

3352

I- 3919/2020



1:15 pm
2/1074910

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 443057

F 443057

For KAJLA BUILDERS
Partner

Partner

For KAJLA BUILDERS
Partner

Partner

For KAJLA BUILDERS
Partner

Partner

Partner

Handwritten mark

DEED OF CONVEYANCE

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

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

03 NOV 2020

For KAJLA BUILDERS
Bijay Agarwal
Partner

For KAJLA BUILDERS
Dinesh Kumar
Partner

-2-

For KAJLA BUILDERS
Sanjay Goyal
Partner

Rajni Kumar

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
10th DAY OF September 2020

CONVEYANCE
PARGANA- PATHARGHATA
MOUZA-BARAGHARIA
P. S-MATIGARA
DIST. DARJEELING
AREA: 6(SIX) DECIMALS
SET FORTH VALUE
Rs.18,43,000/=
R. S. KHATIAN NO. 9
L. R. KHATIAN NO. 919
R. S. PLOT NO. 147/365
L. R. PLOT NO. 314
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 & 3. SRI SANJAY GOYAL(P.A.No. ADNPG2324H) S/O Sri Liladhar Goyal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Station Para, Naxalbari, P.O & P.S.Naxalabri, Dist. Darjeeling, Pin 734429, 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.

Contd. to next sheet

Kaj

For KAULA BUILDERS

Bijoy Anand
Partner

For KAULA BUILDERS

Dinshu
Partner

-3-

For KAULA BUILDERS

Sanjay
Partner

Gopi Kishan Ag.

AND

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 JAYANTA DHAR(P. A. No. ADLPD2103R) S/O Late Arun Chandra Dhar, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Nandalal Sarani, College Para, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal & **2. SMT. ELIMIT SOLOMON@ALMIT SOLOMON**(P. A. No. BMTPS2825R) D/O Late Joseph Solomon, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Mandlaguri, P.O & P.S-Pradhan Nagar, Dist-Darjeeling, Pin-734003, in the State of West Bengal, hereinafter called the "**CONFIRMING PARTIES**"(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 **79(Seventy Nine)** Decimals in R. S. Plot No. **147/365** corresponding to L. R. Plot No. **314**, 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, 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 vendor also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R. O Shivmandir and shall ever since one L. R. Khatian No. 919 was framed in the name of Vendor, as per provision of W.B.L.R Act, 1955 and the said below schedule land is free from all encumbrances & charges whatsoever, as fully described in the schedule herein below.

Contd. to next sheet

[Handwritten signature]

For KAJLA BUILDERS

Biswajit Acharya
Partner

For KAJLA BUILDERS

Dinakar K. Acharya
Partner

- 4 -

For KAJLA BUILDERS

Sanjay Kumar
Partner

Sanjay Kumar

AND WHEREAS the Confirming Party No. 1 hereby partly 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 Deed of Sale, being Document No. I-1108, for the year 2008 & Rectification Deed No. I-1192, for the year 2013, both registered at A.D.S.R Bagdogra, executed by the recorded owner of that time namely Northbengal Bone Mill & Fertilizers Company Limited (recorded owner of L. R. Khatian No. 98) and so as to avoid future disputes & discrepancies in between the Vendor, Purchaser & Confirming Party No. 1, the Confirming Party No. 1 hereby withdrawn his 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.2 hereby received the part of the consideration value amounting to Rs.5,00,000/-only for the handover the part possession of the below schedule land.

AND WHEREAS the Vendor & 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, out of total land measuring 79(Seventy Nine) Decimals to the purchaser, for a total consideration of Rs.18,43,000/-(Rupees Eighteen Lakhs Forty Three Thousand) only and the aforesaid land is fully described in the Schedule herein below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor & Confirming Parties to sell the aforesaid land fully described in the schedule herein below approached the Vendor & Confirming Parties and offered to Purchase the above referred land measuring measuring 6(Six) Decimals to the purchaser, for a total consideration of Rs.18,43,000/-(Rupees Eighteen Lakhs Forty Three Thousand) only

AND WHEREAS the Vendor & 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 measuring 6(Six) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.18,43,000/-(Rupees Eighteen Lakhs Forty Three Thousand) only.

