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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 177896

D 177896

0/490518

Bharat Singh @  
Bharat Singh Rew

Chitang Rai

Mangal

**DEED OF SALE**

*[Handwritten signature]*

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,  
Suri-II at Bagdogra



NO 23/4 DATED 27/3/78

SOLD TO M N Builders

OF Shimoga

RUPEES 5000/-



*S. K. Sarkar*  
(S. K. Sarkar)  
STAMP VENDOR,  
A.D.S.R. Office, Singuri  
I./No-8/1975

388771 C

STAMPED AND SIGNED BY THE STAMP VENDOR  
IN WITNESS WHEREOF THE STAMP VENDOR  
HAS HEREON SET HIS HAND AND SEAL  
ON THIS 27th DAY OF MARCH 1978  
AT SINGURI

*S. K. Sarkar*  
S. K. Sarkar  
Stamp Vendor  
A.D.S.R. Office, Singuri  
I./No-8/1975

Bharat Singh @  
Bharat Singh Raw

Chitang Rai

Suman Singh

THIS DEED OF SALE MADE ON THIS THE 28<sup>th</sup> DAY  
OF March TWO THOUSAND EIGHTEEN.

AREA OF LAND	: 0.09 ACRES
KHATIAN NO.	: 11987, 11988, 11989 (L.R.)
PLOT NO.	: 508 (R.S.) 1116 (L.R.)
MOUZA	: BARAMOHAN SINGH
J.L. NO.	: 71 (HAL)
POLICE STATION	: MATIGARA
DISTRICT	: DARJEELING
SET FORTH VALUE:	Rs. 27,00,000/- ONLY
MARKET VALUE	: Rs. 42,30,000/- ONLY

## BETWEEN

"M/S M.N. BUILDERS", A Partnership firm, having its office at Saratnagar, Shibmandir, P.O. New Rangia, P.S. Matigara, Sub- Division Siliguri, in the District of Darjeeling, PIN 734013, PAN AAZFM7191H, Represented by its partners (1) **MD. MOKIM ANSARI**, Son of Late Nasiruddin Ansari, Muslim by religion, Business by Occupation, resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Sub- Division Siliguri, in the District of Darjeeling, PIN 734013, and (2) **NASRIN BEGAM ANSARI**, wife of Md. Mokim Ansari, Muslim by religion, Business by occupation, resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, PIN

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Bharat Singh Rai

Chitang Rai

Manang Rai

shall unless excluded by or otherwise repugnant to the subject or context to deemed to mean and include its legal representatives, administrators, successors and assigns) of the **ONE PART**.

AND

1. **SRI BHARAT SINGH @ BHARAT SINGH RAI** son of Late Laldhan Rai, Hindu by faith, business by occupation, Indian Citizen, resident of Jaluka Rasta, Dnyaneshwar So., P.O. Jaulke, P.S. Dindori, District Nashik, Maharashtra, PIN - 422206, **PAN – AEIPS0033F**,
2. **SRI CHITANG RAI** son of Late Lal Dhan Rai, Hindu by faith, business by occupation, Indian Citizen, resident of VIP Road, Sainikpuri, Khoprail, P.O. New Chumta, P.S. Matigara, District Darjeeling, PIN 734009, **PAN – ALQPR9664N**,
3. **SRI MANANG RAI** son of Late Laldhan Rai, Hindu by faith, business by occupation, Indian Citizen, resident of Chiriyamore, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, 734011, **PAN – CGJPR0535C**, hereinafter called the “**VENDORS**” (which expression shall mean and include unless excluded by or repugnant to the context of law their legal heirs, successors, administrators, executors and assigns) of the **OTHER PART**.

