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J-3384/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 443055

F 443056

2/1073622

For KAJLA BUILDERS
Dipankar Ghosh
Partner

For KAJLA BUILDERS
Dipankar Ghosh
Partner

For KAJLA BUILDERS
Anany Ghosh
Partner

Kaluchandra Sen

DEED OF CONVEYANCE

Kaj

CERTIFY THAT THE DOCUMENT IS ADMITTED TO REGISTRATION,
THE INSTRUMENT SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

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

28 SEP 2020

For KAJLA BUILDERS

P. S. Agarwal
Partner

For KAJLA BUILDERS

Dinesh Kumar Agarwal
Partner

For KAJLA BUILDERS

Sanjay Goyal
Partner

Nalini Khande

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
28th DAY OF September 2020

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 14(FOURTEEN) DECIMALS

SET FORTH VALUE

Rs.38,22,000/=

R. S. KHATIAN NO. 7/12

L. R. KHATIAN NO. 971 & 98

R. S. PLOT NO. 147

L. R. PLOT NO. 289

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.**

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Agarwal

For KAJLA BUILDERS
Rajiv Agarwal
Partner

For KAJLA BUILDERS
Binay Kumar
Partner

-3-

For KAJLA BUILDERS
Sanjay Ghosh
Partner

Madhuchanda Dhar

AND

SMT. MADHUCHHANDA DHAR(P. A. No. ACLPD2895H) W/O Sri Jayanta Dhar & D/O Gopal Chandra Dey, Hindu by Religion, Business by Occupation, Nationality by Indian, residing at Nandalal Sarani, College Para, 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 her heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

1. SRI SUBHRANEEL KUNDU(P. A. No. BVSPK8915J) S/O Sri Soumitra Kundu, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Sevoke Road, Panitanki More, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal & **2. SRI AKHIL RAI**(P. A. No. ALFPR9268R) S/O Late Pradip Rai, 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 jointly 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 **14(Fourteen)** Decimals in R. S. Plot No. **147** corresponding to L. R. Plot No. **289**, recorded in R. S. Khatian No. **7/12**, 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 Deed of Sale, being Document Nos. I-1107, for the year 2008, 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 the vendor also recorded the aforesaid land in her 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. 971 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.

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For KAJLA BUILDERS
Rising Assets
Partner

For KAJLA BUILDERS
Binod K. B. B.
Partner

-4-

For KAJLA BUILDERS
Srinivas
Partner

Madhuchandra B. B.

AND WHEREAS the Confirming Party No.1 hereby received the part of the consideration value amounting to Rs.15,00,000/-only for the handover the part possession of the below schedule land.

AND WHEREAS the Confirming Party No.2 hereby received the part of the consideration value amounting to Rs.4,00,000/-only for the handover the part possession of the below schedule land and also Rs.6,22,000/- only for the Development 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 14(Fourteen) Decimals to the purchaser, for a total consideration of Rs.38,22,000/-(Rupees Thirty Eight Lakhs Twenty Two 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 and offered to Purchase the above referred land measuring 14(Fourteen) Decimals to the purchaser, for a total consideration of Rs.38,22,000/-(Rupees Thirty Eight Lakhs Twenty Two 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 14(Fourteen) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.38,22,000/-(Rupees Thirty Eight Lakhs Twenty Two Thousand) only.

AND

Contd. to next sheet

FOR KAJILA BUILDERS
Fisjir Bandy
Partner

FOR KAJILA BUILDERS
Binom Dey
Partner

- 5 -

FOR KAJILA BUILDERS
Anirban
Partner

Kallu Chandra Deo

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.38,22,000/- (Rupees Thirty Eight Lakhs Twenty Two Thousand) only paid by the Purchaser to the Vendor & Confirming Parties, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does 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 does 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 or any person claiming through or under her.

AND

That the Vendor does 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 does hereby transfer subsist and the Vendor has 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 FURTHER DECLARES that she 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 KAJLA BUILDERS
Position Account
Partner

For KAJLA BUILDERS
Partner

FOR KAJLA BUILDERS
Partner

Madhu Chandra De

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

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

THE VENDOR 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 at the date of these presents.

IT IS FURTHER DECLARED by the Vendor that the Vendor has 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 shall be liable to indemnify the Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

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SCHEDULE

(Land hereby Sold)

All that piece or parcel of vacant land measuring **14(Fourteen)** Decimals, appertaining to R. S. Plot No. **147** corresponding to L. R. Plot No. **289**, recorded in R. S. Khatian No. **7/12** corresponding to L. R. Khatian No. **971 & 98**, 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 is butted & bounded as follows:-

By the North : L.R. Plot No. 287

By the South : L.R. Plot No. 314

By the East : Land of Kajla Builders

By the West : L.R. Plot No. 290

IN WITNESS WHEREOF THE VENDOR & CONFIRMING PARTIES IN GOOD HEALTH AND CONCIIOUS 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
Dist. Darjeeling

Madhuchandra Das
VENDOR

Contd. to next sheet

Das

WITNESSES:

2.

