

5093/2022

E-4916/2022



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

E 536408

G 936408

17/05/2022

D/c 1311888

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

Cap
Addl. District Sub-Registrar,
Singuri-II at Bagdogra

19:7 MAY 2022

Biti Anand

DEED OF SALE

KAJLA DEVELOPERS LLP

Biti Anand

Partner

Sl. NO. 4499 Date 27.7.2022

PURCHASER Smt. Kishan Agarwal & another

Full Address Siliguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl DSR Office, Rajganj, Jalpaiguri



Addl. Dist. Sub. Registrar
Jalpaiguri District Stamp Office, Rajganj

17 MAY 2022

[2]

Bisw Band

CONVEYANCE :-

MOUZA : BARAGHARIA

P.S. : MATIGARA

DISTRICT : DARJEELING

AREA : 256 DECIMALS

CONSIDERATION: Rs. 6,30,00,000/-

J.L NO : 82

R.S PLOT NOS. : 185, 186, 187 & 191

L.R.PLOT NOS. : 308, 298, 297, 299 & 307

L.R. KHATIAN : 2679 and 3236

GRAM PANCHAYAT AREA.

THIS INDENTURE MADE ON THIS THE 17th DAY OF May 2022

BETWEEN

KAJLA DEVELOPERS LLP

Bhand

Partner

[3]

KAJLA DEVELOPERS LLP, A Limited Liability Partnership, having its office at Metro Heights, 2nd Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by its Partner 1. **SRI KISHAN AGARWAL**, son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Rajani Bagan, Hill Cart Road, P.O & P.S Siliguri, District Darjeeling, in the State of West Bengal and 2. **SRI NARAYAN PRASAD AGARWAL**, son of Sri Shreechand Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Uttar Rathkhola, Bhimram, P.O & P.S Naxalbari, District Darjeeling, in the State of West Bengal - hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context their partners, successors, representative, administrators, executors and assigns) of the "**ONE PART**". (PAN: AAUFG2615B).

A N D

SRI BIJAY AGARWAL, son of Late Biswanath Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Flat No. C-2, Park Royale, 2nd Floor, S.F. Road, Behind Brand Factory, P.O Siliguri Bazar, P.S Siliguri, Dist. Darjeeling, 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, executors, administrators, legal representatives and assigns) of the "**OTHER PART**". (PAN: AJAPA3940N).

WHEREAS the abovenamed Vendor had purchased land measuring 221 Decimals from Magnetic Vincom Private Limited, by virtue of Registered Deed of Conveyance, dated 15.05.2017, being Document No. I- 2509, for the year of 2017 and the same was registered in the office the Additional District Sub-Registrar Siliguri-II at Bagdogra in the District of Darjeeling.

KAJLA DEVELOPERS LLP

Bijay

Partner

[4]

Bhimraj Agarwal

AND WHEREAS the abovenamed Vendor had also purchased land measuring 31 Decimals from Sri Nitish Kumar Agarwal, son of Late Bhimraj Agarwal, by virtue of Registered Deed of Conveyance, dated 15.05.2017, being Document No. I- 2510, for the year of 2017 and the same was registered in the office the Additional District Sub-Registrar Siliguri-II at Bagdogra in the District of Darjeeling.

AND WHEREAS One Sri Prabin Lama, son of Sri Puran Bahadur Lama , had transferred his land measuring 4 Decimals unto and in favour of abovenamed vendor by virtue of Registered Deed of Conveyance, dated 17.08.2020, being Document No. I- 2810, for the year of 2020 and the same was registered in the office the Additional District Sub-Registrar Siliguri-II at Bagdogra in the District of Darjeeling .

AND WHEREAS in the manner aforesaid, the above named Vendor **SRI BIJAY AGARWAL** became the sole, absolute and exclusive owner of land measuring 256 Decimals and ever since then the Vendor is in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Vendor had applied for Fire Safety Certificate to the Deputy Director, West Bengal Fire and Emergency Services , vide Memo No.FSR/0125186200502261, dated 20.10.2020 and the Vendor desirous of constructing a multi storeyed building on the below Scheduled land had submitted the same to the office of the Matigara Panchayat Samity for "**LAND USE CERTIFICATE (LUC)**" and the concerned department issued the LUC vide its **Memo No. 919/Plan/MPS dated 16TH July 2020** and the plan for which was approved by the appropriate authority, being Plan No. 620, Dated 25.01.2022, but the Vendor is now not interested in constructing the said Building.