**WHEREAS** one Smt. Fulmaya Rai wife of Laldhan Rai and her son Sri Bharat Singh Rai, have jointly purchased and are seized and possessed of exclusive khas and physical possession and otherwise well sufficiently entitled to the property/land described in the Schedule below as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from

*Manu Adh.*



②  
Bharat Singh  
Bharat Singh Rai

Chitang Rai  
Nimang Rai

and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances, RECORDED IN Khatian no. 57/1, Plot no. 508 (R.S.) 1116 (L.R.), Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, District Darjeeling, measuring about 6 Kathas, as an absolute owner with all its heritable and transferable right, title and interest by dint of purchase by a registered Deed being document no. 4280, Book no. 1, Volume no. 44, Page Nos. 244 to 246 for the year 1966 executed by Sri Meghnath Singh son of Late Bhenkathu Singh and the said Sale Deed registered in the Office of Sub-registrar Siliguri, free from all encumbrances and charges whatsoever and each became the owner of  $\frac{1}{2}$  (half) share of undivided land i.e. 3 kathas out of total land 6 kathas.

AND

**WHEREAS** above said Smt. Fulmaya Rai wife of Laldhan Rai also purchased and are seized and possessed of exclusive khas and physical possession and otherwise well sufficiently entitled to the property/land described in the Schedule below as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances, RECORDED IN Khatian no. 57/1, Plot no. 508 (R.S.) 1116 (L.R.), Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, District Darjeeling, measuring about 4 Kathas, as an absolute owner with all its heritable and transferable right, title and interest by dint of purchase by a registered Deed being document no. 178, Book no. 1, Volume no. 2, Page Nos. 296 to 298 for the year 1967 executed by Sri Meghnath Singh son of Late Bhenkathu Singh and the said Sale Deed registered in the Office of Sub-registrar Siliguri, free from

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Bharat Singh Rai

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all encumbrances and charges whatsoever.

AND

**WHEREAS** the above said Fulmaya Rai became the owner of total land measuring 7 Kathas or 0.12 acre i.e. 3 kathas (undivided  $\frac{1}{2}$  share of total land 6 Kathas) by the sale deed vide no. 4280 for the year 1966 and 4 Kathas by the sale deed vide no. 178 for the year 1967, RECORDED IN Khatian no. 57/1, Plot no. 508 (R.S.) 1116 (L.R.), Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, District Darjeeling.

AND

**WHEREAS** the above said Fulmaya Rai wife of Late Laldhan Rai died and after demise of Fulmaya Rai her four sons i.e. the above mentioned three vendors and one Dhanang Rai son of Late Laldhan Rai and the heirs of her pre-deceased son named Man Bahadur Rai son of Late Laldhan Rai, became the owners of the above mentioned land measuring 7 Kathas or 0.12 acre.

AND

**WHEREAS** the above said Dhanang Rai died and he was unmarried till his death and after demise of Dhanang Rai, the vendors as his brothers and the legal heirs of his pre-deceased brother named Man Bahadur Rai son of Late Laldhan Rai, became the owners of his share of land.

AND

**WHEREAS** after demise of Dhanang Rai, the Vendors became the owners of  $\frac{3}{4}$ <sup>th</sup> share of land and the legal heirs of Man Bahadur Rai son of Late Laldhan Rai, became the owners of  $\frac{1}{4}$ <sup>th</sup> share of land out of total land 0.12 acre or 7 Kathas.

AND



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**WHEREAS** the vendors hereof, owing to his individual necessity and to meet up the expenses of their own have finally and firmly decided to sell their 3/4<sup>th</sup> share of undivided land measuring **about 0.09 acre** more fully and specifically describe in the Schedule below at or for a price of **Rs. 27,00,000/- (Rupees Twenty seven lakhs) only** being fair, reasonable and highest at prevailing market free from all encumbrances and charges whatsoever and have offered for sale the same free from all encumbrances and charges whatsoever.

AND

**WHEREAS** the Purchaser hereof has agreed to purchase the undivided share of land measuring **about 0.09 acre** more fully and specifically describe in the Schedule below at or for a price of **Rs. 27,00,000/- (Rupees Twenty seven lakhs) only** being fair, reasonable and highest at prevailing market value for the property agreed to be sold.

