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I - 4325/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 460324

E 460324

*-Rajesh Roy*

For KAJLA BUILDERS

Partner

For KAJLA BUILDERS  
*Dinakar Singh*

Partner

-1-

For KAJLA BUILDERS  
*Dinakar Singh*

Partner

# DEED OF CONVEYANCE

*Kaj*

*0/1127811*

*V/C-1106*

*Mutation complete*

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

*[Signature]*  
Addl. District Sub-Registrar,  
Siliguri-II at Bagdogra

22 JUL 2019

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SL NO. 15897 Date 12.7.2019

PURCHASER M/S KAJLA BUILDERS

Full Address Siligumi

Total Value 5000/-

Stamp Purchased from JPG Treasury-1



Rajesh Rayan



Rajesh Rayan

4026

7881  
STAMP VENDOR  
JAYA RANI DAS  
Licence No. 1 of 99-2000  
Addl. DSR Office, Rajgong, Jalpaiguri

40034 E



4027

For KAJLA BUILDERS

Bijoy Baruah

Partner



4028

For KAJLA BUILDERS

Dinm R. A...

Partner



4029

For KAJLA BUILDERS

Sanjay...

Partner



Sande Chakraborty

K. Ashim...

17th JUL 2019

Rajesh Rayak

For KAJLA BUILDERS

Nijay Agarwal  
Partner

For KAJLA BUILDERS

Dinm Khatia  
Partner

For KAJLA BUILDERS  
Sanjay Goyal  
Partner

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE  
12<sup>th</sup> DAY OF July 2019

### CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 23(TWENTY THREE) DECIMALS

SET FORTH VALUE- Rs.70,11,000/-

R. S. KHATIAN NO. 9/1

L. R. KHATIAN NOS. 98,1435 & 1772

R. S. PLOT NO. 147/368

L. R. PLOT NO. 291

J. L. NO. 82

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



Dr. P. S. Rao  
Secretary to Government

1.5 JUL 2019

Rajesh Rajak

FOR KAJILA BUILDERS

Bijoy Anand  
Partner

FOR KAJILA BUILDERS

Partner

-3-

FOR KAJILA BUILDERS

Sanjay Ghosh  
Partner

AND

**SRI RAJESH RAJAK**(P. A. No. AEPPR8929A) S/O Sri Ram Sunder Rajak, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Jyoti Nagar, Champasari, North Mandlaguri, within S. M. C Ward No. 46, P.O & P.S-Pradhan Nagar, Dist. Darjeeling, Pin-734003, in the State of West Bengal, hereinafter called the "**VENDOR**"(Which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

**1. SMT NILIMA BOSE** D/O Late Sushil Kumar Bose, **2. SMT KALPANA MITRA** W/O Late Goutam Mitra & D/O Late Sushil Kumar Bose, **3. SRI PROSENJIT BOSE** S/O Late Dilip Kumar Bose, **4. SMT BABLI BOSE** W/O Late Samar Kumar Bose, **5. SRI SUBHAJIT BOSE** S/O Late Samar Kumar Bose, **6. BAISAKHI BOSE** D/O Late Samar Kumar Bose, **7. SRI SAUMITRA KUNDU** S/O Late Makhan Lal Kundu, **8. SRI SUBHRANEEL KUNDU** & **9. SRI SWARNANIL KUNDU** both S/O Sri Soumitra Kundu & Late Dalia Kundu(Bose) & **10. MISS JINIA KUNDU** D/O Sri Soumitra Kundu & Late Dalia Kundu(Bose), all are 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, **11. SRI JAYANTA DHAR** S/O Late Arun Chandra Dhar, **12. SRI RAJIB RAJAK** S/O Sri Ram Sunder Rajak & **13. SMT. SARITA RAJAK** W/O Sri Rajesh Rajak, all are Hindu by Religion, Business by Occupation, Nationality by Indian, No.11 residing at Nandalal Sarani, College Para, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal & No.12 & 13 are residing at Jyoti Nagar, Champasari, North Mandlaguri, within S. M. C Ward No. 46, P.O & P.S-Pradhan Nagar, Dist. Darjeeling, Pin-734003, 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**.

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Addl. Dist-North Registrar  
Nalbari or Baguram, Dist. Chhattogram

15 JUL 2019

Rajesh Raha

For KAJLA BUILDERS

Biswajit Dasgupta  
Partner

KAJLA BUILDERS

Partner

-4-

For KAJLA BUILDERS

Anjan Chandra  
Partner

**CONFIRMING PARTY NO. 1 & 8** hereof for self & as the constituted attorneys of **SRI PROSENJIT BOSE** (Confirming Party No. 3 hereof), vide a General Power of Attorney, being Document No. IV-040300603, for the year 2019, registered at A.D.S.R Bagdogra.

**CONFIRMING PARTY NO. 1 & 8** hereof for self & as the constituted attorneys of **SMT. BABLI BOSE** (Confirming Party No. 4 hereof), **SRI SUBHAJIT BOSE** (Confirming Party No. 5 hereof) & **MISS BAISAKHI BOSE** (Confirming Party No. 6 hereof), vide a General Power of Attorney, being Document No. IV-040300602, for the year 2019, registered at A.D.S.R Bagdogra.

