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I- 9CC/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 078886

F 078886

For KAJLA BUILDERS
Rijoy Ghosal
Partner

For KAJLA BUILDERS
Dinakar Das
Partner

For KAJLA BUILDERS
Sanjay Das
Partner

Rajesh Ray

-1-

DEED OF CONVEYANCE

01/16 5000/2020
Kajla

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO BE TRUE AND CORRECT FOR THE PURPOSES OF THE REGISTERED ACTS AND THE SUBJECT MATTER OF THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Sub. Registrar,
District of Burdwan

12 FEB 2020

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For KAJLA BUILDERS

Bijoy Ghosh
Partner

For KAJLA BUILDERS

Dinesh K. Agarwal
Partner

For KAJLA BUILDERS

Sanjay Goyal
Partner

Rajesh Raju
2.

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
28th DAY OF January 2020

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 13(THIRTEEN) DECIMALS

SET FORTH VALUE- Rs.44,85,000/-

R. S. KHATIAN NO. 9/1

L. R. KHATIAN NOS. 98, 1433, 1434, 1435 & 1772

R. S. PLOT NO. 147/368

L. R. PLOT NOS. 290 & 291

J. L. NO. 82

GRAM PANCHAYAT

BETWEEN

"M/S KAJLA BUILDERS" (P. A. No. AAUFK2021M), a partnership firm, having its registered office at Orchid Complex, S. F. Road, Siliguri, P.O & P.S-Siliguri Dist-Darjeeling, Pin-734001, in the State of West Bengal, represented by its partners 1. SRI BIJAY AGARWAL(P. A. No. AJAPA3940N) S/O Late Biswanath Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Nehru Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal & 2. SRI DINESH KUMAR AGARWAL(P. A. No BQYPA3783K) S/O Sri Narayan Prasad Agarwal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Orchid Complex, S. F. Road, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal & 3. SRI SANJAY GOYAL(P.A.No. ADNPG2324H) S/O Sri Liladhar Goyal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Station Para, Naxalbari, P.O & P.S.Naxalabri, Dist. Darjeeling, Pin 734429, in the State of West Bengal, hereinafter called the "PURCHASER"(Which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, office representatives and assigns) of the FIRST PART.

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For KAJLA BUILDERS
Partner

For KAJLA BUILDERS

Partner

For KAJLA BUILDERS

Partner

Rajesh Rajak

-3-

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 KALPANA MITRA W/O Late Goutam Mitra & D/O Late Sushil Kumar Bose, **2. SRI PROSENJIT BOSE** S/O Late Dilip Kumar Bose, **3. SMT BABLI BOSE** W/O Late Samar Kumar Bose, **4. SRI SUBHAJIT BOSE** S/O Late Samar Kumar Bose, **5. BAISAKHI BOSE** D/O Late Samar Kumar Bose, **6. SRI SAUMITRA KUNDU** S/O Late Makhan Lal Kundu, **7. SRI SUBHRANEEL KUNDU** & **8. SRI SWARNANIL KUNDU** both S/O Sri Soumitra Kundu & Late Dalia Kundu(Bose) & **9. 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, **10. SRI JAYANTA DHAR** S/O Late Arun Chandra Dhar, **11. SRI RAJIB RAJAK** S/O Sri Ram Sunder Rajak & **12. SMT. SARITA RAJAK** W/O Sri Rajesh Rajak, all are Hindu by Religion, Business by Occupation, Nationality by Indian, No.10 residing at Nandalal Sarani, College Para, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, in the State of West Bengal & No.11 & 12 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**.

Meeg

FOR KAJLA BUILDERS

Bijoy Agrew,

FOR KAJLA BUILDERS

Dinendra Agrew,

FOR KAJLA BUILDERS

Sanjay Agrew,

Partner

Rajesh Agrew,

-4-

CONFIRMING PARTY NO. 7 hereof for self & as the constituted attorneys of **SRI PROSENJIT BOSE** (Confirming Party No. 2 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. 7 hereof for self & as the constituted attorneys of **SMT. BABLI BOSE** (Confirming Party No. 3 hereof), **SRI SUBHAJIT BOSE** (Confirming Party No. 4 hereof) & **MISS BAISAKHI BOSE** (Confirming Party No. 5 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. 7 hereof for self & as the constituted attorneys of **SMT. KALPANA MITRA** (Confirming Party No. 1 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. 6 hereof for self & as a constituted attorney of **SRI SWARNANIL KUNDU** (Confirming Party No. 8 hereof) & **MISS JINIA KUNDU** (Confirming Party No. 9 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 **11(Eleven)** Decimals in R. S. Plot No. **147/368** corresponding to L. R. Plot No. **290** & land measuring **2(Two)** 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,

