

2022

I-2134/2021



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

G 253483

2/03/2021
 Slu. 517355

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 Sub-Registrar,
 Siriguri-II at Bagdogra

15 MAR 2021

Rajin Khatun
 Proctor

Sumina Singh.

Chanda Bhadrakar.

Arun Ratna Pradhan

DEED OF SALE

**WITH RESPECT TO A PLOT OF RAIYATI
HOMESTEAD VACANT LAND.**

Parka
 Adstg.

Contd....P/2.

N. J. Stamp

SL. No. 965 Date 18.02.21

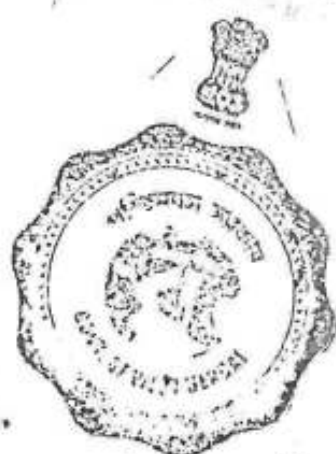
Sold to Himali Enterprise

of Siliguri

Value 5000/- Rupees Five Thousand only

J Saha

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



Adl. Dist. Registrar
Siliguri at Bagdogra, Darjeeling
15 MAR 2021

:: 2 ::

Rejoon Kumar Puroshok

Purnima Singh.

Chanda Bhadran.

Arund Ratan Poshan

Query No. & Year	:	2000517355/2021.
Classification of land	:	Rupni.
Area measuring	:	14 Decimals.
Set forth value	:	Rs. 49,00,000/- Only.
Market value	:	Rs. 49,00,000/- Only.
Mouza	:	Panchanai, J. L. No. - 27.
Khatian No.	:	L. R. - 3576, 3575, 3577 & 3376.
Plot No.	:	R. S. - 399 & 406(P), L.R. - 360(P).
Gram Panchayat	:	Champasari.
Police Station	:	Pradhan Nagar.
District.	:	Darjeeling.

THIS DEED OF SALE (CONVEYANCE) IS MADE ON THIS THE 08TH DAY OF MARCH 2021 (TWO THOUSAND AND TWENTY ONE).

B E T W E E N

HIMALI ENTERPRISE (PAN : AANFH6743E), A Partnership Firm, having its office at Unit No. 16, Third Floor, Goyal Plaza, Opposite Hotel Sachitra, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin - 734001, in the State of West Bengal, Represented by one of its Partner SHRI DINESH ADHIKARI, Son of Late Mahadeo Prasad Adhikari, Hindu by religion, business by occupation, resident of Salbari Bazar, P.O. Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, Pin - 734002, 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 Partners, executors, successors, administrators, legal representatives and assigns as the case may be) of the ONE PART.

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Adh/54

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A N D

Rajan Kumar Pradhan

Purnima Singh

Chanda Pradhan

Anand Ratna Pradhan

1. SHRI RAJEN KUMAR PRADHAN (PAN - AERPP5050Q) S/O Late Karna Bahadur Pradhan, Hindu by religion, Service by Occupation, Indian by citizen, resident of M. V. Road, Kurseong, P.O. & P.S. Kurseong, Dist. Darjeeling, Pin - 734203, in the State of West Bengal.

A N D

2. SMT. PURNIMA SINGH (PAN - GTYPS1956L) W/O Shri Narendra Kumar Singh, Hindu by religion, Housewife by Occupation, Indian by citizen, resident of Masjid Lane, Kurseong, P.O. & P.S. Kurseong, Dist. Darjeeling, Pin - 734203, in the State of West Bengal.

A N D

3. SMT. CHANDA PRADHAN (PAN - BBRPP2928R) W/O Shri Dipak Pradhan, Hindu by religion, Housewife by Occupation, Indian by citizen, resident of River View Complex, Kurseong, P.O. & P.S. Kurseong, Dist. Darjeeling, Pin - 734203, in the State of West Bengal.

A N D

4. SHRI ANAND RATNA PRADHAN ALIAS AANAND RATNA PRADHAN (PAN - AOFPP0922H) S/O Late Hari Narayan Pradhan, Hindu by religion, business by Occupation, Indian by citizen, resident of Hat Bazar, Ward No. 15, Kurseong, P.O. & P.S. Kurseong, Dist. Darjeeling, Pin - 734203, in the State of West Bengal, hereinafter called the VENDORS (which expression shall mean and include unless excluded by or repugnant to the context their heirs, legal representatives, administrators, executors and assigns) of the OTHER PART.

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Rajon Kumar Pradhan

Parvina Singh.

