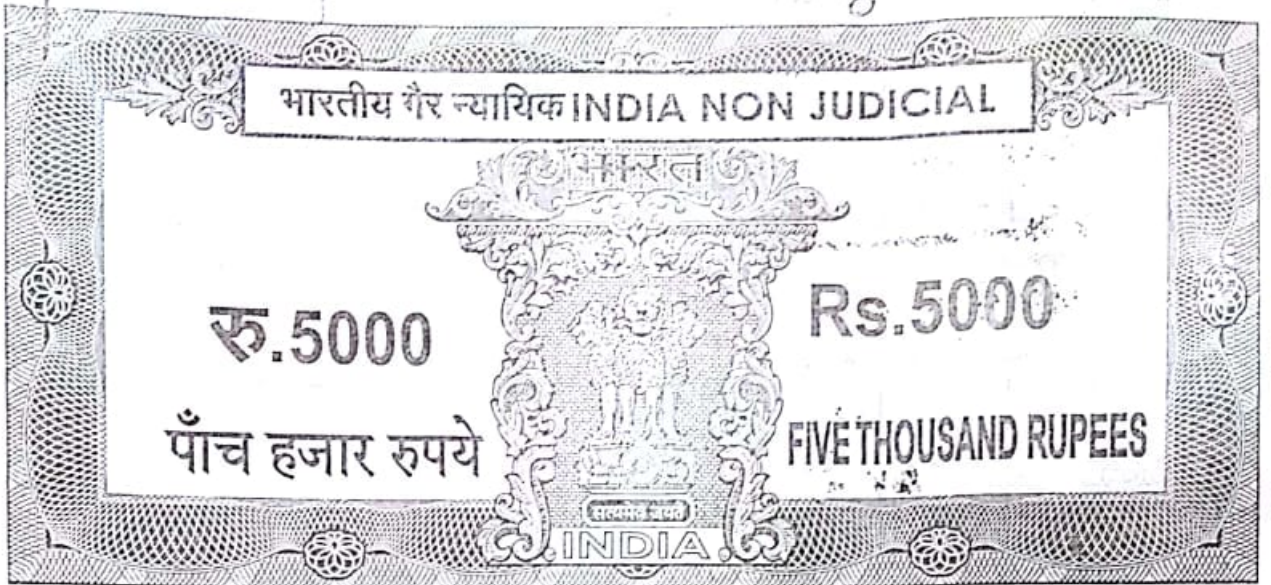


SL. NO - 6656/2010

7558



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

082854

PERMITTED
SELL / EXCHANGE / GIFT
LAND IN CASE NO

hm 24/5/10
REVENUE OFFICER
WEST BENGAL

SL. NO - 6656/2010
28/5/10

WHETHER THE DOCUMENT
ADMITTED TO REGISTRATION, THE
NATURE SHEET AND THE ENDORSEMENT
SHEETS ATTACHED TO THE DOCUMENT
ARE THE ORIGINALS OF THE DOCUMENT

LDL DIS. SUB-REGISTRA
SHILPURHAT BARDOLAI
28/5/10

पश्चिमबङ्ग

DEED OF CONVEYANCE

१

~~1619~~ 176108

To *Siliguri*

Siliguri

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(S. K. SARKAR)
Stamp Vendor
P. S. R. Office, Siliguri
I/No- 8/1975

হুনিমাওরাও



527
28/3/10

হুনিমাওরাও

Keyshanta
Smt Bhaktimanthi
1. Subidanga Bazar
PO Channasari
P. S. Prudhanagar
Dist Darjeeling



Asst. Dir. Sub-Registrar
P. S. R. Office, Siliguri

9873/10

24/9/2010

THIS INDENTURE IS MADE ON THIS THE 24th DAY OF September 2010.

BETWEEN

DESCRIPTION OF LAND

LANDE : 0.69 acres.