AND

Contd. to next sheet

For KAJLA BUILDERS
Bisimoy Adhikari
Partner

For KAJLA BUILDERS
Dinakar Banerjee
Partner

For KAJLA BUILDERS
Anirban Das
Partner

Capitivan G.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.18,43,000/- (Rupees Eighteen Lakhs Forty Three Thousand) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor & Confirming Parties do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor & 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 Vendor & 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 Vendor & Confirming Parties or any person claiming through or under them.

AND

That the Vendor & 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 Vendor & Confirming Parties do hereby transfer subsist and the Vendor & 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 VENDOR & 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.

Contd. to next sheet

[Handwritten signature]

For KAJLA BUILDERS

Dipinoy Revina
Partner

For KAJLA BUILDERS

Dina K. [Signature]
Partner

For KAJLA BUILDERS

[Signature]
Partner

[Signature]

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 Vendor & Confirming Parties shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR & 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 Vendor & 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 VENDOR & 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 Vendor & Confirming Parties shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

THE VENDOR & 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 Vendor & Confirming Parties at the date of these presents.

[Handwritten signature]

Contd. to next sheet

FOR KAJLA BUILDERS
P. S. D. 7
Partner

FOR KAJLA BUILDERS
Partner

FOR KAJLA BUILDERS
Partner

Partner

-7-

IT IS FURTHER DECLARED by the Vendor & Confirming Parties that the Vendor & 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 Vendor, is proved to be false, the Vendor & 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. **147/365** corresponding to L. R. Plot No. **314**, recorded in R. S. Khatian No. **9** corresponding to L. R. Khatian No. **919**, 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 – Part of L. R. Plot No. 314

By the East – Land of Purchaser

By the West – Land of Purchaser

Handwritten signature

Contd. to next sheet

IN WITNESS WHEREOF THE VENDOR & 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

Asit Kumar Das
VENDOR

Jayanta Dhar

2.

ELIJAH SOLOMAN
ALMIT @ SOLOMAN
CONFIRMING PARTIES

For KAJLA BUILDERS
1. Biswajit Das
Partner

For KAJLA BUILDERS
2. Dinesh Kumar
Partner

For KAJLA BUILDERS
3. Anupam Das
PURCHASER

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

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

Contd. to next sheet

MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.8,43,000/- (Rupees Eight Lakhs Forty Three Thousand) only being the Full amount of consideration payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No. 016708, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.8,43,000/- (Rupees Eight Lakhs Forty Three Thousand) only in favour of Gopi Kishan Agarwal.

Total amounting to Rs.8,43,000/- (Rupees Eight Lakhs Forty Three Thousand) only.



VENDOR

Contd. to next sheet

MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.5,00,000/-(Rupees Five Lakhs) only being the Full amount payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No.016709, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.5,00,000/-(Rupees Five Lakhs) only in favour of Jayanta Dhar.

Total amounting to Rs.5,00,000/-(Rupees Five Lakhs) only.


CONFIRMING PARTY

Contd. to next sheet

MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.5,00,000/- (Rupees Five Lakhs) only being the Full amount payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No.016710, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.5,00,000/- (Rupees Five Lakhs) only in favour of Elimit Solomon @ Almit Solomon.

Total amounting to Rs.5,00,000/- (Rupees Five Lakhs) only.

ELIMIT SOLOMON
@
ALIMIT SOLOMON

CONFIRMING PARTY

Contd. to next sheet

EXECUTANT FINGER PRINT SHEET

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












Gopi Kumar

Gopi Kumar

Gopi Kumar

Signature

CONFIRMING PARTY FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Jyanta Dhar</i>	Left Hand					
	Right Hand					

Jyanta Dhar












Jyanta Dhar
Signature

CONFIRMING PARTY FINGER PRINT SHEET













		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Elmit Solomon Almit Solomon	Left Hand					
	Right Hand					

~~Elmit Solomon~~ ~~Almit Solomon~~
Signature

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					
		<p>For KAJLA BUILDERS</p> <p><u>Bijoy Anand</u> Signature Partner</p>				

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					
		<p>For KAJLA BUILDERS</p> <p><u>Dinesh K. S.</u> Signature Partner</p>				

