

4239/12016

I-4378/16



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL



8-10/2/19/16.  
20/2/16.

1. Panna Wang Chak Bantia

2. Chandra Bhatta

3. Langon Bantia

4. Suring John Bhatia  
LTI of Kanchon Dolma Bhatia  
of the Govt. Urban Cooperative Bank



6. Govan Ter

MUKESH KUMAR SINGH

### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 20th DAY OF JULY 2016 (TWO THOUSAND SIXTEEN)

Cont. .... P/2

Certified that the Document is registered and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

20 JUL 2016

25 JUL 2016

NILMADHAV VYAPAAR PVT. LTD.

*(Signature)*  
Director

Sl No. 3724 Date 7-6-2016  
PURCHASER N. Madhav Vyapaar Private Limited  
Full Address ..... Kolkata  
Total value ..... 500/-  
Stamp Purchased from JPG Treasury on.....



781  
STAMP VENDOR  
(JAYA DAS)  
License no-1 of 99-2000  
Addl. DSR Office, Rajganj, Jalpaiguri



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

20 JUL 2016

1 Pema Wangchuk Bhutia

2 ...

3 Sangay bhutia

4 - Isering Bhua Bhutia  
C/O of ...  
...  
...  
...



6 ...

NILMADHAV VYAPAAR PVT. LTD.  
MUKESH KUMAR SINGHANI  
Director

Page - 2

TOTAL CONSIDERATION	: Rs. 1,64,41,000/-
AREA OF LAND	: 61 DECIMAL
R.S. PLOT NO.	: 55, 55/210 & 55/211
L.R. PLOT NO.	: 29
R.S. KHATIAN NO.	: 33/1
SHEET NO.	: 3 (R.S. & L.R.)
L.R. KHATIAN NO.	: 412, 413, 414, 415, 416 & 417
J.L. NO.	: 2
MOUZA	: DABGRAM
PARAGANA	: BAIKUNTHAPUR
POLICE STATION	: BHAKTINAGAR
DISTRICT	: JALPAIGURI
WITHIN THE AREA OF GRAM PANCHAYAT	

NILMADHAV VYAPAAR PVT. LTD.  
  
Director

Cont. ....P/3



Addl. Dist. Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

20 JUL 2016

1 Pema Wangchuk Bhutia

2 Sangay Bhutia

Page - 3

3 Sangay Bhutia

4 Tsering Dolma Bhutia  
LT of Government of Assam  
for the purpose of  
Acquisition



5 Sonam Tenzin Bhutia

NILMADHAV VYAPAAR PVT LTD

MUKESH KUMAR SHARMA

BETWEEN

1. PEMA WANGCHUK BHUTIA (PAN: AIUPB0900E) S/o Pgyal Bhutia,
2. SAMTEN BHUTIA S/o Late Phentok Bhutia,
3. SANGAY BHUTIA (PAN: AQGPS3245K) D/o Samten Bhutia, W/o Pema Wangchuk Bhutia,
4. TSERING DOLMA BHUTIA (PAN: ADSPD6348R) D/o Samten Bhutia,
5. KUNCHOK DOLMA BHUTIA W/o Samten Bhutia,
6. SONAM TENZIN BHUTIA (PAN: AIPPB6404L) S/o Dorjee Bhutia,

All are Buddhist by religion, Schedule Tribe by Caste, Indian by Nationality, No. 1, 2 & 6 Business and No. 3 4 & 5 Student by occupation, resident of Salugara Bazar-734008, P.O. Salugara, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter jointly and collectively called **VENDORS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their heirs executors, successors, administrators, representatives and assigns) of the **ONE PART**.

AND

**NILMADHAV VYAPAAR PRIVATE LIMITED (PAN: AAFCN1381B)** A Private Limited Company incorporated under the provision of Companies Act, bearing certificate of Incorporation No. U74900WB2015PTC209018 Dated 28/12/2015 having its Registered office at 95A, Park Street, Room No. 1, P.O. & P.S. Park Street, Kolkata-700016 -- hereinafter called the **SECOND PARTY/PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the

NILMADHAV VYAPAAR PVT. LTD.

Cont. ....P/4

*M. K. Gal*

Director



Adl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

20 JUL 2016

1 Pema Wangchuk  
Bhutia

2 040196551

3 Sangay bhutia

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4. Tsering Thin Bhutia.  
LTD. Purchase Deed as given  
by the company  
in favour  
5

6. Gyan Tenzin Bhutia

NILMADHAV VYAPAAR PVT. LTD.

