

SL. No- 5028/19

I-4398/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 460323

E 460323

Rajesh Ray
For KAJLA BUILDERS
Partner
Bij-7 Avenue

For KAJLA BUILDERS
Partner
Dinesh Kumar Ray

For KAJLA BUILDERS
Partner
Sanjay Ray

0/1127713
V/c-1107
May
Mutation
complete

DEED OF CONVEYANCE



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

Contd. To next sheet
Addl. District Sub-Registrar,
Subpart-II at Bagdogra

25 JUL 2019

Rajshy Rajh

For KAJLA BUILDERS
Bijay Agarwal
Partner

For KAJLA BUILDERS
Dinesh Kumar
Partner

For KAJLA BUILDERS
Sanjay Goyal
Partner

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
12th DAY OF July, 2019

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 26(TWENTY SIX) DECIMALS

SET FORTH VALUE- Rs.78,21,000/-

R. S. KHATIAN NO. 9/1

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

R. S. PLOT NO. 147/368

L. R. PLOT NO. 290

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.Naxalbari, 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

Rajesh Rajak

For KAJILA BUILDERS
Bijoy Agarwal
Partner

For KAJILA BUILDERS
Dinanandan Agarwal
Partner

For KAJILA BUILDERS
Anjan Kumar
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**.

Contd. to next sheet

Rajesh Kaha

For KAJLA BUILDERS
Bijoy Anand
Partner

For KAJLA BUILDERS

Partner

-4-

For KAJLA BUILDERS

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 **26(Twenty Six)** 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,

Contd. to next sheet

Ray

ii

Rajesh Raju

For KAJLA BUILDERS
Rajesh Raju
Partner

For KAJLA BUILDERS
Dipak Kumar
Partner

For KAJLA BUILDERS
Dipak Kumar
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,

Contd. to next sheet

Rajesh Kapa

FOR KAJLA BUILDERS
Rajesh Kapa
Partner

FOR KAJLA BUILDERS
Dinesh K. Aggarwal
Partner

FOR KAJLA BUILDERS
Sanjay K. Aggarwal

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 plan and for other family expenses have offer for sale the above referred land measuring 26(Twenty Six) Decimals, out of their total purchased land measuring 133(One Hundred Thirty Three) Decimals to the purchaser, for a total consideration of Rs.78,21,000/-(Rupees Seventy Eight 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 26(Twenty Six) Decimals, out of their total purchased land measuring 133(One Hundred Thirty Three) Decimals to the purchaser, for a total consideration of Rs.78,21,000/-(Rupees Seventy Eight Lakhs Twenty One Thousand) only and the aforesaid land is fully described in the Schedule herein below.

Contd. to next sheet

Kapa

Rajesh Raju

For KAJLA BUILDERS

Bijay Kumar
Partner

For KAJLA BUILDERS

Partner
-7-

For KAJLA BUILDERS

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 26(Twenty Six) 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.78,21,000/-(Rupees Seventy Eight 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.78,21,000/-(Rupees Seventy Eight 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.

Contd. to next sheet

Rajesh Rajan

For KAJLA BUILDERS
Rajesh Rajan
Partner

For KAJLA BUILDERS
Dhan K. Aggarwal
Partner

For KAJLA BUILDERS
Dhan K. Aggarwal

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

Rajesh

Rajesh Kumar

FOR KAJULA BUILDERS
Partner

FOR KAJULA BUILDERS
Partner

FOR KAJULA BUILDERS
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, Adtl. 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:-

Contd. to next sheet

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
 Bijoy Baruah

Partner

For KAJLA BUILDERS

Shim R. Ag

Partner

For KAJLA BUILDERS

Amey Choudhary

Partner

SCHEDULE "B"

(Land hereby sold)

