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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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88 Kundu
Durga Sharma

-1-

Manish Sharma

Manish Sharma

DEED OF CONVEYANCE

pley

Modifications complete

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

Adm. District Sdk-Registrar,
Sanskari-11 at Bagdogra

24 DEC 2019

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8/12/2019

Darjeeling

Manish Sharma

Manish Sharma

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
20th DAY OF December 2019

CONVEYANCE
PARGANA- PATHARGHATA
MOUZA-BARAGHARIA
P. S-MATIGARA
DIST. DARJEELING
AREA: 15(FIFTEEN) DECIMALS
SET FORTH VALUE
Rs.63,90,000/=
L. R. KHATIAN NOS. 1369, 1374, 1376 & 1377
R. S. PLOT NOS. 136 & 168
L. R. PLOT NOS. 315 & 324
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.**

Key

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Dil Prasad Sharma

AND

Durga Sharma

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 **13(Thirteen)** Decimals in R. S. Plot No. **136** corresponding to L. R. Plot No. **315** & land measuring **2(Two)** Decimals in R. S. Plot No. **168** corresponding to L. R. Plot No. **324**, 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. 10, pages from 576 to 592, being Document No. 04887, 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 shall ever since then Vendors have 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 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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Durga Sharma

Sanjay Sharma

Manish 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 15(Fifteen) Decimals to the purchaser, for a total consideration of Rs.63,90,000/-(Rupees Sixty Three Lakhs Ninety 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 15(Fifteen) Decimals to the purchaser, for a total consideration of Rs.63,90,000/-(Rupees Sixty Three Lakhs Ninety 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 15(Fifteen) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.63,90,000/-(Rupees Sixty Three Lakhs Ninety Thousand) only.

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.63,90,000/-(Rupees Sixty Three Lakhs Ninety 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.

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Et Record dea
Durga Sharma

Savitri 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 DECLARE 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 exists 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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8/10/2018

Durga Shee

Sami. Suman

Manish Sharma

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 **15(Fifteen)** Decimals, appertaining to R. S. Plot Nos. **136 & 168** corresponding to L. R. Plot Nos. **315 & 324**, 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	136	315	1374	By the Vendor No. 1	13 Decimals
BARAGHARIA	168	324	1376	By the Vendor No. 3	1 Decimals
BARAGHARIA	168	324	1377	By the Vendor No. 4	1 Decimals
				Total=	15 Decimals

The said land is butted & bounded as follows:-

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Manish

By the North – 24 Ft. wide Kutchha Road


By the South – Land of Part of L. R. Plot No. 314

By the East – Land of Part of L. R. Plot No. 324 sold to Kajla Builders


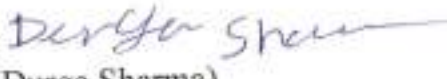

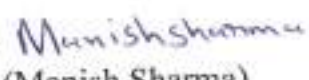
By the West – Land of L. R. Plot No. 289

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.

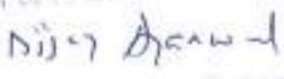
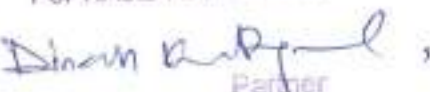
WITNESSES:

1. 
Santu Chakraborty
S/O-Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

2.

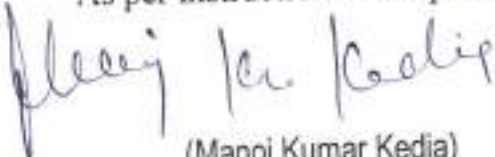
1. 
(Dil Prasad Sharma)
2. 
(Durga Sharma)
3. 
(Sanjib Sharma)
4. 
(Manish Sharma)

VENDORS

- For KAJLA BUILDERS
1. 
Partner
 2. 
Partner

PURCHASER

Drafted and Printed in My Office
As per instruction of the parties



(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.63,90,000/- (Rupees Sixty Three Lakhs Ninety Thousand) only being the Full amount of consideration payable Under these presents in the manner mentioned herein below:

1. By Cheque, being Cheque No. 014279, dated 20 -12 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,97,500/- only in favour of Dil Prasad Sharma.
2. By Cheque, being Cheque No.014280, dated 20 -12 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,97,500/- only in favour of Smt Durga Sharma.
3. By Cheque, being Cheque No. 014281, dated 20 -12 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,97,500/- only in favour of Sanjib Sharma.
4. By Cheque, being Cheque No. 014282, dated 20 -12 -2019, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.15,97,500/- only in favour of Manish Sharma

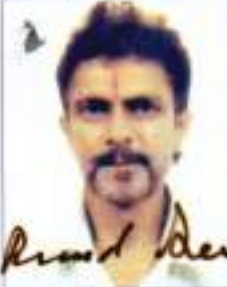





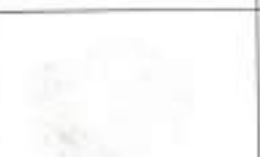





Durga Sharma
Durga Sharma












Manish Sharma
Manish Sharma


VENDORS







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EXECUTANT FINGER PRINT

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 2 21/11/2024	Left Hand						
	Right Hand						
		21/11/2024			21/11/2024		




		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 21/11/2024	Left Hand						
	Right Hand						
		21/11/2024			21/11/2024		

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 21/11/2024	Left Hand						
	Right Hand						
		21/11/2024			21/11/2024		








		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger	
 21/11/2024	Left Hand						
	Right Hand						
		21/11/2024			21/11/2024		

Signature

CLAIMANT FINGER PRINT

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

CLAIMANT FINGER PRINT

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Dinesh Kumar Agarwal	Left Hand					
	Right Hand					
		For KAJLA BUILDERS			Signature	
		Dinesh Kumar Agarwal			Dinesh Kumar Agarwal	



স্বাক্ষরিত হওয়ার পরে কার্যকর

ভারত সরকার
Unique Identification Authority of India
Government of India

পরিচয়পত্র No. : 1215/91148/01355

নাম / En
Dil Prasad Sharma
বাসবাস স্থান
14/A NIVEDITA ROAD
PRADHAN NAGAR
Bilgun (M. Corp)
Pradhan Nagar Darjeeling
West Bengal - 734003

16/03/2014



KL825317286FT
82531728



আপনার No. :
সংখ্যা / Your Aadhaar

5739 2055 0825

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



নাম / En
Dil Prasad Sharma

পিতা / Father
Father - Khemid Sharma

জন্ম তারিখ / DOB
14/01/1989

লিঙ্গ / Male
5739 2055 0825



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIL PRASAD SHARMA
KHEMLAL SHARMA

14/01/1959
Permanent Account Number

AUWPS9527J

[Signature]
Signature



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

यदि कार्ड खो जाने पर कृपया सूचित करें / लौटाएं।
आयकर पैन सेवा यूनिट, UTHTSL
प्लॉट नं: 3, सेक्टर 11, सी. बी. डी. बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT
DURGA SHARMA
NARAYAN PRASAD SHARMA



भारत सरकार
GOVT. OF INDIA

387101970
Resident Account Number

AUWPS9525L

Durga Sharma
Signature



Durga Sharma

24, 25th Floor, 2nd Cross, 2nd Stage, 2nd Cross, 2nd Stage, 2nd Cross, 2nd Stage
Income Tax PAN Services Unit, C.I.T. Circle
Plot No. 3, Sector 11, CBD Belapur,
Barr-Mumbai - 400 034
आयकर विभाग के अधिकारियों द्वारा जारी की गई है।
आयकर विभाग का पता: 11, सी.बी.डी. बेलपुर,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
बॉम्बे-400 034



ভারত সরকার
 Unique Identification Authority of India
 Government of India

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

18032014
 ডি
 Durga Sharma
 স্ত্রী
 NIVEDITA ROAD
 PRADHAN NAGAR
 Sigur (M. Corp)
 Pradhan Nagar Dandeeing
 West Bengal - 734003



KL825338459F1
 R2533845



আপনার আধার সংখ্যা / Your Aadhaar No. :

7944 5430 3809

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India



স্ত্রী
 Durga Sharma
 পতি - শিবপ্রসাদ শর্মা
 Husband - Di Prasad Sharma
 ৯৯০৬৬০০৮ ১১০০১৯০
 লিঙ্গ: Female
7944 5430 3809



