

I- 7611/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 077107 F 077107

0/19 4/14/30/19

Signature
Durga Shree

Signature

Manish Sharma

DEED OF CONVEYANCE

प्लॉय

Mutuhari
Compilist

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

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Adm. District Sd/- Registrar,
Siiguri-II at Bagtogra

24 DEC 2019

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
20th DAY OF December 2019

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 22(TWENTY TWO) DECIMALS

SET FORTH VALUE

Rs. 62,10,000/=

L. R. KHATIAN NOS. 1369, 1374, 1376 & 1377

R. S. PLOT NOS. 168 & 364

L. R. PLOT NOS. 324 & 329

J. L. NO. 82

SHEET NO. 1

GRAM PANCHAYAT

BETWEEN

"M/S KAJLA BUILDERS" (P. A. No. AAUFK2021M), a partnership firm, having its registered office at Orchid Complex, S. F. Road, Siliguri, P.O & P.S- Siliguri Dist-Darjeeling, Pin-734001, in the State of West Bengal, represented by its partners 1. SRI BIJAY AGARWAL(P. A. No. AJAPA3940N) S/O Late Biswanath Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Nehru Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S- Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal & 2. SRI DINESH KUMAR AGARWAL(P. A. No BQYPA3783K) S/O Sri Narayan Prasad Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Orchid Complex, S. F. Road, Siliguri, P.O & P.S- Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal, 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 ONE PART.

Kajla

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Sri Dil Prasad Sharma

Durga Sharma

AND

Sri Sanjib Sharma

Manish Sharma

1. SRI DIL PRASAD SHARMA(P. A. No. AUWPS9527J) S/O Late Khemlal Sharma, **2. SMT. DURGA SHARMA**(P. A. No. AUWPS9525L) W/O Sri Dil Prasad Sharma, **3. SRI SANJIB SHARMA**(P. A. No. BMHPS9087H) S/O Sri Dil Prasad Sharma & **4. SRI MANISH SHARMA**(P. A. No. BMHPS9260C) S/O Sri Dil Prasad Sharma, all are Hindu by Religion, Business by Occupation, Citizen by Indian, resident of Pradhan Nagar, Siliguri, P.O & P.S-Pradhan Nagar, Dist. Darjeeling Pin-734003, 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 **OTHER PART**.

WHEREAS the Vendors are the absolute owner & in possession of all that piece or parcel of land measuring **18(Eighteen)** Decimals in R. S. Plot No. **168** corresponding to L. R. Plot No. **324** & land measuring **4(Four)** Decimals in R. S. Plot No. **364** corresponding to L. R. Plot No. **329**, recorded in R. S. Khatian No. **9** corresponding to L. R. Khatian No. **192**, 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. 15, pages from 729 to 745, being Document No. 06599, for the year 2013, registered at Addl. Dist-Sub-Registry Office Siliguri-II, at Bagdogra, Dist-Darjeeling, executed by **Smt. Rama Brahmin** W/O Sri Tejendra Lal Brahmin of Hill Cart Road, Siliguri, Dist. Darjeeling and the said **Rama Brahmin W/O Sri Tejendra Lal Brahmin** also purchased the aforesaid land from one **North Bengal Bone Mills & Fertilizers (P) Ltd.**(recorded owner of L. R. Khatian No. **98**, attested on **10-10-1977**), by virtue of Deed of Conveyance, recorded in Book No. I, being Document No. 9406, for the year 1991, registered at Sub-Registry Office Siliguri, now A.D.S.R Siliguri

AND WHEREAS the Vendors also recorded the aforesaid land in their names in the Record of Rights at the Office of B. L & L. R. O Shivmandir & shall ever since Four New L. R. Khatian, being Khatian No. 1374 was framed in the name of Vendor No. 1, being Khatian No. 1369 was framed in the name of Vendor No. 2, being Khatian No. 1376 was framed in the name of Vendor No. 3 & being Khatian No. 1377 was framed in the name of Vendor No. 4, as per provision of W. B. L. R. Act 1955.

