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I- 3918/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 077106

F 077106

1.15 pm  
2/10/2020

For KAJLA BUILDERS

Rishi Roy  
Partner

For KAJLA BUILDERS

Dinosh...

-1-

Popikun Vb

# DEED OF CONVEYANCE

Kajla

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

Adtl. District Sub-Registrar,  
Siliguri-II at Bagdogra

03 NOV 2020

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For KAJLA BUILDERS

Bijay Agarwal  
Partner

For KAJLA BUILDERS

Dinesh Kumar Agarwal  
Partner

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**DEED OF CONVEYANCE**

THIS INDENTURE MADE THIS THE  
10<sup>th</sup> DAY OF September 2020

**CONVEYANCE**  
**PARGANA- PATHARGHATA**  
**MOUZA-BARAGHARIA**  
**P. S-MATIGARA**  
**DIST. DARJEELING**  
**AREA: 6(SIX) DECIMALS**  
**SET FORTH VALUE**  
**Rs.14,75,000/=**  
**R. S. KHATIAN NO. 9**  
**L. R. KHATIAN NO. 1376**  
**R. S. PLOT NO. 166**  
**L. R. PLOT NO. 330**  
**J. L. NO. 82**  
**SHEET NO. 1**  
**GRAM PANCHAYAT**

**BETWEEN**

**"M/S KAJLA BUILDERS"** (P. A. No. AAUFK2021M), a partnership firm, having its registered office at Orchid Complex, S. F. Road, Siliguri, P.O & P.S- Siliguri Dist-Darjeeling, Pin-734001, in the State of West Bengal, represented by its partners **1. SRI BIJAY AGARWAL**(P. A. No. AJAPA3940N) S/O Late Biswanath Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Nehru Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S- Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal & **2. SRI DINESH KUMAR AGARWAL**(P. A. No BQYPA3783K) S/O Sri Narayan Prasad Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Orchid Complex, S. F. Road, Siliguri, P.O & P.S- Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal, hereinafter called the **"PURCHASER"**(Which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, office representatives and assigns) of the **FIRST PART.**

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370/6

For KAJLA BUILDERS

Nisid Das  
Partner

For KAJLA BUILDERS

Bisnu K. Das  
Partner

AND

Gopi Kishan Agarwal

**SRI GOPI KISHAN AGARWAL**(P. A. No. AEHPA3396N) S/O Late Hanuman Agarwal, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at J. K. Carriers, 33 Church Road, Nand Kishore Complex, Siliguri, P.O & P.S-Siliguri, Dist. Darjeeling, Pin-734001, in the State of West Bengal, hereinafter called the "**VENDOR**"(Which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

**1. SRI DIL PRASAD SHARMA**(P. A. No. AUWPS9527J) S/O Late Khemlal Sharma, **2. SMT. DURGA SHARMA**(P. A. No. AUWPS9525L) W/O Sri Dil Prasad Sharma, **3. SRI SANJIB SHARMA**(P. A. No. BMHPS9087H) S/O Sri Dil Prasad Sharma, **4. SRI MANISH SHARMA**(P. A. No. BMHPS9260C) S/O Sri Dil Prasad Sharma & **5. SMT. MAMTA KEDIA**(P. A. No. AOCPK1558F) W/O Sri Manoj Kedia, Hindu by Religion, all are Hindu by Religion, Business by Occupation, Citizen by Indian, No.1 to 4 are residing at Pradhan Nagar, Siliguri, P.O & P.S-Pradhan Nagar, Dist. Darjeeling Pin-734003 & No.5 residing at Green Park, Tea Auction Road, Siliguri, P.O & P.S-Pradhan Nagar, Dist-Darjeeling, Pin-734003, in the State of West Bengal, hereinafter jointly called the "**CONFIRMING PARTY**"(Which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS** the Vendor is the absolute owner & in possession of all that piece or parcel of land measuring 6(Six) Decimals in R. S. Plot No. 166 corresponding to L. R. Plot No. 330, recorded in R. S. Khatian No. 9, situated at Mouza-BARAGHARIA, J. L. No. 82, Pargana-Patharghata, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling,

