

SC-1679/2025

P-1828/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 553210

K 553210

28/05/25
1268029/25



[1]

Signature

23

DEED OF CONVEYANCE

I certify that the document is admitted to registration. The Signature Sheet and the Endorsement Sheets attached to this document are the part of this document.

Signature
Additional District Sub-Registrar,
JALPAIGURI.

23 MAY 2025

20/8881-1

20/8881-02

NON JUDICIAL STAMP

No. 1189 Date 22.4.25

Kanchanjunga Builders L*LP
Siliguri



5000/-
Tammoy Mo
Govt Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling



swell
Addl. District Sub-Registrar at
Jalpaiguri

20 MAY 2025

: 2 :

Amint Df.
37

CONVEYANCE:

MOUZA : KHARIA
P.S. : JALPAIGURI
DISTRICT : JALPAIGURI
AREA : 96.525 DECIMAL
L.R. PLOT NOS. : 295, 296, 293, 297 & 298
R.S. PLOT NOS. : 242, 245, 246, 244, & 243
L.R. KHATIAN NOS. : 46 & 47
R.S. KHATIAN NOS. : 2829, 17138, 2926, 2825 & 6386
L.R. & R.S. SHEET NO. : 23
J.L. NO. : 7
CONSIDERATION : Rs. 7,69,36,000/-

WITHIN THE LIMITS OF JALPAIGURI MUNICIPALITY AREA

THIS INDENTURE IS MADE ON THIS THE 20th DAY OF May, 2025.

BETWEEN

: 3 :

Handwritten signature and initials, possibly "Sri Avijeet Daga" and "3".

KANCHANJUNGA BUILDERS LLP, a Limited Liability Partnership Firm, having its registered office at Shop No. 2, 1st Floor, Metro Heights, 2nd Mile, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal, represented by one of its Partners, **SRI DIPAK MUNDHRA**, Son of Sri Bijay Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 3rd Floor, Plot 9, Panchwati Housing Complex, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal --- hereinafter called the **PURCHASER/FIRST PARTY** (which expression shall mean and deemed to include unless excluded by or repugnant to the context its Partners, successors-in-office, executors, administrators, legal representatives and permitted assignees) of the "**FIRST PART**". (PAN: ABCFK5584G)

A N D

1. **SRI AVIJEET DAGA**, Son of Late Sushil Kumar Daga,
2. **SRI ARVIND DAGA**, Son of Late Sushil Kumar Daga, both are Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 Resident of Daga House, Ukilpara, P.O., P.S. & District - Jalpaiguri, in the State of West Bengal & No. 2 Resident of Ukilpara, P.O., P.S. & District - Jalpaiguri, in the State of West Bengal --- hereinafter jointly and collectively called the "**VENDORS/SECOND PARTY**" (which expression shall mean and deemed to include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, legal representatives and permitted assignees) of the "**SECOND PART**". (PAN: AFVPD1560L) (PAN: ADJPD0562E)

WHEREAS One Ramanand Daga, Son of Ram Chandra Daga, had purchased land measuring 11.6 Decimals, from Chapla Bala Paul, wife of Narendra Nath Paul by virtue of a Registered Deed of Sale, being Document No. I - 1084 for the year of 1956 and the same registered in the office the District Sub-Registrar, Jalpaiguri.

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Handwritten signature and initials, including the name "Arvind" and a circled number "3".

AND WHEREAS said Ramanand Daga had also purchased land measuring 12.1 Decimals, from Nazir Ahmed Chowdhury, Son of Sahebtullah, by virtue of Registered Deed of Sale, being Document No. I - 1099 for the year of 1956 and the same registered in the office the District Sub-Registrar Jalpaiguri.

AND WHEREAS said Ramanand Daga, had also purchased land measuring 19 Decimals, from Buchu Nassya, Son of Late Nellya Mohammad, by virtue of Registered Deed of Sale, being Document No. I - 1096 for the year of 1956 and the same was registered in the office the District Sub-Registrar Jalpaiguri.

AND WHEREAS said Ramanand Daga, had further purchased land measuring 62.5 Decimals, from Kalidas Gupta, Son of Late Rajirlochan Gupta, by virtue of Registered Deed of Sale, being Document No. I - 1333, for the year of 1959 and the same was registered in the office the District Sub-Registrar Jalpaiguri.