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Mej

Shankar Das

Durga Shanti

Neeraj Kumar

Munish Sharma

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 22(Twenty Two) Decimals to the purchaser, for a total consideration of Rs.62,10,000/-(Rupees Sixty Two Lakhs Ten Thousand) only and the aforesaid land is fully described in the Schedule herein below.

AND WHEREAS the Purchaser 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 22(Twenty Two) Decimals to the purchaser, for a total consideration of Rs.62,10,000/-(Rupees Sixty Two Lakhs Ten Thousand) only.

AND WHEREAS the Vendors finding the said offer of the Purchaser lucrative and profitable, have accepted the same and agreed to sell to the Purchaser the said land measuring 22(Twenty Two) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.62,10,000/-(Rupees Sixty Two Lakhs Ten Thousand) only.

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.62,10,000/-(Rupees Sixty Two Lakhs Ten Thousand) only paid by the Purchaser to the Vendors, the receipt hereof the Vendors do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendors do hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the schedule hereunder and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liabilities, privileges, easements, appendices, appurtenances whatsoever in any way belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be **TO HAVE AND TO HOLD** the same subject to the payment of rents etc to the superior Landlord the State of West Bengal.

Key

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Shri Ramdas Sharma
Durgan Sharma

Navin Sharma
Manish Sharma

That the Vendors do hereby covenant with the Purchaser that the Purchaser may and shall at all times hereafter hold, possess and enjoy the said land as fully described in the schedule below and without any obstruction, interruption or disturbance by the Vendors or any person claiming through or under them.

AND

That the Vendors do hereby covenant with the Purchaser 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 Purchaser 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 Purchaser, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

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 Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

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 Purchaser are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendors shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchaser.

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leg.

Manish Kumar
Durga Prasad
Manish Kumar
Manish Kumar

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 Purchaser 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 DECLARED 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 Purchaser adequately for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE

(Land hereby Sold)

All that piece or parcel of vacant land measuring **22(Twenty Two) Decimals**, appertaining to R. S. Plot Nos. **168 & 364** corresponding to L. R. Plot Nos. **324 & 329**, recorded in L. R. Khatian Nos. **1369, 1374, 1376 & 1377**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling. The R. O. R of land is Danga & proposed use of land is Danga.

PLOT WISE DETAILS OF ABOVE SCHEDULE

MOUZA	PLOT NO.		KHATIAN NO. L. R.	LAND HEREBY SOLD	AREA
	R. S.	L. R.			
BARAGHARIA	168	324	1374	By the Vendor No. 1	2 Decimals
BARAGHARIA	168	324	1376	By the Vendor No. 3	7 Decimals
BARAGHARIA	168	324	1377	By the Vendor No. 4	9 Decimals
BARAGHARIA	364	329	1369	By the Vendor No. 2	3 Decimals
BARAGHARIA	364	329	1377	By the Vendor No. 4	1 Decimals
Total=					22 Decimals

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The said land is butted & bounded as follows:-

- By the North - Land of Manish Sharma sold to Kajla Builders
- By the South - Land of Part of L. R. Plot No. 330
- By the East - Land of Part of L. R. Plot No. 324
- By the West - Land of Part of L. R. Plot No. 314 & 315

IN WITNESS WHEREOF THE VENDORS 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

2.

1. *Dil Prasad Sharma*
(Dil Prasad Sharma)
2. *Durga Sharma*
(Durga Sharma)
3. *Sanjib Sharma*
(Sanjib Sharma)
4. *Manish Sharma*
(Manish Sharma)

VENDORS

1. For KAJLA BUILDERS
13/12/07 Ashwini
 Partner

2. For KAJLA BUILDERS
Simran K...
 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

MEMO OF CONSIDERATION

RECEIVED of and from the within named KAJLA BUILDERS the within mentioned sum of Rs.62,10,000/- (Rupees Sixty Two Lakhs Ten Thousand) only. being the Full amount of consideration payable Under these presents in the manner mentioned herein below:

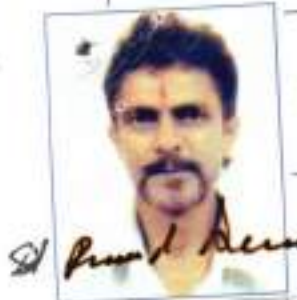
1. By Cheque, being Cheque No. 014263, dated 24 - 09 - 2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.10,00,000/- only in favour of Dil Prasad Sharma. ✓
2. By Cheque, being Cheque No.014275 , dated 20 -12 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.5,52,500/- only in favour of Dil Prasad Sharma. ✓
3. By Cheque, being Cheque No.014276 , dated 20-12-2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,52,500/- only in favour of Smt Durga Sharma. ✓
4. By Cheque, being Cheque No. 014277, dated 20 -12 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,52,500/- only in favour of Sanjib Sharma. ✓
5. By Cheque, being Cheque No.014278 , dated 20- 12 - 2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,52,500/- only in favour of Manish Sharma ✓

Dil Prasad Sharma
Durga Sharma

Manish Sharma
Manish Sharma
VENDORS

Contd. to next sheet

EXECUTANT FINGER PRINT



Sh. Praveen Kumar

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

Sh. Praveen Kumar

Sh. Praveen Kumar



Deviya Shan

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

Deviya Shan

Deviya Shan



Praveen Kumar

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

Praveen Kumar

Praveen Kumar



Manish Sharma

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

Manish Sharma

Manish Sharma

Signature

CLAIMANT FINGER PRINT



Bijoy Aravind

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

Bijoy Aravind

Bijoy Aravind

CLAIMANT FINGER PRINT



Dinesh

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

For KAJLA BUILDERS
 Dinesh K. Appal
 Signature Partner

For KAJLA BUILDERS
 Dinesh K. Appal
 Partner



W

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DIL PRASAD SHARMA
 KHEMLAL SHARMA

14/01/1959
Permanent Account Number
AUWPS9527J

S. P. Sharma
Signature

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSI,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

यह कार्ड खो जाने या कृपया सूचित करें / लौटाने।
 आयकर पैन सेवा यूनिट, UTITSI,
 प्लॉट नं. 3, सेक्टर 11, सी. बी. डी. बेलपुर,
 नवी मुंबई - 400 614.



ভারতীয় বিদ্যমান পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

সম্প্রদায়িকতা (Application No) 1215/91148/01356
 নাম (Name) / En

To
 Dil Prasad Sharma
 13/A NVECHTA ROAD
 PRADHAN NAGAR
 Stagon (M. Court)
 Pradhan Nagar, Darjeeling
 West Bengal - 734003

15/03/2014



KL825317286FT
 60531728



আপনার (Your) Aadhaar No. :
 সংখ্যা / Your Aadhaar

5739 2055 0825

আপনার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

সম্প্রদায়িকতা (Application No) Dil Prasad Sharma

নাম (Name) / En
 Father: Khendal Sharma

www.uidai.gov.in 140111966
 পুরুষ / Male
5739 2055 0825




আপনার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DURGA SHARMA
NARAYAN PRASAD SHARMA

307101970

Permanent Account Number

AUWPS9525L

Durga Sharma
Signature



Durga Sharma

For more information visit www.income-tax.gov.in
Income Tax PAN Services Unit, IITPSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
पूरी जानकारी के लिये, www.income-tax.gov.in पर जाएं।
आयकर सेवा केंद्र (एन.एस.यू.), सी.डी.बी. बेलपुर,
नवी मुंबई - 400 614



ভারত সরকার
 Unique Identification Authority of India
 Government of India

পালিকাভুক্তি আইডি / Enrollment No. : 1215/91148/01345

151032014
 To
 Durga Sharma
 দুর্গা শর্মা
 NIVEEDITA ROAD
 PRADHAN NAGAR
 Siguri (M. Corp)
 Pradhan Nagar Dangeing
 West Bengal - 734003



KL825338459FT

82533845



আপনার আধার সংখ্যা / Your Aadhaar No. :