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					
		<p>For KAJLA BUILDERS</p> <p><u>Anirudh</u> Signature Partner</p>				

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEHPA3396N



नाम / Name
GOPI KUSHAN AGARWAL

पिता का नाम / Father's Name
HANUMAN DAS AGARWAL

जन्म तिथि / Date of Birth
14/09/1944

हस्ताक्षर / Signature



Gopi Kushan Agarwal

इस कार्ड को धरने / धरने पर कानून लागू है / नीचे
के अनुसार सेवा प्रदाता एन एन ई एन
5 से संबंधित सेवा प्रदाता एन एन ई एन 447, एन ई एन 447/4
मॉडल कार्डों को टैप करने से बचें।
दुर्घटना 417 074

If this card is used / used on the card, the
service provider will be liable for
provision of PAN Services. For
Further More Details, Visit
PAN & Tax Services, PAN
Model Cards, New, Deep Blue Color Cards,
Page 11 of 16

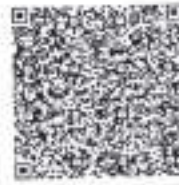
HE: 011-2612721 / 011-2612722 / 011-2612723
www.income.gov.in



भारत सरकार
GOVERNMENT OF INDIA



Gopi Kishan Agarwal
जन्म तिथि / DOB : 14/03/1944
पुरुष / MALE



6967 4849 3358

-मेरा आधार, मेरी पहचान

Gopi Kishan Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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

6967 4849 3358



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 501

भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Lt Arun Chandra Dhar,

COLLAGE PARA, NANDALAL

BASHU SARANI, WARD NO-17,

Siliguri (M. Corp). Darjeeling,

West Bengal - 734001

ठिकाना:

गम/३: भूत. अरुण चंद्र धर,

कलेज पार्क, नन्दलाल बार्,

बरनी, उमार्ड नं-१७, शिलिगुरी

(नोरमता), दार्जिलिंग,

पश्चिम बंग - ७३४००१

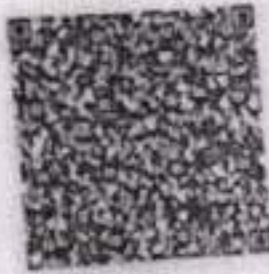


जयंत धर

Jayanta Dhar

उपजातिबंध / DOB: 25/12/1965

पुरुष / MALE



7751 3778 1200

आधार-साधारण मान्यता अधिकार

7751 3778 1200

Aadhaar-Aam Admi ka Adh

Jayanta Dhar

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADLPRD2103R



नाम /NAME

JAYANTA DHAR

पिता का नाम /FATHER'S NAME

ARUN CHANDRA DHAR

जन्म तिथि /DATE OF BIRTH

04-06-1962

ARUN

हस्ताक्षर /SIGNATURE

Jayanta Dhar

Jayanta Dhar

आयकर आयुक्त, प.व.:-XI

COMMISSIONER OF INCOME-TAX, W.B.

भारत सरकार
Government of India

एलिमिit सोलोमोन
ELIMIT SOLOMON
पिता : जोसेफ सोलोमोन
Father : Joseph Solomon
जन्म तिथि / DOB : 16/06/1939
महिला / Female

8374 8186 9959

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
D/O: जोसेफ सोलोमोन, पश्चिम
शेरपा गाँव, ईछा खसमहाल, ईचछे,
दार्जीलिंग, पश्चिम बंग, 734317

Address:
D/O: Joseph Solomon, PASCHIM
SHERPA GAON, Icha Khasmahal,
Echhey, Darjeeling, West Bengal,
734317

8374 8186 9959

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

ELIMIT SOLOMON
ALMIT @ SOLOMON



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



चाबूती संख्या /
Acknowledgement Number 090639700659340

नाम / Name KAJLA BUILDERS

निगमन/गठन की तारीख
Date of Incorporation / Formation 12/12/2018

संचार 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 कदमता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भोग, टैक्स बकाया, धुंधले के बिलान और इलक्ट्रॉनिक जानकारी का अस्तान सहेखायाय व बहानी अदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 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" सलग पैन कार्ड में शामिल क्यूआर 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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAUFK2021M



नाम / Name
KAJLA BUILDERS

निगमन/गठन की तारीख
Date of Incorporation / Formation
12/12/2018

यदि कार्ड के खोले/खोले या कृपया सुरक्षित करें/संभालें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी सीटी, 341, स्टरी नं. 997/6,
मिडल कोलोनी, नज़र देप बंगलोर चोक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform /return to
Income Tax PAN Services Unit, NSDL
5th Floor, Maruti Sarani,
Plot No. 341, Survey No. 997B,
Middle Colony, Near Deep Bengaluru Chowk,
Pune - 411 016.