**CONFIRMING PARTY NO. 1 & 8** hereof for self & as the constituted attorneys of **SMT. KALPANA MITRA** (Confirming Party No. 2 hereof), vide a General Power of Attorney, being Document No. 760, for the year 2019, registered at A.D.S.R Bagdogra.

**CONFIRMING PARTY NO. 7** hereof for self & as a constituted attorney of **SRI SWARNANIL KUNDU** (Confirming Party No. 9 hereof) & **MISS JINIA KUNDU** (Confirming Party No. 10 hereof), vide a General Power of Attorney, being Document No. IV-040300785, for the year 2017, registered at A.D.S.R Bagdogra.

**WHEREAS** the Vendor is the absolute owner & in possession of all that piece or parcel of land measuring **23 (Twenty Three) Decimals** in R. S. Plot No. **147/368** corresponding to L. R. Plot No. **290** & land measuring **48 (Forty Eight) Decimals** in R. S. Plot No. **147/368** corresponding to L. R. Plot No. **291**, recorded in R. S. Khatian No. **9/1**, 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 Ten Separate Deed of Conveyance, recorded in Book No. I, being Document Nos. i) 9404, for the year 2013, ii) 9406, for the year 2013, iii) 9407, for the year 2013, iv) 6195, for the year 2014, v) 6196, for the year 2014, vi) 6197, for the year 2014, vii) 7648, for the year 2014, viii) 7709, for the year 2014 & ix). 7710, for the year 2014,

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1  
Addl. Dist. Sub. Reg.  
Siliguri & Bagdogra, Dist. Jalpaiguri

15 JUL 2019



Rajesh Roy

For KAJILA BUILDERS

Bijoy Anand  
Partner

For KAJILA BUILDERS

Dipankar Anand  
Partner

-5-

For KAJILA BUILDERS

Sanjay Roy  
Partner

executed by the Legal heirs of recorded owner of that time namely **Fagu Gowala** S/O Late Bandhan Gowala (recorded owner of R.S Khatian No. 9/1) of Bandari Jote, Matigara, Dist. Darjeeling, (x) 3654, for the year 2014, executed by **Sri Ashok@Ashoke Roy** S/O Sri Tapan Roy of North Malaguri, Pradhan Nagar, Siliguri, all documents were registered at Addl. Dist-Sub-Registry Office Siliguri-II, at Bagdogra, Dist-Darjeeling and shall ever since then vendor has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the said land is fully described in the schedule herein below.

**AND WHEREAS** 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 & shall ever since Two New L. R. Khatian, being Khatian Nos. 1435 & 1772 was framed in the name of Vendor, as per provision of W. B. L. R. Act 1955.

**AND WHEREAS** the Confirming Party No. 1 to 10 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 law of inheritance, after the death of their predecessor **Sushil Kumar Bose**, by virtue of R. S. Khatian No. 7/12 & Judgment in Case No. 10 and 17 U/S44(2a), dated 14-12-1967 and 25-01-1968, which was purchased vide Deed of Sale, being Document Nos. I-1560, for the year 1952, I-1803, for the year 1952 & I-1960, for the year 1954, registered at Sub-Registry Office Siliguri, executed by the recorded owner of that time and to avoid future disputes & discrepancies in between the Vendors, Purchaser & Confirming Party No. 1 to 10, the Confirming Party No. 1 to 10 hereby withdrawn their respective shares of land as fully described in the schedule herein below for ever without any consideration & the said below schedule land is free from all encumbrances & charges whatsoever.

**AND WHEREAS** the Confirming Party No. 11 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 Nos. 98, 970 & 971, which was purchased vide Deed of Sale, being Document Nos. I-1107, for the year 2008, I-1108, for the year 2008 & a Deed of Declaration, I-1192, for the year 2013, registered at A.D.S.R Bagdogra,

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Roy



Chief Executive Officer  
Government of Punjab, Lahore

15 JUL 2019

Rajesh Khatia

For KAJLA BUILDERS

Partner

For KAJLA BUILDERS

Partner

For KAJLA BUILDERS

Partner

executed by the recorded owner of that time namely Northbengal Bone Mill & Fertilizers Company Limited (recorded owner of L. R. Khatian No. 98) and to avoid future disputes & discrepancies in between the Vendor, Purchaser & Confirming Party No. 11, the Confirming Party No. 11 hereby withdrawn his claim from the land as fully described in the schedule herein below forever without any consideration & the said below schedule land is free from all encumbrances & charges whatsoever.

**AND WHEREAS** the Confirming Party No. 12 & 13 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 Nos. 1433, 1435 & 1472, which was purchased vide Four Separate registered Deed of Sale, being Document Nos. 343, for the year 2012, 9405, 9406, & 9949, for the year 2013 & 2553 & 2554, for the year 2014, all documents were registered at A.D.S.R Bagdogra, executed by the recorded owner of that time namely Legal heirs of Fagu Gowala S/O Late Bandhan Gowala (recorded owner of R.S Khatian No. 9/1) and to avoid future disputes & discrepancies in between the Vendor, Purchaser & Confirming Party No. 12 & 13, the Confirming Party No. 12 & 13 hereby withdrawn their claim from the land as fully described in the schedule herein below forever without any consideration & the said below schedule land is free from all encumbrances & charges whatsoever.