Chanda Pradhan

Ahmad Ratan Pradhan

WHEREAS the vendor No. 1 - Shri Rajen Kumar Pradhan is the sole, absolute and the recorded owner of the plot of Raiyati Rupni land, now used as homestead land, area measuring = 1.648 Kathas or 2.4 Decimals, acquired ownership by way of purchase from one Shri Laxmi Prakash Rai @ Shri Prabin Rai S/O Shri C. B. Rai of Income Tax Building, 15, Dr. Yen Singh Road, P.O. & P.S. Darjeeling, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I - 1114/2007, Executed at the office of the ADSR Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling which is duly mutated/transferred and the Khatian is also opened in the name of the present vendor vide khatian No. L.R.-3576.

ANDWHEREAS the abovenamed Shri Laxmi Prakash Rai @ Shri Prabin Rai, acquired ownership of an area measuring = 4.94 Kathas by way of purchase from one Smt. Bharati Tamang W/O Shri Madan Tamang of Salbari, P.O. & P.S. Siliguri, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I - 133/1992, Executed at the office of the then ADSR Siliguri, Sub - Division - Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Smt. Bharati Tamang, acquired ownership of an area measuring = 3.22 Acres by way of purchase from one Shri Saroj Kumar Sarkar S/O Late Sumata Kumar Sarkar of Salbari, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I - 6300/1987, Executed at the office of the then Sub - Registrar, Siliguri, Sub - Division - Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Shri Saroj Kumar Sarkar, acquired ownership of an area measuring = 45.22 Acres by way of purchase from one Shri Dhanmadas Biswas S/O Late Nrishingha Biswas of Ashrampara, Siliguri, Dist. Darjeeling by virtue of two different registered Deed of Sale being No. 1. I - 5740/1981 and 2. I - 5741/1981, Executed at the office of the then Sub - Registrar, Siliguri, Sub - Division - Siliguri, Dist. Darjeeling.

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Rajiv Kumar Prakash

Purnima Singh.

Chanda Pradhan.

Arundhati Pradhan

WHEREAS the vendor No. 2 – Smt. Purnima Singh is the sole, absolute and the recorded owner of the plot of Raiyati Rupni land, now used as homestead land, area measuring = 1.646 Kathas or 2.3 Decimals, acquired ownership by way of purchase from one Shri Laxmi Prakash Rai @ Shri Prabin Rai S/O Shri C. B. Rai of Income Tax Building, 15, Dr. Yen Singh Road, P.O. & P.S. Darjeeling, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 1113/2007, Executed at the office of the ADSR Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling which is duly mutated/transferred and the Khatian is also opened in the name of the present vendor vide khatian No. L.R.- 3575.

ANDWHEREAS the abovenamed Shri Laxmi Prakash Rai @ Shri Prabin Rai, acquired ownership of an area measuring = 4.94 Kathas or 7 Decimals approx. by way of purchase from one Smt. Bharati Tamang W/O Shri Madan Tamang of Salbari, P.O. & P.S. Siliguri, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 133/1992, Executed at the office of the then ADSR Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Smt. Bharati Tamang, acquired ownership of an area measuring = 3.22 Acres by way of purchase from one Shri Saroj Kumar Sarkar S/O Late Sumata Kumar Sarkar of Salbari, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 6300/1987, Executed at the office of the then Sub – Registrar, Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Shri Saroj Kumar Sarkar, acquired ownership of an area measuring = 45.22 Acres by way of purchase from one Shri Dhanmadas Biswas S/O Late Nrishingha Biswas of Ashrampara, Siliguri, Dist. Darjeeling by virtue of two different registered Deed of Sale being No. 1. I – 5740/1981 and 2. I – 5741/1981, Executed at the office of the then Sub – Registrar, Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

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Region Azamgarh

Pranina Sinah,

Chanda Pradhan,

Atand Retas Pradhan

WHEREAS the Vendor No. 3 – Smt. Chanda Pradhan is the sole, absolute and the recorded owner of the plot of Raiyati Rupni land, now used as homestead land, area measuring = 1.646 Kathas or 2.3 Decimals, acquired ownership by way of purchase from one Shri Laxmi Prakash Rai @ Shri Prabin Rai S/O Shri C. B. Rai of Income Tax Building, 15, Dr. Yen Singh Road, P.O. & P.S. Darjeeling, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 1115/2007, Executed at the office of the ADSR Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling which is duly mutated/transferred and the Khatian is also opened in the name of the present vendor vide khatian No. L.R.- 3575.