AND

**WHEREAS** the Vendors hereof, in accepting the said price from the Purchaser which is fair and reasonable in the present market value agreed to sell the land describe in the Schedule below at or for a price of **Rs. 27,00,000/- (Rupees Twenty seven lakhs) only** free from all encumbrances and charges whatsoever.

**NOW THIS DEED WITNESSTH** that in consideration of the said sum of **Rs. 27,00,000/- (Rupees Twenty seven lakhs) only** paid by the Purchaser and in acknowledging the receipt thereof; the Vendors do hereby grant and acknowledge full discharge from the payment thereof; and of from and every part thereof; acquit, release and discharge in favor of the Purchaser, its heirs,

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executors, administrators, representatives and assigns and every one of them and also the property which the Vendors are beneficial owners, do by these presents indefeasibly grant, sell, convey and transfer and assign and assure unto the Purchaser, its heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in the title all that the said land fully and particularly described and mentioned in the schedule hereto.

AND

ALL the estates, right, title, interest, claim and demand whatsoever of the Vendors unto or upon the property and every part thereof; **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser its heirs, executors, administrators, assigns absolutely and forever **AND THE VENDORS** do hereby covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in the title whatsoever and the Vendors has full power and absolute authority to sell share of the said property in manner aforesaid **AND** the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any persons claiming through or under them, subject to the payment of land revenue and other taxes to the Superior Landlord now the Government of West Bengal.



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Blavat Singh Raw

Chitang Rai  
Mwang Rai

AND

FURTHER that the Vendors, their heirs, executors, administrators and assigns, covenant with the Purchaser its heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, its heirs, as administrators and assigns from or against all encumbrances, charges and equities whatsoever.

AND

**THE VENDORS**, their heirs, administrators or assigns further covenant that they shall at the request and cost of the Purchaser its heirs, executors, administrators or assigns do or execute or cause to be done or executes all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

**THE VENDORS** do hereby declare that the interest which they professes to transfer subsists as on the date of these presents and there exists no previous transfer, mortgage, contract for sale or otherwise by the Vendors in favour of any person or party respecting the said below scheduled land hereby transferred expressed or intended so to be suffers from no defect of title and that the recitals made hereinabove are all true and in the event of any contrary is proved, the Vendors shall be liable for false recitals and shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

AND

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Chitang Rai

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**WHEREAS** the Vendors further declare that if for any defect of title of the said below scheduled land or for any act done or suffered to be done by the Vendors, 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 proportionate part of the consideration money as the case may be together with a marketable rate of interest from the date of such deprivation of ownership or of possession and that the Vendors shall also pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting there from.

**"SCHEDULE B" OF THE LAND SOLD BY THIS DEED**

All that piece or parcel of Vacant land measuring 0.09 (Zero point zero nine) Acre area i.e.  $\frac{3}{4}$ <sup>th</sup> undivided share of total land 0.12 Acre or 7 kathas included in and forming part of R.S. Plot No. 508 corresponding to L.R. Plot No 1116, Khatian No. R.S. 57/1 corresponding to L.R. Khatian No. 11987, 11988, 11989, of Mouza Baramohan Singh, J.L. No. 71, P.S. Matigara, Sub-division, Siliguri, Addl. Sub-registry office Siliguri II at Bagdogra, District Darjeeling, Classification of land is Bastu and proposed to be used as Bastu purpose, as shown and delineated by black border boundary lines in the map/ site plan annexed herewith forming part of these presents, is sold by this Deed of Sale.

*Handwritten initials*



**THE LAND IS BUTTED AND BOUNDED AS FOLLOWS: -**

By the North – Land of Bharat Singh Rai today sold to Md. Mokim Ansari,  
By the South – 17 ft. wide Non-Metal Road,  
By the East - House of Sri Bimal Dey & Others,  
By the West - House of Goutam Chatterjee.