MOUZA: BANIAKHARI, J.L.No.55

R.S.Plot No.93,

R.S.Khatian No.15, 18

P.S. - MATIGARA, DIST. DARJEELING

SET FORTH VALUE : Rs.21,21,224.00

MARKET VALUE : Rs.21,21,224.00

SRI NIRMAL GARG, Son of Yograj Garg, Hindu by religion, Business by occupation, residing at Sevoke Road, Siliguri, P.O.& P.S. Siliguri, District Darjeeling, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART.** PAN ADNPGI 300AA

AND

SMT. PURNIMA ORAON Wife of Sri Rajesh Oraon, Hindu by religion, Cultivator by occupation, residing at Baniakhari, Lichubagan, P.S. Matigara, District Darjeeling, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART.**

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WHEREAS the Vendor is the absolute owner of land measuring 0.33 acres situates within Mouza BANIAKHARI, J.L.No.55, R.S.Plot No.93, L.R. Plot No.323, Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling by virtue of a registered Deed of Sale being Deed No.1922, Book No.I, Volume No.49, Pages 305 to 316, registered at A.D.S.R.Offoce, Siliguri-II at Bagdogra on 30/6/2004 and thereafter opened a New Khatian in the name of Vendor of land measuring 0.33 acres recorded in New Khatian No.209, Plot No.323, having permanent, heritable and transferable right, title and interest therein.

WHEREAS the Vendor is the absolute owner of land measuring 0.36 acres situates within Mouza BANIAKHARI, J.L.No.55, R.S.Plot No.93, L.R. Plot No.323, Khatian No.73, Pargana Patharghata, under P.S. Matigara, District Darjeeling by virtue of a registered Deed of Sale being Deed No.981, Book No.I, Volume No.25, Pages 1 to 12, registered at A.D.S.R.Offoce, Siliguri-II at Bagdogra on 08/04/2004 and thereafter opened a New Khatian in the name of Vendor of land measuring 0.36 acres recorded in New Khatian No.208, Plot No.323, having permanent, heritable and transferable right, title and interest therein.

Thus the Vendor became the absolute owner of total land measuring 0.33 Acres + 0.36 acres = 0.69 Acres as fully described in the schedule below.

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AND WHEREAS the Vendor has got permission for selling the below schedule land from the concern authority issued by the Revenue Officer, Under Chapter-II A of W.B.L.R.Act, 1955 Siliguri & Project Officer-Cum-D.W.O. Backward Classes Welfare, Siliguri on 09/06/2008 and Memo No.657/1(2)/BCW-Project dated 09/06/2008 in favour of the Vendor and further Order Memo No. 1116/1(2)/BCW-Project dated 24.09.10

AND WHEREAS the Vendor hereof being in need of money for her developmental schemes/plans has firmly and finally decided to sell and has also offered for sale land measuring 0.69 acres out of aforesaid land disclosing the aforesaid facts and declaring the same free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser hereof relying on the aforesaid statements of the Vendor has agreed to purchase the aforesaid land measuring 0.69 acres as fully described in the schedule below at or for the price of Rs.21,21,224.00 only, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor considering the price so offered by the Purchaser as fair, reasonable and highest in the prevailing market has firmly and finally agreed to sell the said below schedule land to the Purchaser at or for the price of Rs.21,21,224.00 only, free from all encumbrances and charges whatsoever.

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NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.21,21,224.00 paid by the Purchaser to the Vendor (out of which the sum of Rs.3,50,000.00 already paid in cash as an advance and the sum of Rs.14,71,224.00 paid in cash in different dates to the Vendor and the remaining amount of Rs.3,00,000/- by D.D. being No.818720 dated 30.8.2010 on Allahabad Bank, Siliguri (receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof) the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the schedule below and make over possession thereof together with all right, title, interest, liberties, easements, privileges appendices, appurtenances which ever is belonging to or in any way appertaining to the said land TO HAVE AND TO HOLD the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Govt. of the State of West Bengal.