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For KAJLA BUILDERS  
Bijoy Bhandari  
Partner

For KAJLA BUILDERS  
Binu K B  
Partner

-4-

Rajiv Kumar D.D.

by virtue of Two Deed of Sale, being Document No. I-4856, for the year 1973 and being Document No. I-3980, for the 1977, both registered at Sub-Registry Office Siliguri, executed by the recorded owner of that time namely **Fagu Gowala** S/O Late Bandhan Gowala (recorded owner of R. S. Khatian No. 9) and the said below schedule land is free from all encumbrances & charges whatsoever, as fully described in the schedule herein below.

**AND WHEREAS** the Confirming Party No. 1 to 4 hereby claimed the ownership in the land, as fully described in the schedule herein below, situated at Mouza-Baragharia, J. L. No. 82, Pargana-Patharghata, P.S-Matigara, District-Darjeeling, by virtue of L. R. Khatian No. 1376 which is in the name of Confirming Party No. 4 and so as to avoid future disputes & discrepancies in between the Vendor, Purchaser & Confirming Party No. 1 to 4, the Confirming Party No. 1 to 4 hereby withdrawn their claim from the below schedule land forever & the said below schedule land is free from all encumbrances & charges whatsoever.

**AND WHEREAS** the Confirming Party No.5 hereby received the part of the consideration value amounting to Rs.2,00,000/-only for the handover the part possession of the below schedule land and also Rs.2,13,500/- only for the Development of the below schedule land.

**AND WHEREAS** the Vendors & Confirming Parties being in need of money for their own development plan and for other family expenses have offer for sale the above referred land measuring 6(Six) Decimals to the purchaser, for a total consideration of Rs.14,75,000/-(Rupees Fourteen Lakhs Seventy Five Thousand) only and the aforesaid land is fully described in the Schedule herein below.

**AND WHEREAS** the Purchaser having learnt the intention of the Vendors & Confirming Parties to sell the aforesaid land fully described in the schedule herein below approached the Vendors & Confirming Parties and offered to Purchase the above referred land measuring 6(Six) Decimals to the purchaser, for a total consideration of Rs.14,75,000/-(Rupees Fourteen Lakhs Seventy Five Thousand) only.

**AND WHEREAS** the Vendors & Confirming Parties finding the said offer of the Purchaser lucrative and profitable, have accepted the same and agreed to sell to the Purchaser the said land measuring 6(Six) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.14,75,000/-(Rupees Fourteen Lakhs Seventy Five Thousand) only.

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Key

FOR KAJLA BUILDERS  
Bijoy Sen  
Partner

FOR KAJLA BUILDERS  
Binay Sen  
Partner

Raj Kumar

**AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-**

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.14,75,000/- (Rupees Fourteen Lakhs Seventy Five Thousand) only paid by the Purchaser to the Vendors, the receipt hereof the Vendors & Confirming Parties do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendors & Confirming Parties do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

That the Vendors & Confirming Parties do hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendors & Confirming Parties or any person claiming through or under them.

AND

That the Vendors & Confirming Parties do hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the schedule below and which the Vendors & Confirming Parties do hereby transfer subsist and the Vendors & Confirming Parties have good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

**THE VENDORS & CONFIRMING PARTIES FURTHER DECLARES** that they will from time to time and at all times hereafter at the request and cost of the Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

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FOR KAJALA BUILDERS  
Rajesh Kumar  
Partner

FOR KAJALA BUILDERS  
Srinivas Kumar  
Partner

Rajesh Kumar

**IT IS FURTHER DECLARED** that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendors & Confirming Parties shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

**THE VENDORS & CONFIRMING PARTIES FURTHER DECLARE** that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors & Confirming Parties shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

**THE VENDORS & CONFIRMING PARTIES FURTHER** covenant that all rents, taxes and other public charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due up to the date of these presents, have been paid and all other covenants and conditions required to be observed or performed, have been so observed and performed and if it transpires otherwise, the Vendors & Confirming Parties shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

**THE VENDORS & CONFIRMING PARTIES FURTHER DECLARE** that the entire land forming subject matter of these presents are and were in the khas actual and physical possession of the Vendors & Confirming Parties at the date of these presents.