AND WHEREAS by virtue of four separate sale deeds, abovenamed Ramanand Daga, Son of Ram Chandra Daga, became the actual, khas and peaceful owner-in-possession of the total land measuring 105.2 Decimals, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS being owner in such possession the abovenamed Ramanand Daga died intestate in the year 1966 leaving behind his 5 (Five) Sons namely, (i) Sri Nathmal Daga, (ii) Sri Jugal Kishore Daga, (iii) Sri Anil Kumar Daga, (iv) Sri Raj Kumar Daga & (v) Sri Sushil Kumar Daga, as his only legal heirs and successors as per the provisions of Hindu Succession Act, 1956. Accordingly, by virtue of Inheritance, the abovenamed became the joint owners of aforesaid land measuring 105.2 Decimals, since then in their khas actual and physical possession having permanent, heritable and transferrable, right, title and interest therein.

WHEREAS being owner in such possession said Sushil Kumar Daga, Son of Late Ramanand Daga, died intestate on 31.12.2001, intestate leaving behind him, his wife, namely, Smt Sudha Devi Daga and 2 (Two) Sons namely, (i) Sri Arvind Daga & (ii) Sri Avijeet Daga, as his only

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legal heirs and successors as per the provisions of Hindu Succession Act, 1956. Accordingly, by virtue of Inheritance, the abovenamed became the joint owners of undivided land measuring 21.04 Decimals, since then in their khas actual and physical possession having permanent, heritable and transferrable, right, title and interest therein.

AND WHEREAS being owner in such possession said (1) Sri Nathmal Daga, (2) Sri Jugal Kishore Daga, (3) Sri Anil Kumar Daga, (5) Sri Raj Kumar Daga, all are sons of Late Ramanand Daga, (5) Smt Sudha Devi Daga, wife of Late Sushil Kumar Daga, (6) Sri Arvind Daga & (7) Sri Avijeet Daga, both are sons of Late Sushil Kumar Daga, jointly executed a Deed of Mutual Family Arrangement dated 15.01.2002 between themselves for partitioning the said landed property measuring 105.2 Decimals and whereby (1) Sri Nathmal Daga, had acquired the land measuring 5.50 Kathas under R.S. Plot No. 242, (2) Sri Jugal Kishore Daga had acquired the land measuring 5.50 Katha under R.S. Plot No. 245, (3) Sri Anil Kumar Daga had acquired the land measuring 18 Katha under R.S. Plot Nos. 243, 244 & 246, (4) Sri Raj Kumar Daga had acquired the land measuring 14.06 Katha along with Old Construction measuring 4829 Sq. Ft. under R.S. Plot Nos. 242 & 243 & (5)(a) Smt Sudha Devi Daga, (b) Sri Arvind Daga & (c) Sri Avijeet Daga, jointly had acquired the land measuring 18.29 Katha along with Old Construction measuring 2628 Sq. Ft. under R.S. Plot Nos. 244, 245 & 246.

AND WHEREAS being owner in such possession said Sri Nathmal Daga, Son of Late Ramanand Daga, transferred his said share of Land measuring 5.50 Katha, in favour of Sri Avijeet Daga, Son of Late Sushil Kumar Daga, by virtue of a registered Deed of Gift, being Document No. I - 2190 for the year of 2006 and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri.

AND WHEREAS being owner in such possession said Sri Jugal Kishore Daga, Son of Late Ramanand Daga, transferred his said share of Land measuring 5.50 Katha in favour of Sri Avijeet Daga, Son of Late Sushil Kumar Daga, by virtue of a registered Deed of Gift being No. I-2189 for the year 2006 and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri.

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AND WHEREAS being owner in such possession said Sri Anil Kumar Daga, Son of Late Ramanand Daga, being represented by and through his constituted attorney namely, Sri Raj kumar Daga, son of Late Ramanand Daga, by virtue of a registered General Power of Attorney, being Document No. IV-135 for the year of 2006 and the same was registered at Noida, transferred his said share of Land measuring 13 Katha out of his total land measuring 18 Kathas in favour of Sri Arvind Daga, Son of Late Sushil Kumar Daga, by virtue of a registered Deed of Gift, being Document No. I-1123 for the year of 2007 and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri.

AND WHEREAS being owner in such possession said Sri Raj Kumar Daga, Son of Late Ramanand Daga, transferred his said share of Land measuring 14.06 Katha along with Old Construction measuring 4829.06 Sq. Ft. in favour of Smt Sudha Devi Daga, Wife of Late Sushil Kumar Daga, by virtue of a Registered Deed of Gift being Document No. I-1124 for the year of 2007 and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri.