ANDWHEREAS the abovenamed Shri Laxmi Prakash Rai @ Shri Prabin Rai, acquired ownership of an area measuring = 4.94 Kathas or 7 Decimals approx. by way of purchase from one Smt. Bharati Tamang W/O Shri Madan Tamang of Salbari, P.O. & P.S. Siliguri, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 133/1992, Executed at the office of the then ADSR Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Smt. Bharati Tamang, acquired ownership of an area measuring = 3.22 Acres by way of purchase from one Shri Saroj Kumar Sarkar S/O Late Sumata Kumar Sarkar of Salbari, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I – 6300/1987, Executed at the office of the then Sub – Registrar, Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Shri Saroj Kumar Sarkar, acquired ownership of an area measuring = 45.22 Acres by way of purchase from one Shri Dhanmadas Biswas S/O Late Nrishingha Biswas of Ashrampara, Siliguri, Dist. Darjeeling by virtue of two different registered Deed of Sale being No. 1. I – 5740/1981 and 2. I – 5741/1981, Executed at the office of the then Sub – Registrar, Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

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Shri Anand Ratna Pradhan

Pezmina Singh

Chanda Pradhan

Anand Ratna Pradhan

WHEREAS the vendor No. 4 – Shri Anand Ratna Pradhan Alias Anand Ratna Pradhan is the sole, absolute and the recorded owner of the plot of Raiyati Rupni land, now used as homestead land, area measuring = 7 Decimals, acquired ownership by way of purchase from one Smt. Sarita Pradhan W/O Shri Basu Ratna Pradhan of Haat Bazar, Ward No. 15, P.O. & P.S. Kurseong, Dist. Darjeeling by virtue of a registered Deed of Sale being No. 1 – 2543/2014, Executed at the office of the ADSR Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling which is duly mutated/transferred and the Khatian is also opened in the name of the present vendor vide khatian No. L.R.- 3376.

ANDWHEREAS the abovenamed Smt. Sarita Pradhan, acquired ownership of an area measuring = 7 Decimals approx. by way of purchase from one Shri Yandra Kamal Rai S/O C. B. Rai of Income Tax Building, 15, Dr. Yen Singh Road, P.O. & P.S. Darjeeling, Dist. Darjeeling by virtue of a registered Deed of Sale being No. 1 – 1112/2007, Executed at the office of the ADSR Siliguri – II at Bagdogra, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Shri Yandra Kamal Rai, acquired ownership of an area measuring = 4.57 Kathas by way of purchase from one Smt. Bharati Tamang W/O Shri Madan Tamang of Salbari, P.O. & P.S. Siliguri, Dist. Darjeeling by virtue of a registered Deed of Sale being No. 1 – 129/1992, Executed at the office of the then ADSR Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

ANDWHEREAS the abovenamed Smt. Bharati Tamang, acquired ownership of an area measuring = 3.22 Acres by way of purchase from one Shri Saroj Kumar Sarkar S/O Late Sumata Kumar Sarkar of Salbari, Dist. Darjeeling by virtue of a registered Deed of Sale being No. 1 – 6300/1987, Executed at the office of the then Sub – Registrar, Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

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Rajon Kumar Poudhan

Purnima Singh

Chanda Badhan,

Anand Patis Poudhan

ANDWHEREAS the abovenamed Shri Saroj Kumar Sarkar, acquired ownership of an area measuring = 45.22 Acres by way of purchase from one Shri Dhanmadas Biswas S/O Late Nrishingha Biswas of Ashrampara, Siliguri, Dist. Darjeeling by virtue of two different registered Deed of Sale being No. 1. I – 5740/1981 and 2. I – 5741/1981, Executed at the office of the then Sub – Registrar, Siliguri, Sub – Division – Siliguri, Dist. Darjeeling.

AND the vendors abovenamed are in actual, khas and physical possession of the said plot of land since the date of purchase having therein permanent heritable and transferable right, title and interest and the said plot of land is free from all encumbrances and charges AND WHEREAS the Vendors above named being in need of fund to develop their other properties, firmly and finally decided to sell out their said plot of land as fully described in the schedule below and as such, offered for sale to the purchaser hereof which is free from all encumbrances and charges AND WHEREAS the purchaser hereof being in need of a plot of land for its residential purpose and relying on the title, possession and the documents that the Vendors have in connection to the said plot of land, agreed to purchase the said plot of land and offered a sum of Rs. 49,00,000/- (Rupees Forty Nine Lakhs) Only as the consideration money for the said below scheduled land of the vendors which is free from all encumbrances and charges AND WHEREAS the Vendors considering the said price offered by the purchaser mentioned above as fair, reasonable and also highest in the present market rate of that locality hereby, on this date and by virtue of these presents sold and transferred their below scheduled land to and in favour of the purchaser hereof in the manner, terms and conditions as appearing hereunder.

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Rajou Kumar Pradhan

Purnima Singh.

Chanda Pradhan.

Anand Rathi Pradhan

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of the sum of **Rs. 49,00,000/- (Rupees Forty Nine Lakhs) Only** paid by the purchaser this day to the vendors through RTGS (the receipt whereof the vendors do hereby acknowledge having fully received the value and the vendors also grant full discharge to the purchaser from the payment thereof) and the vendors do hereby convey, demise, assign, sell and transfer their below scheduled land together with all right, title, interest, easements, hereditaments, liberties and appurtenances whichever is, in any way, belonging to or reputed to belong therewith and also makes over possession thereof unto and in favour of the purchaser hereof absolutely and forever **TO HAVE AND TO HOLD** the same by the purchaser as its absolute and exclusive property, peaceably, perfectly and quietly with permanent heritable and transferable right, title and interest without any claim, objection, interference or interruption by the vendors or any person or persons claiming under them in future subject to the payment of land revenue and other taxes by the purchaser to its superior land lord, the Govt. of West Bengal.