KAJLA DEVELOPERS LLP

B. Agarwal

Partner

B511-7 Agent

AND WHEREAS the Vendor being in need of fund for investing the same in some lucrative business has offered for sale land measuring 256 Decimals along with the Building Plan No. 620, Dated 25.01.2022, for a total consideration of Rs. 6,30,00,000/- (Rupees Six Crore Thirty Lacs Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and offered to purchase the above referred to land measuring Rs. 6,30,00,000/- (Rupees Six Crore Thirty Lacs Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 6,30,00,000/- (Rupees Six Crore Thirty Lacs Only) paid by the Purchaser to the Vendor and the receipt whereof the Vendor does hereby acknowledge and grants 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 below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever 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.

And 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.

KAJLA DEVELOPERS LLP

Agent

Partner

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 of the execution of this Deed and in the event of discovery of any such 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 the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.

SCHEDULE

All that piece or parcel of vacant Bastu land measuring 256 Decimals forming part of R.S. Plot Nos. 185, 186, 187 & 191, situated within Mouza - Baragharia J.L. No.82, Pargana - Patharghata, P.S.- Matigara, District - Darjeeling. The said land is situated within the Limits of Gram Panchayat Area. The Plot wise area is mentioned herein below

L.R PLOT NO.	L.R KHATIAN NO.	AREA IN DECIMALS
308	2679	221 Decimals
298	3236	4 Decimals
297	2679	19 Decimals
299	2679	5 Decimals
307	2679	7 Decimals
	TOTAL AREA	256 Decimals

The said land is bounded and butted as follows:-

By North : Land of Nageshwar Prasad & others

By South : Land of L.R Plot No. 306 and others

By East : Land of L.R Plot No. 308 and then 16 feet 9 inch Non Metal Road

West : 30 ft wide Non Metal Road

KAJLA DEVELOPERS LLP

B. Prasad

Partner

IN WITNESS WHEREOF the Vendor does hereunto set his hands on the day, month and year first above written.

WITNESSES:-

1. Capital Roy
363m Anveshan Roy
Fakt Chayan Pata
P.O - Chogomai
P.S - Bhimisingarh
Dist - Jangniguri

2. Mary Concepta Rozario
Sp. Mr. Peter John Rozario

South Eletical
Siliguri

BITT Lomel

VENDOR

Drafted by me and Printed in
my office :-

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri.

Enrolment No. F-505/434/1997

KAJLA DEVELOPERS LLP

Byand

Partner



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Bijoy

Signature



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

KAJLA DEVELOPERS LLP

Bijoy

Signature Partner



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

KAJLA DEVELOPERS LLP

Bijoy

Signature Partner

KAJLA DEVELOPERS LLP

Bijoy

Partner

Major Information of the Deed

Deed No : *	I-0403-04916/2022	Date of Registration	17/05/2022
Query No / Year	0403-2001311888/2022	Office where deed is registered	
Query Date	04/05/2022 1:05:03 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 6,30,00,000/-	Rs. 6,81,98,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 27,27,956/- (Article:23)	Rs. 6,81,998/- (Article:A(1), E.)		
Remarks			

Land Details :

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



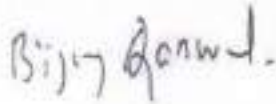
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-308 (RS :-)	LR-2679	Bastu	Bastu	221 Dec	5,43,05,000/-	5,88,74,400/-	Width of Approach Road: 30 Ft.,
L2	LR-298 (RS :-)	LR-3236	Bastu	Bastu	4 Dec	10,20,000/-	10,65,600/-	Width of Approach Road: 30 Ft.,
L3	LR-297 (RS :-)	LR-2679	Bastu	Bastu	19 Dec	46,60,000/-	50,61,600/-	Width of Approach Road: 30 Ft.,
L4	LR-299 (RS :-)	LR-2679	Bastu	Bastu	5 Dec	12,65,000/-	13,32,000/-	Width of Approach Road: 30 Ft.,
L5	LR-307 (RS :-)	LR-2679	Bastu	Bastu	7 Dec	17,50,000/-	18,64,800/-	Width of Approach Road: 30 Ft.,
		TOTAL :			256Dec	630,00,000 /-	681,98,400 /-	
		Grand Total :			256Dec	630,00,000 /-	681,98,400 /-	

