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I-4326/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E-460322

E 460322

0/127644
v/c-1109

For KAJLA BUILDERS
Bijoy Banerjee
Partner

For KAJLA BUILDERS
Dipankar Banerjee
Partner

For KAJLA BUILDERS
Sanjay Das
Partner

Tyaganta Dhar

Medhachandha Das

DEED OF CONVEYANCE

Key

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

Addl. District and Registrar
Siliguri-II at Bagdogra

22 JUL 2019

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For KAJLA BUILDERS
Bijay Agarwal
Partner

For KAJLA BUILDERS
Dinesh Kumar Agarwal
Partner

For KAJLA BUILDERS
Sanjay Goyal
Partner

Rajendra Dhar

✓ Madhuchandra Dhar

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
12th DAY OF July 2019

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 9(NINE) DECIMALS

SET FORTH VALUE- Rs.31,15,000/=

R. S. KHATIAN NO. 9 & 7/12

L. R. KHATIAN NOS. 98,970 & 971

R. S. PLOT NOS. 136, 147 & 149

L. R. PLOT NOS. 287, 289 & 313

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.**

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For KAJLA BUILDERS
Bijoy Kundu
Partner

For KAJLA BUILDERS
Suman K. Arora
Partner

-3-

For KAJLA BUILDERS
Sanjay Das
Partner

Jayanta Dhar

Madhuchhanda Dhar

AND

1. SRI JAYANTA DHAR(P. A. No. ADLPD2103R) S/O Late Arun Chandra Dhar & **2. SMT. MADHUCHHANDA DHAR**(P. A. No. ACLPD2895H) W/O Sri Jayanta Dhar & D/O Gopal Chandra Dey, both 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 jointly called the "**VENDORS**"(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. 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 RAJESH RAJAK** 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 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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For KAJLA BUILDERS
Bijoy-7

Partner

For KAJLA BUILDERS

Partner

For KAJLA BUILDERS

Anjan Kumar
Partner

Chyanta Das

Madhusudan Das

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) & **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 No.1 is the absolute owner & in possession of all that piece or parcel of land measuring **10(Ten)** Decimals, appertaining to R. S. Plot No. **136** corresponding to L. R. Plot No. **287**, recorded in R. S. Khatian No. **9** corresponding to L. R. Khatian No. **98**, 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 Conveyance, recorded in Book No. I, CD Volume No. 3, pages from 2456 to 2471, being Document No. 01108, for the year 2008, registered at Addl. Dist-Sub-Registry Office Siliguri-II, at Bagdogra, Dist-Darjeeling, executed by **North Bengal Bone Mills & Fertilizers (P) Ltd.** (recorded owner of L. R. Khatian No. **98**, attested on **10-10-1977**) of Shiv Temple Road, Milanpally, Siliguri, Dist. Darjeeling and shall ever since then vendor No.1 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.

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4

FOR KAJLA BUILDERS

Pijit Ghosh

Partner

FOR KAJLA BUILDERS

Suman K. Ghosh

Partner

-5-

FOR KAJLA BUILDERS

Sankar Ghosh

Partner

Jyanta Dhar

Madhuchanda Dhar

AND WHEREAS the vendor No.1 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 One New L. R. Khatian, being Khatian No. 970 was framed in the name of Vendor No. 1, as per provision of W. B. L. R. Act 1955.