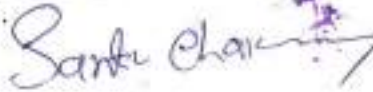
All that piece or parcel of vacant land measuring 26(Twenty Six) Decimals, Part of Schedule "A" land appertaining to R. S. Plot No. 147/368 corresponding to L. R. Plot No. 290, recorded in R. S. Khatian No. 9/1 corresponding to L. R. Khatian Nos. 98, 970, 1435 & 1772, situated at Mouza-BARAGHARIA, J. 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

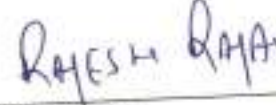
MOUZA	PLOT NO.		L. R. KHATIAN NO.	J. L. NO.	AREA
	R. S.	L. R.			
BARAGHARIA	147/368	290	1435	82	26 Dec

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
 S/O-Late Ashim Chakraborty
 R/O-Khalpara, Siliguri
 P.O-Siliguri Bazar
 P.S-Siliguri
 Dist. Darjeeling
 Pin-734005


 VENDOR

Contd. to next sheet



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.

Saumi Jia Kundu.

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

CONFIRMING PARTIES

Jyanta Dhar
Rajib Raju.

CONFIRMING PARTIES
For KAJLA BUILDERS

Bijoy Ghosh
1. Partner For KAJLA BUILDERS
Dipankar Ghosh

2. Partner For KAJLA BUILDERS
Anjan Ghosh
Partner

PURCHASER

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

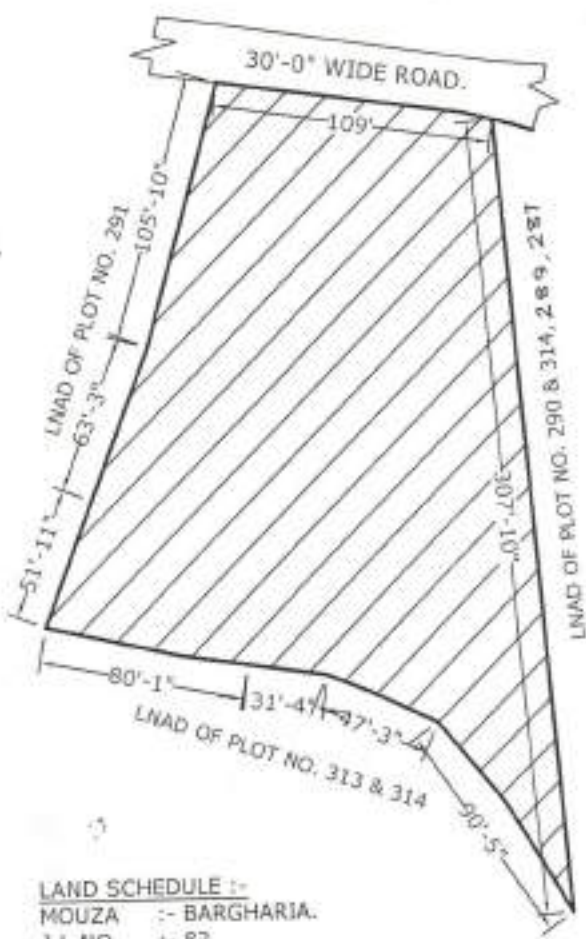
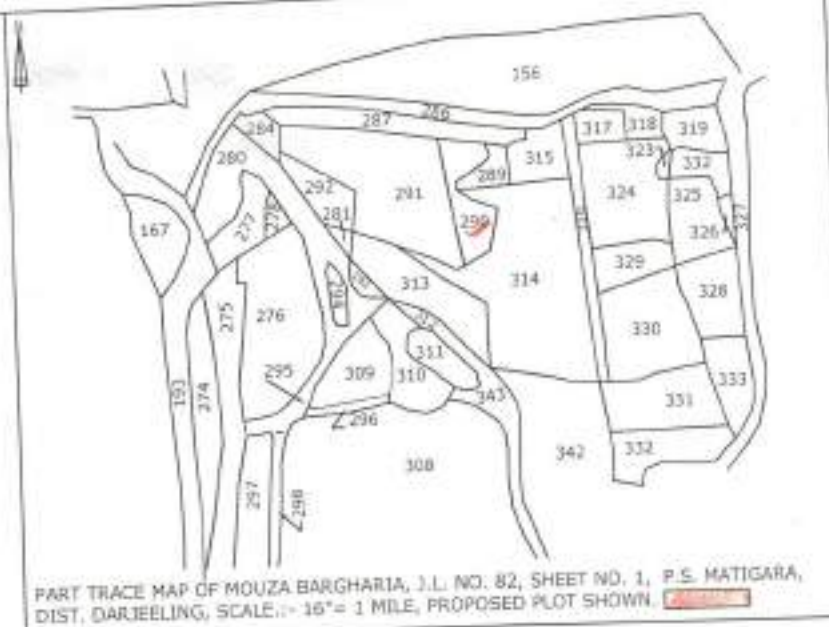
NAME OF THE VENDOR :-
SRI RAJESH RAJAK.
 S/O. SRI RAM SUNDAR RAJAK.
 AT JYOTINAGAR, CHAMPASARI,
 NORTH MANDLAGURI,
 WARD NO. 46(SMC)
 P.O. & P.S. PRADHAN NAGAR,
 DIST. DARJEELING, 734003
 CONFIRMING PARTIES :-