Rajesh Kumar

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FOR KAJILA BUILDERS  
Rajiv Agarwal  
Partner

FOR KAJILA BUILDERS  
Dinam Singh  
Partner

-7-

Gopal Kumar

**IT IS FURTHER DECLARED** by the Vendors & Confirming Parties that the Vendors & Confirming Parties have not entered into any binding contract with any other person or persons whatsoever to sell or to transfer otherwise the land conveyed and transferred by these presents or expressed or intended so to be or any part thereof and there subsist no such charge, mortgage, contract of sale or transfer existing with respect to the said land or any part thereof at the date of the execution of these presents and if any of the recitals made by the Vendors, is proved to be false, the Vendors & Confirming Parties shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

## SCHEDULE

(Land hereby Sold)

All that piece or parcel of vacant land measuring **6(Six)** Decimals, appertaining to R. S. Plot No. **166** corresponding to L. R. Plot No. **330**, recorded in R. S. Khatian No. **9** corresponding to L. R. Khatian No. **1376**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling. The R. O. R of land is Danga & proposed use of land is Danga.

The said land is butted & bounded as follows:-

By the North – Land of Purchaser

By the South – Land of Part of L. R. Plot No. 330 & 314

By the East – Land of Part of L. R. Plot No. 330

By the West – Land of Part of L. R. Plot No. 314

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IN WITNESS WHEREOF THE VENDORS & CONFIRMING PARTIES IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

**WITNESSES:**

1. *Santu Chakraborty*

Santu Chakraborty  
S/O-Late Ashim Chakraborty  
R/O-Khalpara, Siliguri  
P.O-Siliguri Bazar  
P.S-Siliguri  
Dist. Darjeeling  
Pin-734005

*placj*

*Ashim Chakraborty*

VENDOR

Contd. to next sheet



WITNESSES:

2.

(Gopi Kishan Agarwala)

*Manish Sharma*  
*Dil Prasad Sharma*

(Dil Prasad Sharma)

*Durga Sharma*  
(Durga Sharma)

*Sanjib Sharma*  
(Sanjib Sharma)

*Manish Sharma*  
(Manish Sharma)

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CONFIRMING PARTIES

For KAJLA BUILDERS

1. *Bijoy Agarwa*  
Partner

For KAJLA BUILDERS  
2. *Dinakar Agarwa*  
Partner

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PURCHASER

Drafted and Printed in My Office  
As per instruction of the parties

*Manoj Kumar Kedia*  
(Manoj Kumar Kedia)  
Advocate, Siliguri  
Regn No. WB/94/1997

## MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.4,13,500/- (Rupees Four Lakhs Thirteen Thousand Five Hundred) only being the Full amount payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No.016706, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.2,00,000/- only in favour of Mamta Kedia.
2. By Cheque, being Cheque No. 016707, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.2,13,500/- only in favour of Mamta Kedia.

Total amounting to Rs.4,13,500/- (Rupees Four Lakhs Thirteen Thousand Five Hundred) only.

*Mamta Kedia*  
CONFIRMING PARTY

## MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.6,48,000/- (Rupees Six Lakhs Forty Eight Thousand) only. being the Full amount of consideration payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No. 014262, dated 24 - 09 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.5,00,000/- only in favour of Dil Prasad Sharma.
2. By Cheque, being Cheque No. 014273 , dated 20-12-2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.1,48,000/- only in favour of Smt Durga Sharma.

*Dil Prasad Sharma*

*Durga Sharma*

*Manish Sharma*

Manish Sharma

CONFIRMING PARTIES

Contd. to next sheet

## MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.4,13,500/- (Rupees Four Lakhs Thirteen Thousand Five Hundred) only being the Full amount payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No.016705, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.4,13,500/- only in favour of Vendor namely Gopi Kishan Agarwal.