MUKESH KUMAR SINGHAL  
Director


context its office bearers, executors, successors, administrators, representatives and assigns) of the OTHER PART represented by one of its Director duly authorized for this Purpose **SRI MUKESH KUMAR SINGHAL** S/o Late Niranjan Lal Singhal, Hindu by religion, Indian by Nationality, Director of the above named Company by Occupation, resident of 2½ Mile, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri.

WHEREAS Vendor No. 1 hereof **PEMA WANGCHUK BHUTIA** acquired a piece and parcel of land measuring 7 Kathas appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211 of Sheet No. 3, recorded in R.S. Khatian No. 33/1 of Mouza-Dabgram as fully described in the schedule below by virtue of registered Deed of Conveyance jointly executed by **KARMA GYARME LAMA** alias **LAMA KARMA & RIGZIN WANGMO LAMA** alias **RINZIN LAMA** and Registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book No. I, being document No. 1626 for the year 2007.

AND WHEREAS Vendor No. 2 & 3 hereof **SAMTEN BHUTIA & SANGAY BHUTIA** jointly acquired a piece and parcel of land measuring 13 Kathas appertaining to and forming part of R.S. Plot No. 55, 55/210 & 55/211 of Sheet No. 3 recorded in R.S. Khatian No. 33/1 of Mouza - Dabgram as fully described in the schedule below by virtue of registered Deed of Conveyance jointly executed by **KARMA GYARME LAMA** alias **LAMA KARMA & RIGZIN WANGMO LAMA** alias **RINZIN LAMA** and registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book No. I, being document No. 1625 for the year 2007.

Cont. ....P/5

NILMADHAV VYAPAAR PVT. LTD.



Director

1 Pema Wangchuk  
Bhutia

2 Samten Bhutia

3 Sangay Bhutia

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4 Tsering Dolma Bhutia  
C/O of Kunchok Dolma and  
Sonam Tenzin Bhutia  
Atcharya



5  
6 Sonam Tenzin Bhutia

NILMADHAY VYAPAAR PVT. LTD.

MUKESH KUMAR SINGH

AND WHEREAS Vendor No. 4 hereof **TSERING DOLMA BHUTIA** acquired a piece and parcel of land measuring 7 Kathas appertaining to and forming part of R.S. Plot No. 55/211 of Sheet No. 3, recorded in R.S. Khatian No. 33/1 of Mouza-Dabgram as fully described in the schedule below by virtue of registered Deed of Conveyance executed by **KARMA GYARME LAMA** alias **LAMA KARMA** and registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book No. I, being document No. 1623 for the year 2007.

AND WHEREAS Vendor No. 5 & 6 hereof **KUNCHOK DOLMA BHUTIA & SONAM TENZIN BHUTIA** jointly acquired a piece and parcel of land measuring 13 Kathas appertaining to and forming part of R.S. Plot No. 55/211 of Sheet No. 3, recorded in R.S. Khatian No. 33/1 of Mouza - Dabgram as fully described in the schedule below by virtue of a registered Deed of Conveyance executed by **KARMA GYARME LAMA** alias **LAMA KARMA** and registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book No. I, being document No. 1624 for the year 2007.

AND WHEREAS during the current revenue survey Vendors hereof **PEMA WANGCHUK BHUTIA, SAMTEN BHUTIA, SANGAY BHUTIA, TSERING DOLMA BHUTIA, KUNCHOK DOLMA BHUTIA & SONAM TENZIN BHUTIA** duly got their name recorded at the office of the B.L. & L.R.O, Rajganj and got L.R. Khatian No. 412, 413, 414, 415, 416 & 417 (respectively) opened in their names.

AND WHEREAS since purchase the vendors hereof are in actual, Khas and physical possession of the land as fully described in the schedule below free from all encumbrances whatsoever and without any interference, objection or interruption from anybody having permanent, heritable and transferable right, title and interest therein.

NILMADHAY VYAPAAR PVT. LTD.

Cont. ....P/6

Director



1 Pema Wangchuk  
Bhutia

2 2400/19/50

3 Sangay  
Bhutia

Page - 6

4 - Tsering  
Dhama  
Bhutia,  
LT of  
Khemchawa  
Dolma  
Bhuma  
Village  
of  
Uttam  
in  
Bhutan



5  
6 Sonam  
Tenzin  
Bhutia

NILMADHAV VYAPAAR PVT. LTD.