**AND WHEREAS** the Vendor being in need of money for their own development and for other family expenses have offer for sale the above referred land measuring 23 (Twenty Three) Decimals, out of their total purchased land measuring 133 (One Hundred Thirty Three) Decimals to the purchaser, for a total consideration of Rs. 70,11,000/- (Rupees Seventy Lakhs Eleven Thousand) only and the aforesaid land is fully described in the Schedule herein below.

**AND WHEREAS** the Purchasers having learnt the intention of the Vendor to sell the aforesaid land fully described in the schedule herein below approached the Vendor and offered to Purchase the above referred land measuring 23 (Twenty Three) Decimals, out of their total purchased land measuring 133 (One Hundred Thirty Three) Decimals to the purchaser, for a total consideration of Rs. 70,11,000/- (Rupees Seventy Lakhs Eleven Thousand) only and the aforesaid land is fully described in the Schedule herein below.

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Handwritten signature or name in purple ink, partially obscured by the seal above it.

1;5-JUL-2019

Rajesh Kaha

For KAJILA BUILDERS

Bijoy Banerjee  
Partner

For KAJILA BUILDERS

Sham Chandra  
Partner

-7-

For KAJILA BUILDERS

Sanjay Ghosh  
Partner

**AND WHEREAS** the Vendor finding the said offer of the Purchasers lucrative and profitable, have accepted the same and agreed to sell to the Purchasers the said land measuring 23(Twenty Three) Decimals, out of their total purchased land measuring 133(One Hundred Thirty Three) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.70,11,000/-(Rupees Seventy Lakhs Eleven Thousand) only.

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

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.70,11,000/-(Rupees Seventy Lakhs Eleven Thousand) only paid by the Purchasers to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchasers from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchasers the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchasers 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 Purchasers that the Purchasers 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 him.

AND

That the Vendor does hereby covenant with the Purchasers 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 Purchasers in the manner aforesaid.

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ಅಧ್ಯಕ್ಷರು, ಕರ್ನಾಟಕ ರಾಜ್ಯ ಶಿಕ್ಷಣ ಸಂಸ್ಥೆ

Rajesh Ratan

For KAJILA BUILDERS

Bijoy Prasad  
Partner

For KAJILA BUILDERS

Partner

- 8 -

For KAJILA BUILDERS

Sanjay Chandra  
Partner

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

**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 Purchasers for the loss or injury that the Purchasers 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 Purchasers are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchasers 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 Purchasers.

**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 Purchasers 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.

Contd. to next sheet



Adl. (Dist. & Reg. Str.)  
Sikandarul Karim, District & Sessions Judge

15 JUL 2019



Rajesh Roy

For KAJLA BUILDERS  
Bijoy Baruah  
Partner

For KAJLA BUILDERS  
Srinath Baruah  
Partner

For KAJLA BUILDERS  
Ajay Roy  
Partner

IT IS FURTHER DECLARE 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 Purchasers adequately for the loss or injury to be sustained by the Purchasers in consequence thereof.

### SCHEDULE "A" (Total Land )

All that piece or parcel of vacant land measuring **83(Eighty Three)** Decimals, appertaining to R. S. Plot Nos. **136, 147, 147/368 & 149** corresponding to L. R. Plot Nos. **287, 289, 290, 291 & 313**, recorded in R. S. Khatian No. **9,9/1 & 7/12** corresponding to L. R. Khatian Nos. **98, 970, 971, 1435, 1772** situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling. The proposed use of land is Rupni.

#### DETAILS OF ABOVE SCHEDULE

MOUZA	PLOT NO.		L. R. KHATIAN NO.	J. L. NO.	AREA
	R. S.	L. R.			
BARAGHARIA	136	287	970	82	6 Dec
BARAGHARIA	147	289	971	82	1 Dec
BARAGHARIA	149	313	971	82	2 Dec
BARAGHARIA	147/368	290	1435	82	26 Dec
BARAGHARIA	147/368	291	1772	82	48 Dec
TOTAL					83 Dec

The said is butted & bounded as follows:-

By the North : 30 feet Kuchha Road

By the South : L.R.Plot No. 313 and 314

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Key



Addl. Dist. Sub Registrar  
Siliguri-II at Rajnagar, Dist. Darjeeling

1:5 JUL 2019

By the East : L.R. Plot No 287, 289,290 and 314

By the West : L.R. Plot No 291

For KAJILA BUILDERS

Bijoy Anand  
Partner

For KAJILA BUILDERS  
Dinesh Kumar  
Partner

Partner

For KAJILA BUILDERS

Danjoyong  
Partner

### **SCHEDULE "B"**

(Land hereby sold)

All that piece or parcel of vacant land measuring **23(Twenty Three)** Decimals, Part of Schedule "A" land appertaining to R. S. Plot No. **147/368** corresponding to L. R. Plot No. **291**, recorded in R. S. Khatian No. **9/1** corresponding to L. R. Khatian Nos. **98, 970, 1435 & 1772**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling. The proposed use of land is Rupni.