The Vendors declare that the interest which they profess to transfer hereby their below scheduled land subsists as on the date of these presents and there exists no any previous mortgage, gift, will, lease, lien, charge, attachment, acquisition, requisition etc. over the said plot of land and the vendors have also not entered into any binding contract for sale with any person or persons or body with respect to their below scheduled land or any part thereof and the said plot of land hereby sold, transferred, expressed or intended so to be, suffers from no defect of title and the recitals made herein are all true and correct and at the event of any contrary be proved in future, then the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequences thereof.

2/10/18

Contd....P/10.

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Rajon Kumar
Biswas

Swarna Singh.

Chanda Badkay

Ashraf Rathi & P. Badkay

The Vendors further covenant with the purchaser that if for any defect of title of the below scheduled land hereby sold and transferred or for any act done or caused to be done by the vendors thereby and out of that if the purchaser be deprived of ownership or of possession of the said below scheduled land or any part thereof in future then the vendors shall forthwith return to the purchaser the full or the proportionate part of the consideration money, as the case may be, together with interest at the rate of 18 percent per annum from the date of signing and executing of these presents by the vendors and in default, the vendors shall be liable to be dealt with according to law both civil and the criminal, as the case may be, and shall also be liable to indemnify and compensate the purchaser for all losses, costs, damages, expenses and injuries suffered and sustained by the purchaser resulting therefrom.

SCHEDULE OF THE LAND.

All that piece or parcel of a plot of Raiyati Homestead Vacant land classified as per ROR 'Rupni', now proposed to be used as "Bastu" area measuring = 14 Decimals, recorded in -

Khatian No. L.R.	Plot No. R.S.	Plot No. L.R.	Area of land in Decimals
3576 (of Vendor No. 1)	399 & 406	360	2.40
3575 (of Vendor No. 2)	399 & 406	360	2.30
3577 (of Vendor No. 3)	399 & 406	360	2.30
3376 (of Vendor No. 4)	399 & 406	360	7.00
Total area = 14.00 Decimals.			

in Mouza - Panchanai, J. L. No. 27, Touzi No. 91, within the jurisdiction of Gram Panchayat - Champasari, Police Station - Matigara, now Pradhan Nagar, A.D.S.R. Office - Bagdogra, Sub - Division - Siliguri, Dist. Darjeeling. The sheet of finger prints, Photo Copy of identity proof documents of the parties along with the sketch map delineated the sold portion of land are annexed herewith forming part of these presents. The plot of land hereby sold and transferred for which the prescribed annual rent is payable to its superior landlord, the Govt. of West Bengal, is butted and bounded by as follows:-

Contd....P/11.

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NORTH : Land of Urmila Gurung.
SOUTH : Project – High Land Park.
EAST : Land of Shri Kiran Tamang.
WEST : 18 Feet Wide Kutcha Road and Land of
Smt. Anu Rai & Smt. Arpana Rai

IN WITNESSES WHEREOF the Vendors above named having gone through the contents of these presents in sound mind and in good health have set and subscribed their hands respectively on this Deed of Sale on this the day, month and the year first written above.

WITNESSES.

1.

(Shri Ashok Chhetri)
S/O Late D. B. Chhetri,
Methibari,
P.O. Salbari,
P.S. Pradhan Nagar,
Dist. Darjeeling,
Pin No. 734002.
Occpn. – Retired Person.
Religion – Hindu.

Rajendra Kumar Pradhan

Purnima Singh

Chanda Pradhan

2. Santosh Pradhan

S/O Babram Pradhan

add → Salbari, methibari

P.O → Salbari

P.S → Pradhan Nagar

Dist → Darjeeling

Anand Rajendra Pradhan

Signature of the Vendors.

Drafted by me and Printed
in my office.

Parkes

Priya Sarkar
Advocate/Siliguri

Regn. No. F-396/429/03



Finger Prints of _____

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

Rajeev Kumar Purohit
Signature



Finger Prints of _____

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

Purnima Singh
Signature



Finger Prints of _____

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

Chanda Pradhan
Signature

Finger Prints of _____

Passport
Photo

	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					

Anand Retna Boodhan
Signature

Finger Prints of _____



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

Anish Adlika
Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AERPP5050Q



नाम /NAME

RAJEN KUMAR PRADHAN

पिता का नाम /FATHER'S NAME

KARNA BAHADUR PRADHAN

जन्म तिथि /DATE OF BIRTH

23-05-1955

हस्ताक्षर /SIGNATURE

Rajen Kumar Pradhan

CB Pradhan

आयकर आयुक्त, प.व.-II

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

*Self attested
Rajen Kumar Pradhan*



Purnima . Singh .