- 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 BSAIKHI 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.)			
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	0.26
1772	291	0.48	
971	313	0.02	
TOTAL AREA :-		0.83	0.26

TOTAL AREA OF LAND 0.83 ACRES
 OUT OF THAT **SOLD AREA 0.26 ACRES,**
 SHOWN ON THE AREA STATEMENT

Rajesh Rajak
 SIGNATURE OF THE VENDORS.

Nilima Bose

Sabhraneel Kundu.

Soumitra Kundu.

Jayanta Dhar

Rajib Rajak

Sarita Rajak.
 SIGNATURE OF THE CONFIRMING PARTY.
 DRAWN BY: Helen
14/11/19

MEMO OF CONSIDERATION

DATE	NAME	CHEQUE/RTGS	AMOUNT
26/03/2019	SHRI SAUMITRA KUNDU	CHEQUE NO.9155 UNION BANK ,SF ROAD	RS. 10,00,000/-
25/03/2019	SHRI JAYANTO DHAR	R.T.G.S UBINH19084123593	RS.15,00,000/-
25/03/2019	SHRI RAJESH RAJAK	R.T.G.S UBINH19084123052	RS 15,00,000/-
1/06/2019	SHRI SUBHAJIT BOSE	CHEQUE NO 9171 , UNION BANK ,SF ROAD	RS.3,80,950/-
15/07/2019	SHRI RAJESH RAJAK	CHEQUE NO 9180 , UNION BANK ,SF ROAD	RS.9,40,050/-
15/07/2019	SMT.SARITA RAJAK	CHEQUE NO 9182, UNION BANK ,SF ROAD	RS.10,00,000/-
15/07/2019	SHRI JAYANTO DHAR	CHEQUE NO 9183, UNION BANK ,SF ROAD	RS.15,00,000/-
			TOTAL- RS.78,21,000/-

Rajesh Rajak
VENDOR

Nilima Bose
Subhojit Kundu
Saumitra Kundu
Jayanta Dhar
Rajesh Rajak
Sarita Rajak

CLAIMANT FINGER PRINT



Bijay Anand

Bijay Anand

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

For KAJLA BUILDERS

Bijay Anand



Dhanraj Anand

Dhanraj Anand

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

For KAJLA BUILDERS

Dhanraj Anand



Anjay

Anjay Goyal

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

For KAJLA BUILDERS

Anjay Goyal

EXECUTANT FINGER PRINT



Rajesh Raje
Signature

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












Rajesh Raje
Signature

CONFIRMING PARTIES FINGER PRINT

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Nilima Bose</i>	Left Hand					
	Right Hand					