**IN WITNESS WHEREOF THE VENDORS IN GOOD HEALTH AND  
CONSCIOUS MIND SET AND SUBSCRIBED THEIR HAND ON THE  
DAY, MONTH AND YEAR HEREINBEFORE MENTIONED.**

**WITNESSES: -**

1. Rajesh Rai  
s/o Late Man Bahadur Rai  
Address: Khopalasi  
PO: New Chumfa  
Dist: Darjeeling
2. Chitang Rai
3. Marang Rai

Signature of the Vendors

Drafted, read over and explained  
by me and printed in my chamber.

*Sudipta Sen.*  
ADVOCATE, SILIGURI

Enrolment no. WB-1955/1999

2. Paban Sharma  
S/o - Jaideb Sharma  
Vill + PO - Rangaini  
P.S - Islampur  
Dist - U.P.M.

# SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

## PURCHASER

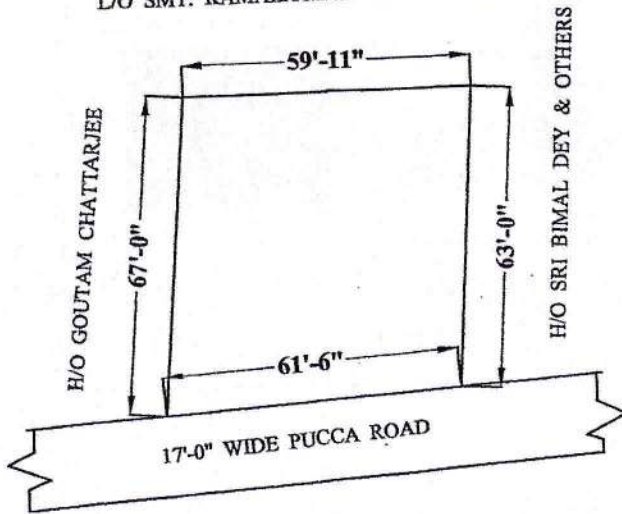
**M/S M.N. BUILDERS**  
 OF PARTNERS 1. MD. MOKIM ANSARI  
 S/O LT. NASIRUDDIN ANSARI  
 2. NASRIN BEGAM ANSARI  
 W/O MD. MOKIM ANSARI  
 BOTH OF SARAT NAGAR, P.O. NEW RANGIA,  
 P.S. MATIGARA, DIST. DARJEELING,  
 PIN NO. - 734013.

North

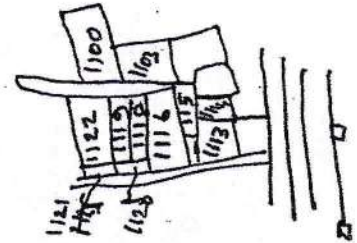
## VENDORS

1. SRI BHARAT SINGH @  
 SRI BHARAT SINGH RAI  
 S/O LT. LALDHAN RAI  
 P.O. JAUKE, P.S. DINDORI,  
 DIST. NASHIK, PIN NO. - 422207,  
 STATE MAHARASHTRA,
2. SRI CHITANG RAI  
 S/O LT. LALDHAN RAI  
 OF SAINIKPURI, (KHAPRAIL),  
 P.O. NEW CHAMTA, P.S. MATIGARA,  
 DIST. DARJEELING, PIN NO. - 734009,
3. SRI MANANG RAI  
 S/O LT. LALDHAN RAI  
 OF CHIRIAMORE,  
 P. O. KADAMTALA, P.S. MATIGARA,  
 DIST. DARJEELING, PIN NO.- 734011.

L/O SMT. KAMALA MAYA RAI & OTHERS



MOUZA MAP



Part trace Govt. Survey Map of Mouza  
 BARAMOHAN SINGH, J.L. No. 71,  
 SCALE: 16" = 1 MILE

## SCHEDULE OF LAND

Mouza : BARAMOHAN SINGH  
 J.L. No. : 71  
 KH. No. : 11987, 11988 & 11989 (L.R.), 57/1 (R.S.).  
 Plot No. : 1116 (L.R.), 508 (R.S.).

