

SL. No. 5026/19

I-4399/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 458826

E 458826

0/1129669

Rajesh Kumar

For KAJLA BUILDERS  
Bijay Ghosh

Partner

For KAJLA BUILDERS  
Dipankar Ghosh

Partner

-1-

For KAJLA BUILDERS  
Anupam Ghosh

Partner

4/10-1108  
Key

# DEED OF CONVEYANCE

Mutabha  
Complit



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

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

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25 JUL 2019

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Rajesh Rajar

FOR KAJLA BUILDERS  
Bijay Agarwal  
Partner

FOR KAJLA BUILDERS  
Dinesh K. Agarwal  
Partner

FOR KAJLA BUILDERS  
Sanjay Goyal  
Partner

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE  
08th DAY OF July 2019

### CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 25(TWENTY FIVE) DECIMALS

SET FORTH VALUE- Rs.75,21,000/-

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.

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Rajesh Rajak

For KAJLA BUILDERS

Bijoy Anand

Partner

For KAJLA BUILDERS

Dina

Partner

For KAJLA BUILDERS

Danish

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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Rajesh  
Rath

For KAJLA BUILDERS  
Sijoy

Partner

For KAJLA BUILDERS

Dinm K...

Partner

-4-

For KAJLA BUILDERS

Sanjay...

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 **25(Twenty Five) 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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Rajesh Roy  
For KAJILA BUILDERS  
Partner

For KAJILA BUILDERS  
Partner

For KAJILA BUILDERS  
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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Rajesh Ray

For KAJLA BUILDERS  
Bijoy Ranjan

Partner

For KAJLA BUILDERS

Dinam Kumar  
Partner

- 6 -

For KAJLA BUILDERS

Sanjay Kumar  
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 Parties, 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 Parties, 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 plan and for other family expenses have offer for sale the above referred land measuring 25 (Twenty Five) Decimals, out of their total purchased land measuring 133 (One Hundred Thirty Three) Decimals to the purchaser, for a total consideration of Rs. 75,21,000/- (Rupees Seventy Five Lakhs Twenty One 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 25 (Twenty Five) Decimals, out of their total purchased land measuring 133 (One Hundred Thirty Three) Decimals to the purchaser, for a total consideration of Rs. 75,21,000/- (Rupees Seventy Five Lakhs Twenty One Thousand) only and the aforesaid land is fully described in the Schedule herein below.

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Ray

Rajesh Raha  
For KAJLA BUILDERS  
Bijoy Mandal  
Partner

For KAJLA BUILDERS

-7-  
Anam K. Ghosh  
Partner

For KAJLA 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 25(Twenty Five) 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.75,21,000/-(Rupees Seventy Five Lakhs Twenty One Thousand) only.

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

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.75,21,000/-(Rupees Seventy Five Lakhs Twenty One 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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Rajesh Ravi

For KAJLA BUILDERS  
Rishi Arora  
Partner

For KAJLA BUILDERS

Dinesh K. Arora  
Partner

For KAJLA BUILDERS  
Sanjay Arora  
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.

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Rajesh Rajar

FOR KAJLA BUILDERS

Partner

Partner

FOR KAJLA BUILDERS

Partner

Partner

FOR KAJLA BUILDERS

Partner

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:-

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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

For KAJLA BUILDERS  
Nijim Ghosh  
Partner

For KAJLA BUILDERS  
Ashim Ghosh  
Partner

Partner

For KAJLA BUILDERS  
Ajay Ghosh  
Partner

**SCHEDULE "B"**  
(Land hereby sold)

All that piece or parcel of vacant land measuring **25(Twenty Five)** 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	25 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-734005



*Rajesh Rajas*  
VENDOR

Contd. to next sheet

*Mani*

*Subhoamal 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.