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

[Handwritten mark]

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

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF vacant land measuring 0.69 acres situates within Mouza BANIAKHARI, J.L.No.55, R.S.Plot No.93, corresponding to L.R.Plot No.323, R.S.Khatian No.73, corresponding to L.R.Khatian No.209 of land measuring 0.33 acres and L.R.Khatian No.208 of land measuring 0.36 acres, Pargana Patharghata, under P.S. Matigara, District Darjeeling and the land revenue payable to the superior landlord - Govt. of West Bengal.

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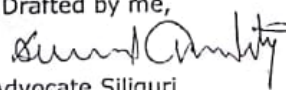
The said land is butted and bounded as follows :

- North : Land of Chandu Oraon;
- South : Land of Rajesh Oraon and Raju Oraon;
- East : Land of Suku Oraon;
- West : Land of B.K.Motor;

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

WITNESSES

1. Rajesh Oraon
S/o Sami char Oraon
Lichu bagan Hatigerra
P.S Maligara Dist-Dimpur
2. Sami setta
Siliguri

Drafted by me,

 Advocate, Siliguri
 E/NO-202/210-9a



শ্রীমতী স্নাতক

Finger Prints of _____

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

শ্রীমতী স্নাতক

Signature

Finger Prints of _____



শ্রী

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

Signature


Finger Prints of _____



Passport Photo


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

Signature

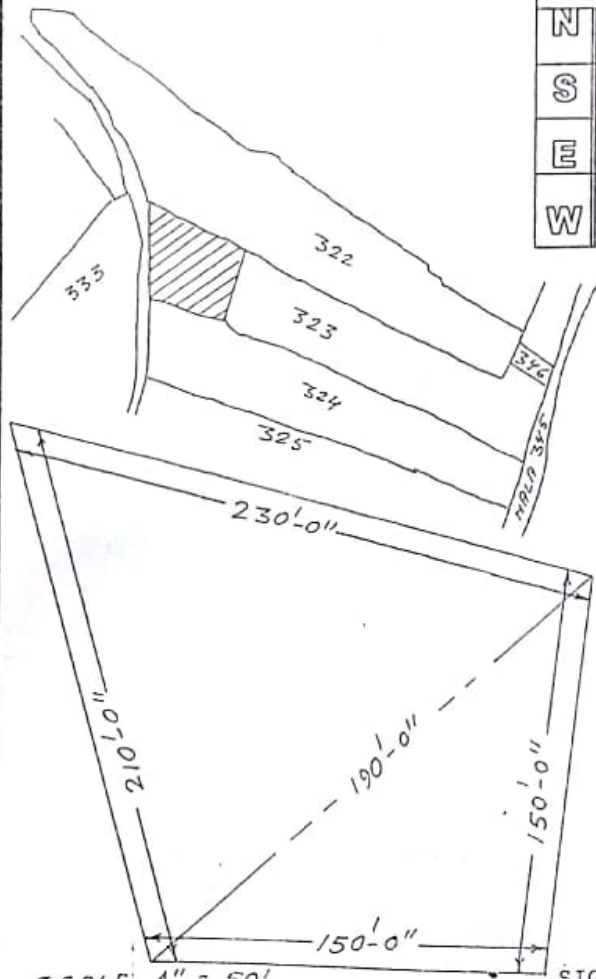
NAME OF THE PURCHASER SRI NIRMAL GARG S/O SRI YOGRAJ GARG 169, SEVOKE ROAD, SILIGURI P.O. & P.S. SILIGURI DIST. DARJEELING PIN - 7340	SITE PLAN 	NAME OF THE SELLER SMT. PURNIMA ORAON W/O SRI RAJEN ORAON BANIAKHARI LICHUBAGAN P.O. & P.S. MATIGARA PIN - 734010
--	---	--

SCHEDULE OF LAND				
MOUZA & J.L. NO	SHEET NO	KHATAN NO	PLOT NO	AREA OF LAND
BANIAKHARI 55	---	15 & 18 (R.S.) 208 & 209 (L.R.)	93 -P. (R.S.) 323 -P. (L.R.)	69 - DEC.

PART TRACED MAP OF MOUZA- BANIAKHARI
SCALE 16" = 1 MILE.