Agrew

For KAJILA BUILDERS

Tsijit Acup
Partner

For KAJILA BUILDERS

Dinan D. D.
For KAJILA BUILDERS

Amit Kumar

Rajesh Kumar

-3-

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 (Recorded Owner of L. R. Khatian No. 1433) of North Mallaguri, 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 9 hereby claimed the ownership in the land as fully described in the schedule herein below, situated at Mouza-Baraghararia, 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 9, the Confirming Party No. 1 to 9 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. 10 hereby claimed the ownership in the land, as fully described in the schedule herein below, situated at Mouza-Baraghararia, 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,

Key

FOR KAJLA BUILDERS

Pratik Aggarwal,

Partner

FOR KAJLA BUILDERS

Dinesh K. Aggarwal

Partner

Rajesh Kumar

FOR KAJLA BUILDERS

Samir Aggarwal

Partner

executed by the recorded owner of that time namely Northbengal Bone Mill & Fertilizers Company Limited (recorded owner of L. R. Khatian No. 98) and to avoid future disputes & discrepancies in between the Vendor, Purchaser & Confirming Party No. 10, the Confirming Party No. 10 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. 11 & 12 claimed the ownership in the land, as fully described in the schedule herein below, situated at Mouza-Baragharra, 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. 11 & 12, the Confirming Party No. 11 & 12 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 his own development plan and for other family expenses has offer for sale the above referred land measuring 13(Thirteen) Decimals to the purchaser, for a total consideration of Rs.44,85,000/- (Rupees Forty Four Lakhs Eighty Five 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 13(Thirteen) Decimals to the purchaser, for a total consideration of Rs.44,85,000/- (Rupees Forty Four Lakhs Eighty Five Thousand) only and the aforesaid land is fully described in the Schedule herein below.

Pratik

For KAJLA BUILDERS

Pratik Agrawal
Partner

For KAJLA BUILDERS

Dinesh Agrawal

Rajesh Kumar

-7-

For KAJLA BUILDERS

Ankur Kumar

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 13(Thirteen) Decimals to the purchaser, free from all encumbrances for a total consideration of Rs.44,85,000/-(Rupees Forty Four Lakhs Eighty Five Thousand) only.

AND NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.44,85,000/-(Rupees Forty Four Lakhs Eighty Five 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.

Pratik

FOR KAJILA BUILDERS

Pratik Agarwal
Partner

FOR KAJILA BUILDERS

[Handwritten signature]

Rajesh Kishore

FOR KAJILA BUILDERS

[Handwritten signature]
Partner

THE VENDOR FURTHER DECLARES that he will from time to time and at all times hereafter at the request and cost of the Purchasers, shall execute and do all act, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the Purchasers thereof and therein as shall and may be required.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time or the execution of this deed and in the event of discovery of any charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchasers for the loss or injury that the Purchasers may sustain in consequence thereof.

THE VENDOR FURTHER DECLARE that if for any defect in title or any act done or suffered to be done in any way with respect to the schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchasers are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchasers full or proportionate part of the consideration money as the case may be, together with interest at the rate of Eighteen percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation or any loss or injury attending thereto to be sustained by the Purchasers.

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

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

[Handwritten signature]



For KAJLA BUILDERS
Rajiv Agaria
Partner

For KAJLA BUILDERS
Dinam K...
Partner

Rajesh Ramesh

For KAJLA BUILDERS
Santosh...

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

(Land hereby sold)

All that piece or parcel of vacant land measuring 13(Thirteen) Decimals, appertaining to R. S. Plot No. 147/368 corresponding to L. R. Plot Nos. 290 & 291, recorded in R. S. Khatian No. 9/1 corresponding to L. R. Khatian Nos. 98, 970, 1433, 1434, 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	1433	82	2 Dec
BARAGHARIA	147/368	290	1434	82	2 Dec
BARAGHARIA	147/368	290	1435	82	7 Dec
BARAGHARIA	147/368	291	1772	82	2 Dec
				TOTAL	13 Dec

Handwritten signature/initials.