#### **DETAILS OF ABOVE SCHEDULE**

MOUZA	PLOT NO.		L. R. KHATIAN NO.	J. L. NO.	AREA
	R. S.	L. R.			
<b>BARAGHARIA</b>	147/368	291	1772	82	23 Dec

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-73400

*Rajesh Ray*

VENDOR

Contd. to next sheet



ADD: Director General  
Ministry of Education, Punjab

17/5 JUL 2019

*Nilima Bose*

*Subramul Kundu*

For self & as the constituted attorneys  
Of  
SRI PROSENJIT BOSE  
SMT. BABLI BOSE  
SRI SUBHAJIT BOSE  
MISS BAIKAKHI BOSE  
SMT. KALPANAMITRA

CONFIRMING PARTIES

**WITNESSES:**

2.

*Saimitra Kundu*

For self & as a constituted attorneys  
of SRI SWARNANIL KUNDU  
MISS JINIA KUNDU

CONFIRMING PARTIES

*Kajal Kogal*  
*Saetu Rajak*  
*Jyotsna Dhar*

CONFIRMING PARTIES  
For KAJLA BUILDERS

1. *Bijoy Agard*  
Partner

For KAJLA BUILDERS

2. *Dinesh K Agard*  
Partner

For KAJLA BUILDERS

*Anjay Gupta*

PURCHASER

Partner

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



Asst. Dir. Sub Region  
Department of Fisheries, Fish Farming

15 JUL 2022

NAME OF THE PURCHASER :-

**M/S KA'LA BUILDERS.**

REGISTRY OFFICE AT ORCHID COMPLEX,  
S.F. ROAD, SILIGURI, P.O. & P.S. SILIGURI,  
DIST. DARJEELING, 734001,  
REPRESENTED BY ITS PARTNERS :-

**1) SRI BIJAY AGARWAL.**

S/O. LATE BISWANATH AGARWAL  
AT NEHRU ROAD, KHALPARA, P.S. SILIGURI,  
P.O. SILIGURI BAZAR, DIST. DARJEELING, 734005,

**2) SRI DINESH KUMAR AGARWAL.**

S/O. SRI NARAYAN PRASAD AGARWAL  
AT ORCHID COMPLEX, S.F. ROAD, SILIGURI,  
P.O. & P.S. SILIGURI, DIST. DARJEELING, 734001

**3) SRI SANJAY GOYAL.** S/O. LILADHAR GOYAL.  
AT STATION PARA, NAXALBARI, P.O. NAXALBARI,  
P.S. NAXALBARI, DIST. DARJEELING, 734439

NAME OF THE VENDOR :-

**SRI RAJESH RAJAK.**

S/O. SRI RAM SUNDAR RAJAK.  
AT JYOTINAGAR, CHAMPASARI,  
NORTH MANDLAGURI,  
WARD NO. 46(SMC)

P.O. & P.S. PRADHAN NAGAR,  
DIST. DARJEELING, 734003

CONFIRMING PARTIES :-

**1) SMT. NILIMA BOSE,**

D/O. LATE SUSHIL KR. BOSE.

**2) SRI SABHRANEEL KUNDU.**

S/O. SRI SOUMITRA KUNDU.  
BOTH OF PANITANKI MORE,  
SEVOKE ROAD, P.O. & P.S. SILIGURI,  
DIST. DARJEELING.

SL NO. 1,2 SIGNED FOR SELF  
& ON BEHALF OF :-

I) SMT. KALPANA MITRA.

W/O. LATE GOUTAM MITRA.

II) SRI PROSENJIT BOSE.

S/O. LATE DILIP KR. BOSE.

III) SMT. BABLI BOSE.

W/O. LATE SAMAR KR. BOSE.

IV) SMT. SUBHAJIT BOSE.

S/O. LATE SAMAR KR. BOSE.

V) MISS BAISAKHI BOSE.

D/O. LATE SAMAR KR. BOSE.

**3) SRI SAUMITRA KUNDU.**

S/O. LATE MAKHAN LAL KUNDU.

OF PANITANKI MORE,

SEVOKE ROAD,

P.O. & P.S. SILIGURI,

DIST. DARJEELING.

SL NO. 3 SIGNED FOR SELF

& ON BEHALF OF

I) SRI SWARNANIL KUNDU.

S/O. SRI SAUMITRA KUNDU.

II) MISS JINIA KUNDU.

D/O. SRI SAUMITRA KUNDU.

**4) SRI RAJIB RAJAK.**

S/O. SRI RAM SUNDAR RAJAK.

**5) SMT. SARITA RAJAK**

W/O. SRI RAJESH RAJAK.

BOTH ARE JYOTINAGAR,

CHAMPASARI, NORTH MANDLAGURI,

WARD NO. 46(SMC)

P.O. & P.S. PRADHAN NAGAR,

DIST. DARJEELING, 734003

**6) SRI JAYANTA DHAR.**

S/O. LATE ARUN CHANDRA DHAR.