Total amounting to Rs.4,13,500/- ( Rupees Four Lakhs Thirteen Thousand Five Hundred) only.



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VENDOR











EXECUTANT FINGER PRINT SHEET

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

*Atiqi Rizam*

*Atiqi Rizam*  
Signature

CONFIRMING PARTY FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Mamba Keslia</i>	Left Hand					
	Right Hand					

*Mamba Keslia*

*Mamba Keslia*  
Signature











CONFIRMING PARTY PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>S. Prasad Murthy</i>	Left Hand					
	Right Hand					

*S. Prasad Murthy*

*S. Prasad Murthy*  
Signature

CONFIRMING PARTY PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Durga Sharma</i>	Left Hand					
	Right Hand					

*Durga Sharma*  
Signature

*Durga Sharma*  
Signature





CONFIRMING PARTY FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Samir Kumar</i>	Left Hand					
	Right Hand					

*Samir Kumar*

*Samir Kumar*  
Signature

CONFIRMING PARTY PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Manish Kumar</i>	Left Hand					
	Right Hand					












*Manish Kumar*

*Manish Kumar*  
Signature

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 Binay Kumar	Left Hand						
	Right Hand						
For KAILASH BUILDERS Binay Kumar Partner						For KAILASH BUILDERS Binay Kumar Signature Partner	

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 Binay Kumar	Left Hand						
	Right Hand						
For KAILASH BUILDERS Binay Kumar Partner						For KAILASH BUILDERS Binay Kumar Signature Partner	



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

**AEHPA3396N**

नाम / Name  
**GOR KISHAN AGARWAL**

पिता का नाम / Father's Name  
**HANJMAN DAS AGARWAL**

जन्म का तिथि / Date of Birth  
**14/09/1944**

[Signature]

[Portrait Photo]

*Gopi Kishan Ag.*

इस कार्ड को धीरे धीरे कागज पर चिपका लें।  
 अधिक विवरण के लिए, पृष्ठ 2 पर जाएं।  
 यदि अधिक जानकारी चाहिए, तो 144, 145, 146, 147, 148  
 नंबर पर कॉल करें, 24 घंटे सेवा के साथ।  
 144 - 145 - 146

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 the Income Tax Department website at  
 www.incometax.gov.in or call 144, 145, 146, 147, 148  
 for 24 hours service.

144 - 145 - 146



भारत सरकार  
GOVERNMENT OF INDIA



Gopi Kishan Agarwal  
जन्म तिथि / DOB : 14/09/1944  
पुरुष / MALE



6967 4849 3358

-मेरा आधार, मेरी पहचान

*Gopi Kishan Das*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: Hanuman Das  
Agarwal Nav Jeewan  
Apartment Panjabi Para  
Siliguri ( M. Corp)  
Darjeeling Sevoke Road  
West Bengal - 734001

Address  
S/O: Hanuman Das  
Agarwal Nav Jeewan  
Apartment Panjabi Para  
Siliguri ( M. Corp)  
Darjeeling Sevoke Road  
West Bengal - 734001

6967 4849 3358



1800 200 1947

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www.uidai.gov.in

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



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভাপিকাত্তর আই ডি / Enrollment No.: 1215/91000/04782

To  
 মানিষ শর্মা  
 MANISH SHARMA  
 PANCHANADI  
 DELHI PUBLIC SCHOOL BARAGHARIA  
 Champaran  
 Champaran  
 Matigara Darjeeling  
 West Bengal 734003

2007/2013  
 27542963



MN27542963FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5062 1122 6787**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



মানিষ শর্মা  
 MANISH SHARMA  
 পিতা : বিদ্যুৎ শর্মা  
 Father : Di Prasad Sharma  
 জন্ম : ১৯৬৯ / Year of Birth : 1969  
 পুরুষ / Male