AREA : 09 DECIMAL.  
 P. S. : MATIGARA  
 DIST. : DARJEELING  
 STATE. : WEST BENGAL.

Bharat Singh  
 Bharat Singh









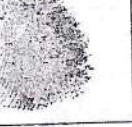


Manang Rai  
 Chitang Rai  
 Signature of Vendors

DRAWN BY

Manoranjan Roy  
 Land Surveyor








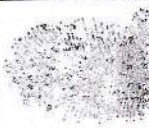
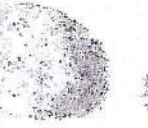


Registration No. 197670700



		THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.F.I.					
<i>Bharat Singh</i>	R.F.I.					








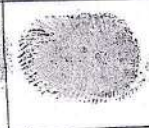

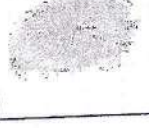

*Bharat Singh*  
*Bharat Singh*

SIGNATURE

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	L.F.I.					
<i>Chitang Rai</i>	R.F.I.					



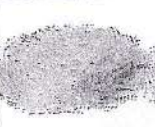
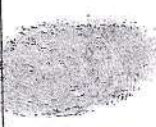

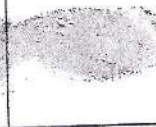


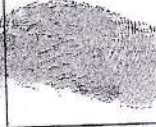
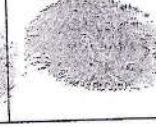
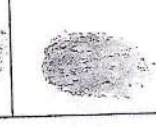
*Chitang Rai*

SIGNATURE

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	L.F.I.					
<i>Mwang Rai</i>	R.F.I.					

*Mwang Rai*



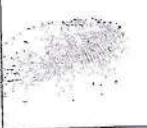


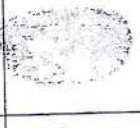



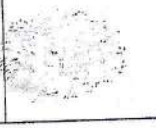
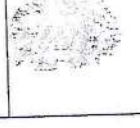
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	L.F.I.					
	R.F.I.					

*Nasrin Begam Ansari*

*Nasrin Begam Ansari*

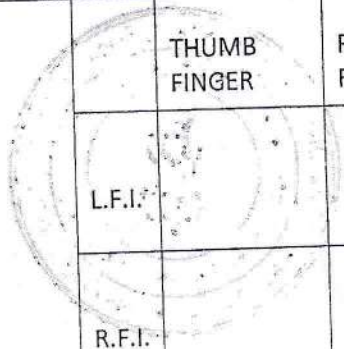
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	L.F.I.					
	R.F.I.					

*Nasrin Begam Ansari*

*Nasrin Begam Ansari*

SIGNATURE

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	L.F.I.					
	R.F.I.					

*Nasrin Begam*

SIGNATURE





भारत सरकार  
Government of India



भरत सिंग लालधन राय  
Bharat Singh Laldhan Rai  
जन्म वर्ष / Year of Birth : 1945  
पुरुष / Male



7469 0875 8953

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Unique Identification Authority of India

पत्ता C/O: भरत सिंग लालधन राय, Address: C/O: Bharat Singh Laldhan Rai,  
जळुके रस्ता, ज्ञानेश्वर सो., मु/पो Jaluke Rasta, Dnyaneshwar so., A/P  
जळुके ता दिंडोरी, जळुकेदिन्दोरी. Jaluke Tal Dindori, Jaulakedindori, Nashik,  
नाशिक, जानोरी, महाराष्ट्र, 422206 Janori, Maharashtra, 422206