The said is butted & bounded as follows:-

By the North : L.R. Plot No 287

By the South : L.R. Plot No. 314

By the East : L.R. Plot No. 289

By the West : Part land of L.R. Plot No. 291

IN WITNESS WHEREOF THE VENDOR & CONFIRMING PARTIES IN GOOD HEALTH AND CONCIIOUS MIND HAVE PUT THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. *Santu Chakraborty*

Santu Chakraborty
S/O-Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-73400

Rajesh Roy
VENDOR

Subhraneel Kundu

For self & as the constituted attorneys
Of

SRI PROSENJIT BOSE
SMT. BABLI BOSE
SRI SUBHAJIT BOSE
MISS BAIKAKHI BOSE
SMT.KALPANAMITRA

CONFIRMING PARTIES

Sauntra Kundu

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

CONFIRMING PARTIES

WITNESSES:

2. *Manoj Kedia*

S/O Late Mahendra Lal Kedia
Green Park, Tee Achha Rd
POPS Pradhian Nagar
Dist. Darjeeling
PIN - 734003

Manoj

Jayanta Dhar

1. SRI JAYANTA DHAR

Rajib Rajak

2. SRI RAJIB RAJAK

Sarita Rajak

3. SMT. SARITA RAJAK

CONFIRMING PARTIES

For KAJLA BUILDERS

1. *Bijoy Anand*
Partner

For KAJLA BUILDERS

2. *Amal K. Das*
Partner

For KAJLA BUILDERS

3. *Sanjay Das*
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


DATE	NAME	CHEQUE/RTGS	AMOUNT
20/09/2019	SAUMITRA KUNDU	CHEQUE NO.9198 UNION BANK ,SF ROAD	RS. 3,00,000/-
20/09/2019	SAUMITRA KUNDU	CHEQUE NO.9199 UNION BANK ,SF ROAD	RS. 2,00,000/-
20/09/2019	JAYANTA DHAR	CHEQUE NO.2014253 UNION BANK ,SF ROAD	RS. 2,00,000/-
20/09/2019	SARITA RAJAK	CHEQUE NO.2014254 UNION BANK ,SF ROAD	RS.2,50,000/-
20/09/2019	RAJESH RAJAK	CHEQUE NO.2014255 UNION BANK ,SF ROAD	RS.2,50,000/-
28/01/2020	JAYANTA DHAR	CHEQUE NO.2014286 UNION BANK ,SF ROAD	RS.10,00,000/-
28/01/2020	RAJIB RAJAK	CHEQUE NO.2014287 UNION BANK ,SF ROAD	RS.1,00,000/-
28/01/2020	SARITA RAJAK	RTGS VIDE CHEQUE NO.2014288 UNION BANK ,SF ROAD	RS.2,00,000/-
28/01/2020	RAJESH RAJAK	RTGS VIDE CHEQUE NO.2014289 UNION BANK ,SF ROAD	RS.16,85,000/-
28/01/2020	SUBHRA NEEL KUNDU	RTGS VIDE CHEQUE NO.2014290 UNION BANK ,SF ROAD	RS.3,00,000/-
			TOTAL- RS 44,85,000/-

Jayanta Dhar

Rajesh Rajak
VENDORS

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EXECUTANT FINGER PRINT

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 Left Hand Right Hand	Left Hand					
	Right Hand					

R. S. S. S.

Rajesh Kumar

Rajesh Kumar

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-018077177-1

Payment Mode Online Payment

GRN Date: 12/02/2020 14:41:55

Bank : AXIS Bank

BRN : 309955175

BRN Date: 12/02/2020 14:44:45

DEPOSITOR'S DETAILS

Id No. : 04030000165000/7/2020

(Query No./Query Year)

Name : MANOJ KEDIA

Contact No. :

Mobile No. : +91 9832016171

E-mail :

Address : SILIGURI

Applicant Name : Mr ABHINIT MITTAL

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	04030000165000/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	219270
2	04030000165000/7/2020	Property Registration-Registration Fees	0030-03-104-001-16	44864
3	04030000165000/7/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	1000












Total

265134

In Words : Rupees Two Lakh Sixty Five Thousand One Hundred Thirty Four only






Deal No - 966

CLAIMANT FINGER PRINT

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

Bijoy Anand

CLAIMANT FINGER PRINT

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Simran K. A.	Left Hand					
	Right Hand					

Simran K. A.