AT NANDALAL SARANI,

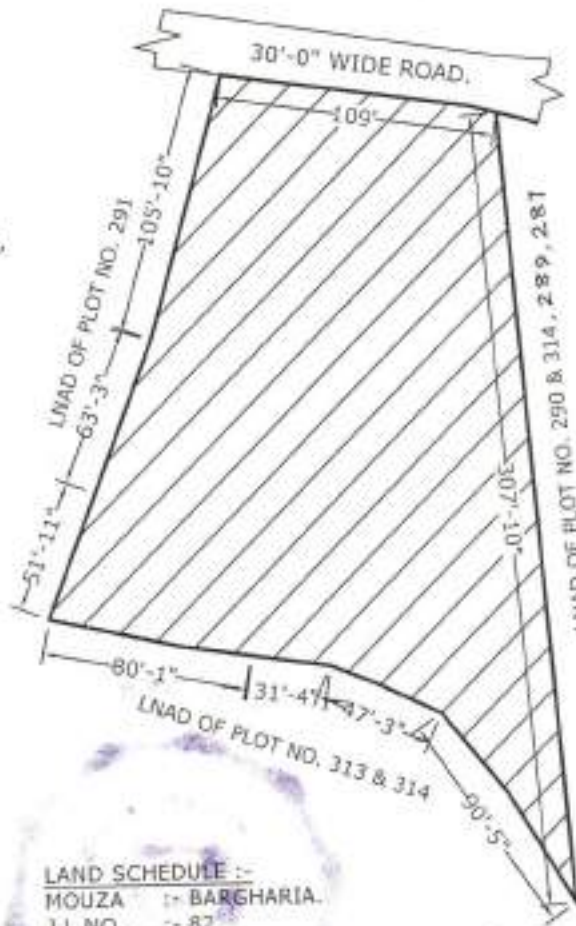
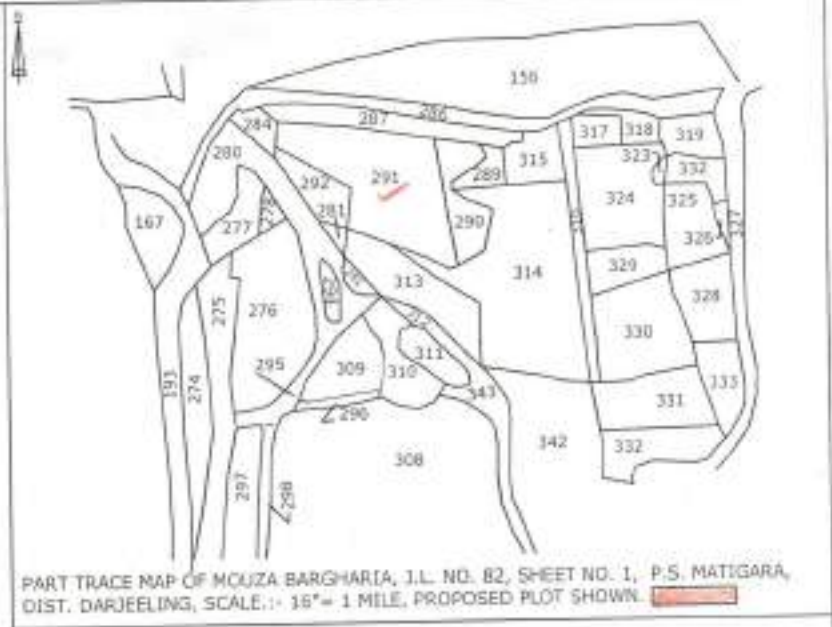
COLLEGE PARA, P.O. & P.S. SILIGURI,

DIST. DARJEELING, 734001

SITE PLAN.

SCALE :- 1" = 75'-0"

PROPOSED PLOT SHOWN. 



LAND SCHEDULE :-  
MOUZA :- BARGHARIA.  
J.L.NO. :- 82  
SHEET NO. :- 1  
P.S. :- MATIGARA,  
DIST. :- DARJEELING.

AREA STATEMENT. (AS PER L.R)			
KHATAN NO. (L.R.)	PLOT NO. L.R.	AREA IN ACRES	SOLD AREA IN ACRES
970	287	0.06	
971	289	0.01	
1435	290	0.26	
1772	291	0.48	0.23
971	313	0.02	
TOTAL AREA :-		0.83	0.23

TOTAL AREA OF LAND 0.83 ACRES  
OUT OF THAT SOLD AREA 0.23 ACRES,  
SHOWN ON THE AREA STATEMENT

Rajesh Rajak  
SIGNATURE OF THE VENDORS.

Nilima Bose

Sabhraneel Kundu.

Saumitra Kundu.

Jayanta Dhar

Rajib Rajak

Sarita Rajak.

SIGNATURE OF THE  
CONFIRMING PARTY.

DRAWN BY :-

Holung  
14/2/19



Adl. Dist-Sub Registrar  
Siliguri at Bagdogra, Dist Darjeeling

A handwritten signature in blue ink, written over the typed name of the official.