7469 0875 8953

1547  
1800 300 1347

hosp@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEIPS0033F



नाम /NAME  
BHARAT SINGH

पिता का नाम /FATHER'S NAME  
LALDHAN RAI

जन्म तिथि /DATE OF BIRTH  
06-02-1945

हस्ताक्षर /SIGNATURE

*Bharat Singh*

*R. D. Maheshwari*

आयकर आयुक्त, नासिक  
COMMISSIONER OF INCOME-TAX, NASIK

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त,  
केन्द्रीय राजस्व भवन,  
पुराना आगरा रोड, गडकरी चौक,  
नासिक - 422 002.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Commissioner of Income-tax,  
Kendriya Rajaswa Bhavan,  
Old Agra Road, Gadkari Chowk,  
Nasik - 422 002.





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1074/50188/00745

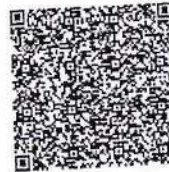
To,  
चितंग राय  
Chitang Rai  
S/O: Lal Dhan Rai  
VIP Road  
tehasil-siliguri Village-Sainikpuri(Khoprail) post-New  
Chumta, Tahasil-siligur  
Khaprail  
Sukna Matigara Darjiling  
West Bengal 734009  
9619671958

19/09/2012

Ref: 8903 / 13E / 112261 / 112262 / P



SH445387020DF



आपला आधार क्रमांक / Your Aadhaar No. :

**4995 4449 8961**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



चितंग राय  
Chitang Rai  
जन्म वर्ष / Year of Birth : 1958  
पुरुष / Male



**4995 4449 8961**

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHITANG RAI

LAL DHAN RAI

07/02/1958

Permanent Account Number

ALQPR9664N

  
Signature



29092007

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,  
लोअर परेल, मुंबई-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  
email: tininfo@nsdl.co.in





ভারত সরকার  
Government of India



মনাং রাই  
MANANG RAI  
পিতা : লালধন রাই  
Father : Laldhan Rai  
জন্মতারিখ / DOB : 01/01/1961  
পুরুষ / Male



8697 1385 7276

স্বাধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
চিরিয়া মোর, কদমতলা,  
রানীডাঙ্গা, দার্জিলিং, কদমতলা,  
পশ্চিমবঙ্গ, 734011

Address:  
CHIRIA MORE, KADAMTALA,  
Ranidanga, Darjeeling,  
Kadamtala, West Bengal, 734011

8697 1385 7276

1947  
1800 300 1947

help@uidai.gov.in

www.  
www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

MANANG RAI

LALDHAN RAI

01/01/1961

Permanent Account Number

GGJPR0535C

*Manang Rai*

Signature



भारत सरकार

GOVT. OF INDIA







भारत-सरकार  
GOVERNMENT OF INDIA



राजेश राय  
Rajesh Rai  
जन्म वर्ष / Year of Birth : 1978  
पुरुष / Male



7270 0147 4664

प्राधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O मम.बी राय, ०, ०, ०,  
कदमतला, चंदबर जोते, कदमतला,  
दार्जिलिंग, वेस्ट बंगाल, 734011

Address: S/O M.B Rai, 0, 0, 0,  
KADAMTALA, Chandber Jote,  
Kadamtala, Darjiling, West  
Bengal, 734011

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT  
M N BUILDERS



भारत सरकार  
GOVT. OF INDIA

06/12/2014

Permanent Account Number

AAZFM7191H

Signature

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTTSL  
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, UTTTSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NASRIN BEGAM ANSARI  
MOHD MAFIJUDDIN ANSARI  
05/11/1987

Permanent Account Number  
BBDPA4289C

Nasrin Begam  
Ansari  
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :-  
आयकर पैन सेवा यूनिट, UTTISL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



भारत सरकार  
GOVERNMENT OF INDIA



मकिम आनसारी  
Mokim Ansari  
जन्मतिथि/DOB: 02/06/1972  
पुरुष/ MALE



6203 1715 7140

**MEERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
S/O शहीद नासिरुद्दीन आनसारी, शरৎ  
नगर, निউ रंगिया, माटिगरा, दार्जिलिंग,  
पश्चिम बङ्ग - 734013