PROPOSED AREA SHOWN THUS. 

AREA BOUNDED BY.	
N	LAND OF CHANDU ORAON
S	LAND OF RAJESH ORAON & RAJU ORAON
E	LAND OF SUKU ORAON
W	LAND OF B. K. MOTOR



SCALE - 1" = 50'
DRAWN BY - P. SAHA. (AMIN)

P. Saha

পূর্ণিমা ওরাও

SIGNATURE OF THE SELLER

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



No 657 /BCW-Project.

ORDER

Dated 09-06-08

In exercise of the power conferred upon me under Section 14C of the W.B.L.R. Act, 1955, permission is hereby accorded to Smt. Purnima Oraon, W/o. Sri Rajesh Oraon of Vill. Lichubagan, PO. Matigara, Dist. Darjeeling, who belongs to 'Oraon' community which is a recognized Sch. Tribe community in West Bengal to alienate her land scheduled below as per present market price as mentioned below.

The permission is accorded in the event of no tribal purchaser is being available to purchase the land.

Name of the Purchaser	Schedule of land to be alienated
Sri Nirmal Garg S/o. Yograj Garg 169, Sevoke Road, Siliguri, Dist. Darjeeling	Mouza : Baniakhari (PS. Matigara) J.L. No.: 55 Khatian No. 208, 209 (new). Plot No. 323/Part-(new) Area of land : 0.69 acre

The Price/Value of 0.69 acre of land as shown above has been fixed not below Rs.4 lakhs (Rupees Four lakhs) only.

The applicant has received an amount of Rs.3.50 lakhs (Rupees Three lakhs fifty thousand) only in advance from the non-tribal purchaser in phases. The balance amount of Rs. 50,000/- (Rupees Fifty thousand) only will have to be paid to the applicant through Bank Draft/ Bankers cheque of any nationalized Bank of India. The payees receipt along with the photocopies of the transaction documents will have to be submitted to the office of the undersigned before signing the draft deed, failing which the permission order will stand cancelled.

The applicant has utilized a part of the Sale proceeds towards purchase of 1.39 acres of alternative land at Baniakhari and Gourcharan mouza of Matigara PS area and will utilize the remaining part of the sale proceeds towards adjustment of balance payment of the value of land purchased as per her prayer.

Any deviation of the above-stipulated condition will render the permission automatically cancelled.

This order will remain valid for 30(thirty) days and the draft deed will be submitted to this office for signature within this period.

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

Memo No 657 /1(2)- BCW-Project

Copy forwarded for information and necessary action to :

1. Smt. Purnima Oraon, Vill. Lichubagan, PO. Matigara, Dist. Darjeeling.
2. The Additional District Sub Registrar, Siliguri-II at Bagdogra, Dist. Darjeeling.

Dated 09-06-08

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

SILIGURI

Government of West Bengal
Office of the Project Officer cum District Welfare Officer
Backward Classes Welfare
Siliguri
(at Shibmandir, PO. Kadamtala, Dist. Darjeeling)



ORDER

No. _____/BCW-Project.

Dated: _____

Permission of Smt. Purnima Oraon, W/o. Sri Rajesh Oraon of Vill. Lichubagan, PO. Matigara, Dist. Darjeeling for Sale of 0.69 acre of land issued in this office Memo. No. 657/BCW-Project, dated, 09.06.2008 is hereby further extended upto 30.09.2010.
This has a reference of the petitioner's prayer dated, 24.09.2010.

Sd/-
Revenue Officer
Under Chapter II A of W.B.L.R. Act, 1955
Siliguri
&
P.O. cum D.W.O.
Backward Classes Welfare
Siliguri

Memo No 1116 /1(2)-BCW-Project.