AND WHEREAS the Vendors being in need of fund for acquiring more profitable properties have offered to sell all that piece and parcel of land as more fully described in the schedule below.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as more fully described in the schedule below for Rs. 1,64,41,000/- (Rupees One Crore Sixty Four Lakh Forty One Thousand) only, free from all encumbrances whatsoever.

AND WHEREAS the Vendors have accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and have agreed to sell the land as more fully described in the schedule below for Rs. 1,64,41,000/- (Rupees One Crore Sixty Four Lakh Forty One Thousand) only free from all encumbrances whatsoever.

AND WHEREAS being unable to find any tribal person as purchaser the Vendors hereof made an application before the Office of the Project Officer Cum District Welfare Officer Backward Classes Welfare, Jalpaiguri (At P.W.D. Road, Jalpaiguri) for permission to sale their Land. Permission is duly granted by Office of the Project Officer Cum District Welfare Officer Backward Classes Welfare, Jalpaiguri to sale out their land as more fully described in the schedule appended below to the purchaser vide order No. 989/(III)/PO/DWJ/BCW Dated 22/06/2016 & 1020(III)PO/DWJ/BCW Dated 1/7/2016.

Cont. ....P/7

NILMADHAV VYAPAAR PVT. LTD.

*M. G. J.*

Director

1. Pema Wangchuk  
Bhutia

2. anasigbsi

3. Langgay latal

4. Sering Johna Bhuta  
LTD of Bhutan  
by the name of Bhutan  
LTD



5. Pema Wangchuk  
Bhutia

MUKESH KUMAR SARKAR

**NOW THIS INDENTURE WITNESSETH THAT :**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 1,64,41,000/- (Rupees One Crore Sixty Four Lakh Forty One Thousand) only, paid by Cheque by the purchaser to the Vendors (the receipt whereof the vendors do hereby acknowledge and grant full discharge to the purchaser from payment thereof) the Vendors do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as more fully described in the schedule below and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

**AND** the Vendors hereby covenanted with the purchaser that the interest which the vendors professes to transfer subsists and the vendors have full authority and good power to transfer the said land, expressed or intended so to be **unto** the purchaser in the manner aforesaid and the vendors or any person claiming under them shall and will from time to time at times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may required.

**IT** is further covenanted that the land as more fully described in the schedule below is hold by the vendors have not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage,

Cont. ....P/8

NILMADHAV VYAPAAR PVT. LTD.

*M. Gul*

Director

Pema Wangchuk  
Bhutia

Page

Sengay bhutia

Tsering Dolma Bhutia  
1st of them share 0.5% in  
the share of the company  
of the land



Sonam Tenzin  
Bhutia

attachment or any other encumbrances whatsoever the vendors shall jointly and severally be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.


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

THE Vendors further declares that the entire land forming subject matter of the present conveyance is in Khas and actual possession of the vendors at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the vendors shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendors that the vendors have not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendors shall be

Cont. ....P/9

NILMADHAV VYAPAAR PVT. LTD.

  
Director

1 Pema Wangchuk  
Bhutia

2 Namgyal

3 Namgyal

4 Tsering Dolma  
Bhutia  
Pen. St. Utkar  
K.L. Bhutia

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MUYESH KUMAR SINGHAL

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liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

### SCHEDULE

All that piece and parcel of vacant land measuring 61 (Six One) Decimal appertaining to and forming part of R.S. Plot No. 55 (Five Five), 55/210 (Five Five by Two One Zero) & 55/211 (Five Five by Two One One) corresponding to L.R. Plot No. 29 (Two Nine) of R.S. & L.R. Sheet No. 3 (Three), recorded in R.S. Khatian No. 33/1 (Three Three by One) corresponding to L.R. Khatian No. 412 (Four One Two), 413 (Four One Three), 414 (Four One Four), 415 (Four One Five), 416 (Four One Six) & 417 (Four One Seven) of Mouza - Dabgram, J.L. No. 2 (Two), Pargana - Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Classification of Land: Dahala/Dahala.