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDA PRADHAN



भारत सरकार
GOVT. OF INDIA

HARI NARAYAN PRADHAN

17/09/1960

Permanent Account Number
BBRPP2926R

Chanda Pradhan
Signature



02063005

Chanda Pradhan



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1215/91490/80936

To
आनन्द रत्ना प्रधान
Anand Ratna Pradhan
S/O: Late Hari Narayan Pradhan
12 masjid lane
hat bazar ward number 15
Kurseong
Kurseong
Kurseong Darjeeling
West Bengal 734203
9735080123

25/08/2014

165167503



ML651675034FT



आपका आधार क्रमांक / Your Aadhaar No. :

4792 9374 5703

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



आनन्द रत्ना प्रधान
Anand Ratna Pradhan
जन्म तिथि / DOB : 25/04/1974
पुरुष / Male



4792 9374 5703

आधार - आम आदमी का अधिकार

Anand Ratna Pradhan

आयकर विभाग
INCOME TAX DEPARTMENT
DINESH ADHIKARI
MAHADEO PRASAD ADHIKARI
22/04/1972
Permanent Account Number
AHFPA4355C
Signature

भारत सरकार
GOVT. OF INDIA



127100014

Mahadeo Prasad Adhikari

KARNA BAHADUR PRADHAN 2, SMT. PURNIMA SINGH W/O. SHRI NARENDRA KUMAR SINGH,
 3) SMT. CHANDA PRADHAN, W/O. SHRI DIPAK PRADHAN & 4) SHRI ANAND RATNA PRADHAN S/O - LATE
 HARI NARAYAN PRADHAN, OF AMBADHURA, SALBARI, P.O. - SALBARI, P.S. - PRADHAN NAGAR,
 DIST. - DARJEELING, MOUZA - PANCHANAI, PARGANA - PATHARGHATA, PIN- 734002.

SCHEDULE OF LAND

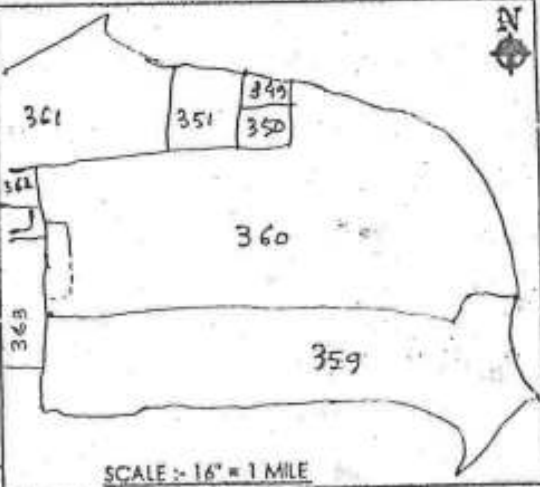
KHATAN NO. 3376, 3575, 3576 & 3577 (L.R.) AND 2/3, 2/4 (OLD R.S.) 3240 & 65 (NEW R.S.)
 PLOT NO. 360 (L.R.) & 399, 400, 401, 402, 403, 404, 405, 406, 391 & 391/463 (R.S.)
 J.L. NO. 27 (29)
 P.O. NO. 91

MOUZA: PANCHANAI
 PARGANA: PATHARGHATA
 P.S.: PRADHAN NAGAR
 DIST: DARJEELING

NAME & ADD. OF THE VENDOR

1) SHRI RAJEN KUMAR PRADHAN, S/O.- LATE KARAN BAHADUR PRADHAN,
 ADD.- M.V. ROAD, P.O. & P.S.- KURSEONG, DIST.- DARJEELING.
 2) SMT. PURNIMA SINGH, W/O.- SHRI NARENDRA KUMAR SINGH,
 ADD.- MASJID LANE, P.O. & P.S.- KURSEONG, DIST.- DARJEELING.
 3) SMT. CHANDA PRADHAN, W/O.- SHRI DIPAK PRADHAN,
 ADD.- RIVER VIEW COMPLEX, P.O. & P.S.- KURSEONG, DGT. DARJEELING.
 &
 4) SHRI ANAND RATNA PRADHAN, S/O.- LATE HARI NARAYAN PRADHAN,
 ADD.- 12 MASJID LANE, HAT BAZAR, P.O. & P.S.- KURSEONG, DIST.- DARJEELING.

PART TRACE MAP OF MOUZA - PANCHANAI, J.L. NO - 27(29),
 DIST. - DARJEELING.