Dated: 24.09.10

Copy forwarded for information and necessary action to :

1. Smt. Purnima Oraon, Vill. Lichubagan, PO. Matigara, Dist. Darjeeling
2. The Additional District Sub Registrar, Siliguri II at Bagdogra, Dist. Darjeeling

hms 24/9/10
Revenue Officer
Under Chapter II A of W.B.L.R. Act, 1955
Siliguri
&
P.O. cum D.W.O.
Backward Classes Welfare
Siliguri

REVENUE OFFICER
UNDER CHAPTER II A OF W.B.L.R.
ACT, 1955. SILIGURI



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 07558 of 2010
(Serial No. 06656 of 2010)

On 28/09/2010

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

Presented for registration at 19.00 hrs on :28/09/2010, at the Private residence by Purnima Oraon ,
Executant.

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

Execution is admitted on 28/09/2010 by

1. Purnima Oraon, wife of Sri Rajesh Oraon , Baniakhari Lichubagan, Thana:-Matigara,
District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
Identified By Rajesh Thapa, son of Bhaktaman Thapa, Debidanga Bazar, , Thana:-Pradhan Nagar,
District:-Darjeeling, WEST BENGAL, India, P.O. :-Champasari, By Caste: Hindu, By Profession: Law
Clerk.

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

On 29/09/2010

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. also under section 5 of West Bengal Land Reforms Act,
1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 23331/- on 29/09/2010

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.-2121224/-

Certified that the required stamp duty of this document is Rs.- 106061 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40620/- is paid, by the Bankers cheque number 026895, Bankers Cheque Date 10/09/2010, Bank
Name State Bank of India, Mangaldeep, received on 29/09/2010
2. Rs. 30450/- is paid, by the Bankers cheque number 025849, Bankers Cheque Date 28/08/2010, Bank
Name State Bank of India, Mangaldeep, received on 29/09/2010
3. Rs. 30000/- is paid, by the Bankers cheque number 025906, Bankers Cheque Date 30/08/2010, Bank
Name State Bank of India, Mangaldeep, received on 29/09/2010

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra



Government Of West Bengal
Office Of the ADSR Siliguri-II at Bagdogra
District:-Darjeeling

Endorsement For Deed Number : I - 07558 of 2010
(Serial No. 06656 of 2010)


(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

(Subhas Chandra Sarkar)
A.D.S.R. Siliguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 2965 to 2961
being No 07558 for the year 2010.




(Subhas Chandra Sarkar) 29-September-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal



DEED No 27558
of 29/9/10

GOVERNMENT OF WEST BENGAL
OFFICE OF THE SUB-DIVISIONAL LAND & LAND REFORMS OFFICER
SILIGURI

CONVERSION CERTIFICATE

Memo No. _____ /SDL&LRO-Slg/10.

Dated _____ /10.

Conversion Case No. FSI/xm/MTG/2010-11

In terms of rule 164 of WBL&LR manual 1991 an enquiry has been made under the rule 5A of WBL&LR rules 1965. In accordance with the enquiry and report, conversion under section 4C of WBL&LR Act. 1955 is granted in respect of schedule of land mention below from Rupni To Housing Complex in favour of Sri / Smt Nirmal Garg.
S/o/Sr. Yograj Garg resident of 169- Serok Road
P.O. Siliguri ps.-Siliguri, Dist.-Darjeeling subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.

SCHEDULE OF LAND

NAME OF MOUZA	<u>Bonia Khazi</u>
J. L. NO.	<u>55</u>
KHATAN NO.	<u>485</u>
PLOT NO.	<u>323</u>
CLASSIFICATION	<u>Rupni to Housing Complex</u>
AREA	<u>0.69 Acre</u>
P.S.	<u>Matigara</u>
DISTRICT	<u>Darjeeling</u>

Sd/-
Sub-Divisional Land & Land Reforms Officer
Siliguri.

Memo No. 40 U(1)GC/SMCA-Slg/10.

Dated 6/1/10.

Copy forwarded for information to :-

1. The Block Land & Land Reforms Officer, _____
2. Shri / Smt. NIRMAL GARG G.P.
3. R. I. Office _____
4. Bikuni Sahayak, _____
Office Copy.

(Sd/-)
Sub-Divisional Land & Land Reforms Officer
Siliguri.
20/1/10