

Elector's Name : Lama Chkodenalamu
নির্বাচকের নাম : লামা ছোডেনলমু

Father/Mother/
Husband's Name : Tenjingele
পিতা/মাতা/ স্বামীর নাম : তেজিংগেলে

Sex : Female
লিঙ্গ : স্ত্রী

Age as on 1-1-95 : 22
১-১-৯৫-এ বয়স : ২২

Choden Lama.

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. Choden Lama
A/O. Late Tohamchoe Lama, Salegama, Baran,
P.O. Salegama, A.S. Bhamto wagon, Dist. Jalpaiguri
2. Particulars of Transaction: Land
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

Smt. Choden Lama 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: Bagdogra

Choden Lama
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.

Parang Lama

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.

10995 B 311 valid upto

19.08.04

18.08.19



Name **BASUDEO ADHIKARY**
 S/D/W **L.P. ADHIKARY**
 Address **VENCHI JOTE, PATHARGHATA**
NEW CHUMTA, MATIGARA, DJ
 Date of Birth **10.11.1956**

Basudeo Adhikary

<input type="checkbox"/> Passenger <input type="checkbox"/> Vets <input type="checkbox"/> Senger <input type="checkbox"/> Va	<input type="checkbox"/> Full <input type="checkbox"/> Half <input type="checkbox"/> ... <input type="checkbox"/> ... <input type="checkbox"/> ...
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TILAK BANSKOTA
BHOLA NATH BANSKOTA
31/12/1982
Permanent Account Number
AGYPB3214B



[Handwritten Signature]
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 यूनिट, यू टी आई टी एस यू एल,
प्लॉट नं: ३, सेक्टर ११, सी बी डी बलापुर,
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

Narish Agarwal

Signature



10072013

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

SHASHI AGARWAL

GHISARAM AGARWAL

19/07/1973

Permanent Account Number

AEFPB2422Q

Shashi Agarwal,
Signature



07072008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड,
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

JOY AGARWAL

GANGADHAR GOYAL

14/07/1982

Permanent Account Number

ADNPA0190M


Signature



भारत सरकार

GOVT. OF INDIA



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: tininfo@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



Sulochana
Goyal
Signature

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

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :

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

Finger Prints of Sanjay Kumar Agrewal



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

Signature

Finger Prints of Basu Deo Adhikari



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

Signature

Finger Prints of Dilak Banakda



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

Signature



Finger Prints of _____

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

Santh Agarwal
Signature



Finger Prints of _____

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

Shashi Agarwal
Signature



Finger Prints of _____

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

Jay Agarwal
Signature

Finger Prints of _____



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

Sulochana Royal
Signature

Sulochana

Finger Prints of _____



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

Choden Lama

As a constituted attorney of

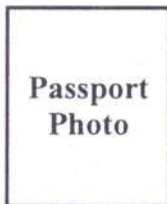
Passang Lama.

Choden Lama
Signature

As a constituted attorney of

Passang Lama.

Finger Prints of _____



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

Signature

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

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

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

ORDER

Memo No 1091 /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. Passang Lama, W/o Tshering Topgyal Lama of Vill. & P.O. Salugara Bazar, P.O. Bhakti Nagar, Dist. Jalpaiguri who belongs to 'Tamang' 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, Khatian No. ⁵⁹³ 594 (RS) & 932 (LR) <i>by name</i> 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 within this period.

Signature

Major Information of the Deed

Deed No :	I-0403-06522/2016	Date of Registration	10/21/2016 2:26:36 PM
Query No / Year	0403-0001413580/2016	Office where deed is registered	
Query Date	18/10/2016 1:20:52 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 :


SI No	Name,Address,Photo,Finger print and Signature
1	Smt Passang Lama Wife of Tshering Topgyal Lama Salugara, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Female, By Caste: Buddhist, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Attorney

Buyer Details :

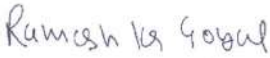
SI No	Name,Address,Photo,Finger print and Signature
1	Shri Sanjay Kr Agarwal Son of Ghisharam Agarwal Krishna Kunj, Punjabipara, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACRPA8417C, Status :Individual
2	Shri Basudeo Adhikary Son of Late Laxmi Prasad Adhikary Bhenchijote, 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 Sulochona 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

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Choden Lama Daughter of Late Tshamchoe Lama Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office			
		Oct 21 2016 2:52PM	LTI Oct 21 2016 2:52PM	Oct 21 2016 2:53PM
	Salugara Bazar, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Female, By Caste: Buddhist, Occupation: House wife, Citizen of: India, Status : Attorney, Attorney of : Smt Passang Lama			

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 Choden Lama	
	21/10/2016

Endorsement For Deed Number : I - 040306522 / 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 13:50 hrs on 21-10-2016, at the Office of the A.D.S.R. BAGDOGRA by Smt Choden Lama ,

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/-

Executed by Attorney

Execution by Smt Choden Lama, , Daughter of Late Tshamchoe Lama, Salugara Bazar, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Buddhist, by profession House wife as the constituted attorney of Smt Passang Lama Salugara, P.O: Salugara, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008 is admitted by him

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: 192016170026845832 on 18-10-2016, Amount Rs: 27,503/-, Bank: State Bank of India (SBIN0000001), Ref. No. 191016090023565 on 19-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

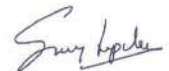
Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,20,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3649, 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: 192016170026845832 on 18-10-2016, Amount Rs: 1,20,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 191016090023565 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 136365 to 136393

being No 040306522 for the year 2016.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2016.11.02 17:01:20 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 02/11/2016 17:01:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