*Swarninil Kundu*

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

CONFIRMING PARTIES

*Sarita Rajat*  
*Rajib Royak*  
*Jyoti Das*

CONFIRMING PARTIES

For KAJLA BUILDERS

1. *Bijay Anwar*  
Partner

2. *Dinakar Das*  
Partner

PURCHASER

For KAJLA BUILDERS  
*Sanjay Goyal*  
Part

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. 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 BAI SAKHI 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,

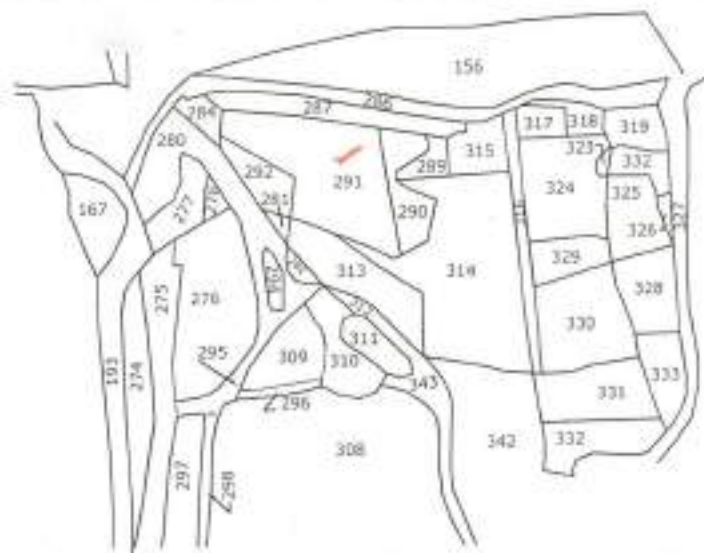
COLLEGE PARA, P.O. & P.S. SILIGURI,

DIST. DARJEELING, 734001

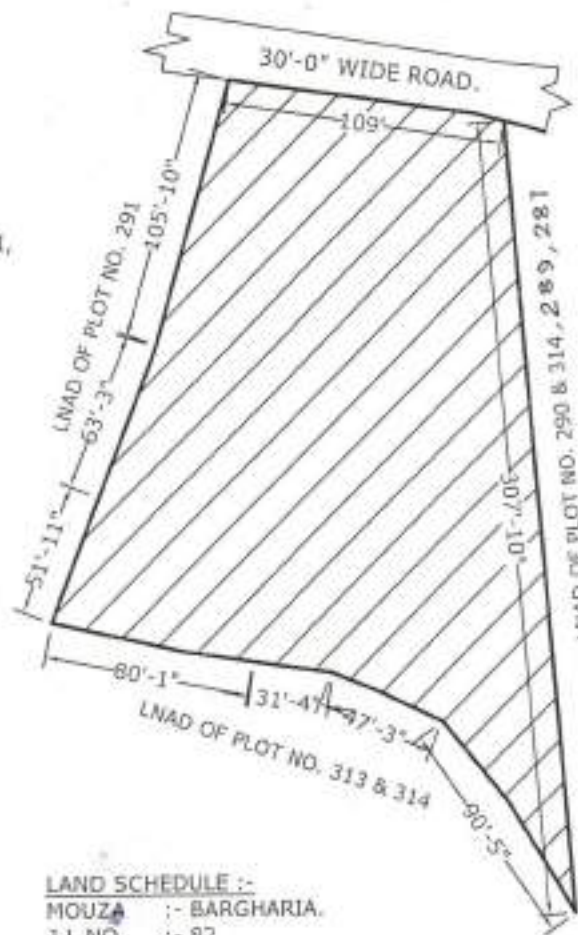
SITE PLAN.

SCALE :- 1" = 75'-0"

PROPOSED PLOT SHOWN. 



PART TRACE MAP OF MOUZA BARGHARIA, J.L. NO. 82, SHEET NO. 1, P.S. MATIGARA,  
DIST. DARJEELING, SCALE :- 16" = 1 MILE, 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	
971	289	0.01	
1435	290	0.26	
1772	291	0.48	0.25
971	313	0.02	
TOTAL AREA :-		0.83	0.25

TOTAL AREA OF LAND 0.83 ACRES  
OUT OF THAT SOLD AREA 0.25 ACRES,  
SHOWN ON THE AREA STATEMENT

*Rajesh Rajak*

SIGNATURE OF THE VENDORS.