Nilima Bose

Nilima Bose

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Subroaj Kundu</i>	Left Hand					
	Right Hand					

Subroaj Kundu

Subroaj Kundu

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Saumitra Kundu</i>	Left Hand					
	Right Hand					

Saumitra Kundu
Signature

Saumitra Kundu
Signature

CONFIRMING PARTIES FINGER PRINT



Jayanta Dhar

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

Jayanta Dhar

Jayanta Dhar



Rajib Rajar

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

Rajib Rajar



Sarita Rajat

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

Sarita Rajat.
Signature

Sarita Rajat.
Signature



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

पंजी संख्या / Acknowledgement Number	090839700659340	
नाम / Name	KAJLA BUILDERS	
निगमन/गठन की तारीख Date of Incorporation / Formation	12/12/2018	
संस्था का पता / Comm. Address	KAJLA BUILDERS UTTAR RATHKHOLA BHIMRAM NAXALBARI NAXALBARI DARJEELING WEST BENGAL - 734429	
		Signature Invalid Digitally signed by Income Tax PAN Service Unit, NSDL eGovernance Division Date: 2018.12.26 16:26:18T Reason: Invalid Signature Location: India

- ✓ 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 कार्ड का माध्यम से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, शैल्य संकलन, चुकाने के बिलों और इलेक्ट्रॉनिक दस्तावेजों 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) अथवा आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख 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".
संस्था पैन कार्ड में एनहांस 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।

Get

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>ई- स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAUFG2021M</p> <p>नाम KAJLA BUILDERS</p> <p>निगमन की तारीख Date of Incorporation/Formation 12/12/2018</p>	<p>यदि कार्ड के साथ/कोई एक कृपया सुविधा करें/संस्था/</p> <p>आयकर विभाग, नसल, नए दिल्ली</p> <p>प्लॉट नं. 341, एन-2, 110018, मंडला कॉलोनी, नए दिल्ली 411 018, दूर - 411 018.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, NSDL, 341 Plot, Mandla Shalabi, Plot No. 341, Survey No. 99/1A, Mandla Colony, Near Durg Busstand Chok, New Delhi - 411 018.</p> <p>Tel: 01-26-2721 8888, Fax: 01-26-2721 8081 e-mail: nsdl@nsdl.com</p>
--	--

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJAPA3940N

नाम / Name
BIJAY AGARWAL

पिता का नाम / Father's Name
BISWANATH AGARWAL

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

Signature
हस्ताक्षर / Signature



19062017

इस कार्ड को खोने / जाने पर तुरंत सूचित करें। नोटिस:
आयकर पैन सेवा इकाई, एन एच सी एल
5 वीं मंजिल, 4 वीं स्टॉपिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल 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. 997/8,
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

भारत सरकार
GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

DINESH KUMAR AGARWAL

NARAYAN AGARWAL

29/12/1996

Permanent Account Number

BQYPA3783K

Dinesh Kumar Agarwal

Signature



02072015

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

Sanjay Goyal
आयकर अधिकारी, ए.ए. - XI

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

Sanjay Goyal



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় কার্ড

WB/04/025/0705184



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

Address :
Mohanandapara, Seboke Road
Siliguri
Darjeeling

ঠিকানা
মহানন্দাপারা, সোভক রোড
শিলিগুড়ি
দার্জিলিং

Electoral Registration Officer
নির্বাচন নিয়ন্ত্রণ কর্মকর্তা

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : স্থান	Siliguri শিলিগুড়ি
Date : তারিখ	06.03.95 ০৬.০৩.৯৫

भारतीय निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEO1333590



निर्वाचक नाम : सुब्रह्मण्य कुन्दु
Elector's Name : Subrahmany Kundu
पिता नाम : सौमित्र कुन्दु
Father's Name : Saumitra Kundu
लिंग/Sex : पुरुष / M
जन्म तिथि / Date of Birth : 12/02/1990