**5062 1122 6787**

আধার - সাধারণ মানুষের অধিকার

Manishsharma

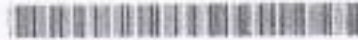


ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

সম্পর্কিত / Enrolment No. : 1215/91148/01356

নাম / Enrolment No.  
 To: Dill Prasad Sharma  
 15/A NIVEDITA ROAD  
 PRADHAN NAGAR  
 Sigan (M. Corp)  
 Pradhan Nagar Dayesing  
 West Bengal - 734001

18/03/2014



KL825317264F7  
 82531726



আপনার / আপনার No. :  
 সংখ্যা / Your Aadhaar

**5739 2055 0825**

আপনার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



নাম / Name:  
 Dill Prasad Sharma

পিতা / Father:  
 Khemal Sharma

লিঙ্গ / Gender:  
 Male

সংখ্যা / Enrolment No. :  
**5739 2055 0825**



আপনার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIL PRASAD SHARMA  
KHEMLAL SHARMA

14/01/1959  
Permanent Account Number

AUWPS9527J

*[Signature]*  
Signature



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

यदि कार्ड खो जाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DURGA SHARMA  
NARAYAN PRASAD SHARMA

317101970  
Permanent Account Number

AUWPS9525L

*Durga Sharma*  
Signature



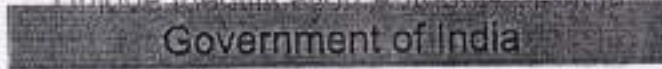
*Durga Sharma*

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Income Tax PAN Services Unit, LICEN  
Plot No. 3, Sector 11, CBD, Durgam  
Naraina, New Delhi - 110 028  
For card details, please refer to the card  
जब कार्ड खोया/पुनर्प्राप्त हो, कृपया केंद्र नं. 1  
आयकर विभाग, एन.ए.सी. इकाई, सी.बी.डी.  
नरयना, नई दिल्ली - 110 028  
कार्ड की जानकारी के लिए कृपया कार्ड देखें



ভারত সরকার

Unique Identification Authority of India



Government of India

সনিকাকৃত্বের আই ডি / Enrolment No. 1215/91148/01345

180382214

To  
Durga Sharma  
শ্রী শর্মা  
NIVEDITA ROAD  
PRADHAN NAGAR  
Sagun (M Corp)  
Pradhan Nagar, Dangeeing  
West Bengal - 734003



KL825338459FT

82533845



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7944 5430 3809**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্রী শর্মা  
Durga Sharma  
পতি : শিবপ্রসাদ শর্মা  
Husband: Di Prasad Sharma

সনিকাকৃত্বের (DOB) 11/01/1970  
লিঙ্গ - Female

7944 5430 3809



আধার - সাধারণ মানুষের অধিকার



### ভারত সরকার

Unique Identification Authority of India  
Government of India

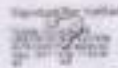
ভূমিকাভুক্তির নম্বর Enrolment No.: 2189/71503/25354

To  
শ্রী শর্মা  
SANJIB SHARMA  
S/O Dr Prasad Sharma

Download Date: 18/11/2017

Generation Date: 18/11/2017

Nivedita Road  
Pradhan Nagar  
Sriguri (M. Corp)  
Pradyan Nagar  
Darjeeling West Bengal - 734003  
9434621111



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8995 7869 6230**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



শ্রী শর্মা  
SANJIB SHARMA  
সংক্রান্ত ID: 25/11/1588  
সুত্র: MALE

**8995 7869 6230**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identification Authority of India

Address:  
S/O Dr Prasad Sharma, Nivedita  
Road, Pradhan Nagar, Sriguri (M.  
Corp), Darjeeling,  
West Bengal - 734003

ঠিকানা:  
S/O ডি প্রসাদ শর্মা, নিবেদিতা রোড,  
প্রধান নগর, স্রীগুরি (সীএমসি),  
দার্জিলিং  
পশ্চিম বঙ্গ - 734003

**8995 7869 6230**

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৯৯৫

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা সত্য করা
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য পত্র

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার প্রতিষ্ঠার সরকারী ও বেসরকারী পরিষেবা গ্রহণের সাহায্যক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी आयकर संख्या  
Permanent Account Number Card