AND WHEREAS the Vendor No.2 is the absolute owner & in possession of all that piece or parcel of land measuring **15(Fifteen)** Decimals in R. S. Plot No. **147** corresponding to L. R. Plot No. **289** & land measuring **8(Eight)** Decimals in R. S. Plot No. **149** corresponding to L. R. Plot No. **313**, recorded in R. S. Khatian No. **9** corresponding to L. R. Khatian No. **98**, 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 Conveyance, recorded in Book No. I, CD Volume No. 3, pages from 2418 to 2432, being Document No. 01107, for the year 2008, registered at Addl. Dist-Sub-Registry Office Siliguri-II, at Bagdogra, Dist-Darjeeling, executed by **North Bengal Bone Mills & Fertilizers (P) Ltd.** (recorded owner of L. R. Khatian No. **98**, attested on **10-10-1977**) of Shiv Temple Road, Milanpally, Siliguri, Dist. Darjeeling and shall ever since then vendor No.2 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 No.2 also recorded the aforesaid land in her name in the Record of Rights at the Office of B. L & L. R. O Shivmandir & shall ever since One New L. R. Khatian, being Khatian No. 971 was framed in the name of Vendor No. 2, as per provision of W. B. L. R. Act 1955.

AND WHEREAS the Confirming Parties 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,

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FOR KAJLA BUILDERS
Rajendra Prasad

Partner

FOR KAJLA BUILDERS

Dhanu K. Singh
Partner

FOR KAJLA BUILDERS

Anand Chandra
Partner

Jyanta Dhar

Machhunchandra Dhar

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 Parties & the Confirming Parties 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 Vendors being in need of money for their own development plan and for other family expenses have offer for sale the above referred land measuring 9(Nine) Decimals, out of their total purchased land measuring 33(Thirty Three) Decimals to the purchaser, for a total consideration of Rs.31,15,000/-(Rupees Thirty One Lakhs Fifteen thousand) only and the aforesaid land is fully described in the Schedule herein below.

AND WHEREAS the Purchasers having learnt the intention of the Vendors to sell the aforesaid land fully described in the schedule herein below approached the Vendors and offered to Purchase the above referred land measuring 9(Nine) Decimals, out of their total purchased land measuring 33(Thirty Three) Decimals to the purchaser, for a total consideration of Rs.31,15,000/-(Rupees Thirty One Lakhs Fifteen thousand) only

AND WHEREAS the Vendors 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 9(Nine) Decimals, out of their total purchased land measuring 33(Thirty Three) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.31,15,000/-(Rupees Thirty One Lakhs Fifteen thousand) only

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.31,15,000/-(Rupees Thirty One Lakhs Fifteen thousand) only paid by the Purchasers to the Vendors, the receipt hereof the Vendors do hereby acknowledge and grant full discharge to the Purchasers from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchasers the aforesaid land as fully described in the schedule hereunder

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For KAJLA BUILDERS

Rishi Agrawal
Partner

For KAJLA BUILDERS

Abhinav K. Agarwal
Partner

-7-

For KAJLA BUILDERS

Anurag Chandra
Partner

Jyotirmay Dhar

Madhuchandra Dhar

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 Vendors do 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 Vendors or any person claiming through or under them.

AND

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

THE VENDORS FURTHER DECLARES that they 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 Vendors shall be liable to compensate the Purchasers for the loss or injury that the Purchasers may sustain in consequence thereof.

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For KAJLA BUILDERS

Bijoy Mondal
Partner

For KAJLA BUILDERS

Alam K. B. Bhowmik
Partner

- 8 -

For KAJLA BUILDERS

Sanjay Chandra
Partner

Jyanta Dhar

Madhuchandra Das

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

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

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

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FOR KAJILA BUILDERS
Biswajit
Partner

FOR KAJILA BUILDERS
Dinm
Partner

FOR KAJILA BUILDERS
Sanjay
Partner

Jyotsna Dhar

Madhu Chandra Dha

-9-

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

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

By the West : L.R. Plot No 291

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SCHEDULE "B"

(Land hereby sold)

For KAJILA BUILDERS
Bijoy Ghosh

Partner

For KAJILA BUILDERS
Suman Ghosh

Partner

For KAJILA BUILDERS
Sanjay Ghosh

All that piece or parcel of vacant land measuring 9(Nine) Decimals, Part of Schedule "A" Land appertaining to R. S. Plot Nos. 136, 147 & 149 corresponding to L. R. Plot Nos. 287, 289 & 313, recorded in R. S. Khatian No. 9 & 7/12 corresponding to L. R. Khatian Nos. 98, 970 & 971, 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
				Total =	9 Dec

IN WITNESS WHEREOF THE VENDORS & 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

1. *Jyanta Dhor*

✓ 2. *Madhusundar Dhor*

VENDORS

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Kes

Nillma Bose

Subhojul Kundu

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

CONFIRMING PARTIES

WITNESSES:

2.