Plotwise detail of the land hereby sold is as follows:-

R.S. PLOT NO	L.R. PLOT NO.	AREA
55	29	05.0 DECIMAL
55/210		10.5 DECIMAL
55/211		45.5 DECIMAL
TOTAL		61.0 DECIMAL

Land as mentioned above hereby sold by the Vendors is butted and bounded as follows:-

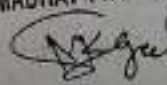
NORTH : SOLD LAND OF S.L. AGARWAL,

SOUTH : LAND OF VENDOR NO. 1 & 4 PEMA WANGCHUK BHUTIA & TSERING DOLMA BHUTIA,

EAST : LAND OF NAMGYAL DOLKAR,

WEST : LAND OF SED-GUYED BUDDHIST RESEARCH TRAINING CENTRE,

NILMADHAV VYAPAAR PVT. LTD. Cont. ....P/10

  
Director

INWITNESS WHEREOF the Vendors do hereunto set their hands on the Day, Month and Year first above written.

WITNESSES: -

1. *Uttam Kumar Das*  
*S/o Late MURLIDHAR BHARSA*  
*S. G. Road*  
*SILIGURI - 734 005*  
*WB*

*Pema Wangchuk Bhutia*

2. *Chaitanya*

3. *Sangay Bhutia*

2. *Sopak Das*  
*S/o Sujit Das*  
*Siliguri*

*Isering Johna Bhutia*  
*LT. Insp. Kanchan Dolak BHUTIA*  
*By the Order of UTTAM*  
*WA BHARSA*



*Suman Tomlin Bhui*

V E N D O R S  
NILMADHAV VYAPAAR PVT. LTD.  
MUKESH KUMAR SINGH

Drafted by me and printed at my office.

Director

*[Signature]*  
RAJESH KUMAR AGARWAL  
ADVOCATE/SILIGURI  
REG. NO. WB/73/97

NILMADHAV VYAPAAR PVT. LTD.

*[Signature]*  
Director

MEMO OF RECEIPT

Rs. 1,64,41,000/-

RECEIVED of and from the within named PURCHASER Rs. 1,64,41,000/- (Rupees- One Crore Sixty Four Lakh Forty One Thousand) only by within named VENDORS the within sum of Rs. 1,64,41,000/- (Rupees One Crore Sixty Four Lakh Forty One Thousand) only paid by the PURCHASER to the VENDORS by Cheque in respect of the property conveyed herein as per Memo of Consideration.

1. Penia Wangchuk Bhutia

2. Chaiyagi

3. Langang bhutia

- Isering John Bhatta,  
LTD of Kunchoe Dolan Bhutia by  
the Party of U... ..



NILMADHAV VYAPAAR PVT. LTD.

*Signature*

Director

*Signature*

Government of West Bengal  
Office of the Project Officer cum District Welfare Officer  
Backward Classes Welfare  
Jalpaiguri

ORDER

Dated 1/7/2016

Memo No. 1020 /PO/DWJ/BCW.

In exercise of the power conferred upon me under section 14C of the W.B.L.R. Act, 1955, permission is hereby accorded to 1. Smt. Kunchok Dolma Bhutia W/O Shri Samten Bhutia and Shri. Sonam Tenzing Bhutia S/O Shri. Dorjee Bhutia of Salugra bazaar, Ward No. 42, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri. 2. Shri. Samten Bhutia S/O Shri. Late Phentok Bhutia and Ms. Sangay Bhutia D/O Shri Samten Bhutia of address as above all four belongs to "Bhutia" community which is recognized as a Sch. Tribe community in West Bengal, to alienate her 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.

Name of the Purchasers	Schedule of land permitted to be alienated
1. Director - Sri Mukesh Kumar Singhal, Nilmadhav Vyapaar Pvt Ltd, 2 1/2 Mile, Sevoke Road, P.O. Siliguri & P.S. Bhaktinagar, Dist. Jalpaiguri.	Dist: Jalpaiguri, PS: Bhaktinagar Mouja: Dabgram, JL. No. 02, Khatian No: 33/1 (R.S), 416 (LR) Plot No: 55/211 (R.S), 29 (LR) Area: 13 Katha
2. Director - Sri Mukesh Kumar Singhal, Nilmadhav Vyapaar Pvt Ltd, 2 1/2 Mile, Sevoke Road, P.O. Siliguri & P.S. Bhaktinagar, Dist. Jalpaiguri.	Dist: Jalpaiguri, PS: Bhaktinagar Mouja: Dabgram, JL. No. 02, Khatian No: 33/1 (R.S), 413 (LR) Plot No: 55, 55/210 and 55/211 (R.S), 29 (LR) Area: 13 Katha