*Nilima Bose*

*Sabhraneel Kundu*

*Saumitra Kundu*

*Jyantara Dhar*

*Rajib Rajak*

*Sarita Rajak*

SIGNATURE OF THE  
CONFIRMING PARTY.

DRAWN BY:

*M. K. Das*  
14/9/19

## MEMO OF CONSIDERATION

DATE	NAME	CHEQUE/RTGS	AMOUNT
02/04/2019	MISS. NILIMA BOSE	CHEQUE NO.9161 UNION BANK ,SF ROAD	RS. 10,00,000/-
28/03/2019	SHRI RAJIB RAJAK	CHEQUE NO.9160 UNION BANK ,SF ROAD	RS.2,00,000/-
02/04/2019	SMT. SARITA RAJAK	R.T.G.S.UBINH19092546436	RS.13,00,000/-
28/05/2019	SMT. BAISAKHI BOSE	CHEQUE NO.9172 UNION BANK ,SF ROAD	RS.3,80,950/-
15/07/2019	SHRI RAJESH RAJAK	CHEQUE NO.9184 UNION BANK ,SF ROAD	RS.10,00,000/-
15/07/2019	SHRI JAYANTO DHAR	CHEQUE NO.9187 UNION BANK ,SF ROAD	RS.36,40,050/-
			TOTAL- RS 75,21,000/-

*Nilima Bose*

*Saumitra Kundu*

*Subramul Kundu*

*Jyantta Dhar*

*Rajib Rajak*

*RAJESH RAJA*  
VENDOR

CLAIMANT FINGER PRINT



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

*Pravin Anand*

For KAJLA BUILDERS  
*Pravin Anand*



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

*Pravin Anand*

For KAJLA BUILDERS  
*Pravin Anand*



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

*Ajay*  
*Ajay Goyal*

For KAJLA BUILDERS  
*Ajay Goyal*

EXECUTANT FINGER PRINT



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

*Rajesh Rajan*  
Signature

*Rajesh Rajan*  
Signature  
Partner

CONFIRMING PARTIES FINGER PRINT

Jayanta Dhar



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

Jayanta Dhar

Jayanta Dhar

Rajib Rajat



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

Rajib Rajat

Sarita Rajat



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

Sarita Rajat  
Signature

Sarita Rajat  
Signature

CONFIRMING PARTIES FINGER PRINT



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

Nilima Bose

Nilima Bose



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

Subramul Kanda.

Subramul Kanda

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

Saumitra Kanda


Saumitra Kanda.  
Signature

Saumitra Kanda.  
Signature





ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAUFG2021M

प्राप्ति संख्या / Acknowledgement Number	090639700659340	
नाम / Name	KAJLA BUILDERS	
निगमन/गठन की तारीख Date of Incorporation / Formation	12/12/2018	
संकेत का पता / Comm. Address	KAJLA BUILDERS UTTAR RATHKHOLA BHIMRAM NAXALBARI NAXALBARI DARJEELING WEST BENGAL - 734429	
		Signature invalid Digitally signed by Income Tax PAN Services Unit, MOEX, eGovernance Division, SOL, Date: 2018.12.20 10:18 IST Reason: ePAN Card Location: Kolkata