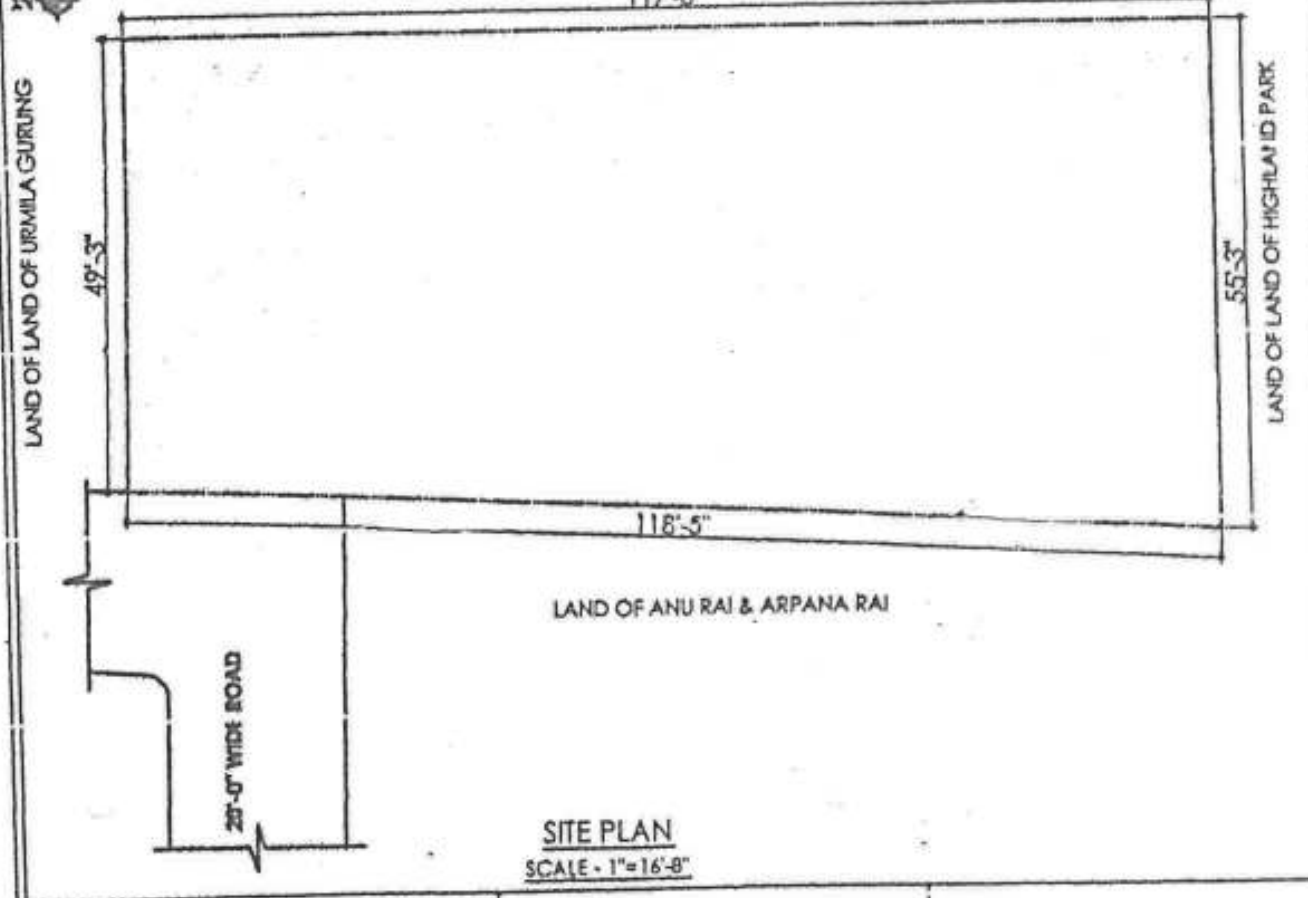


NAME & ADD. OF THE PURCHASER

HIMALI ENTERPRISE (PAN- AANFH6743E) A PARTNERSHIP FIRM
 OFF ADD.- UNIT NO- 16, THIRD FLOOR, GOYAL PLAZA, OPPOSITE
 HOTEL SACHITRA, SEVOKE ROAD, P.O. & P.S.- SILIGURI,
 DIST.- DARJEELING, PIN- 734001.
 REPRESENTED BY ONE OF ITS PARTNER
 SHRI DINESH ADHIKARI, S/O.- LATE MAHADEO PRASAD ADHIKARI,
 ADD.- SALBARI BAZAR, P.O.- SALBARI, P.S.- PRADHAN NAGAR,
 DIST.- DARJEELING, PIN- 734002.

AREA OF LAND.- 0.14 ACRE.