BMHPS9087H



नाम / Name  
SANKU SHARMA

पिता / पिता का नाम / Father's Name  
DR. PRASAD SHARMA

जन्म की तिथि / Date of Birth  
25/11/1988

SANKU SHARMA



10000017

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANISH SHARMA

DIL PRASAD SHARMA

06/01/1989

Permanent Account Number

BMHPS9260C

Manish Sharma

Signature



200603007

ईम कार्ड को अपने अपने १० कृपया सुरक्षित करें/संभालें।  
आयकर विभाग द्वारा प्रेषित ईम कार्ड को सुरक्षित रखें।  
यदि कोई भी व्यक्ति इस ईम कार्ड को खो देता है तो उसे सूचना देनी चाहिए।  
संख्या: १०००/२००६

If this card is lost, please do not return it to the sender.  
Please inform the sender.

Stamping Unit PAN Services Unit, NSDL

1st Floor, 7th Cross, Lower

Karnata Mills Compound,

S.H. Marg, Lower Panel, Mumbai - 400 015

Phone: 91-22-2499 6670, Fax: 91-22-2495 0674

www.pan.nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



माता कEDIA  
MAMTA KEDIA

पति: प्रदीप राय  
PRADEEP RAY

पिन कोड: 400001  
20/05/1976

आयकर खाते नंबर: ACPK1558F  
Permanent Account Number Card



08/02/19

*Mamta Kedia*  
Signature

*Mamta Kedia*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AJAPA3940N

नाम / Name  
BIJAY AGARWAL

पिता का नाम / Father's Name  
BISWANATH AGARWAL

जन्म का तिथि / Date of Birth  
11/03/1976

*Bijay Agarwal*  
हस्ताक्षर / Signature



18082017

*Bijay Agarwal*



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAUFK2021M

पावती संख्या / Acknowledgement Number	090639700659340	
नाम / Name	KAJLA BUILDERS	
निगम/गठन की तारीख Date of Incorporation / Formation	12/12/2018	
संभार का पता / Comm. Address	KAJLA BUILDERS UTTAR RATHKHOLA BHIMRAM NAXALBARI NAXALBARI DARJEELING WEST BENGAL - 734429	

Signature Not Verified

Digitally signed by Income Tax  
PAN Services Unit, NSDL  
eGovernance  
Date: 2018.12.21 10:32:20 IST  
Reason: NSDL e-PAN Sign  
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदमों से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भरण, देयता वसूली, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी पर आसानी रखरखाव व पहचान आदि भी शामिल हैं।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) अधिका अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (अधिका नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूड कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAUFK2021M</p> <p>नाम / Name KAJLA BUILDERS</p> <p>निगम/गठन की तारीख Date of Incorporation / Formation 12/12/2018</p>	<p>इस कार्ड के खोलने/पूरे पर सुरक्षा सुरक्षा करें/खोलें। अधिका के सेवा केंद्रों, पर एक ही कार्ड 1 से अधिक, नहीं पढ़ेंगे, पता 1, 341, सर्वे नं. 997/8, मोडल कोकरी, नज़द दार्जिलिंग चौक, पुणे - 411 018.</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL, 5th Floor, Muzart Building, Plot No. 341, Survey No. 997/8, Model Colony, Near Dargi Bungalow Chowk, Pune - 411 018.</p> <p>Tel: 91-20-2721 8060, Fax: 91-20-2721 8061 e-mail: talinfo@nsdl.co.in</p>
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भारत सरकार  
GOVERNMENT OF INDIA



बिजय अग्रवाल  
Bijay Agarwal  
DOB: 11-03-1976  
Gender: Male



3522 4179 4533

आधार - आम आदमी का अधिकार

Bijay-7 Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O बिसुवनाथ अग्रवाल, विनायक  
मेडिको, वार्ड नो-09, अंजलि अपार्टमेंट,  
नेहरु रोड, मोती मिल के पास,  
खालपारा, सिलीगुरी, जलपाईगुरी,  
पश्चिम बंगाल, 734005