আধার - সাধারণ মানুষের অধিকার

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाते संख्या कार्ड
Permanent Account Number Card


BMHPS9087H



नाम / Name
SANJEE SHARMA

पिता का नाम / Father's Name
DIL PRASAD SHARMA

जन्म की तारीख / Date of Birth
25/11/1988


व्यक्ति का हस्ताक्षर



10000015



ভারত সরকার

Unique Identification Authority of India
Government of India

ওপরিচয়ভুক্তির নম্বর Enrolment No.: 21897150325354

To
শ্রীঃ শর্মা
SANJIB SHARMA
S/O DE Prasad Sharma
Nuvetta Road
Pradhan Nagar
Siguri (M. Corp)
Pradhan Nagar
Darjeeling West Bengal - 734003
9433621111

GENERATED ON: 18/07/2017

GENERATED ON: 18/07/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :

8995 7869 6230

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রীঃ শর্মা
SANJIB SHARMA
জন্মতারিখ: DOB: 25/11/1988
পুং MALE

8995 7869 6230

আমার আধার, আমার পরিচয়



Unique Identification Authority of India

Address:
S/O DE Prasad Sharma, Nuvetta
Road, Pradhan Nagar, Siguri (M.
Corp), Darjeeling,
West Bengal - 734003

ঠিকানা:
S/O ডি প্রসাদ শর্মা, নুবেটা রোড
প্রধান নগর, সিগুরি (শহর কর্প),
দার্জিলিং,
পশ্চিম বঙ্গ - 734003

8995 7869 6230

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ জনস্বার্থে ই-সার্ভিসের মাধ্যমে যাচাই করা
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি 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 প্রতিষ্ঠাতা 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.

आयकर विभाग

INCOME TAX DEPARTMENT

MANISH SHARMA

DIL PRASAD SHARMA

06/01/1989

Permanent Account Number

BMHPS9260C

Manish Sharma

Signature



भारत सरकार

GOVT OF INDIA



20000007

एक कोर से ताला बांधे जाये ताकि प्रतिलिपि सुरक्षित रहे।
आयकर विभाग द्वारा जारी किया गया है।
कृपया कोर को सुरक्षित रखें। यदि कोई खो जाए तो
सूचना देना। मुद्रांक-400013

Income Tax PAN Services Unit, NSDL
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower
Kamala Mills Compound,
S B Marg, Lower Park, Mumbai - 400 013
Tel: 01-22-24994611, Fax: 01-22-24950044
email: info@nsdl.com



ভারতীয় বিদ্যুৎ পরিচয় প্রদান
 ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভাণিকায়িক আই ডি / Enrolment No.: 1215/91000/04782

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

20/07/2003
 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 : শিব প্রসাদ শর্মা
 Father : Di Prasad Sharma
 জন্ম : ১৯৮৯ / Year of Birth : 1989
 পুরুষ / Male



5062 1122 6787

আধার - সাধারণ মানুষের অধিকার

Manishsharma

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 तिथि / Date of Birth
11/03/1979

Signature



1

13/11-17 Agarwal

7



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

3522 4179 4533
 आधार - आम आदमी का अधिकार

Bijay Agarwal



 विजय अग्रवाल
 BIJAY AGARWAL INDIA

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



1947
 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No 1947
 Bengaluru-566 301



For KALJA BUILDERS

Divyanshu K. Ag

Partner

उत्पकर विभागा

INCOME TAX DEPARTMENT

DINESH KUMAR AGARWAL

NARAYAN AGARWAL

29/12/1996

Permanent Account Number

BOYPA3783K

Dinesh Kumar Agarwal

Signature



भारत सरकार

GOVT. OF INDIA



02072015

Dinesh Kumar Agarwal

Major Information of the Deed




Deed No :	I-0403-07612/2019	Date of Registration	24/12/2019
Query No / Year	0403-0001941422/2019	Office where deed is registered	
Query Date	19/12/2019 7:14:21 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. 63,90,000/-	Rs. 63,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,19,520/- (Article:23)	Rs. 63,914/- (Article:A(1), E, E)		
Remarks			

Land Details :