Address :  
S/O Late Nasiruddin Ansari, SARAT NAGAR,  
NEW RANGIA, Matigara, Darjeeling,  
West Bengal - 734013



6203 1715 7140

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



### Major Information of the Deed



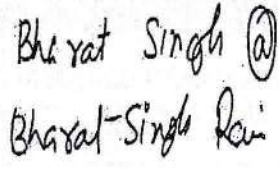
Deed No :	I-0403-02033/2018	Date of Registration	29/03/2018
Query No / Year	0403-0000490548/2018	Office where deed is registered	
Query Date	25/03/2018 4:34:53 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	SUDIPTA SEN SILIGURI BAR ASSOCIATION, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434049101, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 27,00,000/-	Rs. 42,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,11,500/- (Article:23)	Rs. 42,300/- (Article:A(1))		
Remarks			

#### Land Details :


District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1116	LR-11987	Bastu	Bastu	0.03 Acre	9,00,000/-	14,10,000/-	Width of Approach Road: 17 Ft.,
L2	LR-1116	LR-11988	Bastu	Bastu	0.03 Acre	9,00,000/-	14,10,000/-	Width of Approach Road: 17 Ft.,
L3	LR-1116	LR-11989	Bastu	Bastu	0.03 Acre	9,00,000/-	14,10,000/-	Width of Approach Road: 17 Ft.,
<b>TOTAL :</b>					<b>9Dec</b>	<b>27,00,000 /-</b>	<b>42,30,000 /-</b>	
<b>Grand Total :</b>					<b>9Dec</b>	<b>27,00,000 /-</b>	<b>42,30,000 /-</b>	



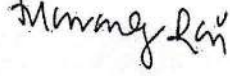
#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri BHARAT SINGH,</b> (Alias: Mr BHARAT SINGH RAI) (Presentant ) Son of Late LALDHAN RAI Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office	 28/03/2018	 LTI 28/03/2018	 28/03/2018
JALUKE RASTA, DNYANESHWAR SO,, P.O:- Jaulke, P.S:- DINDORI, District:-Nashik, Maharashtra, India, PIN - 422207 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEIPS0033F, Aadhaar No: 74xxxxxxxx8953, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office				



Name	Photo	Fingerprint	Signature
<b>Shri CHITANG RAI</b> Son of Late LAL DHAN RAI Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office			
28/03/2018	LTI 28/03/2018	28/03/2018	

SAINIKPURI, KHOPRAIL, P.O:- NEW CHAMTA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734009 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALQPR9664N, Aadhaar No: 49xxxxxxxx8961, Status :Individual, Executed by:-Self, Date of Execution: 28/03/2018  
 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	<b>Shri MANANG RAI</b> Son of Late LALDHAN RAI Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office			
	28/03/2018	LTI 28/03/2018	28/03/2018	

CHIRIAMORE, P.O:- KADAMTALA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGJPR0535C, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018  
 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S M N Builders</b> SARATNAGAR, SHIVMANDIR, P.O:- NEW RANGIA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013 , PAN No.:: AAZFM7191H, Status :Organization, Status : Not Executed

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Md Mokim Ansari</b> Son of Late Nasiruddin Ansari Sarat Nagar, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S M N Builders (as PARTNER)
2	<b>Nasrin Begam Ansari</b> Wife of Md Mokim Ansari Sarat Nagar, P.O:- New Rangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734013, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S M N Builders (as PARTNER)



**Transfer Details :****Name & address**

Rajesh Rai  
 Son of Late Man Bahadur Rai  
 Chopalasi, New Chumta, P.O:- New Chumta, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734009, Sex:  
 Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Identifier Of Shri BHARAT SINGH, Shri CHITANG  
 RAI, Shri MANANG RAI, ,

