

81. 692

I 967/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 078885

F 078885

For KAJLA BUILDERS
Bijoy Banerjee
Partner

For KAJLA BUILDERS
Srinath Das
Partner

Tyaganta Dhar
Partner

For KAJLA BUILDERS
Animesh Das
Partner

-1-

DEED OF CONVEYANCE

of 16/4/2020
Page

DECLARED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE PAYMENT RECEIPTS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Sub-Registrar,
Sikher-II at Raebareilly

2-FEB-2020

Mutabhi
Complete

Contd. To next sheet

For KAJLA BUILDERS

Partner
Bijay Agarwal

For KAJLA BUILDERS

Partner
Dinesh Kumar Agarwal

Partner
Liladhar Goyal

- 2 -

For KAJLA BUILDERS

Partner
Sanjay Goyal

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE
28th DAY OF January 2020

CONVEYANCE

PARGANA- PATHARGHATA

MOUZA-BARAGHARIA

P. S-MATIGARA

DIST. DARJEELING

AREA: 4(FOUR) DECIMALS

SET FORTH VALUE

Rs.18,00,000/=

R. S. KHATIAN NO. 9

L. R. KHATIAN NO. 970

R. S. PLOT NOS. 136

L. R. PLOT NOS. 287

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 & 3. SRI SANJAY GOYAL(P.A.No. ADNPG2324H) S/O Sri Liladhar Goyal, Hindu by Religion, Nationality by Indian, Business by Occupation, residing at Station Para, Naxalbari, P.O & P.S.Naxalbari, Dist. Darjeeling, Pin 734429, in the State of West Bengal, hereinafter called the "PURCHASER"(Which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, office representatives and assigns) of the ONE PART.

Contd. to next sheet

For KAJLA BUILDERS

Bijoy Dasgupta

Partner

For KAJLA BUILDERS

Dinakar Dasgupta

Partner

Jayanta Dhar

- 3 -

For KAJLA BUILDERS

Jayanta Dhar

Partner

AND

SRI JAYANTA DHAR(P. A. No. ADLPD2103R) S/O Late Arun Chandra Dhar, Hindu by Religion, Business by Occupation, Nationality by Indian, residing at Nandalal Sarani, College Para, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, Pin-734001, 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 **OTHER PART**.

WHEREAS the Vendor is the absolute owner & in possession of all that piece or parcel of land measuring **4(Four)** Decimals, appertaining to R. S. Plot No. **136** corresponding to L. R. Plot No. **287**, recorded in R. S. Khatian No. **9** corresponding to L. R. Khatian No. **98**, 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. 1, CD Volume No. 3, pages from 2456 to 2471, being Document No. 01108, for the year 2008 & also a Deed of Declaration, recorded in Book No. 1, being Document No. 1192, for the year 2013, both the document were registered at Addl. Dist-Sub-Registry Office Siliguri-II, at Bagdogra, Dist-Darjeeling, executed by **North Bengal Bone Mills & Fertilizers (P) Ltd.** (recorded owner of L. R. Khatian No. **98**, attested on **10-10-1977**) of Shiv Temple Road, Milanpally, Siliguri, Dist. Darjeeling and shall ever since then vendor No.1 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 One New L. R. Khatian, being Khatian No. 970 was framed in the name of Vendor, as per provision of W. B. L. R. Act 1955.

pley

Contd. to next sheet

For KAJILA BUILDERS

Bijoy Anand

Partner

For KAJILA BUILDERS

Ainam Bhat

Partner

Tyebanwar Dhar

4

For KAJILA BUILDERS

Sanjay Das

Partner

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 4(Four) Decimals to the Purchaser, for a total consideration of Rs.18,00,000/-(Rupees Eighteen Lakhs) only and the aforesaid land is fully described in the Schedule herein below.

AND WHEREAS the Purchaser 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 4(Four) Decimals to the Purchaser, for a total consideration of Rs.18,00,000/-(Rupees Eighteen Lakhs) only.

AND WHEREAS the Vendor 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 4(Four) Decimals to the Purchaser, free from all encumbrances for a total consideration of Rs.18,00,000/-(Rupees Eighteen Lakhs) only.

AND

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT in pursuance of the said offer and acceptance and also in consideration of Rs.18,00,000/-(Rupees Eighteen Lakhs) only paid by the Purchaser to the Vendor, the receipt hereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor does 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.

Contd. to next sheet

For KAJLA BUILDERS

Piyo Aganand
Partner

For KAJLA BUILDERS

Dinshu Bhatnagar
Partner

Tyanta Dhan

- 5 -

For KAJLA BUILDERS

Dhanu Bhatnagar
Partner

That the Vendor does 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 Vendor or any person claiming through or under him.

AND

That the Vendor does hereby covenant with the Purchaser 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 Purchaser in the manner aforesaid.

THE VENDOR FURTHER DECLARES that he 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 Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser 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 Purchaser are deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor 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.

Contd. to next sheet

For KAJLA BUILDERS

Bijoy Ghosh

Partner

For KAJLA BUILDERS

Dipankar Ghosh

Partner

Tyuntar Dhar

For KAJLA BUILDERS

Sanjay Ghosh

Partner

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 Purchaser 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.