The The price/value of the Sl no 1. 13 Kathas of land as show above has been fixed not below Rs 48,36,000/ (Rupees forty eight lakh and thirty six thousand only) and Sl no 2. 13 Kathas of land a has been fixed not below Rs 48,25,000/ (Rupees forty eight lakh and twenty five 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 48,36,000/- (Rupees forty eight lakh and thirty six thousand only) and Rs. 48,25,000/- ( Rupees forty eight lakh only) will have to be paid to the applicants through Bank Draft/ Cheque of any Bank of India.

The application will utilize the sale proceed by way of investment.

Any deviation of the above stipulated condition will render the permission automatically cancelled.  
The order will remain valid for 30(thirty) days.

Revenue Officer

Under Chapter-II A of W.B.L.R. Act, 1955, Jalpaiguri

Project Officer cum D.W.O. B.C.W. Jalpaiguri

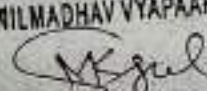
Dated 1/7/2016

Memo No. 1020 /PO/DWJ/BCW

Copy forwarded for information and necessary action to:

1. Smt. Kunchok Dolma Bhutia W/O Shri Samten Bhutia and Shri Sonam Tenzing Bhutia S/O Shri Dorjee Bhutia of Salugara bazaar, Ward No. 42, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri.
2. Shri. Samten Bhutia S/O Late Phentok Bhutia and Smt. Sangay Bhutia D/O Shri Samten Bhutia, Salugara Bazar Ward No.42, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri.
3. The DSR Jalpaiguri/ ADSR Rajganj, Dist. Jalpaiguri.

**NILMADHAV VYAPAAR PVT. LTD.**

  
Director

Revenue Officer

Under Chapter-II A of W.B.L.R. Act, 1955, Jalpaiguri

Project Officer cum D.W.O. B.C.W. Jalpaiguri.

Government of West Bengal  
Office of the Project Officer cum District Welfare Officer  
Backward Classes Welfare  
Jalpaiguri

ORDER

Memo No 989 /PO/DWJ/BCW.

Dated 22/6/2016

In exercise of the power conferred upon me under section 14C of the W.B.L.R Act 1955, permission is hereby accorded to 1. Smt. Tsering Dolma Bhutia D/O Shri Samten Bhutia of Salugara bazaar, Ward No. 42, P.O Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri. 2. Shri. Pema Wangchuk Bhutia S/O Shri. Peggyl Bhutia of address as above, both belongs to 'Bhutia' community which is recognized as a Sch. Tribe community in West Bengal, to alienate her 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.

Name of the Purchasers	Schedule of land permitted to be alienated
1. Director - Sri Mukesh Kumar Singhal, Nilmadhav Vyapaar Pvt Ltd, 2 1/2 Mile, Sevoke Road, P.O. Siliguri & P.S. Bhaktinagar, Dist. Jalpaiguri.	Dist. Jalpaiguri, P.S. Bhaktinagar Mouja: Dabgram, JL No. 02, Khatian No: 33/1 (R.S), 415 (LR) Plot No: 55/211 (R.S), 29 (LR) Area: 7 Katha
2. Director - Sri Mukesh Kumar Singhal, Nilmadhav Vyapaar Pvt Ltd, 2 1/2 Mile, Sevoke Road, P.O. Siliguri & P.S. Bhaktinagar, Dist. Jalpaiguri.	Dist. Jalpaiguri, P.S. Bhaktinagar Mouja: Dabgram, JL No. 02, Khatian No: 33/1 (R.S), 412 (LR) Plot No: 55, 55/210 and 55/211 (R.S), 29 (LR) Area: 7 Katha

The price/value of the Sl no 1. 7 Kathas of land as show above has been fixed not below Rs 50,80,000 (Rupees fifty lakh and eighty thousand only) and Sl no 2. 7 Kathas of land a has been fixed not below Rs 39,00,000 (Rupees thirty nine lakh 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 50,80,000/- (Rupees fifty lakh and eighty thousand only) and Rs. 39,00,000/- (Rupees thirty nine lakh only) will have to be paid to the applicants through Bank Draft/ Cheque of any Bank of India.

The application will utilize the sale proceed by way of investment.