Tel: 91-20-2721 9980, Fax: 91-20-2721 9981
e-mail: taxinfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



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



3522 4179 4533

आधार - आम आदमी का अधिकार

Bijay Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O बिसुनाथ अग्रवाल, विनायक
मेडिको, वार्ड नो-09, अंजलि अपार्टमेंट,
नेहरु रोड, मोती मिल के पास,
खालपारा, जिल्हासुगुरी, 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



Toll Free
1800 303 1047

Email
help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No.1847,
Bangalore-560 091

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 अग्रवाल
Dinesh Agarwal
पिता : नारायण अग्रवाल
Father : NARAYAN AGARWAL
जन्म वर्ष / Year of Birth : 1978
लिंग / Male



2516 8280 2124

आधार - साधारण मानुषेण अघिकार

Dinesh K. Agarwal

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ADNPG2324H

नाम /NAME

SANJAY GOYAL

पिता का नाम /FATHER'S NAME

LILA DHAR GOYAL

जन्म तिथि /DATE OF BIRTH

19-03-1976

हस्ताक्षर /SIGNATURE

Sanjay Goyal

B. H. Rao

आयकर आयुक्त, पं. - XI

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

Sanjay Goyal



भारत सरकार
GOVERNMENT OF INDIA



সঞ্জয় গোয়েল
SANJAY GOYEL
পিতা : লীলাধর গোয়েল
Father : LILADHAR GOYEL
জন্ম সাল / Year of Birth : 1976
পুরুষ / Male



7084 8272 6978

आधार - সাধারণ মানুষের অধিকার

Sanjay Goyel



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
নক্সাল বারী, দক্ষিণ স্টেশন পাড়া,
ভিমরাম, নক্সালবারী, দার্জিলিং,
পশ্চিমবঙ্গ, 734429

Address:
NAXAL BARI, DAKSHIN
STATION PARA, Bhimram,
Naksalhari, Darjeeling, West
Benga, 734429



1947
1800 100 1947



help@uidai.gov.in




www.uidai.gov.in



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

व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER
ADZPC8846Q



व्यक्ति का नाम
SANTU CHAKRABORTY

व्यक्ति के पिता का नाम
ASHIM CHAKRABORTY

व्यक्ति का जन्म तिथि / DATE OF BIRTH
07-07-1962

व्यक्ति का हस्ताक्षर
Santu Chakraborty

हस्ताक्षर
Shanti

आयकर अधिकारी, (आय. वि.), कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Santu Chakraborty

Major Information of the Deed



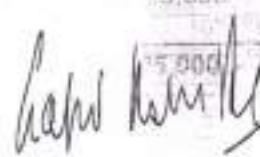
Deed No :	I-0403-03919/2020	Date of Registration	03/11/2020
Query No / Year	0403-2001074910/2020	Office where deed is registered	
Query Date	06/09/2020 1:35:12 PM	0403-2001074910/2020	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, 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. 18,43,000/-	Rs. 20,25,000/-	03/11/2020	
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,01,270/- (Article:23)	Rs. 20,264/- (Article:A(1), E.)		
Remarks	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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-314 (RS :-)	LR-919	Danga	Danga	6 Dec	18,43,000/-	20,25,000/-	
Grand Total :					6Dec	18,43,000 /-	20,25,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GOPI KISHAN AGARWALA (Presentant) 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				

c, District:-Darjeeling,
Business, Citizen of:
Individual, Executed by: Self,

On 10-09-2020

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

Presented for registration at 13:16 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 20,25,000/-

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: SILIGURI 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, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

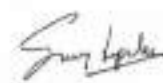
Indetified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA,SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Execution is admitted on 10-09-2020 by Shri DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX,S.F. ROAD, 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: SILIGURI 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 SANJAY GOYAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX,S.F. ROAD, 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: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service



MS KAJLA BUILDERS
Mc, District-Darjeeling

Suraj Lepcha, P.O.