1. Subramul Kundu.

2. Akhil Rai

CONFIRMING PARTIES

For KAJLA BUILDERS

1. Sri - J. Anand
Partner

For KAJLA BUILDERS

2. Binu K. S.
Partner

For KAJLA BUILDERS

3. Anjay Gay
Partner

PURCHASER

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

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.13,00,000/-(Rupees Thirteen Lakhs) only being the Full amount of consideration payable Under these presents in the manner mentioned herein below:

1. By Cheque, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.3,00,000/-(Rupees Three Lakhs) only in favour of Madhu Chanda Dhar.
2. By Cheque, being Cheque No.016711, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.10,00,000/-(Rupees Ten Lakhs) only in favour of Madhu Chanda Dhar.

Total amounting to Rs.13,00,000/-(Rupees Thirteen Lakhs) only.


VENDOR

Contd. to next sheet

MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.15,00,000/-(Rupees Fifteen Lakhs) only being the Full amount payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No. 014251, dated 20/09/2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.2,00,000/-(Rupees Two Lakhs) only in favour of Nilima Bose received by Confirming Parties Subhraneel Kundu on behalf of Nilima Bose.
2. By Cheque, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.3,00,000/-(Rupees Three Lakhs) only in favour of Nilima Bose received by Confirming Parties Subhraneel Kundu on behalf of Nilima Bose.
3. By Cheque, being Cheque No.014285, 24/01/2020, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.5,00,000/-(Rupees Five Lakhs) only in favour of Nilima Bose received by Confirming Parties Subhraneel Kundu on behalf of Nilima Bose.
4. By Cheque, being Cheque No. 016712, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.5,00,000/-(Rupees Five Lakhs) only in favour of Subhraneel Kundu.

Total amounting to Rs.15,00,000/-(Rupees Fifteen 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.10,22,000/-(Rupees Ten Lakhs Twenty Two Thousand) only being the Full amount payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No.016713, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.4,00,000/-(Rupees Four Lakhs) only in favour of Akhil Rai.
2. By Cheque, being Cheque No.016714, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.6,22,000/-(Rupees Six Lakhs Twenty Two Thousand) only in favour of Akhil Rai.

Total amounting to Rs.10,22,000/-(Rupees Ten Lakhs Twenty Two Thousand) only.



CONFIRMING PARTY

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EXECUTANT FINGER PRINT SHEET



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

Melluchanda He

Melluchanda He
Signature

CONFIRMING PARTY FINGER PRINT SHEET

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

Subrauel Kunda

Subrauel Kunda

Signature

CONFIRMING PARTY FINGER PRINT SHEET

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

Akhil Rao

Akhil Rao

Signature

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Bisoy Anand Partner	Left Hand					
	Right Hand					

Bisoy Anand
Partner

Bisoy Anand
Signature Partner

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Divyanshu K. Singh Partner	Left Hand					
	Right Hand					

Divyanshu K. Singh
Partner

Divyanshu K. Singh
Signature Partner

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Sanjay Kumar Partner	Left Hand					
	Right Hand					

For KAJLA BUILDERS
Sanjay Kumar
Partner

For KAJLA BUILDERS
Signature
Sanjay Kumar
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



व्यक्ति लेखा संख्या कार्ड
Personnel Account Number Card

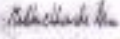
ACLPD2895H



नाम Name
MADHUCHANDA DHAR

पिता का नाम/ Father's Name
GOPAL CHANDRA DEY

जन्म की तारीख/ Date of Birth
12/07/1972


समर्थन/ Signature



04/02/2017

Madhuchanda Dhar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

পরিচয়পত্রের আইডি / Enrollment No. : 1215/91752/02590

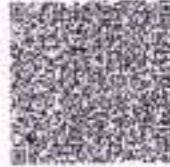
27/08/2015

To
Madhuchhanda Dhar
মধুচন্দা ধর
W/O: Jayanta Dhar
COLLAGE PARA
NANDALAL BASHU SARANI
WARD NO-17
Silguri (M. Corp)
Silguri, Darjeeling
West Bengal - 734001
9434112998



KH567173399FT

56717339



আপনার আধার সংখ্যা / Your Aadhaar No. :