28/03/2018

Rajesh Rai

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri BHARAT SINGH	M/S M N Builders-1 Dec
2	Shri CHITANG RAI	M/S M N Builders-1 Dec
3	Shri MANANG RAI	M/S M N Builders-1 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri BHARAT SINGH	M/S M N Builders-1 Dec
2	Shri CHITANG RAI	M/S M N Builders-1 Dec
3	Shri MANANG RAI	M/S M N Builders-1 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri BHARAT SINGH	M/S M N Builders-1 Dec
2	Shri CHITANG RAI	M/S M N Builders-1 Dec
3	Shri MANANG RAI	M/S M N Builders-1 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1116(Corresponding RS Plot No:- 508), LR Khatian No:- 11987	Owner: BHARAT SINGH RAI, Gurdian: LAL DHAN RAI, Address: KADAMTALA SILIGURI, Classification: বালু, Area: 0.03000000 Acre,
L2	LR Plot No:- 1116(Corresponding RS Plot No:- 508), LR Khatian No:- 11988	Owner: CHITANG RAI, Gurdian: LAL DHAN RAI, Address: KADAMTALA SILIGURI, Classification: বালু, Area: 0.03000000 Acre,



LR Plot No:-  
1116(Corresponding RS Plot  
No:- 508), LR Khatian No:-  
11989

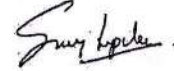
Owner:MANANG RAI, Gurdian:LAL DHAN RAI, Address:KADAMTALA  
SILIGURI, Classification:বালু, Area:0.03000000 Acre,

**Endorsement For Deed Number : I - 040302033 / 2018**

**On 26-03-2018**

**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 42,30,000/-



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

**On 28-03-2018**

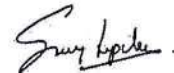
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:18 hrs on 28-03-2018, at the Office of the A.D.S.R. BAGDOGRA by Shri BHARAT SINGH Alias Mr BHARAT SINGH RAI, one of the Executants.

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

Execution is admitted on 28/03/2018 by 1. Shri BHARAT SINGH, Alias Mr BHARAT SINGH RAI, Son of Late LALDHAN RAI, JALUKE RASTA, DNYANESHWAR SO,, P.O: Jaulke, Thana: DINDORI, , Nashik, MAHARASHTRA, India, PIN - 422207, by caste Hindu, by Profession Retired Person, 2. Shri CHITANG RAI, Son of Late LAL DHAN RAI, SAINIKPURI, KHOPRAIL, P.O: NEW CHAMTA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Retired Person, 3. Shri MANANG RAI, Son of Late LALDHAN RAI, CHIRIAMORE, P.O: KADAMTALA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business

Identified by Mr Rajesh Rai, , , Son of Late Man Bahadur Rai, Khopalasi, New Chumta, P.O: New Chumta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Retired Person



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

**On 29-03-2018**

**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 42,300/- ( A(1) = Rs 42,300/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2018 12:00AM with Govt. Ref. No: 192017180206025352 on 26-03-2018, Amount Rs: 42,300/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90042992 on 27-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0403-02033/2018-29/03/2018



**Statement of Stamp Duty**

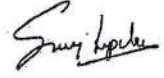
certified that required Stamp Duty payable for this document is Rs. 2,11,500/- and Stamp Duty paid by Stamp Rs 2,00,000/-, by online = Rs 2,06,500/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 2314, Amount: Rs.5,000/-, Date of Purchase: 27/03/2018, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2018 12:00AM with Govt. Ref. No: 192017180206025352 on 26-03-2018, Amount Rs: 2,06,500/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90042992 on 27-03-2018, 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**

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0403-2018, Page from 41286 to 41312

Being No 040302033 for the year 2018.



*Suraj Lepcha*

Digitally signed by Suraj Lepcha  
Date: 2018.03.29 15:20:09 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 29/03/2018 15:19:59  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)