Any deviation of the above stipulated condition will render the permission automatically cancelled.  
The order will remain valid for 30 (thirty) days.

Revenue Officer 22/6/16

Under Chapter-II A of W.B.L.R. Act, 1955, Jalpaiguri  
&  
Project Officer cum D.W.O., B.C.W. Jalpaiguri

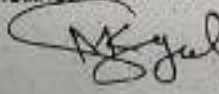
Memo No 989 (111) /PO/DWJ/BCW

Dated 22/6/2016

Copy forwarded for information and necessary action to:

1. Smt. Tsering Dolma Bhutia D/O Shri Samten Bhutia of Salugara bazaar, Ward No. 42, P.O Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri.
2. Shri. Pema Wangchuk Bhutia S/O Shri. Peggyl Bhutia, Salugara Bazar, Ward No. 42, P.O Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri.
3. The DSR Jalpaiguri/ ADSR Rajganj, Dist. Jalpaiguri.

**NILMADHAV VYAPAAR PVT. LTD.**












  
Director

Revenue Officer 22/6/16












Under Chapter-II A of W.B.L.R. Act, 1955, Jalpaiguri  
&  
Project Officer cum D.W.O., B.C.W. Jalpaiguri














# CLAIMENT SHEET

	Left Hand					
	Right Hand					

*Pema Wangchuk*  
Bhuti  
Signature With Date

	Left Hand					
	Right Hand					

*Wangchuk*  
Signature With Date












	Left Hand					
	Right Hand					

NILMADHAV VYAPAAR PVT. LTD.

*M. Gul*  
Director

*Langay bhutia*  
Signature With Date

# CLAIMENT SHEET

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

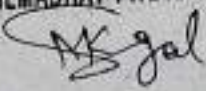
MUKESH KUMAR SINGH

NILMADHAV VYAPAAR PVT. LTD.  
**MUKESH KUMAR SINGH**  
 Director  
 Signature With Date

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

Signature With Date



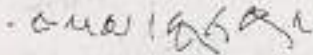
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PHOTO	Left Hand					
	Right Hand					



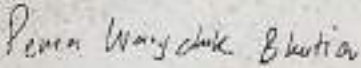
NILMADHAV VYAPAAR PVT. LTD.  
  
 Director

Signature With Date


## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>SAMTEN BHUTIA                      Son of Late Phentok Bhutia                      Salugara Bazar, P.O:- Salugara, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734008</p>	 20/07/2016 1:42:11 PM	 LTI 20/07/2016 1:44:28 PM
		 20/07/2016 1:43:05 PM	



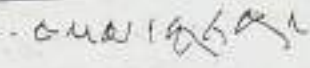


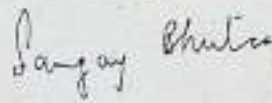


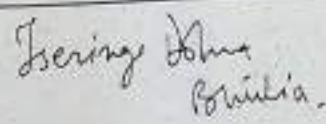
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>PEMA WANGCHUK BHUTIA                      Son of Pgyal Bhutia                      Salugara Bazar, P.O:- Sevoke Road, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734001 Sex: Male, By Caste:                      Schedule Tribe, Occupation: Business, Citizen of:                      India, PAN No. AIUPB0900E,; Status : Individual;                      Date of Execution : 20/07/2016; Date of                      Admission : 25/07/2016; Place of Admission of                      Execution : Office</p>	 25/07/2016 12:31:27 PM	 LTI 25/07/2016 12:31:42 PM
		 25/07/2016 12:32:12 PM	

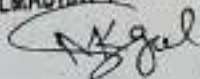
NILMADHAV VYAPAAR PVT. LTD.







Director

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p><b>SAMTEN BHUTIA</b>                      Son of Late Phentok Bhutia                      Salugara Bazar, P.O:- Salugara, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734008 Sex: Male, By Caste:                      Schedule Tribe, Occupation: Business, Citizen of:                      India,; Status : Individual; Date of Execution :                      20/07/2016; Date of Admission : 20/07/2016;                      Place of Admission of Execution : Office</p>	 20/07/2016 1:42:11 PM	 LTI 20/07/2016 1:44:28 PM
			