4183 3867 9674

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মধুচন্দা ধর
Madhuchhanda Dhar
শ্রী : মধুচন্দা ধর
Husband : Jayanta Dhar

জন্ম তারিখ / DOB: 12/07/1972
লিঙ্গ / Female

4183 3867 9674



আধার - সাধারণ মানুষের অধিকার

Madhuchhanda Dhar

(1)

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 ভারত সরকার
 Government of India



সুব্রীণ কুন্দু
 Subhraneel Kundu
 পিতা : সৌমিত্র কুন্দু
 Father : Saumitra Kundu
 জন্মতারিখ / DOB : 12/02/1990
 পুরুষ / Male



5981 9175 4511

আধার - সাধারণ মানুষের অধিকার

Subhraneel Kundu


 অনন্যত্ব প্রতিষ্ঠান
 Unique Identification Authority of India

<p> ঠিকানা: এস/ও: সৌমিত্র কুন্দু, মহানন্দা পাড়া, সেভক রোড পানিটংকী মোড়, বিপরীত এইচডিএফসি ব্যাঙ্ক, ওয়ার্ড নং ১০, শিগুনি (পৌরসভা), দার্জিলিং, পশ্চিম বঙ্গ, ৭৩৪০০১ </p>	<p> Address: S/O: Saumitra Kundu, MAHANANDA PARA, SEVOKE ROAD PANITANKI MORE, OPP HDFC BANK, WARD NO 10, Silguri (M. Corp), Darjeeling, Silguri, West Bengal, 734001 </p>
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5981 9175 4511


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help@uaid.gov.in


www.uaid.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUBHRANEEL KUNDU

SAUMITRA KUNDU

12/02/1990

Permanent Account Number
BVSPK8915J

Subhraneel Kundu
Signature



46120160

Subhraneel Kundu.

एक कार्य के बारे में / एक नए प्रकार के कार्य / सीमा /
आयकर, ईंधन, बंधन, या एक ही एक
सौखीन / सीमा, आयकर बंधन
एनए, टैक्स / एनए के बंधन
एनए, मुद्रा - 411 045

*If this card is lost / damaged / stolen / found
Please inform / return to :*
Income Tax PAN Services Unit NSDL
3rd Floor, Sapphire Chambers
Near Bandra Telephone Exchange
Bandra, Pune - 411 045

Tel: 0120-2722 8282, Fax: 0120-2722 8081
e-mail: info@nsdl.co.in



Akhil Rai





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

स्वाधी संख्या / Acknowledgement Number	090639700659340	
नाम / Name	KAJLA BUILDERS	
निगमन/गठन की तारीख Date of Incorporation / Formation	12/12/2018	
संसार का पता / Comm. Address	KAJLA BUILDERS UTTAR RATHKHOLA BHIMRAM NAXALBARI NAXALBARI DARJEELING WEST BENGAL - 734429	
		<p>Signature Not Verified</p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2018.12.21 09:32:20 IST Reason: NSDL e-PAN Sign Location: Mumbai</p>

- ✓ 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 कदम से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वसूलाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि 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 उद्धरण अब अनिवार्य है। (आयकर विध्या, 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 एडवांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAUFK2021M</p> <p>नाम / Name KAJLA BUILDERS</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 12/12/2018</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के कर्तब/कर्तव्य का इस्तेमाल सुविधा नहीं/संभव नहीं। अपना ही कार्ड इस्तेमाल करें, यह कार्ड ही कर 5 को खोलें, करें/पढ़ें। प्लॉट नं. 341, सर्वे नं. 997/6, मोडल कोलोनी, नज़द डीप बंगलौर चोक, पुणे - 411 016.</p> <p><i>(If this card is lost / someone's lost card is found, please inform / return to :</i> Income Tax PAN Services Unit, NSDL, 341 Plot, Model Colony, Plot No. 341, Survey No. 997/6, Model Colony, Near Deep Bangalore Chowk, Pune - 411 016.</p> <p>Tel: 91 20 2731 6080, Fax: 91 20 2731 9081 e-mail: taxinfo@nsdl.co.in</p>
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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 की तारीख / Date of Birth
11/03/1978

Bijay Agarwal
संकेत / Signature



19000017

Bijay Agarwal

आयकर विभाग

INCOME TAX DEPARTMENT

DINESH KUMAR AGARWAL

NARAYAN AGARWAL

29/12/1996

Permanent Account Number

BQYPA3783K

Dinesh Kumar Agarwal

Signature

Dinesh Kumar Agarwal

भारत सरकार

GOVT. OF INDIA



02072015



भारत सरकार
GOVERNMENT OF INDIA



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



2516 8280 2124

आधार - सामान्य मानुषेअर अडिकार

Dinesh Agarwal



भारत सरकार
GOVERNMENT OF INDIA



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



7084 8272 6978

আধার - সাধারণ মানুষের অধিকার

Sanjay Goyal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

Address:
NAXAL BARI, DAKSHIN
STATION PARA, Bhimram,
Naksalbari, Darjeeling, West
Bengal, 734429