CLAIMANT FINGER PRINT

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Anjay G. D.	Left hand					
	Right hand					

Anjay G. D.
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेख / Permanent Account Number Card
AJAPA3940N

पिता का नाम / Name
BIJAY AGARWAL

पिता का पता / Father's Name
BISWANATH AGARWAL

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

Bijay Agarwal
स्थायी हस्ताक्षर



For KAJLA BUILDERS

Bijay Agarwal
Partner

भारत सरकार

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



3522 4179 4533

आधार - आम आदमी का अधिकार

For KAJLA BUILDERS

Bijay Agarwal
Partner





For KAJLA BUILDERS

Dinesh K Agarwal

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DINESH KUMAR AGARWAL
NARAYAN AGARWAL

29/12/1996
Permanent Account Number
BQYPA3783K

Dinesh Kumar Agarwal
Signature

02/07/2015

For KAJLA BUILDERS

Dinesh Kumar Agarwal
Partner

भारत सरकार
GOVERNMENT OF INDIA

दिनेश अग्रवाल
Dinesh Agarwal
पिता : नारायण अग्रवाल
Father : NARAYAN AGARWAL
जन्म वर्ष / Year of Birth : 1936
पुंसक / Male

2516 8280 2124

आधार - साधारण मानुषेअधिकार

For KAJLA BUILDERS

Dinesh Agarwal

Partner

[Redacted Name]

[Redacted Address]



মনোজ কেডিয়া
Manoj Kedia
জন্মতারিখ/ DOB: 15/10/1967
পুরুষ / MALE



4633 7361 3984

আমার আধার, আমার পরিচয়

Manoj Kedia

[Redacted Name] **বহমান প্রাধিকরণ**

[Redacted Address] **INDIA**



আধার

Address

ঠিকানা:
 এস/ও: মনোজ কেডিয়া, গ্রীন পার্ক,
 টি অকশন রোড, ওয়ার্ড নং 46,
 শিলিগুড়ি (শেয়ারসেভা), দার্জিলিং,
 পশ্চিম বঙ্গ - 734003

S/O: Manoj Kedia, GREEN
 PARK, TEA AUCTION ROAD,
 WARD NO 46, Siliguri (M.
 Corp), Darjeeling,
 West Bengal - 734003





1947
1800 300 1947



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भारत सरकार
GOVERNMENT OF INDIA



संजय गोयल
SANJAY GOYEL
पिता : लीलाधर गोयल
Father : LILADHAR GOYEL
जन्म साल / Year of Birth : 1976
पुरुष / Male



7084 8272 6978

आधार - साधारण मानुषेअर अधिकार

For KAJLA BUILDERS
Sanjay Goyal
Partner



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/04/026/108075

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Sanjay Goyel

নির্বাচকের নাম সঞ্জয় গোয়েল

Father's Name Liladhar Goyel

পিতার নাম লীলাধর গোয়েল

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 31

১.১.০৬ এ বয়স ৩১

For KAJLA BUILDERS

Sanjay Goyel

Patron

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ADNPG2324H

नाम /NAME

SANJAY GOYAL

पिता का नाम /FATHER'S NAME

LILA DHAR GOYAL

जन्म तिथि /DATE OF BIRTH

19-03-1976

हस्ताक्षर /SIGNATURE

Sanjay Goyal

K. Mas

आयकर आयुक्त, प.बं.-XI

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

KARLA BUILDERS
22/03/1976

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARITA RAJAK

NIRMAL RAM

30/11/1979

Permanent Account Number

ARQPR7653D

Sarita Rajak
Signature



ARQPR7653D

Sarita Rajak

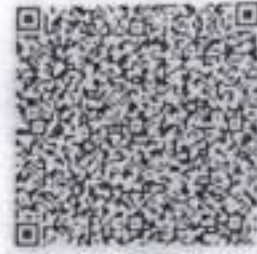
To
সরিতা রজক
SARITA RAJAK
UTTAR MALLAGURI NAYA BUSTY
word NO 46
Champasari
Champasari
Matigara Darjeeling
West Bengal 734003
9832629932

21/05/2014

147740234



ML477402341FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3110 8237 4660

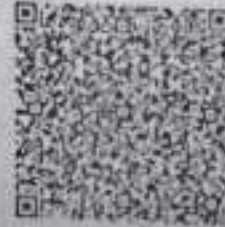
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সরিতা রজক
SARITA RAJAK
পতি : রাজেশ রজক
Husband : Rajesh Rajak
জন্মতারিখ / DOB : 30/11/1979
মহিলা / Female



3110 8237 4660

আধার - সাধারণ মানুষের অধিকার

South Rajak

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJIB RAJAK
RAMSUNDAR RAJAK
12/11/1979