		20/07/2016 1:43:05 PM	
3	<p><b>SANGAY BHUTIA</b>                      Wife of Pema Wangchuk Bhutia                      Salugara Bazar, P.O:- Salugara, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734008 Sex: Female, By Caste:                      Schedule Tribe, Occupation: House wife, Citizen                      of: India, PAN No. AQGPS3245K,; Status :                      Individual; Date of Execution : 20/07/2016; Date of                      Admission : 20/07/2016; Place of Admission of                      Execution : Office</p>	 20/07/2016 1:43:54 PM	 LTI 20/07/2016 1:44:53 PM
			
		20/07/2016 1:45:22 PM	
4	<p><b>TSERING DOLMA BHUTIA</b>                      Daugther of Samten Bhutia                      Salugara Bazar, P.O:- Sevoke Road, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734008 Sex: Female, By Caste:                      Schedule Tribe, Occupation: House wife, Citizen                      of: India, PAN No. ADSPD6348R,; Status :                      Individual; Date of Execution : 20/07/2016; Date of                      Admission : 25/07/2016; Place of Admission of                      Execution : Office</p>	 25/07/2016 12:32:41 PM	 LTI 25/07/2016 12:33:05 PM
			
		25/07/2016 12:33:55 PM	

NILMADHAY VYAPAAR PVT. LTD.  
  
 Director

Seller Details



SL No.	Name, Address, Photo, Finger print and Signature
5	<p>KUNCHOK DOLMA BHUTIA                      Wife of Samten Bhutia                      Salugara Bazar, P.O:- Salugara, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734008 Sex: Female, By Caste:                      Schedule Tribe, Occupation: House wife, Citizen                      of India.; Status : Individual; Date of Execution :                      20/07/2016; Date of Admission : 20/07/2016;                      Place of Admission of Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="901 414 1093 616">                       20/07/2016 1:40:14 PM                 </div> <div data-bbox="1236 392 1396 593">                       LTI                      20/07/2016 1:40:29 PM                 </div> </div> <p style="text-align: center;"><i>LTI of KUNCHOK DOLMA BHUTIA by Anup Utiya Kuma NEARER</i></p> <p style="text-align: center;">By the Pen of                      20/07/2016 1:41:38 PM</p>
6	<p>SONAM TENZIN BHUTIA                      Son of Dorjee Bhutia                      Salugara Bazar, P.O:- Salugara, P.S:-                      Bhaktinagar, District:-Jalpaiguri, West Bengal,                      India, PIN - 734008 Sex: Male, By Caste:                      Schedule Tribe, Occupation: Business, Citizen of                      India, PAN No. AIPPB6404L.; Status : Individual;                      Date of Execution : 20/07/2016; Date of                      Admission : 20/07/2016; Place of Admission of                      Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="933 963 1125 1164">                       20/07/2016 2:10:05 PM                 </div> <div data-bbox="1276 952 1436 1153">                       LTI                      20/07/2016 2:10:25 PM                 </div> </div> <p style="text-align: center;"><i>Sonam Tenzin Bhutia</i></p> <p style="text-align: center;">20/07/2016 2:11:29 PM</p>

NILMADHAV VYAPAAR PVT. LTD.

*M. J. J.*


Director

**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	NILMADHAV VYAPAAR PRIVATE LIMITED 95A, Park Street, Room No. 1, Kolkata, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCN1381B.; Status : Organization; Represented by representative as given below:-		
1(1)	Shri MUKESH KUMAR SINGHAL 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke - Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 20/07/2016; Date of Admission : 20/07/2016; Place of Admission of Execution : Office	 20/07/2016 1:50:55 PM	 LTI 20/07/2016 1:51:21 PM
	<p align="center">MUKESH KUMAR SINGHAL</p> <p align="center">20/07/2016 2:09:40 PM</p>		

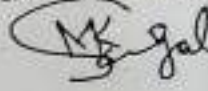
**B. Identifire Details**

**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Uttam Kumar Agarwal Son of Late Murlidhar Agarwal S.F. Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.	PEMA WANGCHUK BHUTIA, SAMTEN BHUTIA, SANGAY BHUTIA, TSERING DOLMA BHUTIA, KUNCHOK DOLMA BHUTIA, SONAM TENZIN BHUTIA, Shri MUKESH KUMAR SINGHAL	 20/07/2016 2:12:05 PM

**C. Transacted Property Details**

**Land Details**

Sch No.	Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	<p align="center">NILMADHAV VYAPAAR PVI. LTD.</p> <p align="center">                       Director                 </p>					