LAND OF KIRAH TAMANG
 117'-8"



SITE PLAN
 SCALE - 1"=16'-8"

Rajendra Pradhan
Purnima Singh
Chanda Pradhan
Anand Ratna Pradhan

SIGN. OF THE SELLER

Dinesh Adhikari

SIGN. OF THE PURCHASER

Dulal Chandra Neog

Mr. DULAL CHANDRA NEOG
 Licensed Building Surveyor, Class
 SMC, Empanelment Number (1-6)
 Nabagram, Siliguri (M.No.-9932067) (10)
 e-mail ID- flexsiliguri@gmail.com

SIGN. OF THE ENGINEER

Major Information of the Deed



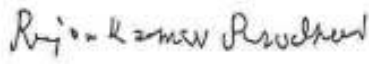
Deed No.:	I-0403-02134/2021	Date of Registration	15/03/2021
Query No / Year	0403-2000517355/2021	Office where deed is registered	
Query Date	07/03/2021 2:18:25 PM	0403-2000517355/2021	
Applicant Name, Address & Other Details	Priay Sarkar Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8918755320, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 49,00,000/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,45,000/- (Article:23)	Rs. 49,000/- (Article:A(1))		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

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-360 (RS :-)	LR-3576	Bastu	Rupni	2.4 Dec	8,40,000/-	8,40,000/-	Width of Approach Road: 18 Ft., Last Reference Deed No :0403-I -01114-2007
L2	LR-360 (RS :-)	LR-3575	Bastu	Rupni	2.3 Dec	8,05,000/-	8,05,000/-	Width of Approach Road: 18 Ft., Last Reference Deed No :0403-I -01113-2007
L3	LR-360 (RS :-)	LR-3577	Bastu	Rupni	2.3 Dec	8,05,000/-	8,05,000/-	Width of Approach Road: 18 Ft., Last Reference Deed No :0403-I -01115-2007
L4	LR-360 (RS :-)	LR-3376	Bastu	Rupni	7 Dec	24,50,000/-	24,50,000/-	Width of Approach Road: 18 Ft., Last Reference Deed No :0403-I -02543-2014
TOTAL :					14Dec	49,00,000 /-	49,00,000 /-	
Grand Total :					14Dec	49,00,000 /-	49,00,000 /-	



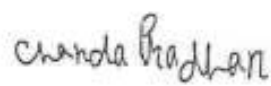
Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri RAJEN KUMAR PRADHAN Son of Late KARNA BAHADUR PRADHAN Executed by: Self, Date of Execution: 08/03/2021 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office	 08/03/2021	 LTI 08/03/2021	 08/03/2021




M.V. ROAD, KURSEONG, P.O:- KURSEONG, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734203 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx0Q, Aadhaar No: 24xxxxxxxx9887, Status :Individual, Executed by: Self, Date of Execution: 08/03/2021
 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Smt PURNIMA SINGH Wife of Mr NARENDRA KUMAR SINGH Executed by: Self, Date of Execution: 08/03/2021 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office	 08/03/2021	 LTI 08/03/2021	 08/03/2021

MASZID LANE, KURSEONG, P.O:- KURSEONG, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734203 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GTxxxxxx6L, Aadhaar No: 47xxxxxxxx7424, Status :Individual, Executed by: Self, Date of Execution: 08/03/2021
 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Smt CHANDA PRADHAN Wife of Shri DIPAK PRADHAN Executed by: Self, Date of Execution: 08/03/2021 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office	 08/03/2021	 LTI 08/03/2021	 08/03/2021










RIVERVIEW COMPLEX, KURSEONG, P.O:- KURSEONG, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734203 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx8R, Aadhaar No: 92xxxxxxxx5486, Status :Individual, Executed by: Self, Date of Execution: 08/03/2021
 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Shri ANAND RATNA PRADHAN, (Alias: Shri AANAND RATNA PRADHAN) Son of Late HARI NARAYAN PRADHAN Executed by: Self, Date of Execution: 08/03/2021 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office	 <small>08/03/2021</small>	 <small>LTI 08/03/2021</small>	 <small>08/03/2021</small>
HAAT BAZAR, WARD NO. 15, KURSEONG, P.O:- KURSEONG, P.S:- Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx2H, Aadhaar No: 47xxxxxxxx5703, Status :Individual, Executed by: Self, Date of Execution: 08/03/2021 , Admitted by: Self, Date of Admission: 08/03/2021 ,Place : Office			




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HIMALI ENTERPRISE UNIT NO.16,THIRD FLOOR, GOYAL PLAZA, OPPOSITE HOTE, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri DINESH ADHIKARI (Presentant) Son of Late MAHADEO PRASAD ADHIKARI Date of Execution - 08/03/2021, , Admitted by: Self, Date of Admission: 08/03/2021, Place of Admission of Execution: Office </td> <td>  <small>Mar 8 2021 3:01PM</small> </td> <td>  <small>LTI 08/03/2021</small> </td> <td>  <small>08/03/2021</small> </td> </tr> </tbody> </table> <p>SALBARI BAZAR, P.O:- SALBARI, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIMALI ENTERPRISE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Shri DINESH ADHIKARI (Presentant) Son of Late MAHADEO PRASAD ADHIKARI Date of Execution - 08/03/2021, , Admitted by: Self, Date of Admission: 08/03/2021, Place of Admission of Execution: Office	 <small>Mar 8 2021 3:01PM</small>	 <small>LTI 08/03/2021</small>	 <small>08/03/2021</small>
Name	Photo	Finger Print	Signature						
Shri DINESH ADHIKARI (Presentant) Son of Late MAHADEO PRASAD ADHIKARI Date of Execution - 08/03/2021, , Admitted by: Self, Date of Admission: 08/03/2021, Place of Admission of Execution: Office	 <small>Mar 8 2021 3:01PM</small>	 <small>LTI 08/03/2021</small>	 <small>08/03/2021</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ASHOK CHHETRI Son of Late D. B. CHHETRI METHIBARI, P.O:- SALBARI, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002			