Address:  
S/o Biswanath Agarwal, Vinayak  
Medico, Ward No-09, Anjali  
Apartment, Nehru Road, Near Moti  
Mill, Khalpara, Siliguri, Jalpaiguri,  
West Bengal, 734005



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 081

आयकर विभाग

INCOME TAX DEPARTMENT

DINESH KUMAR AGARWAL

NARAYAN AGARWAL

29/12/1996

Permanent Account Number

BQYPA3783K

*Dinesh Kumar Agarwal*

Signature

भारत सरकार

GOVT. OF INDIA



02072015





भारत सरकार  
GOVERNMENT OF INDIA



दिनेश अगारवाल  
Dinash Agarwal  
पिता : नारायण अगारवाल  
Father : NARAYAN AGARWAL  
जन्म वर्ष / Year of Birth : 1976  
पुलक / Male




2516 8280 2124

आधार - साधारण मानुषेअर अडिकार

Dinash Agarwal

স্থায়ী অ্যাকাউন্ট নম্বর / PERMANENT ACCOUNT NUMBER  
ADZPC8846Q



নাম / NAME  
SANTU CHAKRABORTY

পিতার নাম / FATHER'S NAME  
ASHIM CHAKRABORTY

জন্ম তারিখ / DATE OF BIRTH  
07-07-1982

স্বাক্ষর / SIGNATURE  
Santu  
Chakraborty

স্বাক্ষর  
Stantu

কমিশনার অফ ইনকাম-ট্যাক্স (সি. আই. টি.), কলকাতা  
COMMISSIONER OF INCOME-TAX (C. I. T.), KOLKATA

Santu Chakraborty

### Major Information of the Deed

Deed No :	I-0403-03918/2020	Date of Registration	03/11/2020
Query No / Year	0403-2001074904/2020	Office where deed is registered	
Query Date	06/09/2020 1:31:20 PM	0403-2001074904/2020	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 14,75,000/-	Rs. 16,20,000/-	03/11/2020	
Stampduty Paid(SD)	Registration Fee Paid (registered)		
Rs. 81,020/- (Article:23)	Rs. 16,214/- (Article:A(1), E.)		
Remarks			



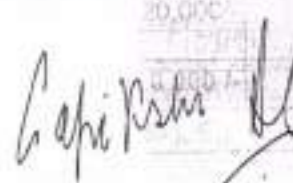
PIN: 734015, Mobile No.

#### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-330 (RS :-)	LR-1376	Danga	Danga	6 Dec	14,75,000/-	16,20,000/-
<b>Grand Total :</b>					<b>6Dec</b>	<b>14,75,000 /-</b>	<b>16,20,000 /-</b>

#### Seller Details :





Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri GOPI KISHAN AGARWALA (Presentant )</b> Son of Late HANUMAN AGARWALA Executed by: Self, Date of Execution: 10/09/2020 , Admitted by: Self, Date of Admission: 10/09/2020 ,Place : Office			
		10/09/2020	LTI 10/09/2020	10/09/2020
J.K. CARRIERS,33 CHURCH ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6N, Aadhaar No: 69xxxxxxx3358, Status :Individual, Executed by: Self, Date of Execution: 10/09/2020 , Admitted by: Self, Date of Admission: 10/09/2020 ,Place : Office				