Swarnanil Kundu

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

CONFIRMING PARTIES

Rajesh Ray

CONFIRMING PARTY
FOR KAJLA BUILDERS

Bijoy Anand
Partner

1.

Srinivas Anand
FOR KAJLA BUILDERS

2.

Partner

FOR KAJLA BUILDERS

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

NAME OF THE PURCHASER :-
M/S KAJLA BUILDERS.
 REGISTERED 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. & P.S. NAXALBARI,
 DIST. DARJEELING, 734439

NAME OF THE VENDORS :-
1) SRI JAYANTA DHAR.
 S/O. LATE ARUN CHANDRA DHAR.
2) SMT. MADHUCHANDA DHAR.
 W/O. SRI JAYANTA DHAR.
 D/O. GOPAL CHANDRA DEY.
 BOTH AT NANDALAL SARANI,
 COLLEGE PARA, P.O. & P.S. SILIGURI,
 DIST. DARJEELING, 734001


CONFIRMING PARTIES :-
1) SMT. NILIMA BOSE,
 D/O. LATE SUSHIL KR. BOSE.
2) SRI SUBHRANEEL KUNDU.
 S/O. SRI SAUMITRA KUNDU.
 BOTH OF PANITANKI MORE,
 SEVOKE ROAD, P.O. & P.S. SILIGURI,
 DIST. DARJEELING.

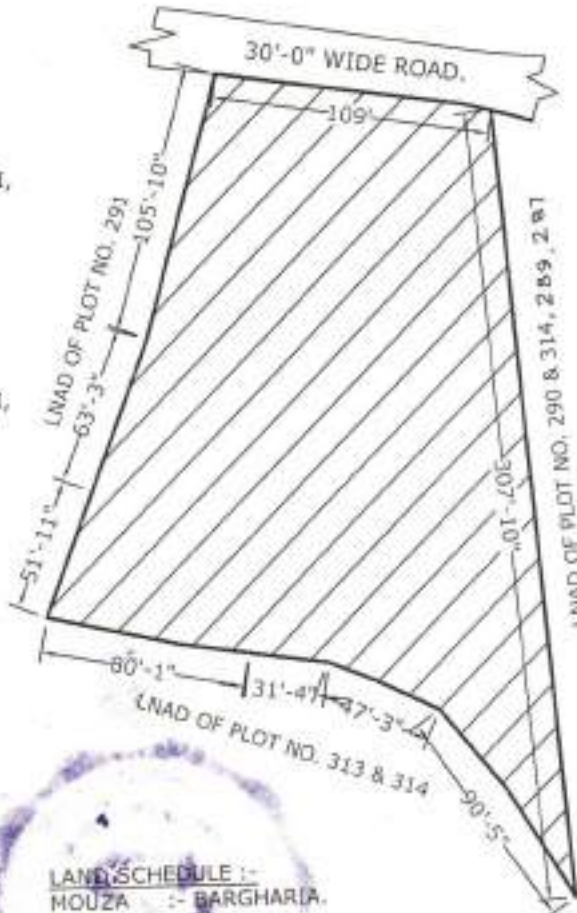
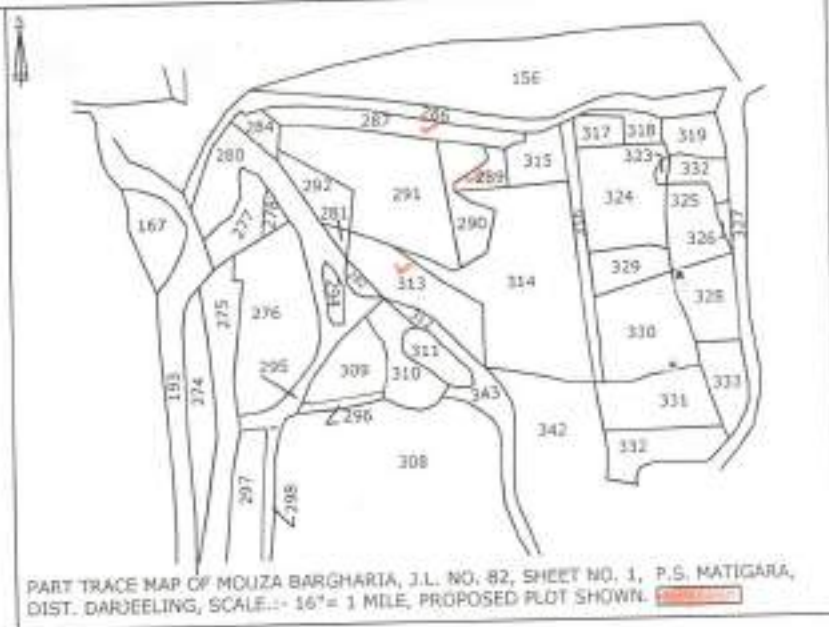
SL NO. 1,2 SIGNED FOR SELF
 & ON BEHALF OF :-