15 JUL 2019



## MEMO OF CONSIDERATION

DATE	NAME	CHEQUE/RTGS	AMOUNT
04/04/2019	MISS. NILIMA BOSE	CHEQUE NO.9162 UNION BANK ,SF ROAD	RS. 10,00,000/-
27/05/2019	SHRI PROSENJIT BOSE	CHEQUE NO.9169 UNION BANK ,SF ROAD	RS.11,42,850/-
03/06/2019	SMT. BABLI BOSE	R.T.G.S.SUBINH19154347530	RS. 3,80,950/-
15/07/2019	SHRI RAJESH RAJAK	CHEQUE NO.9185 UNION BANK ,SF ROAD	RS.10,00,000/-
15/07/2019	SHRI JAYANTA DHAR	CHEQUE NO.9188 UNION BANK ,SF ROAD	RS.34,77,200/-
			TOTAL- RS 70,11,000/-

Rajesh Rajak  
VENDOR

Nilima Bose  
Submanul Kundu  
Saumitra Kundu  
Jayanta Dhar  
Rajib Rajak  
Savitri Rajak



*[Faint, illegible text]*

*He*

1:56 JUL 2019

CLAIMANT FINGER PRINT



Bijoy Anand

For KAJLA BUILDERS  
Bijoy Anand

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

For KAJLA BUILDERS  
Bijoy Anand



Dinan K. Anand

Dinan K. Anand

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

For KAJLA BUILDERS  
Dinan K. Anand

Dinan K. Anand



Anand

For KAJLA BUILDERS  
Anand

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

For KAJLA BUILDERS  
Anand

EXECUTANT FINGER PRINT



Rajesh Rya  
Signature

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

Rajesh Rya  
Signature

Partner



Me

15 JUL 1970

CONFIRMING PARTIES FINGER PRINT



*Nilima Bose*

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

*Nilima Bose*

*Nilima Bose*



*Subhanshu Kunder*

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

*Subhanshu Kunder*

*Subhanshu Kunder*



*Saumitra Kunder*

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

*Saumitra Kunder*

*Saumitra Kunder*

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

Signature

Signature



Handwritten signature in blue ink, partially overlapping the stamp.

15 JUL 2019

CONFIRMING PARTIES FINGER PRINT



Jayanta Dhar

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

Jayanta Dhar

Jayanta Dhar



Rajib Rajak

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

Rajib Rajak



Sarita Rajak

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

Sarita Rajak

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

Signature

Signature



Handwritten signature or text in blue ink, partially obscured by a line.

1-5 JUL 2019





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

स्वीकृति संख्या / Acknowledgement Number	090639700659340	
नाम / Name	KAJLA BUILDERS	
गठन/गठन की तारीख Date of Incorporation / Formation	12/12/2018	
संस्कार का पता / Comm. Address	KAJLA BUILDERS UTTAR RATHKHOLA BHIMRAM NAXALBARI NAXALBARI DARJEELING WEST BENGAL - 734429	
		Signature invalid Digitally signed by KAJLA BUILDERS PAN Services Unit, NSDL eGovernance Division Date: 2018.12.12 12:12:12 IST Reason: Invalid signature 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 कस्टमर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, अंशदान, कर मांग, टैक्स वाकफ, सूचना के प्रिलान 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 प्रिंटेड कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर 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 क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉयड 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</p> <p>AAUFK2021M</p> <p>नाम/नाम KAJLA BUILDERS</p> <p>गठन/गठन की तारीख Date of Incorporation/Formation 12/12/2018</p>	<p>यदि कार्ड के कोड़े/कोड़े का प्रयोग नहीं किया जा सकता है, तो कार्ड को वापस寄ें। If this card is lost / damaged &amp; first card is found, please inform / return to :</p> <p>Success The PAN Services Unit, NSDL, 201 Floor, Market Building, Plot No. 341, Survey No. 997A, Mumbai City, Near Durgam Chawl, Pune - 411 004.</p> <p>Tel: 91-20-2721 8200; Fax: 91-20-2721 8201 e-mail: contact@nsdl.com.in</p>
---	---

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

इस कार्ड के खोने / खोने पर तुरंत सूचित करें / सूचित करें।  
आयकर PAN सेवा इकाई, एन एन सी एन  
5 वीं मंजिल, मनी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/3,  
मोडल कॉलोनी, दीप बंगला चौक के पास,  
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, Mantri Sterling,  
Plot No. 341, Survey No. 997/3,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [trinfo@nsdl.co.in](mailto:trinfo@nsdl.co.in)



नाम / Name  
BILJAY AGARWAL

पिता का नाम / Father's Name  
BISWANATH AGARWAL

जन्म की तारीख / Date of Birth  
11/03/1978

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AJAPA3940N

*Biljay Agarwal*  
हस्ताक्षर / Signature



19082017

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

संख्या / संख्या

/PERMANENT ACCOUNT NUMBER  
ADNPG2324H



नाम /NAME  
SANJAY GOYAL

पिता का नाम /FATHER'S NAME  
LILA DEVAR GOYAL

जन्म तिथि /DATE OF BIRTH  
19-03-1976

हस्ताक्षर /SIGNATURE

*Sanjay Goyal*

*[Signature]*  
आयकर अधिकारी, WB.-XI

COMMISSIONER OF INCOME-TAX, WB.-XI

*Sanjay Goyal*



**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
পরিচয় পত্র

WB/04/025/0705184



Elector's Name : Bose Nilma  
নির্বাচকের নাম : বোসে নিলিমা  
Father/Mother/  
Husband's Name : Sushil Kumar  
পিতা/মাতা/স্বামীর নাম : সুশীল কুমার  
Sex : Female  
লিঙ্গ : স্ত্রী  
Age as on 01.01.95 : 35  
০১.০১.৯৫ -এ বয়স : ৩৫