Darjeeling,  
Office of  
Registrar



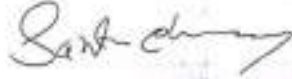
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS KAJLA BUILDERS</b> ORCHID COMPLEX,S.F. ROAD, Block/Sector: SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri BIJAY AGARWAL</b> Son of Late BISWANATH AGARWAL Date of Execution - 10/09/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office	 Sep 10 2020 1:57PM	 LTI 10/09/2020	 District:- Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0N, Aadhaar No: 35xxxxxxxx4533 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)
	<b>Shri DINESH KUMAR AGARWAL</b> Son of Shri NARAYAN PRASAD AGARWAL Date of Execution - 10/09/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office	 Sep 10 2020 1:38PM	 LTI 10/09/2020	 District:- Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx3K, Aadhaar No: 25xxxxxxxx2124 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTU CHAKRABORTY</b> Son of Late ASHIM CHAKRABORTY KHALPARA,SILIGURI, P.O:- SILGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	 10/09/2020	 10/09/2020	 District:- Darjeeling, West Bengal, India, PIN - 734005, Citizen of: India, , PAN No.:: MS
Identifier Of Shri GOPI KISHAN AGARWALA, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri GOPI KISHAN AGARWALA	MS KAJLA BUILDERS-6 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 330, LR Khatian No:- 1376	Owner:সম্বন্ধীব শর্মা, Gurdian:দি প্রসা, Address:বিজ , Classification:রুদনী, Area:0.06000000 Acre,	Shri GOPI KISHAN AGARWALA

(082), JI No: 82, Pin Code

Owner name in English  
as selected by Applicant  
SHRI GOPI KISHAN AGARWALA

(082), JI No: 82, Pin Code

Owner name in English  
as selected by Applicant  
SHRI GOPI KISHAN AGARWALA

(082), JI No: 82, Pin Code

Owner name in English  
as selected by Applicant  
SHRI GOPI KISHAN AGARWALA

(082), JI No: 82, Pin Code

Owner name in English  
as selected by Applicant  
SHRI GOPI KISHAN AGARWALA

On 10-09-2020

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

Presented for registration at 13:11 hrs on 10-09-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri GOPI KISHAN AGARWALA ,Executant.

**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 16,20,000/-

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

Execution is admitted on 10/09/2020 by Shri GOPI KISHAN AGARWALA, Son of Late HANUMAN AGARWALA, J.K. CARRIERS,33 CHURCH ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA,SILIGURI, P.O: SILGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

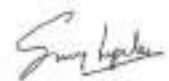
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 10-09-2020 by Shri BIJAY AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX,S.F. ROAD, Block/Sector: SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA,SILIGURI, P.O: SILGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Execution is admitted on 10-09-2020 by Shri DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX,S.F. ROAD, Block/Sector: SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA,SILIGURI, P.O: SILGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service



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

On 03-11-2020

**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 16,214/- ( A(1) = Rs 16,200/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2020 11:06PM with Govt. Ref. No: 192020210078511851 on 08-09-2020, Amount Rs: 16,214/- Bank: AXIS Bank ( UTIB0000005), Ref. No. 313305709 on 08-09-2020, Head of Account 0030-03-104-001-16

E.A.D.S.R. BAGDOGRA  
 Darjeeling, West Bengal

number : 23

Department, Govt. of WB  
 Amount Rs: 16,214/-

ADDITIONAL DISTRICT SUB-REGISTRAR

E.A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 81,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 76,020/-

**Description of Stamp**

- 1. Stamp: Type: Court Fees, Amount: Rs.10/-
- 2. Stamp: Type: Impressed, Serial no 38053, Amount: Rs.5,000/-, Date of Purchase: 13/12/2019, Vendor name: J R DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2020 11:06PM with Govt. Ref. No: 192020210078511851 on 08-09-2020, Amount Rs: 76,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 313305709 on 08-09-2020, Head of Account 0030-02-103-003-02

*Surajit Biswas*

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

Department, Govt. of WB  
Amount Rs: 76,020/-  
030-02-103-003-02

REGISTRAR  
BAGDOGRA

Surajit Biswas

Department, Govt. of WB  
Amount Rs: 5,000/-  
030-02-103-003-02

REGISTRAR  
BAGDOGRA

Surajit Biswas

Department, Govt. of WB  
Amount Rs: 5,000/-  
030-02-103-003-02

REGISTRAR  
BAGDOGRA

Surajit Biswas

Department, Govt. of WB  
Amount Rs: 5,000/-  
030-02-103-003-02

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 99368 to 99408

being No 040303918 for the year 2020.



Digitally signed by SURAJ LEPCHA  
Date: 2020.12.01 15:21:06 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/01 03:21:06 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)