- 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 BAIKAKHI 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 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

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)			
KHATIAN NO. (L.R.)	PLOT NO. L.R.	AREA IN ACRES	SOLD AREA IN ACRES
970	287	0.06	0.06
971	289	0.01	0.01
1435	290	0.26	
1772	291	0.48	
971	313	0.02	0.02
TOTAL AREA. :-		0.83	0.09

TOTAL AREA OF LAND 0.83 ACRES
 OUT OF THAT **SOLD AREA 0.09 ACRES,**
 SHOWN ON THE AREA STATEMENT

Jayanta Dhar

Madhuchanda Dhar
 SIGNATURE OF THE VENDORS.

Nilima Bose

Subhraneel Kundu.

Saumitra Kundu.

Rajesh Rajak
 SIGNATURE OF THE
 CONFIRMING PARTY.
 DRAWN BY: Meenu
in/13/19


MEMO OF CONSIDERATION

DATE	NAME	CHEQUE/RTGS	AMOUNT
27/03/2019	SMT.MADHU CHHANDA DHAR	RTGS UBINH19086438506	RS. 15,00,000/-
15/07/2019	SMT.MADHU CHHANDA DHAR	CHEQUE NO.9178 UNION BANK ,SF ROAD	RS.6,15,000/-
15/07/2019	SHRI JAYANTO DHAR	CHEQUE NO.9179 UNION BANK ,SF ROAD	RS.10,00,000/-
		TOTAL	RS.31,15,000/-

1. Jayanta Dhar
- ✓ 2. Madhuchanda Dhar

VENDORS

Nehima Bose
Subramul Kundu
Savitri Kundu
Rajesh RAJA



EXECUTANT 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

EXECUTANT FINGER PRINT SHEET

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

Madhuchanda Dhar
Signature

Madhuchanda Dhar
Signature

CONFIRMING PARTIES FINGER PRINT



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

Rajesh Rajai

Rajesh Rajai

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

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

Signature

Signature

CONFIRMING PARTIES FINGER PRINT



Left Hand
Right Hand

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

Nilima Bose

Nilima Bose



Left Hand
Right Hand

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

Submanul Kunder

Submanul Kunder



Left Hand
Right Hand

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

Saumitra Kunder

Saumitra Kunder
Signature

Saumitra Kunder
Signature

CLAIMANT FINGER PRINT SHEET



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

Bijoy Anand.