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



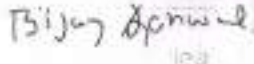


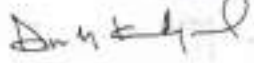


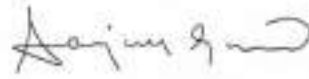
Certified that required Registration Fees payable for this document is Rs 20,264/- (A(1) = Rs 20,250/- ,E = Rs. 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2020 11:11PM with Govt. Ref. No: 192020210078514811 on 08-09-2020, Amount Rs: 20,264/- Bank: AXIS Bank (UTIB0000005), Ref. No. 313305760 on 08-09-2020, Head of Account 0030-03-104-001-16

Buyer Details :



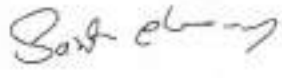
Sl No	Name,Address,Photo,Finger print and Signature
1	MS KAJLA BUILDERS ORCHID COMPLEX,S.F. ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAXxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIJAY AGARWAL 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 1:54PM	LTI 10/09/2020	10/09/2020
	NEHRU ROAD,KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, 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)			
2	Name	Photo	Finger Print	Signature
	Shri DINESH KUMAR AGARWAL 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 1:54PM	LTI 10/09/2020	10/09/2020
	ORCHID COMPLEX,S.F. 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.:: BQxxxxxx3K, Aadhaar No: 25xxxxxxxx2124 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Shri SANJAY GOYAL Son of Shri LILADHAR GOYAL Date of Execution - 10/09/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office			
		Sep 10 2020 1:55PM	LTI 10/09/2020	10/09/2020
	STATION PARA,NAXALBARI, P.O:- NAXALBARI, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4H, Aadhaar No: 70xxxxxxxx6978 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)			

10/09/2020
Darjeeling, West Bengal, India, PAN No.::

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY KHALPARA, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005			
	10/09/2020	10/09/2020	10/09/2020
Identifier Of Shri GOPI KISHAN AGARWALA, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL, Shri SANJAY GOYAL			

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:- 314, LR Khatian No:- 919	Owner: গোপী কিশন আগরওয়াল, Gurdian: হনুমা আগরওয়াল (মৃত), Address: চর্চ রোড, শিলিগুড়ি, , Classification: ডাঙ্গা, Area: 0.79000000 Acre,	Shri GOPI KISHAN AGARWALA

AGARWAL, Shri SANJAY
(082), JI No: 82, Pin Code

Owner name in English
selected by Applicant
KISHAN AGARWALA

AGARWAL, Shri SANJAY
(082), JI No: 82, Pin Code

Owner name in English
selected by Applicant
KISHAN AGARWALA

AGARWAL, Shri SANJAY
(082), JI No: 82, Pin Code

Owner name in English

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,01,270/- and Stamp Duty paid by Stamp Rs. 5,000/-, by online = Rs 96,270/-

Description of Stamp

- 1. Stamp: Type: Court Fees, Amount: Rs.10/-
- 2. Stamp: Type: Impressed, Serial no 9116, Amount: Rs.5,000/-, Date of Purchase: 28/08/2020, 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 11:11PM with Govt. Ref. No: 192020210078514811 on 08-09-2020, Amount Rs: 96,270/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 313305760 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

Dist: Darjeeling, Govt. of WB
Amount: Rs. 96,270/-
030-02-103-003-02

REGISTRAR
BAGDOGRA

REGISTRAR
BAGDOGRA

REGISTRAR
BAGDOGRA

REGISTRAR
BAGDOGRA

REGISTRAR
BAGDOGRA

REGISTRAR
BAGDOGRA

REGISTRAR
BAGDOGRA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 99290 to 99322

being No 040303919 for the year 2020.



Digitally signed by SURAJ LEPCHA
Date: 2020.12.01 15:15:32 +05:30
Reason: Digital Signing of Deed.

Suraj Lepcha

(Suraj Lepcha) 2020/12/01 03:15:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

JHA
30

(This document is digitally signed.)

JHA
30