7944 5430 3809

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

দুর্গা শর্মা
 Durga Sharma
 পতি - শিবপ্রসাদ শর্মা
 Husband - Di Prasad Sharma

৯৯৯৯৯৯৯৯৯৯ ১১/১০/১৯৭০
 নারী / Female

7944 5430 3809




আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



BMHPS9087H

नाम / Name
SANJEE SHARMA

पिता का नाम / Father's Name
DEL PRASAD SHARMA

जन्म तिथि / Date of Birth
25/11/1988

स्थायी हस्ताक्षर



SECURITY



ভারত সরকার
Unique Identification Authority of India
Government of India

আধিকারপত্রিকার নম্বর/Enrolment No.: 2189/71503/25354

To
শক্তি শর্মা
SANJIB SHARMA
S/O Di Prasad Sharma

Generated Date: 16/07/2017
 Issuance Date: 16/07/2017

Nivedita Road
Pradhan Nagar
Sikuri (M. Corp)
Pradhan Nagar
Durgachang West Bengal - 734003
9434621111



আপনার আধার সংখ্যা / Your Aadhaar No. :

8995 7869 6230

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শক্তি শর্মা
SANJIB SHARMA
জন্মতারিখ/DOB: 26/11/1998
পুংস/MALE

8995 7869 6230



আমার আধার, আমার পরিচয়

- সংক্ষেপে
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনন্যতাইন আধিকারিকের দ্বারা সত্য করা
 - এটি এক ইলেকট্রনিক প্রদান্য চিঠি পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter

- আধার সারা দেশে মান্য।
- আধার প্রতিষ্ঠাতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারত সরকার
Unique Identification Authority of India

Address:
S/O Di Prasad Sharma, Nivedita
Road, Pradhan Nagar, Sikuri (M.
Corp), Durgachang,
West Bengal - 734003

ঠিকানা:
S/O শক্তি শর্মা, নিবেদিতা রোড,
প্রধান নগর, সিকুরি (মহানগর),
দুর্গাচাঁং,
পশ্চিমবঙ্গ - 734003

8995 7869 6230



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভারতীয় আই ডি / Enrollment No.: 1215/91000/04762

To
 মানিষ শর্মা
 MANISH SHARMA
 PANCHANADI
 DELHI PUBLIC SCHOOL BARAGHARIA
 Champasari
 Champasari
 Matigera Darjeeling
 West Bengal 734003

2007/2013
 27542963



MN275429638FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5062 1122 6787

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

মানিষ শর্মা
 MANISH SHARMA
 পিতা : দিল প্রসাদ শর্মা
 Father : Dil Prasad Sharma
 জন্ম তারিখ / Year of Birth : 1989
 লিঙ্গ / Male



5062 1122 6787

আধার - সাধারণ মানুষের অধিকার

Manishsharma

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANISH SHARMA

DIL PRASAD SHARMA

06/01/1989

Particornt Account Number

BMHPS9260C

Manish Sharma

Signature



इस कार्ड के माध्यम से, आपका आयकर विभाग को सूचित करने के लिए
आपका आयकर विभाग को सूचित करने के लिए
आपका आयकर विभाग को सूचित करने के लिए
आपका आयकर विभाग को सूचित करने के लिए
आपका आयकर विभाग को सूचित करने के लिए

Income Tax PAN Services Ltd, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
5-B, Marol, Lower Parel, Mumbai - 400 013.
Tel: 91 (22) 24974470, Fax: 91 (22) 24974004
email: nsdl@nsdl.co.in



 राज्य सरकार
 विजय अग्रवाल
 Bijay Agarwal
 DOB: 11-03-1976
 Gender: Male

3522 4179 4533

आधार - आम आदमी का अधिकार

1307 10004



 आधार
 पहचान प्रधिकरण
 INDIA

S/O विन्वनाथ अग्रवाल, विनायक
 मेडिको, वार्ड नो-09, अंजलि अपार्टमेंट,
 नेहरु रोड, मोती मिल के पास,
 खालपारा, सिलीगुरी, जलपाइगुरी,
 पश्चिम बंगाल, 734005