For KAJLA BUILDERS
Bijoy Anand

Partner

For KAJLA BUILDERS
Bijoy Anand

Partner



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

Dinesh Kumar Anand.

For KAJLA BUILDERS
Dinesh Kumar Anand.

Partner

For KAJLA BUILDERS
Dinesh Kumar Anand

Partner



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

Anjan

For KAJLA BUILDERS
Anjan Kumar



Signature

For KAJLA BUILDERS
Anjan Kumar

Signature



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

प्राप्ति 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 invalid Digitally signed by the Tax PAN Service Unit, NSDL eGovernance Division, Date: 2018.12.20 12:00 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 कठोरता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करी के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के वितरण और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व पहचानि 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 लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उल्लेख 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". संस्था पैन कार्ड में एवहानस स्क्वयर 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।

Gut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAUFK2021M</p> <p>नाम / Name KAJLA BUILDERS</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 12/12/2018</p> 	<p>इस कार्ड के खोले/पारने पर कृपया पुलिस को/सूचना देना आयकर विभाग को सूचित करें, या पता को पता 1 की सहायता, को सही करें। पता: प्लॉट नं. 341, सर्वे नं. 997/8, मोदी कॉलोनी, नगर विकास क्षेत्र के पास, पुणे - 411 016.</p> <p>If this card is lost/stolen or this card is found, please inform / return to: Income Tax PAN Services Unit, NSDL, 3rd Floor, Modli Shikhar, Plot No. 341, Survey No. 997/8, Modli Colony, Near Deep Shikhar Chowk, Pune - 411 016. Tel: 91-20-7721 0991, Fax: 91-20-7721 6081 e-mail: taxpan@nsdl.com</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
11/03/1976

Bijay Agarwal
हस्ताक्षर / Signature



15052017

इस कार्ड के खोने / खाने पर तुरंत सूचित करें। संपर्क:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मॉडर्न स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप 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, Modern Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

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

Sanjay Goyal

Sanjay Goyal

FATHER /SIGNATURE

COMMISSIONER OF INCOME TAX, W.B. - XI

সংসদ সদস্য, পূর্ববঙ্গ

CR 1

19-03-1976

তার তারিখ /DATE OF BIRTH

LILA DEAR GOYAL
তার মাতা পিতা /FATHER'S NAME

SANJAY GOYAL
তার নাম

ADNPG2324H
/PERMANENT ACCOUNT NUMBER

সংসদ সদস্য



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर खाते संख्या
Relevant Account Number/Code

ADLPD2103R



नाम
JAYANTA DHAR

पिता का नाम / Father's Name
ARUN CHANDRA DHAR

जन्म तिथि / Date of Birth
25/12/1965



Jayanta Dhar
आयकर हस्ताक्षर

24082017

Jayanta Dhar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACLPD2895H



नाम / Name
MADHUCHHANDA DHAR

पिता का नाम / Father's Name
GOPAL CHANDRA DEY

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

Madhuchanda Dhar
हस्ताक्षर / Signature



04100017

Madhuchanda Dhar

इस कार्ड को खोने / पाने पर सुपवा सूचित करें / तीसरा
आयकर पत्र सेवा इकाई, एन एस डी एल
5 वीं मंजिर, मनी स्ट्रिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, डीप 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. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Madhuchanda Dhar



ELECTION COMMISSION OF INDIA
ভাৰতৰ নিৰ্বাচন কমিছন

IDENTITY CARD
পৰিচয় পত্ৰ

WB/04/025/0705184



Elector's Name : Bose Nilima
নিৰ্বাচকৰ নাম : বোস নিলিমা

Father/Mother/
Husband's Name : Sushil Kumar
পিতা/মাতা/স্বামীৰ নাম : সুশীল কুমাৰ

Sex : Female
লিঙ্গ : স্ত্ৰী

Age as on 01.01.95 : 35
০১.০১.৯৫ -এ বয়স : ৩৫

Address :