XEO1333590

पता
सुब्रह्मण्य कुन्दु, सौमित्र कुन्दु
महानन्दपारा, सेवोके रोड, सीगुरी (म)
कोर्पोरेशन, सीगुरी, दार्जिलिंग, 734001

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

Date: 10/01/2011
3x (सुब्रह्मण्य कुन्दु) द्वारा जारी किया गया प्रमाणित प्रतिलिपि
फैकसिगनेचर
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

आपका नाम और पता, जो कि आपके द्वारा
प्रदान किया गया है, इस कार्ड पर दर्ज है।
यदि आप इस जानकारी को सही नहीं मानते,
तो आपको इसे तुरंत बदलना चाहिए।
आपका नाम और पता, जो कि आपके द्वारा
प्रदान किया गया है, इस कार्ड पर दर्ज है।
यदि आप इस जानकारी को सही नहीं मानते,
तो आपको इसे तुरंत बदलना चाहिए।




ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग

IDENTITY CARD
पहचान कार्ड



WB/04/015/070007



Elector's Name चुनौदार का नाम	Konda Saamitra कण्डा सामित्रा
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Moharaj मोहराज
Sex लिंग	Male पुरुष
Age as on 01.01.95 03.03.22 - 28	38 39


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

Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2006	26
১.১.২০০৬ এ বয়স	২৬

Address
 Uttar Mallaguri, 46 Matigara Dargahing 714403

ঠিকানা:
 উত্তর মালগুরি, ৪৬ মটিগুরা দর্গাহিং ৭১৪৪০৩

Facsimile Signature
 Electoral Registration Officer



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

Miscellaneous Receipt

Visit Commission Case No / Year	0403001107/2019	Date of Application	15/07/2019
Query No / Year	04030001127713/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr MANOJ KEDIA		
Stampduty Payable	Rs.4,09,520/-		
Registration Fees Payable	Rs.81,914/-		
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 6:15 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 04030001127713/2019

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 MS - Bijay Agarwal Partner



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, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [MS KAJLA BUILDER S]			 For 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 BUILDER S]			 For KAJLA BUILDERS 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, 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 KUMAR AGARWAL, Shri SANJAY GOYAL			

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



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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

राजेश राजा का
Permanent Account Number Card

AEPR8929A

28/03/1976

28/03/1976

राजेश राजा
Rajesh Rajak

पिता का नाम / Father's Name
HAM SUNGAR RAJAK

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

हस्ताक्षर / Signature



Major Information of the Deed

Deed No.	I-0403-04398/2019	Date of Registration	25/07/2019
Query No. / Year	0403-0001127713/2019	Office where deed is registered	
Query Date	14/07/2019 4:56:26 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 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. 78,21,000/-	Rs. 81,90,000/-		
Stamp Duty (95%)	Registration Fee Paid		
Rs. 4,91,114/- (Article:23)	Rs. 81,914/- (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	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1435	Rupni	Rupni	26 Dec	78,21,000/-	81,90,000/-	Property is on Road
Grand Total :				26Dec	78,21,000 /-	81,90,000 /-	

Seller Details :

Sl No	Address, Photo, Finger print and Signature
1	<p>AJESH RAJAK (Presentant) Presentant: 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, Religion: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEP8929A, 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>

BSI
No

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

Address, Photo, Finger print and Signature

1

BIJAY AGARWAL

ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI BAZAR, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Business, Citizen of: India, PAN No.:: AJAPA3940N Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)

2

DEEPA KUMAR AGARWAL

ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Business, Citizen of: India, PAN No.:: BQYPA3783K Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)

3

BIJAY 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)

Identified by

Name

SHRI RAJAK

Photo

Finger Print

Signature

Mr SA

Son of

KHALI

BAZAR

Darjeeling

734005

SHRI RAJAK**SHRI RAJAK****SHRI RAJAK****SHRI RAJAK****SHRI RAJAK****SHRI RAJAK**

Identified by

SHRI RAJAK, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL, Shri SANJAY GOYAL**Transfer**