KAJLA DEVELOPERS LLP

By

Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIJAY AGARWAL (Presentant) Son of Late BISWANATH AGARWAL Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	17/05/2022	17/05/2022	17/05/2022	
FLAT NO. C-2, PARK ROYALE, 2ND FLOOR, S.F. ROAD, BEHIND BRAND FACTORY, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:-734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0N, Aadhaar No: 35xxxxxxxx4533, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KAJLA DEVELOPERS LLP METRO HEIGHTS, 2ND MILE, SEVOKE ROAD, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr KISHAN AGARWAL Son of Mr SURESH AGARWAL RAJANI BAGAN, HILL CART ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 52xxxxxxxx6171 Status : Representative, Representative of : KAJLA DEVELOPERS LLP (as PARTNER)			
2	Mr NARAYAN PRASAD AGARWAL Son of SHREECHAND AGARWAL UTTAR RATHKHOLA, BHIMRAM, City:- Siliguri Mc, P.O:- NAXALBARI, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 23xxxxxxxx2554 Status : Representative, Representative of : KAJLA DEVELOPERS LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- GHOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
	17/05/2022	17/05/2022	17/05/2022

KAJLA DEVELOPERS LLP



Partner

Identifier Of Mr BIJAY AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY AGARWAL	KAJLA DEVELOPERS LLP-221 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY AGARWAL	KAJLA DEVELOPERS LLP-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY AGARWAL	KAJLA DEVELOPERS LLP-19 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY AGARWAL	KAJLA DEVELOPERS LLP-5 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY AGARWAL	KAJLA DEVELOPERS LLP-7 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:- 308, LR Khatian No:- 2679		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 298, LR Khatian No:- 3236	Owner:বিক্রম অগরওয়াল, Gurdian:বিশ্বনাথ অগরওয়াল, Address:বিক্রম, Classification:রূপনী, Area:0.04000000 Acre,	Mr BIJAY AGARWAL
L3	LR Plot No:- 297, LR Khatian No:- 2679		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 299, LR Khatian No:- 2679		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 307, LR Khatian No:- 2679		Seller is not the recorded Owner as per Applicant.

KAJLA DEVELOPERS LLP

Bijay

Partner

On 17-05-2022

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.

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

Presented for registration at 14:33 hrs on 17-05-2022, at the Office of the A.D.S.R. BAGDOGRA by Mr BIJAY AGARWAL ,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 6,81,98,400/-

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

Execution is admitted on 17/05/2022 by Mr BIJAY AGARWAL, Son of Late BISWANATH AGARWAL, FLAT NO. C-2, PARK ROYALE, 2ND FLOOR, S.F. ROAD, BEHIND BRAND FACTORY, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business Identified by Mr GOPAL ROY, . . Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOGHOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,81,998/- (A(1) = Rs 6,81,984/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,81,998/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2022 6:16PM with Govt. Ref. No: 192022230027495471 on 16-05-2022, Amount Rs: 6,81,998/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 80319322 on 16-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,27,956/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 27,22,956/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 4499, Amount: Rs.5,000/-, Date of Purchase: 27/04/2022, Vendor name: J R Das
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2022 6:16PM with Govt. Ref. No: 192022230027495471 on 16-05-2022, Amount Rs: 27,22,956/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 80319322 on 16-05-2022, Head of Account 0030-02-103-003-02


Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

KAJLA DEVELOPERS LLP



Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2022, Page from 114341 to 114354
being No 040304916 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2022.05.24 16:29:36 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/05/24 04:29:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

KAJLA DEVELOPERS LLP

Partner

(This document is digitally signed.)