**Mahanandapara, Seboke Road
Siliguri
Darjeeling**

ঠিকনা :

মহানন্দাপাৰা, সেভোক ৰোড
শিলিগুৰি
দাৰ্জিলিং

Electoral Registration Officer
নিৰ্বাচন নিৰ্বাহক অফিচাৰ

For Siliguri Assembly Constituency
শিলিগুৰি বিধানসভা নিৰ্বাচন ক্ষেত্ৰ

Place : Siliguri
স্থান : শিলিগুৰি
Date : 06.03.95
তাৰিখ : ০৬.০৩.৯৫

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XEQ1333590



নির্বাচকের নাম : সত্ৰনাথ কুন্ডু
Elector's Name : Satranath Kundu
পিতার নাম : সৌমিত্র কুন্ডু
Father's Name : Soumitra Kundu
লিঙ্গ/সেক্স : পুং / M
জন্ম তারিখ
Date of Birth : 12/02/1990

XEQ1333590

ঠিকানা:
মহানন্দাপারা, সেবুকে
রোড, সিলিগুরি (ম)
কর্প (সিলিগুরি, দার্জিলিং, 734001)

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

তারিখ: 10/01/2011

স্বাক্ষরিত এবং সত্যতা যাচাই করে দেওয়া হয়েছে
স্বাক্ষর করেছেন

Facsimile Signature of the Director/
Registration Officer for
26-Stage Constituents

স্বাক্ষরিত এবং সত্যতা যাচাই করে দেওয়া হয়েছে
স্বাক্ষর করেছেন

ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग

IDENTITY CARD
व्यक्ति पत्र

VE/84/025/0703067



Elector's Name
निर्वाचक का नाम

Kusala Saumitra
कुसला सामित्रा

Father/Mother/
Husband's Name
पिता/माता/पति का नाम

Mukhanlal
मुकहलाल

Sex
लिंग

Male
पुरुष

Age as on 01.01.95
03.05.34 - 61.00

35
वर्ष

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEPPR8929A



नाम / Name
RAJESH RAJAK

पिता का नाम / Father's Name
RAM SUNDAR RAJAK

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

Signature

25/07/2018



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

Miscellaneous Receipt

Visit Commission Case No / Year	0403001109/2019	Date of Application	15/07/2019
Query No / Year	04030001127644/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs.1,63,145/-		
Registration Fees Payable	Rs.32,639/-		
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 7:47 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









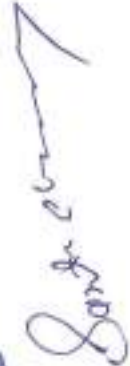
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001127644/2019

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 JAYANTA DHAR NANDALAL SARANI, COLLAGE PARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734003	Seller			
2	Smt MADHUCHHANDA DHAR NANDALAL SARANI, COLLAGE PARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	Seller			
3	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]			

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

*SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri DINESH KUMAR AGARWAL ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O.- SILIGURI, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [MS KAJLA BUILDER S]			
5	Shri SANJAY GOYAL STATION PARA, P.O.- NAXALBARI, P.S.- Naxalbari, District:- Darjeeling, West Bengal, India, PIN - 734429	Representative of Buyer [MS KAJLA BUILDER S]			 FOR KAJLA BUILDERS Partner
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTU CHAKRBAORTY Son of Late ASHIM CHAKRABORTY KHALPARA, SILIGURI, P.O.- SILIGURI, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Shri JAYANTA DHAR, Smt MADHUCHHANDA DHAR, Shri BIJAY AGARWAL, Shri DINKUMAR AGARWAL			



(Suraj Lepcha)