**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 3	RS Plot No:- 55 , RS Khatian No:- 33/1	5 Dec	15,00,000/-	15,00,000/-	Proposed Use: Industrial Use, ROR: Dahala, Property is on Road
L2	District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 3	RS Plot No:- 55/210 - , RS Khatian No:- 33/1	10.5 Dec	30,00,000/-	30,00,000/-	Proposed Use: Industrial Use, ROR: Dahala, Property is on Road
L3	District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 3	RS Plot No:- 55/211 , RS Khatian No:- 33/1	45.5 Dec	1,19,41,000/-	1,19,41,000/-	Proposed Use: Industrial Use, ROR: Dahala, Property is on Road

**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	SAMTEN BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.5	50
	SANGAY BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.5	50
L2	PEMA WANGCHUK BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	4.8	45.7143
	SAMTEN BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.85	27.1429
	SANGAY BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.85	27.1429

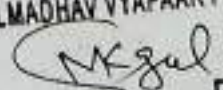
**NILMADHAV VYAPAAR PVT. LTD.**

*M. K. G. J.*

**Director**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 3	RS Plot No:- 55 , RS Khatian No:- 33/1	5 Dec	15,00,000/-	15,00,000/-	Proposed Use: Industrial Use, ROR: Dahala, Property is on Road
L2	District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 3	RS Plot No:- 55/210 ~ , RS Khatian No:- 33/1	10.5 Dec	30,00,000/-	30,00,000/-	Proposed Use: Industrial Use, ROR: Dahala, - Property is on Road
L3	District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-I, Mouza: Dabgram Sheet No - 3	RS Plot No:- 55/211 , RS Khatian No:- 33/1	45.5 Dec	1,19,41,000/-	1,19,41,000/-	Proposed Use: Industrial Use, ROR: Dahala, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	SAMTEN BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.5	50
	SANGAY BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.5	50
L2	PEMA WANGCHUK BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	4.8	45.7143
	SAMTEN BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.85	27.1429
	SANGAY BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	2.85	27.1429

NILMADHAV VYAPAAR PVT. LTD.  
  
 Director



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L3	PEMA WANGCHUK BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	4.3	9.45055
	SAMTEN BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	5.35	11.7582
	SANGAY BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	5.35	11.7582
	TSERING DOLMA BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	9.1	20
	KUNCHOK DOLMA BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	10.7	23.5165
	SONAM TENZIN BHUTIA	NILMADHAV VYAPAAR PRIVATE LIMITED	10.7	23.5165

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Rajesh Kumar Agarwal
Address	S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005
Applicant's Status	Advocate

NILMADHAV VYAPAAR PV., LTD.

*RK Agarwal*

Director

Office of the A.D.S.R. BHAKTINAGAR, District: Jalpaiguri

Endorsement For Deed Number : I - 071104378 / 2016

Query No/Year	07110001012191/2016	Serial no/Year	0711004239 / 2016
Deed No/Year	I - 071104378 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	SAMTEN BHUTIA	Presented At	Office
Date of Execution	20-07-2016	Date of Presentation	20-07-2016

**Remarks**

On 20/07/2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,80,840/- ( A(1) = Rs 1,80,840/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,80,840/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,80,840/- ( A(1) = Rs 1,80,840/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,80,840/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,80,840/- is paid, by online on 20/07/2016 11:52AM with Govt. Ref. No. 192016170014298241 on 20-07-2016, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1007615727 on 20/07/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,86,460/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,81,460/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 9,81,460/- is paid, by online on 20/07/2016 11:52AM with Govt. Ref. No. 192016170014298241 on 20-07-2016, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1007615727 on 20/07/2016, Head of Account 0030-02-103-003-02

**Presentation Under Section 52 & Rule 22A(3) & (4) of WB Registration Rules, 1962**

Presented for registration at 12:54 hrs on : 20/07/2016, at the Office of the A.D.S.R. BHAKTINAGAR by SAMTEN BHUTIA, one of the Executants,

**Certificate of Market Value, WB Registration Rules of 2001**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,64,41,000/-

**Admission of Execution Under Section 58 of WB Registration Rules, 1962**

05/08/2016 Query No:-07110001012191 / 2016 Deed No : I - 071104378 / 2016, Document is digitally signed.

NILMADHAV VYAPAAR PVT. LTD.

*Nilmadhav Vyapaar*

Director

Page 24 of 27