IT IS FURTHER DECLARED 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 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 **4(Four) Decimals**, appertaining to R. S. Plot No. 136 corresponding to L. R. Plot No. 287, recorded in L. R. Khatian No. 970, 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.

Contd. to next sheet

The said land is butted & bounded as follows:-

- By the North – 24 Ft. wide Kutchha Road
- By the South – Land of L. R. Plot No. 289
- By the East – Land of L. R. Plot No. 315
- By the West – Land of L. R. Plot No. 290

IN WITNESS WHEREOF THE VENDOR IN GOOD HEALTH AND CONCIIOUS MIND HAS PUT HIS 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. *Manoj Kedia*
S/O Lt. Manu Lal Kedia
Green Park, Tea Auction Rd,
POPS Pradhannagar
Dist Darjeeling
Pin-734003

Jyanta Dhar

VENDOR

For KAJLA BUILDERS

1. *Bijoy Ghosal*
Partner

2. *Dinakar*
For KAJLA BUILDERS
Partner

3. *Anjan*
For KAJLA BUILDERS
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.18,00,000/- (Rupees Eighteen Lakhs) only. being the Full amount of consideration payable Under these presents in the manner mentioned herein below:

By Cheque, being Cheque No.2014291, dated 28 - 01 -2020, drawn at Union Bank of India, S.F. Road Branch, Siliguri Rs.18,00,000/- only in favour of Jayanta Dhar.


VENDOR

Contd. to next sheet

EXECUTANT FINGER PRINT

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

Jyanta Dhas

Jyanta Dhas



CLAIMANT FINGER PRINT



Rishabh Agrawal

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

Rishabh Agrawal

Rishabh Agrawal

CLAIMANT FINGER PRINT



Din

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

Din

Din

CLAIMANT FINGER PRINT



Sanjay

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

Sanjay

Sanjay
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



कार्यकारी खाते / करदाता खाते
Permanent Account Number Card

AJAPA3940N

नाम / Name
BIJAY AGARWAL

पिता का नाम / Father's Name
BISWANATH AGARWAL

जन्म तिथि / Date of Birth
11/03/1978

Bijay Agarwal

Handwritten Signature



For KAJLA BUILDERS

Bijay Agarwal
Partner



भारत सरकार
GOVERNMENT OF INDIA



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



3522 4179 4533

आधार - आम आदमी का अधिकार

For KAJLA BUILDERS

बिजय अग्रवाल
Partner

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

For KAJLA BUILDERS

Dinesh Kumar Agarwal

Partner

[Redacted]

[Redacted]

[Redacted]




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



4633 7361 3984

আমার আধার, আমার পরিচয়

Manoj Kedia

[Redacted] গ্রাহক প্রাধিকরণ

[Redacted] OF INDIA



Address

ঠিকানা:
 এসও: মান্নাল কেডিয়া, গ্রীন পার্ক,
 টি অরুন রোড, ওয়ার্ড নং ৪৬,
 শিলিগুড়ি (কর্পোরেশন), দার্জিলিং,
 পশ্চিম বঙ্গ - ৭৩৪০০৩

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



1947
 1800 300 1947 help@ukta.gov.in www.ukta.gov.in P.O. Box No.1947,
 Durgam-Chennai-500 001



भारत सरकार
GOVERNMENT OF INDIA



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



7084 8272 6978

आधार - साधारण मानुषेअर अधिकार

Handwritten signature

For KAJLA BUILDERS

Handwritten signature

Partner

स्वाई 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. J. Builders

आयकर आयुक्त, पं. - XI

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

19-03-1976

For KAJLA BUILDERS

Sanjay Goyal

Partner



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB/04/026/108075

IDENTITY CARD

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Sanjay Goyal

নির্বাচকের নাম সঞ্জয় গোয়েল

Father's Name Liladhar Goyal

পিতার নাম লীলাধর গোয়েল

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 31

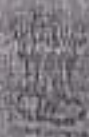
বয়স ৩১ বছর

For KAJLA BUILDERS

Sanjay Goyal

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

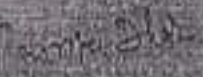
ADLPD2103R



नाम/Name
JAYANTA DHAR

पिता का नाम/ Father's Name
ARUN CHANDRA DHAR

जन्म का तिथि/ Date of Birth
25/12/1965


हस्ताक्षर/Signature



25/12/2017

Jayanta Dhar

Jayanta Dhar



नाम धर

Jyanta Dher

जन्मदिनांक / DOB: 25/12/1965

लिंग / GENDER: MALE



7751 3778 1200

आधार-आम आमी का अधिकारी



आधार-आम आमी का अधिकारी

पता:

Address:

श्री/श्री. मधु. शर्मा 12A 4B,
एन.ए. रोड, मधुपुरा
पिन- 734001

50 U. N. M. Chandra Dher,
COLLEGE ROAD, MANDALU,
MADHUPURA, WARD NO-17,
MADHUPURA, Dist. Dajepur,
West Bengal - 734001

7751 3778 1200

आधार-आम आमी का अधिकारी

Jyanta Dher

Major Information of the Deed




Deed No :	I-0403-00967/2020	Date of Registration	12/02/2020
Query No / Year	0403-0000164817/2020	Office where deed is registered	
Query Date	28/01/2020 11:19:22 AM	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. 18,00,000/-	Rs. 18,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 90,020/- (Article.23)	Rs. 18,014/- (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-287 (RS :-)	LR-970	Danga	Danga	4 Dec	18,00,000/-	18,00,000/-	Width of Approach Road: 24 Ft.,
Grand Total :					4Dec	18,00,000 /-	18,00,000 /-	





















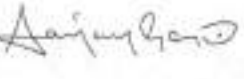


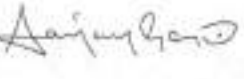


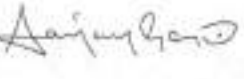
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri JAYANTA DHAR (Presentant) Son of Late ARUN CHANDRA DHAR Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office			
	28/01/2020	28/01/2020	28/01/2020	
NANDALAL SARANI, COLLEGE PARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPD2103R, Aadhaar No: 77xxxxxxx1200, 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 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	<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 - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office </td> <td>  <small>Jan 28 2020 2:38PM</small> </td> <td>  <small>LTI 28/01/2020</small> </td> <td>  <small>28/01/2020</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	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	 <small>Jan 28 2020 2:38PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>	NEHRU ROAD, KHALPARA, SILIGURI, P.O:- SILIGURI BAZAR, 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 PATNER)		
Name	Photo	Finger Print	Signature									
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	 <small>Jan 28 2020 2:38PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>									
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 - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office </td> <td>  <small>Jan 28 2020 2:38PM</small> </td> <td>  <small>LTI 28/01/2020</small> </td> <td>  <small>28/01/2020</small> </td> </tr> </tbody> </table>	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 2:38PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>	ORCHID COMPLEX, SF ROAD, SILIGURI, P.O:- SILIGURI, 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 PATNER)		
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 2:38PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>									
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SANJAY GOYAL Son of Shri LILADHAR GOYAL Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office </td> <td>  <small>Jan 28 2020 2:38PM</small> </td> <td>  <small>LTI 28/01/2020</small> </td> <td>  <small>28/01/2020</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SANJAY GOYAL Son of Shri LILADHAR 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 2:38PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>			
Name	Photo	Finger Print	Signature									
Shri SANJAY GOYAL Son of Shri LILADHAR 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 2:38PM</small>	 <small>LTI 28/01/2020</small>	 <small>28/01/2020</small>									

STATION PARA, NAXALBARI, P.O:- NAXALBARI, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADNPG2324H, Aadhaar No: 70xxxxxxx6978 Status : Representative, Representative of : MS KAJLA BUILDERS (as PATNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANOJ KEDIA Son of Late MANANLAL KEDIA PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003			
	28/01/2020	28/01/2020	28/01/2020
Identifier Of Shri JAYANTA DHAR, Shri BIJAY AGARWAL, Shri DINESH KUMAR AGARWAL, Shri SANJAY GOYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri JAYANTA DHAR	MS KAJLA BUILDERS-4 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:- 287, LR Khatian No:- 970	Owner:জয়ন্ত ধর, Gurdian:অক্ষয় , Address:নিজ , Classification:বাড়, Area:0.04000000 Acre,	Shri JAYANTA DHAR

On 28-01-2020

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

Presented for registration at 14:33 hrs on 28-01-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri JAYANTA DHAR ,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 18,00,000/-

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

Execution is admitted on 28/01/2020 by Shri JAYANTA DHAR, Son of Late ARUN CHANDRA DHAR, NANDALAL SARANI, COLLEGE PARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr MANOJ KEDIA, . . Son of Late MANANLAL KEDIA, PRADHAN NAGAR, 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 BIJAY AGARWAL, PATNER, MS KAJLA BUILDERS (Partnership Firm), 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 Late MANANLAL KEDIA, PRADHAN NAGAR, 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 DINESH KUMAR AGARWAL, PATNER, MS KAJLA BUILDERS (Partnership Firm), 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 Late MANANLAL KEDIA, PRADHAN NAGAR, 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 SANJAY GOYAL, PATNER, MS KAJLA BUILDERS (Partnership Firm), 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 Late MANANLAL KEDIA, PRADHAN NAGAR, 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 18,014/- (A(1) = Rs 18,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2020 2:49PM with Govt. Ref. No: 192019200180784411 on 12-02-2020, Amount Rs: 18,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309955307 on 12-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

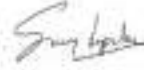
Certified that required Stamp Duty payable for this document is Rs. 90,020/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 85,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 44379, 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 2:49PM with Govt. Ref. No: 192019200180784411 on 12-02-2020, Amount Rs: 85,020/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 309955307 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 31782 to 31809
being No 040300967 for the year 2020.



Digitally signed by SURAJ LEPCHA
Date: 2020.02.28 14:21:10 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/02/28 02:21:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)