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

Major Information of the Deed

Deed No :	I-0403-04326/2019	Date of Registration	22/07/2019
Query No / Year	0403-0001127644/2019	Office where deed is registered	
Query Date	14/07/2019 4:22:20 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. 31,15,000/-	Rs. 32,62,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,63,145/- (Article:23)	Rs. 32,639/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-287	LR-970	Rupni Rupni	6 Dec	23,64,000/-	24,75,000/-	Property is on Road
L2	LR-289	LR-971	Rupni Rupni	1 Dec	2,51,000/-	2,62,500/-	Property is on Road
L3	LR-313	LR-971	Rupni Rupni	2 Dec	5,00,000/-	5,25,000/-	Property is on Road
TOTAL :				9Dec	31,15,000 /-	32,62,500 /-	
Grand Total :				9Dec	31,15,000 /-	32,62,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri JAYANTA DHAR (Presentant) Son of Late ARUN CHANDRA DHAR NANDALAL SARANI, COLLAGE PARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Darjeeling, District:-Darjeeling, West Bengal, India. PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADLPD2103R, 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

2 **Smt MADHUCHHANDA DHAR**
 Wife of Shri JAYANTA DHAR NANDALAL SARANI, COLLAGE PARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri,
 Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No.:: ACLPD2895H, 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

Buyer Details :

SI 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.:: AAUFK2021M, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri BIJAY AGARWAL 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	Shri DINESH KUMAR AGARWAL 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 - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQYPA3783K Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)
3	Shri SANJAY GOYAL Son of Shri LILADHAR GOYAL STATION PARA, 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.:: ADNPG2324H Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRBAORTY Son of Late ASHIM CHAKRABORTY KHALPARA,SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005			
Identifier Of Shri JAYANTA DHAR, Smt MADHUCHHANDA DHAR, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri JAYANTA DHAR	MS KAJLA BUILDERS-6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt MADHUCHHANDA DHAR	MS KAJLA BUILDERS-1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt MADHUCHHANDA DHAR	MS KAJLA BUILDERS-2 Dec

Land Details as per Land Record

District: Darjeeling, P.S.- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734101


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 287, LR Khatian No:- 970	Owner:জয়ন্ত ধর, Gurdian:অরুণ , Address:নিজ , Classification:বরু, Area:0.10000000 Acre,	Shri JAYANTA DHAR
L2	LR Plot No:- 289, LR Khatian No:- 971	Owner:মধু চন্দ্র ধর, Gurdian:জয়ন্ত ধ, Address:নিজ , Classification:ডাঙ্গা, Area:0.15000000 Acre,	Smt MADHUCHHANDA DHAR
L3	LR Plot No:- 313, LR Khatian No:- 971	Owner:মধু চন্দ্র ধর, Gurdian:জয়ন্ত ধ, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Smt MADHUCHHANDA DHAR

Endorsement For Deed Number : I - 040304326 / 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 32,62,500/-



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 14:18 hrs on 16-07-2019, at the Private residence by Shri JAYANTA DHAR , one of the Executants.

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

Execution is admitted on 16/07/2019 by 1. Shri JAYANTA DHAR, Son of Late ARUN CHANDRA DHAR, NANDALAL SARANI, COLLAGE PARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 2. Smt MADHUCHHANDA DHAR, Wife of Shri JAYANTA DHAR, NANDALAL SARANI, COLLAGE PARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Mr SANTU CHAKRBAORTY, . . . Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI, 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 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


Personaly known to me

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 CHAKRBAORTY, . . . Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI, 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 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

Indetified by Mr SANTU CHAKRBAORTY, . . . Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI, 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 32,639/- (A(1) = Rs 32,625/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,639/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2019 11:49AM with Govt. Ref. No: 192019200044167851 on 19-07-2019, Amount Rs: 32,639/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 305125096 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. 1,63,145/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,58,145/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 13894, 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 11:49AM with Govt. Ref. No: 192019200044167851 on 19-07-2019, Amount Rs: 1,58,145/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 305125096 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 97323 to 97374
being No 040304326 for the year 2019.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2019.07.23 10:05:23 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 23/07/2019 10:05:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)