SI No

To. with area (Name-Area)

1

SHRI RAJAK

MS KAJLA BUILDERS-26 Dec

25/07/19

2019 Deed No : 1 - 040304398 / 2019, Document is digitally signed.

Land as per Land Record

District: 734001

Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Jt No: 82, Pin Code :

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	200, LR Khatian	Owner: রাজেশ রাজক, Gurdian: রামসুন্দর , Address: নিজ , Classification: ডাঙ্গা, Area: 0.33000000 Acre,	Shri RAJESH RAJAK

Endorsement For Deed Number : I - 040304398 / 2019

On 16/07/2019
Certified
Correct
81,900

Market Value(WB PUVI rules of 2001)
The market value of this property which is the subject matter of the deed has been assessed at Rs



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

On 16/07/2019
Presented
Presented
Admission
Executed
CHA
SILIG
Inde
SILIG
cast
Adm
Exe
Firm
Bor
Inde
SILIG
cast
Exe

Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Registration at 14:15 hrs on 16-07-2019, at the Private residence by Shri RAJESH RAJAK ,Executant.
(Under Section 58, W.B. Registration Rules, 1962)
Executed on 16/07/2019 by Shri RAJESH RAJAK, Son of Shri RAM SUNDER RAJAK, JYOTI NAGAR, CHANDRA MANDLAGURI, WITHIN, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business
Inde: SHRI KANTU CHAKRABORTY, , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: KHALPARA, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by Profession Private Service
(Under Section 58, W.B. Registration Rules, 1962) [Representative]
Executed on 16-07-2019 by Shri BIJAY AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership FIRM) COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001
Inde: SHRI KANTU CHAKRABORTY, , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: KHALPARA, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by Profession Private Service
Executed on 16-07-2019 by Shri DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership FIRM) COMPLEX, S.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, India, PIN - 734001

Inde
S
cas
Exe
ORD
Beng
Inde
SILIG
cas

ASHIM CHAKRABORTY, . . Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O:
Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by
Private Service

on 16-07-2019 by Shri SANJAY GOYAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm),
V. B.F. ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West
734001

ASHIM CHAKRABORTY, . . Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O:
Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by
Private Service

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

On 3
Cert
Adm
of In
Pay
Cert
and
Dete
On
Ban
10

Validity(Rule 43,W.B. Registration Rules 1962)

21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
1850.

Registration Fees payable for this document is Rs 81,914/- (A(1) = Rs 81,900/- ,E = Rs 14/-)
paid by Cash Rs 0/-, by online = Rs 81,914/-

Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
19-07-2019 12:00AM with Govt. Ref. No: 192019200044116712 on 19-07-2019, Amount Rs: 81,914/-,
191920000005), Ref. No. 54922072019SST2412472719 on 22-07-2019, Head of Account 0030-03-

Paym

5,000

Desc:

1. St

2. St

Jay

Desc:

Onl

Bank

103

Duty

Stamp Duty payable for this document is Rs. 4,09,520/- and Stamp Duty paid by Stamp Rs. 4,04,520/-

Stamp Fees, Amount: Rs. 10/-

Stamp Serial no 15895, Amount: Rs.5,000/-, Date of Purchase: 12/07/2019, Vendor name:

Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 12:00AM with Govt. Ref. No: 192019200044116712 on 19-07-2019, Amount Rs: 4,04,520/-, (19M0000005), Ref. No. 54922072019SST2412472719 on 22-07-2019, Head of Account 0030-02-



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.
Register Book - I
Volume 0403-2019, Page from 99102 to 99153
being No. 1388 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.07.25 16:35:06 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/07/2019 16:33:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF A.D.S.R. BAGDOGRA
West Bengal

(This document is digitally signed.)