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

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

K. H. Das

आयकर आयुक्त, प.प्र. - XI

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

Sanjay Goyal

Major Information of the Deed


Deed No :	I-0403-03384/2020	Date of Registration	28/09/2020
Query No / Year	0403-2001073622/2020	Office where deed is registered	
Query Date	05/09/2020 6:25:52 PM	0403-2001073622/2020	
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. 38,22,000/-	Rs. 42,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,10,020/- (Article:23)	Rs. 42,014/- (Article:A(1), E,)		
Remarks			

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-289 (RS :-)	LR-971	Danga	Danga	14 Dec	38,22,000/-	42,00,000/-	
Grand Total :					14Dec	38,22,000 /-	42,00,000 /-	






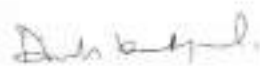


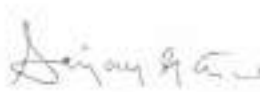
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt MADHUCHHANDA DHAR Wife of Shri JAYANTA DHAR Executed by: Self, Date of Execution: 28/09/2020 , Admitted by: Self, Date of Admission: 28/09/2020 ,Place : Office	 <small>28/09/2020</small>	 <small>28/09/2020</small>	 <small>28/09/2020</small>
NANDALAL SARANI, COLLEGE PARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5H, Aadhaar No: 41xxxxxxxx9674, Status :Individual, Executed by: Self, Date of Execution: 28/09/2020 , Admitted by: Self, Date of Admission: 28/09/2020 ,Place : Office				

Buyer Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	MS KAJLA BUILDERS ORCHID COMPLEX, S.F. ROAD, 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 Shri BIJAY AGARWAL (Presentant) Son of Late BISWANATH AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 28/09/2020, Place of Admission of Execution: Office	Photo  Sep 28 2020 3:18PM	Finger Print  LTI 28/09/2020	Signature  28/09/2020
	NEHRU ROAD, KHALPARA, SILIGURI, 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 Shri DINESH KUMAR AGARWAL Son of Shri NARAYAN PRASAD AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 28/09/2020, Place of Admission of Execution: Office	Photo  Sep 28 2020 3:18PM	Finger Print  LTI 28/09/2020	Signature  28/09/2020
	ORCHID COMPLEX, S.F. ROAD, SILIGURI, 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 Shri SANJAY GOYAL Son of Shri LILADHAR GOYAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 28/09/2020, Place of Admission of Execution: Office	Photo  Sep 28 2020 3:19PM	Finger Print  LTI 28/09/2020	Signature  28/09/2020

STATION PARA, NAXALBARI, P.O:- NAXALBARI, P.S:- Naxalbari, Siliguri Mc, 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)

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			
	28/09/2020	28/09/2020	28/09/2020
Identifier Of Smt MADHUCHHANDA DHAR, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL, Shri SANJAY GOYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MADHUCHHANDA DHAR	MS KAJLA BUILDERS-14 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:- 289, LR Khatian No:- 971	Owner: সধু চন্দ্র ধর, Gurdian জয়ল ধ, Address: নিজ , Classification: ডাঙ্গা, Area: 0.14000000 Acre.	Smt MADHUCHHANDA DHAR

08-09-2020

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.

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

Presented for registration at 14:41 hrs on 28-09-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri BIJAY AGARWAL .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,00,000/-

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

Execution is admitted on 28/09/2020 by Smt MADHUCHHANDA DHAR, Wife of Shri JAYANTA DHAR, NANDALAL SARANI, COLLEGE PARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified 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 28-09-2020 by Shri BIJAY AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified 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 28-09-2020 by Shri DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001

Identified 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 28-09-2020 by Shri SANJAY GOYAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,014/- (A(1) = Rs 42,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2020 11:16PM with Govt. Ref. No: 192020210078517491 on 08-09-2020, Amount Rs: 42,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 313305803 on 08-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,05,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 9115, Amount: Rs.5,000/-, Date of Purchase: 28/09/2020, Vendor name: J Das

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

Online on 08/09/2020 11:16PM with Govt. Ref. No: 192020210078517491 on 08-09-2020, Amount Rs: 2,05,020/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 313305803 on 08-09-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 82668 to 82699
being No 040303384 for the year 2020.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2020.09.28 15:51:46 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/09/28 03:51:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)