08/03/2021

08/03/2021

08/03/2021

Shri RAJEN KUMAR PRADHAN, Smt PURNIMA SINGH, Smt CHANDA PRADHAN, Shri ANAND RATNA PRADHAN, Shri DINESH ADHIKARI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAJEN KUMAR PRADHAN	HIMALI ENTERPRISE-2.4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt PURNIMA SINGH	HIMALI ENTERPRISE-2.3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt CHANDA PRADHAN	HIMALI ENTERPRISE-2.3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri ANAND RATNA PRADHAN	HIMALI ENTERPRISE-7 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 360, LR Khatian No:- 3576	Owner:राजन कुमार प्रधान, Gurdian:कनका व. प्रधान, Address:मिडा, Classification:बुधनी, Area:0.02000000 Acre,	Shri RAJEN KUMAR PRADHAN
L2	LR Plot No:- 360, LR Khatian No:- 3575	Owner:पुर्निमा सि, Gurdian:सत्यं कुमार सि, Address:मिडा, Classification:बुधनी, Area:0.02000000 Acre,	Smt PURNIMA SINGH
L3	LR Plot No:- 360, LR Khatian No:- 3577	Owner:चन्दा प्रधान, Gurdian:बिप्लव प्रधान, Address:मिडा, Classification:बुधनी, Area:0.02000000 Acre,	Smt CHANDA PRADHAN
L4	LR Plot No:- 360, LR Khatian No:- 3376	Owner:अनन्द रतन प्रधान, Gurdian:बसि नारायण प्रधान, Address:मिडा, Classification:बुधनी, Area:0.07000000 Acre,	Shri ANAND RATNA PRADHAN

08-03-2021

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

Presented for registration at 14:39 hrs on 08-03-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri DINESH ADHIKARI .

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 49,00,000/-

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

Execution is admitted on 08/03/2021 by 1. Shri RAJEN KUMAR PRADHAN, Son of Late KARNA BAHADUR PRADHAN, M.V. ROAD, KURSEONG, P.O: KURSEONG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Service, 2. Smt PURNIMA SINGH, Wife of Mr NARENDRA KUMAR SINGH, MASZID LANE, KURSEONG, P.O: KURSEONG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession House wife, 3. Smt CHANDA PRADHAN, Wife of Shri DIPAK PRADHAN, RIVERVIEW COMPLEX, KURSEONG, P.O: KURSEONG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession House wife, 4. Shri ANAND RATNA PRADHAN, Alias Shri AANAND RATNA PRADHAN, Son of Late HARI NARAYAN PRADHAN, HAAT BAZAR, WARD NO. 15, KURSEONG, P.O: KURSEONG, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business

Identified by Shri ASHOK CHHETRI, . . Son of Late D. B. CHHETRI, METHIBARI, P.O: SALBARI, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734002, by caste Hindu, by profession Retired Person

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

Execution is admitted on 08-03-2021 by Shri DINESH ADHIKARI, PARTNER, HIMALI ENTERPRISE (Partnership Firm), UNIT NO.16, THIRD FLOOR, GOYAL PLAZA, OPPOSITE HOTE, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri ASHOK CHHETRI, . . Son of Late D. B. CHHETRI, METHIBARI, P.O: SALBARI, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734002, by caste Hindu, by profession Retired Person

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

On 15-03-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,000/- (A(1) = Rs 49,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2021 7:02PM with Govt. Ref. No: 192020210242391231 on 09-03-2021, Amount Rs: 49,000/-, Bank: CICI Bank (ICIC0000006), Ref. No. 60000614 on 09-03-2021, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 2,45,000/- and Stamp Duty paid by Stamp Rs
by online = Rs 2,40,000/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10/-
Stamp: Type: Impressed, Serial no 965, Amount: Rs.5,000/-, Date of Purchase: 18/02/2021, Vendor name: J Bank
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2021 7:02PM with Govt. Ref. No: 192020210242391231 on 09-03-2021, Amount Rs: 2,40,000/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 60000614 on 09-03-2021, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia

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

ate of Registration under section 60 and Rule 69.
stered in Book - I
ame number 0403-2021, Page from 53433 to 53459
eing No 040302134 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.03.17 17:10:30 +05:30
Reason: Digital Signing of Deed.

Yogen Tshering Bhutia

Yogen Tshering Bhutia) 2021/03/17 05:10:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
District Bengal.

(This document is digitally signed.)