- ✓ 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 कटौती से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स सहायक, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)  
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है। (आयकर 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 एम्बेडेड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<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>AAUFG2021M</p> <p>नाम / Name KAJLA BUILDERS</p> <p>निगमन की तारीख Date of Incorporation 12/12/2018</p>	<p>इस कार्ड के कटौने/तोड़ने पर कृपया सूचित करें/सूचित करें। जबकि इस कार्ड का उपयोग, का रद्द होना 7-वीं बिल्डिंग, 34-1, सर्वे नं. 60/3, मोडल कॉलोनी, नया दारुप हंगलौ चोक, पुणे - 411 016.</p> <p>If this card is lost / someone is lost card to found, please inform / return to /</p> <p>Income Tax PAN Services Unit, MOEX, 7th Floor, Model Building, Plot No. 341, Survey No. 60/3, Model Colony, Near Daru Hingalou Chok, Pune - 411 016.</p> <p>Tel: 91-20-2731 8879, Fax: 91-20-2731 8881 e-mail: pan@panindia.gov.in</p>
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AJAPA3940N

नाम / Name  
BIJAY AGARWAL

पिता का नाम / Father's Name  
BISWANATH AGARWAL

जन्म की तारीख / Date of Birth  
11/03/1976

*Bijay Agarwal*  
हस्ताक्षर / Signature



19002017

इस कार्ड के खाने / काने पर सुरक्षा सुविधा है / तद्विषय  
आयकर पैन सेवा इकाई, एन एस डी यूए  
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कोलोनी, 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. 997B,  
Model Colony, Near Deep Bengalow Chowk,  
Pune - 411 016.

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

नाम / नाम 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*

*[Handwritten Signature]*  
आयकर आयुक्त, एन.टी.डी.

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

*Sanjay Goyal*



**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
পরিচয় পত্র

WB/04/025/0705184



Elector's Name : Bose Nilima  
নির্বাচকের নাম : বোস নীলিমা

Father/Mother/  
Husband's Name : Sushil Kumar  
পিতা/মাতা/পতির 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

ঠিকানা :  
মহানন্দাপারা, সেভোক রোড  
শিলিগুড়ি  
দার্জিলিং

Electoral Registration Officer  
নির্বাচন-নিবন্ধন কর্মকর্তা

For Siliguri Assembly Constituency  
শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

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





ELECTION COMMISSION OF INDIA  
भारतीय निर्वाचन आयोग

IDENTITY CARD  
चुनाव कार्ड

WB/84/021/0705867



Elector's Name  
चुनावी का नाम

Kunda Saamtra  
कुन्दा सामत्रा

Father/Mother  
पिता/माता

Mukhandal  
मुकन्दल

Husband's Name  
पति/पत्नी/सहोदर

Male  
पुरुष

Sex

Sex

Age as on 01.01.82 38

01.01.82 - 01.01.82



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
भारतीय विशिष्ट पहचान प्राधिकरण (Aadhaar)



नाम  
Jyanta Dhar  
जन्मदिन: DOB: 25/12/1965  
लिंग / GENDER: MALE



ठिकाना:

प्लॉट नं. बंगम ६२५ १४,  
बंगम १४०, बंगम १४०,  
प्लॉट नं. १४०, बंगम १४०,  
(बंगम), बंगम,  
बंगम १४० - ७३४००१

Address:

Plot 14, Bangam 625 14,  
BANGAM 140, BANGAM 140,  
BANGAM 140, BANGAM 140,  
Bangam 140, Bangam 140,  
Bangam 140 - 734001

7751 3778 1200

7751 3778 1200

आधार-मातहत समुदाय 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

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** GLQ3837945  
 পরিচয় পত্র

**Elector's Name** Sarita Rajak  
 নির্বাচকের নাম সরিতা রাজক  
**Husband's Name** Rajesh Rajak  
 স্বামীর নাম রাজেশ রাজক

<b>Sex</b>	F
লিঙ্গ	স্ত্রী
<b>Age as on 1.1.2006</b>	26
১.১.২০০৬ এ বয়স	২৬

Address:  
 Uttar Mallagan, 46 Matigan Darjeeling 714401

ঠিকানা:  
 উত্তর মালগাতি, ৪৬ মটিগান দার্জিলিং ৭১৪৪০১

Facsimile Signature  
 Electoral Registration Officer

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 BUNOOR RAJAK

जन्म की तारीख / Date of Birth  
26/03/1976

हस्ताक्षर / Signature

26/03/2018



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

Miscellaneous Receipt

Visit Commission Case No / Year	0403001108/2019	Date of Application	15/07/2019
Query No / Year	04030001127669/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs.3,93,770/-		
Registration Fees Payable	Rs.78,764/-		
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 7:28 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 04030001127669/2019