Permanent Account Number
ANJPR2299C

Signature



10032006



ভারত সরকার
Government of India



রাজিব রজক
Rajib Rajak
পিতা : রাম সুন্দর রজক
Father : Ram Sundar Rajak
জন্মতারিখ / DOB : 29/11/1979
পুরুষ / Male



5159 2408 4128

আধার - সাধারণ মানুষের অধিকার

Rajib Rajak



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
উত্তর মাল্লাগুড়ি, নয়া বস্তু, ওয়াড
নং ৪৬, চম্পাসারি, দার্জিলিং,
চম্পাসারি, পশ্চিম বঙ্গ, 734003

Address:
UTTAR MALLAGURI, NAYA
BUSTY, word NO 46,
Champasari, Darjeeling,
Champasari, West Bengal,
734003

5159 2408 4128



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ভারতীয় অনিচ্ছা পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India

Government of India

এনক্রিপ্টেড আইডি / Enrollment No. : 1215/91264/38305

22032014

To
Rajesh Rajak
ওয়ার্ড নং ৪৬
WARD NO 46
UTTAR MALLAGURI
Champaran
Champaran, Darjeeling
West Bengal - 754003
9593812077



KL843389664FT

84338966



আপনার আধার সংখ্যা / Your Aadhaar No. :

2817 7184 6778

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রাজেশ রাজক
Rajesh Rajak
পিতা : রাম সুনন্দর রাজক
Father : Ram Sundar Rajak

বর্ষ/DOB: 28/03/1976

লিংগ / Male

2817 7184 6778



24

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ডিভিডেন্ডে 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.



টিকিট, ভারত নং
উত্তর মাল্লাগুরি, চাম্পাসারি
চাম্পাসারি, দার্জিলিং, পশ্চিম বঙ্গ

স্বাধীনতা সংগ্রামের স্মরণার্থে
Unique Identification Authority of India

Address: WARD NO 48,
UTTAR MALLAGURI,
Champasari, Champasari,
Darjeeling, West Bengal,
734003

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


AEPPR8929A



नाम / Name
KAJESH RAJAK

पिता का नाम / Father's Name
RAM SUNDAR RAJAK

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


हस्ताक्षर / Signature

25072018



इस कार्ड को खोने / अपने घर कुपसब सुरक्षित करें / खोने पर
आपका पैन सेवा इकाई, एनएसडीएल
5 वी मंजिल, मकी स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक,
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 Bangalwa Chowk,
Pune - 411 016

Tel: 91-20-2721 3001, Fax: 91-20-2721 3001
e-mail: taxnsdl@nsdl.co.in



Major Information of the Deed



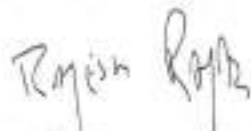
Deed No :	I-0403-00966/2020	Date of Registration	12/02/2020
Query No / Year	0403-0000165000/2020	Office where deed is registered	
Query Date	28/01/2020 11:30:32 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	ABHINIT MITTAL KURSEONG, Thana : Kurseong, District : Darjeeling, WEST BENGAL, Mobile No. : 9832342320, 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. 44,85,000/-	Rs. 44,85,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,24,270/- (Article:23)	Rs. 44,864/- (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-290 (RS :-)	LR-1433	Rupni	Rupni	2 Dec	6,90,000/-	6,90,000/-	
L2	LR-290 (RS :-)	LR-1434	Rupni	Rupni	2 Dec	6,90,000/-	6,90,000/-	
L3	LR-290 (RS :-)	LR-1435	Rupni	Rupni	7 Dec	24,15,000/-	24,15,000/-	
L4	LR-291 (RS :-)	LR-1772	Rupni	Rupni	2 Dec	6,90,000/-	6,90,000/-	
		TOTAL :			13Dec	44,85,000 /-	44,85,000 /-	
		Grand Total :			13Dec	44,85,000 /-	44,85,000 /-	



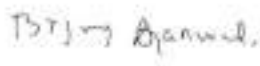
Seller Details :