Address :

**Mahanandapara, Seboke Road**  
**Siliguri**  
**Darjeeling**

উত্তর

মহানন্দাপারা, সেভোক রোড

শিলিগুরি

দার্জিলিং

Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসার

For Siliguri Assembly Constituency

শিলিগুরি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri  
স্থান : শিলিগুরি  
Date : 06.03.95  
তারিখ : ০৬.০৩.৯৫

ভারতের নির্বাচন কমিশন  
भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XEQ1333590



নির্বাচক নাম : সৌমিত্র কুমার  
Elector's Name : Soumitra Kumar  
পিতার নাম : সৌমিত্র কুমার  
Father's Name : Soumitra Kumar  
লিঙ্গ/সেক্স : পুরুষ M  
জন্ম তারিখ/Date of Birth : 12/02/1990

XEQ1333590

প্লেস  
Electoral Roll (as of 12/02/2011)  
সিলিগুরি, ভারত 734001

Address:  
MAHANANDAPARA, SEVOKE  
ROAD, SILIGURI (M  
CORP.), SILIGURI, DARJEELING, 734001

Date: 12/02/2011

Dr. Manoj Kumar Das, District Election Officer  
Siliguri

Facsimile Signature of the Electoral  
Registration Officer for  
Di-Siliguri Constituency





ELECTION COMMISSION OF INDIA  
भारतीय निर्वाचन आयोग

IDENTITY CARD  
पहचान कार्ड

WB/04/028/0705087



Elector's Name निर्वाचक का नाम	Kaoda Sumitra कांदा सुमित्रा
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Machantul मचान्तुल
Sex लिंग	Male पुरुष
Age as on 01.01.92 01.01.92 का उमर	38 38

Address

Mohammattapur, Sebok Road

Siliguri

Darjeeling

Dist

১৭-১২০-১০১, ১০২০-১০১০

Pincode

৭১৩০১০

Electoral Registration Officer

১০১০-১০২০-১০১০

For Siliguri Assembly Constituency

১৭১০১-১০২০১-১০১০১

Place	:	Siliguri
Pin	:	৭১৩০১০
Date	:	০৬.০১.১৫
Time	:	১০.০০.০০





भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विधिगत न्याय प्रणाली  
INDIAN LEGAL SYSTEM



नाम: Jyanti Dhar  
पता: D/O. P. S. ...  
... MAJ



ठिकाना:

Address:

... ...  
... ...  
... ...  
... ...  
... ...

7751 3778 1200

7751 3778 1200

आधार-सामान्य जनता का अधिकार

Aadhaar-Aam Admi ka Adhikar



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLQ3837952

পরিচয় পত্র



Elector's Name Rajib Rajak

নির্বাচকের নাম রাজীব রাজক

Father's Name Ramsundar Rajak

পিতার নাম রামসুন্দর রাজক

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 25

১.১.২০০৫-এ বয়স ২৫

Facsimile Signature  
Electoral Registration Officer  
বিদ্যমান কার্যালয়  
Assembly Constituency: 25-Siliguri  
বিধানসভা বিধান কেন্দ্র : ২৫-সিলিগুরি  
District: Darjeeling  
জেলা: দার্জিলিং  
Date: 04.04.2005  
তারিখ: ০৪.০৪.২০০৫



Address:  
Uttar Mallaguri ( Ansha ). Word no 46 Matigara Darjeeling  
734403  
পতাকা :  
উত্তর মালগুরি ( অংশ ) . শব্দ নং ৪৬ মটিগারা দার্জিলিং ৭৩৪৪০৩

Postal Signature  
Electoral Registration Office  
District Registrar  
Assembly Constituency: 25-Bhangar  
District: Patna  
Date: 22.03.2006

Address:  
Udaipur, Nalanda District, Bihar 724001

भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA

IDENTITY CARD  
GLO3837945

फोटो की जाँच  
भारतीय निर्वाचन आयोग



Electors Name: Sarita Rajak  
भारतिका राजक  
Husband's Name: Rajesh Rajak  
राजेश राजक  
Sex: F  
लिंग  
Age as on 1.1.2006: 26  
आयु 01.01.2006 तक

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

व्यक्तिगत आयकर अकाउंट नंबर कार्ड  
Permanent Account Number Card

AERPR8928A

नाम / Name  
RAJESH RAJAK

पिता का नाम / Father's Name  
RAM SUNDAR RAJAK

जन्म की तिथि / Date of Birth  
28/03/1976

हस्ताक्षर / Signature





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403001106/2019	Date of Application	15/07/2019
Query No / Year	04030001127811/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs.3,62,270/-		
Registration Fees Payable	Rs.72,464/-		
Applicant Name of the Visit Commission	Mr Manoj Kedia		
Applicant Address	Siliguri		
Place of Commission	Siliguri		
Expected Date and Time of Commission	15/07/2019 7:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			





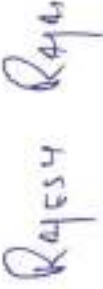



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue .

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001127811/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri RAJESH RAJAK JYOTI NAGAR, CHAMPASARI, NORTH MANDLAGURI, WITHIN, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003	Seller			
2	Shri BIJAY AGARWAL NEHRU ROAD, KHALPARA, SILIGURI, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Represent ative of Buyer [MS KAJLA BUILDER S]			 For KAJLA BUILDERS Bijay Agarwal Partner









Addl. District Registrar  
Nagpur, Maharashtra

15 JUL 2019



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri DINESH AGARWAL ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Buyer [MS KAJLA BUILDER S ]			<i>Shri Dinesh Agarwal Partner For KAJLA BUILDERS</i>
4	Shri SANJAY GOYAL STATION PARA, NAXALBARI, P.O:- NAXAL BARI, P.S:- Naxalbari, District:- Darjeeling, West Bengal, India, PIN - 734429	Represent ative of Buyer [MS KAJLA BUILDER S ]			<i>For KAJLA BUILDERS Sanjay Goyal Partner</i>
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Shri RAJESH RAJAK, Shri BIJAY AGARWAL, Shri DINESH AGARWAL, Shri SANJAY GOYAL			<i>Santu Chakraborty</i>

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



Addl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist. Darjeeling

15 JUL 2019

### Major Information of the Deed

Deed No :	I-0403-04325/2019	Date of Registration	22/07/2019
Query No / Year	0403-0001127811/2019	Office where deed is registered	
Query Date	14/07/2019 5:34:53 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ KEDIA KHALPARA, 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. 70,11,000/-	Rs. 72,45,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,62,270/- (Article:23)	Rs. 72,464/- (Article:A(1), E, E)		
Remarks			

#### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-291	LR-1772	Rupni	Rupni	23 Dec	70,11,000/-	72,45,000/-	Property is on Road
<b>Grand Total :</b>					23Dec	70,11,000 /-	72,45,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri RAJESH RAJAK (Presentant )</b>                      Son of Shri RAM SUNDER RAJAK JYOTI NAGAR, CHAMPASARI, NORTH MANDLAGURI, WITHIN, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEPPR8929A, Status :Individual, Executed by: Self, Date of Execution: 15/07/2019                      , Admitted by: Self, Date of Admission: 16/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2019                      , Admitted by: Self, Date of Admission: 16/07/2019 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS KAJLA BUILDERS</b> ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAUFK2021M, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BIJAY AGARWAL</b> Son of Late BISWANATH AGARWAL 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.:: AJAPA3940N Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)
2	<b>Shri DINESH AGARWAL</b> Son of Shri NARAYAN PRASAD AGARWAL 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.:: BQYPA3783K Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)
3	<b>Shri SANJAY GOYAL</b> Son of Shri LILADHAR GOYAL STATION PARA, NAXALBARI, P.O:- NAXAL BARI, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPG2324H 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:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005			
Identifier Of Shri RAJESH RAJAK, Shri BIJAY AGARWAL, Shri DINESH AGARWAL, Shri SANJAY GOYAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri RAJESH RAJAK	MS KAJLA BUILDERS-23 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat; PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734005

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 291, LR Khatian No:- 1772	Owner: শ্রী রাজেশ রাজক, Gurdian: রামসুন্দর . Address: নর্থ মাদ্রাগুড়ী Classification: কীরখানা, Area: 0.55000000 Acre.	Seller is not the recorded Owner as per Applicant.

### Endorsement For Deed Number : I - 040304325 / 2019

On 15-07-2019

#### 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 72,45,000/-



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

On 16-07-2019

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

Presented for registration at 14:09 hrs on 16-07-2019, at the Private residence by Shri RAJESH RAJAK, Executant.

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

Execution is admitted on 16/07/2019 by Shri RAJESH RAJAK, Son of Shri RAM SUNDER RAJAK, JYOTI NAGAR, CHAMPASARI, NORTH MANDLAGURI, WITHIN, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, 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 16-07-2019 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

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 16-07-2019 by Shri DINESH 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 16-07-2019 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



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

On 22-07-2019

**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 72,464/- ( A(1) = Rs 72,450/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 72,464/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2019 12:23PM with Govt. Ref. No: 192019200044210651 on 19-07-2019, Amount Rs: 72,464/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 305127139 on 19-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,62,270/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,57,270/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 13897, Amount: Rs.5,000/-, Date of Purchase: 12/07/2019, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2019 12:23PM with Govt. Ref. No: 192019200044210651 on 19-07-2019, Amount Rs: 3,57,270/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 305127139 on 19-07-2019, 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 0403-2019, Page from 97375 to 97425  
being No 040304325 for the year 2019.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2019.07.23 10:08:07 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 23/07/2019 10:07:54  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)