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

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-315	LR-1374	Danga	Danga	13 Dec	58,50,000/-	58,50,000/-	Width of Approach Road: 24 Ft.
L2	LR-324	LR-1376	Danga	Danga	1 Dec	2,70,000/-	2,70,000/-	Width of Approach Road: 24 Ft.
L3	LR-324	LR-1377	Danga	Danga	1 Dec	2,70,000/-	2,70,000/-	Width of Approach Road: 24 Ft.
TOTAL :					15Dec	63,90,000 /-	63,90,000 /-	
Grand Total :					15Dec	63,90,000 /-	63,90,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri DIL PRASAD SHARMA 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	 <small>20/12/2019</small>	 <small>LT1 20/12/2019</small>	 <small>20/12/2019</small>

PRADHAN NAGAR, SILIGURI, 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.:: 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

	Name	Photo	Finger Print	Signature
2	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		 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

	Name	Photo	Finger Print	Signature
3	Shri SANJIB SHARMA (Presentant) 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		 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

	Name	Photo	Finger Print	Signature
4	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		 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, S.F ROAD, SILIGURI, P.O:- SILIGURI, 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> Mr 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 colspan="4"> NEHRU ROAD, KHALPARA, 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.:: AJAPA3940N, Aadhaar No: 35xxxxxxxx4533 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr 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				NEHRU ROAD, KHALPARA, 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.:: AJAPA3940N, Aadhaar No: 35xxxxxxxx4533 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)			
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NEHRU ROAD, KHALPARA, 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.:: AJAPA3940N, Aadhaar No: 35xxxxxxxx4533 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)													
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 PARASAD 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 colspan="4"> ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, 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) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri DINESH KUMAR AGARWAL Son of Shri NARAYAN PARASAD AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office				ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, 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 PARASAD AGARWAL Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office													
ORCHID COMPLEX,SF ROAD, P.O:- SILIGURI, P.S:- Siliguri, 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)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU CHAKRABORTY Son of Late ASHIM CHAKRABORTY VIDYASAGAR ROAD,KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
Identifier Of Mr BIJAY AGARWAL, Shri DIL PRASAD SHARMA, Smt DURGA SHARMA, Shri SANJIB SHARMA, Shri MANISH SHARMA, 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-13 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB SHARMA	MS KAJLA BUILDERS-1 Dec
Transfer of property for L3		
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: Baragharia-(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:- 315, LR Khatian No:- 1374	Owner:दिल प्रसाद शर्मा, Gurdian:देषमणल , Address:निज , Classification:डाला, Area:0.13000000 Acre,	Shri DIL PRASAD SHARMA
L2	LR Plot No:- 324, LR Khatian No:- 1376	Owner:सन्जीव शर्मा, Gurdian:दि प्रसा, Address:निज , Classification:डाला, Area:0.08000000 Acre,	Shri SANJIB SHARMA
L3	LR Plot No:- 324, LR Khatian No:- 1377	Owner:मनीष शर्मा, Gurdian:दि प्रसा, Address:निज , Classification:डाला, Area:0.10000000 Acre,	Shri MANISH SHARMA

Endorsement For Deed Number : 1 - 040307612 / 2019

On 20-12-2019

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

Presented for registration at 13:27 hrs on 20-12-2019, at the Office of the A.D.S.R. BAGDOGRA by Shri SANJIB 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 63,90,000/-

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, SILIGURI, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, 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, 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 DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, S.F ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr SANTU CHAKRABORTY, . . . Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD, 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 20-12-2019 by Mr BIJAY AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, S.F ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr SANTU CHAKRABORTY, . . . Son of Late ASHIM CHAKRABORTY, VIDYASAGAR ROAD, 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 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 63,914/- (A(1) = Rs 63,900/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 63,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2019 11:16AM with Govt. Ref. No: 192019200127682391 on 23-12-2019, Amount Rs: 63,914/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308898720 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. 3,19,520/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,14,520/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 38056, 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 11:16AM with Govt. Ref. No: 192019200127682391 on 23-12-2019, Amount Rs: 3,14,520/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308898720 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 5587 to 5615
being No 040307612 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2020.01.08 15:37:10 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/01/08 03:37:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)