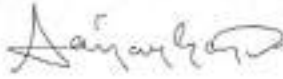
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAJESH RAJAK (Presentant) Son of Shri RAM SUNDER RAJAK Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office	Photo  <small>28/01/2020</small>	Finger Print  <small>LTI 28/01/2020</small>	Signature  <small>28/01/2020</small>
JYOTI NAGAR, CHAMPASARI, NORTH MANDLAGURI, 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.:: AEPFR8929A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS KAJLA BUILDERS ORCHID COMPLEX, SF 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	Name Shri BIJAY Agarwal Son of Late BISWANATH AGARWAL Date of Execution - 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office	Photo  <small>JAN 28 2020 2:50PM</small>	Finger Print  <small>LTI 28/01/2020</small>	Signature  <small>28/01/2020</small>
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	Name	Photo	Finger Print	Signature
	Shri DINESH KUMAR AGARWAL Son of Shri NARAYAN PRASAD AGARWAL Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office	 <small>Jan 28 2020 2:50PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>
ORCHID COMPLEX, SF ROAD, P.O:- SILIGURI, P.S:- Siligun, 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)				
3	Name	Photo	Finger Print	Signature
	Mr SANJAY GOYAL Son of Mr LILA DHAR GOYAL Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office	 <small>Jan 28 2020 2:48PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>
STATION PARA, P.O:- NAXALBARI, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPG2324H, Aadhaar No: 70xxxxxxxx6978 Status : Representative, Representative of : MS KAJLA BUILDERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANOJ KEDIA Son of Shri MANNALAL KEDIA TEA AUCTION ROAD, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734003	 <small>28/01/2020</small>	 <small>28/01/2020</small>	 <small>28/01/2020</small>
Identifier Of Shri RAJESH RAJAK, Shri BIJAY Agarwal, Shri DINESH KUMAR AGARWAL, Mr SANJAY GOYAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri RAJESH RAJAK	MS KAJLA BUILDERS-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri RAJESH RAJAK	MS KAJLA BUILDERS-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri RAJESH RAJAK	MS KAJLA BUILDERS-7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri RAJESH RAJAK	MS KAJLA BUILDERS-2 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 290, LR Khatian No:- 1433	Owner:রাজীব রজক, Gurdian:রামসুন্দর , Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Shri RAJESH RAJAK
L2	LR Plot No:- 290, LR Khatian No:- 1434	Owner:অশোক রায়, Gurdian:তপন , Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Shri RAJESH RAJAK
L3	LR Plot No:- 290, LR Khatian No:- 1435	Owner:রাজেশ রজক, Gurdian:রামসুন্দর , Address:নিজ , Classification:ভাঙ্গা, Area:0.07000000 Acre,	Shri RAJESH RAJAK
L4	LR Plot No:- 291, LR Khatian No:- 1772	Owner:শ্রী রাজেশ রজক, Gurdian:রামসুন্দর , Address:নর্থ মার্গাওড়ী , Classification:কারখানা, Area:0.07000000 Acre,	Shri RAJESH RAJAK

On 28-01-2020

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

Presented for registration at 14:26 hrs on 28-01-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri RAJESH RAJAK ,Executant.

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 44,85,000/-

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

Execution is admitted on 28/01/2020 by Shri RAJESH RAJAK, Son of Shri RAM SUNDER RAJAK, JYOTI NAGAR, CHAMPASARI, NORTH MANDLAGURI, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Identified by Mr MANOJ KEDIA, , Son of Shri MANNALAL KEDIA, TEA AUCTION ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 28-01-2020 by Shri DINESH KUMAR AGARWAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, SF ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District- Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr MANOJ KEDIA, , Son of Shri MANNALAL KEDIA, TEA AUCTION ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Execution is admitted on 28-01-2020 by Mr SANJAY GOYAL, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, SF ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr MANOJ KEDIA, , Son of Shri MANNALAL KEDIA, TEA AUCTION ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Execution is admitted on 28-01-2020 by Shri BIJAY Agarwal, PARTNER, MS KAJLA BUILDERS (Partnership Firm), ORCHID COMPLEX, SF ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr MANOJ KEDIA, , Son of Shri MANNALAL KEDIA, TEA AUCTION ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal

On 12-02-2020

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 44,864/- (A(1) = Rs 44,850/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,864/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2020 2:44PM with Govt. Ref. No: 192019200180771771 on 12-02-2020, Amount Rs: 44,864/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309955175 on 12-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,24,270/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,19,270/-

Description of Stamp

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

2. Stamp; Type: impressed, Serial no 44380, Amount: Rs.5.000/-, Date of Purchase: 24/01/2020, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/02/2020 2:44PM with Govt. Ref. No: 192019200180771771 on 12-02-2020, Amount Rs: 2,19,270/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 309955175 on 12-02-2020, 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 31745 to 31781

being No 040300966 for the year 2020.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2020.02.28 14:13:27 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/02/28 02:13:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)