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, SMC WARD, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri BIJAY AGARWAL NEHRU ROAD, KHALPARA, P.O:- SILIGURI, 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.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri DINESH KUMAR AGARWAL ORCHID COMPLEX, SF ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Representative of Buyer [MS KAJLA BUILDERS]			
4	Shri SANJAY GOYAL STATION PARA, NAXALBARI, P.O:- NAXALBARI, P.S:- Naxalbari, District:- Darjeeling, West Bengal, India, PIN - 734429	Representative of Buyer [MS KAJLA BUILDERS]			For KAJLA BUILDERS Sanjay Goyal Partner
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, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Shri RAJESH RAJAK, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL, Shri SANJAY GOYAL			

(Sujej Lepcha)

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

### Major Information of the Deed

Deed No :	I-0403-04399/2019	Date of Registration	25/07/2019
Query No / Year	0403-0001127669/2019	Office where deed is registered	
Query Date	14/07/2019 4:35:37 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ KEDIA 35, M.G ROAD, 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. 75,21,000/-	Rs. 78,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,93,770/- (Article:23)	Rs. 78,764/- (Article:A(1), E, E)		
Remarks			

#### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-291	LR-1772	Rupni	Rupni	25 Dec	75,21,000/-	78,75,000/-	Property is on Road
<b>Grand Total :</b>					25Dec	75,21,000 /-	78,75,000 /-	

#### 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, SMC WARD, 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.: AEPFR8929A, 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 :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS KAJLA BUILDERS</b> ORCHID COMPLEX, SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAUFG2021M, Status :Organization, Executed by: Representative

**Representative Details :**

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri RAJESH RAJAK.	MS KAJLA BUILDERS-25 Dec



## Land Details as per Land Record

District: Darjeeling, P.S:- Maligara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734001

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: রাসসুন্দর Address: নর্থ মালগাতি Classification: কারখানা, Area: 0.55000000 Acre,	Shri RAJESH RAJAK

Endorsement For Deed Number : I - 040304399 / 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 78,75,000/-



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 14:12 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, SMC WARD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indefinit by Mr SANTU CHAKRABORTY, . . . Son of Late ASHIM CHAKRABORTY, KHALPARA, 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 BIJAY AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005

Indefinit by Mr SANTU CHAKRABORTY, . . . Son of Late ASHIM CHAKRABORTY, KHALPARA, 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, SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005

Indefinite by Mr SANTU CHAKRABORTY, . . Son of Late ASHIM CHAKRABORTY, KHALPARA, 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 SANJAY GOYAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734005

Indefinite by Mr SANTU CHAKRABORTY, . . Son of Late ASHIM CHAKRABORTY, KHALPARA, 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 25-07-2019

**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 78,764/- ( A(1) = Rs 78,750/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 78,764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2019 12:00AM with Govt. Ref. No: 192019200044128762 on 19-07-2019, Amount Rs: 78,764/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 54919072019SST3022610375 on 19-07-2019, Head of Account 0030-03-104-001-10

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,93,770/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,88,770/-

Description of Stamp

1. Stamp, type: Impressed, Serial no 11377, Amount: Rs.5,000/-, Date of Purchase: 14/06/2019, Vendor name: Jaya Rank Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2019 12:00AM with Govt. Ref. No: 192019200044128762 on 19-07-2019, Amount Rs: 3,88,770/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 54919072019SST3022610375 on 19-07-2019, Head of Account 0030-02-103-003-07



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

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being No 040304399 for the year 2019.



Digitally signed by SURAJ LEPCHA  
Date: 2019.07.25 16:20:35 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/07/2019 16:20:07  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)