Address:
 S/o Birwanath Agarwal, Vinayak
 Medico, Ward No-09, Anjali
 Apartment, Nehru Road, Near Moti
 Mill, Khalpara, Siliguri, Jalpaiguri,
 West Bengal, 734005



1947
 1800 300 1947


 help@uidai.gov.in


 www.uidai.gov.in


 P.O. Box No. 1947
 Bangalore-560 001

जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता नम्बर कार्ड
Permanent Account Number Card

AJAPA3940N

नाम
BIJAY AGARWAL

पिता का नाम
BISWANATH AGARWAL

जन्म तिथि
11/03/1970

Bijay Agarwal
SIGNATURE



12060017

Bijay Agarwal

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

Dinesh Kumar Agarwal



For KAJLA BUILDERS

Dinash K. Singh

Partner

Major Information of the Deed




Deed No :	I-0403-07611/2019	Date of Registration	24/12/2019
Query No / Year	0403-0001941470/2019	Office where deed is registered	
Query Date	19/12/2019 7:31:40 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ KEDIA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832016171, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 62,10,000/-	Rs. 62,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,10,520/- (Article:23)	Rs. 62,114/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-324	LR-1374	Danga	Danga	2 Dec	5,40,000/-	5,40,000/-	
L2	LR-324	LR-1376	Danga	Danga	7 Dec	18,90,000/-	18,90,000/-	
L3	LR-324	LR-1377	Danga	Danga	9 Dec	24,30,000/-	24,30,000/-	
L4	LR-329	LR-1369	Danga	Danga	3 Dec	10,12,500/-	10,12,500/-	
L5	LR-329	LR-1377	Danga	Danga	1 Dec	3,37,500/-	3,37,500/-	
		TOTAL :			22Dec	62,10,000 /-	62,10,000 /-	
		Grand Total :			22Dec	62,10,000 /-	62,10,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DIL PRASAD SHARMA (Presentant) Son of Late KHEMLAL SHARMA Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office			
		20/12/2019	L1 20/12/2019	20/12/2019

PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUWPS9527J, Aadhaar No: 57xxxxxxxx0825, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt DURGA SHARMA Wife of Shri DIL PRASAD SHARMA Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office			
		20/12/2019	LTI 20/12/2019	20/12/2019

PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUWPS9525L, Aadhaar No: 79xxxxxxxx3809, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Shri SANJIB SHARMA Son of Shri DIL PRASAD SHARMA Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office			
		20/12/2019	LTI 20/12/2019	20/12/2019

PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMHPS9087H, Aadhaar No: 89xxxxxxxx6230, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office



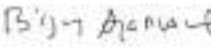


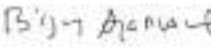


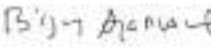


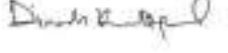


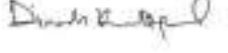


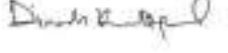
4	Name	Photo	Finger Print	Signature
	Shri MANISH SHARMA Son of Shri DIL PRASAD SHARMA Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office			
		20/12/2019	LTI 20/12/2019	20/12/2019

PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMHPS9260C, Aadhaar No: 50xxxxxxxx6787, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS KAJLA BUILDERS ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 . PAN No.:: AAUFK2021M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri BIJAY AGARWAL Son of Late BISWANATH AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 20 2019 1:50PM</td> <td>LTI</td> <td>20/12/2019</td> <td>20/12/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri BIJAY AGARWAL Son of Late BISWANATH AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office				Dec 20 2019 1:50PM	LTI	20/12/2019	20/12/2019	NEHRU ROAD,KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJAPA3940N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri BIJAY AGARWAL Son of Late BISWANATH AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office																
Dec 20 2019 1:50PM	LTI	20/12/2019	20/12/2019													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri DINESH KUMAR AGARWAL Son of Shri NARAYAN PRASAD AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 20 2019 1:53PM</td> <td>LTI</td> <td>20/12/2019</td> <td>20/12/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri DINESH KUMAR AGARWAL Son of Shri NARAYAN PRASAD AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office				Dec 20 2019 1:53PM	LTI	20/12/2019	20/12/2019	ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQYPA3783K, Aadhaar No: 25xxxxxxxx2124 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri DINESH KUMAR AGARWAL Son of Shri NARAYAN PRASAD AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office																
Dec 20 2019 1:53PM	LTI	20/12/2019	20/12/2019													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY VIDYASAGAR ROAD,KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
	20/12/2019	20/12/2019	20/12/2019
Identifier Of Shri DIL PRASAD SHARMA, Smt DURGA SHARMA, Shri SANJIB SHARMA, Shri MANISH SHARMA, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri DIL PRASAD SHARMA	MS KAJLA BUILDERS-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB SHARMA	MS KAJLA BUILDERS-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri MANISH SHARMA	MS KAJLA BUILDERS-9 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt DURGA SHARMA	MS KAJLA BUILDERS-3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri MANISH SHARMA	MS KAJLA BUILDERS-1 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharria-(082), JI No: 82, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 324, LR Khatian No:- 1374	Owner:दिल प्रसाद शर्मा, Gurdian:खेमलाल , Address:निज , Classification:डासा, Area:0.02000000 Acre,	Shri DIL PRASAD SHARMA
L2	LR Plot No:- 324, LR Khatian No:- 1376	Owner:सन्जीव शर्मा, Gurdian:दि प्रसा, Address:निज , Classification:डासा, Area:0.08000000 Acre,	Shri SANJIB SHARMA
L3	LR Plot No:- 324, LR Khatian No:- 1377	Owner:मनीश शर्मा, Gurdian:दि प्रसा, Address:निज , Classification:डासा, Area:0.10000000 Acre,	Shri MANISH SHARMA
L4	LR Plot No:- 329, LR Khatian No:- 1369	Owner:दुर्गा शर्मा, Gurdian:दिल प्रसा शर्मा, Address:निज , Classification:डासा, Area:0.03000000 Acre,	Smt DURGA SHARMA
L5	LR Plot No:- 329, LR Khatian No:- 1377	Owner:मनीश शर्मा, Gurdian:दि प्रसा, Address:निज , Classification:डासा, Area:0.01000000 Acre,	Shri MANISH SHARMA

Endorsement For Deed Number : I - 040307611 / 2019

On 20-12-2019

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

Presented for registration at 13:29 hrs on 20-12-2019, at the Office of the A.D.S.R. BAGDOGRA by Shri DIL PRASAD SHARMA , one of the Executants.

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 62,10,000/-

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

Execution is admitted on 20/12/2019 by 1. Shri DIL PRASAD SHARMA, Son of Late KHEMLAL SHARMA, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 2. Smt DURGA SHARMA, Wife of Shri DIL PRASAD SHARMA, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 3. Shri SANJIB SHARMA, Son of Shri DIL PRASAD SHARMA, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 4. Shri MANISH SHARMA, Son of Shri DIL PRASAD SHARMA, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Identified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD,KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 20-12-2019 by Shri BIJAY AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD,KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Execution is admitted on 20-12-2019 by Shri DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr SANTU CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD,KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

On 24-12-2019

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 62,114/- (A(1) = Rs 62,100/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 62,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2019 11:25AM with Govt. Ref. No: 192019200127691951 on 23-12-2019, Amount Rs: 62,114/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308898980 on 23-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,10,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,05,520/-

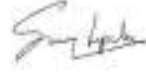
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 38054, Amount: Rs.5,000/-, Date of Purchase: 13/12/2019, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2019 11:25AM with Govt. Ref. No: 192019200127691951 on 23-12-2019, Amount Rs: 3,05,520/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 308898980 on 23-12-2019, 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 0403-2020, Page from 5557 to 5586
being No 040307611 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2020.01.08 15:35:48 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/01/08 03:35:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)