AND WHEREAS in such manner said (1) Smt Sudha Devi Daga, Wife of Late Sushil Kumar Daga, (2) Sri Arvind Daga & (3) Sri Avijeet Daga, both are sons of Late Sushil Kumar Daga, became the owners of total Land measuring 56.35 Kathas along with Old Construction measuring 7457 Sq. Ft. standing thereon, and ever since then in their khas actual and physical possession having permanent, heritable and transferrable, right, title and interest therein.

AND WHEREAS being owner in such possession said **SRI ARVIND DAGA & SRI AVIJEET DAGA**, both are sons of Late Sushil Kumar Daga, transferred their undivided 2/3rd share of land measuring 12.20 Kathas and their undivided share of structure measuring 1752 Sq. Ft out of 18.29 Kathas of land and 2628 Sq. Ft Constructed area in favour of their mother, namely, Smt Sudha Devi Daga, Wife of Late Sushil Kumar Daga, by virtue of registered Deed of Gift being No. I-1122 for the year 2007 and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri.

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AND WHEREAS being owner such possession said Sudha Devi Daga, Wife of Late Sushil Kumar Daga, died intestate leaving behind her two sons namely (1) Sri Arvind Daga & (2) Sri Avijeet Daga, both sons of Late Sushil Kumar Daga, as her only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of inheritance, 1) Sri Arvind Daga & (2) Sri Avijeet Daga, jointly inherited Vacant land measuring 32.35 Kathas belonging to Late Sudha Devi Daga as the structure was demolished and ever since then the said Vacant land is in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS in such manner said **SRI ARVIND DAGA & SRI AVIJEET DAGA**, both sons of Late Sushil Kumar Daga, became the owners of total Vacant Land measuring 56.35 Kathas and ever since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein

AND WHEREAS being owner in such possession said aforesaid Anil Kumar Daga, Son of Late Ramanand Daga, died intestate on 03.03.2023 intestate leaving behind him, his only son, namely, Sri Manish Daga, Son of Late Anil Kumar Daga, as his only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of inheritance the Sri Manish Daga, became the sole owner of remaining land measuring 5 Kathas but at present land measuring 0.0742 Acres is in his khas actual physical possession.

AND WHEREAS being owner in such possession said Sri Manish Daga, Son of Late Anil Kumar Daga, transferred his said total Land measuring 0.0742 Acres in favour of Sri Avijeet Daga, Son of Late Sushil Kumar Daga, by virtue of a registered Deed of Gift being No. I-4359 for the year 2024 and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri and there were some mistakes in the said Deed and the same were rectified by a registered Deed of Declaration, being No. IV-11 for the year of 2025, and the same was registered at the office of the Additional District Sub-Registrar Jalpaiguri.

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AND WHEREAS being owner in such possession said **SRI ARVIND DAGA & SRI AVIJEET DAGA**, both sons of Late Sushil Kumar Daga, had mutated their names at the office of the B.L. & L.R.O. Sadar Jalpaiguri in respect of their respective share of aforesaid landed properties and therefore two new Khatians have been issued in their favour vide L.R. Khatian Nos. 46 & 47, bearing L.R. Plot Nos. 293, 295, 296, 297 & 298 but at present land measuring 96.525 Decimals is in their actual physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendors now being in need of money have decided to sell their land measuring 96.525 Decimal fully described in the Schedule below, free from all encumbrances and charges whatsoever.

AND WHEREAS the First Party/Purchaser being in need of a plot of land has accepted the said offer of the Second Party/Vendors and agreed to purchase the said land measuring 96.525 Decimal, as described in the Schedule below and offered the sum of Rs. 7,69,36,000/- (Rupees Seven Crore Sixty Nine Lakhs Thirty Six Thousand Only) free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendors hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell the below Scheduled Land to the Purchaser hereof at or for the price of Rs. 7,69,36,000/- (Rupees Seven Crore Sixty Nine Lakhs Thirty Six Thousand Only), free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 7,69,36,000/- (Rupees Seven Crore Sixty Nine Lakhs Thirty Six Thousand Only) paid by the Purchaser to the Vendors hereof (and

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the receipt whereof the Vendors do hereby acknowledge and grant full discharge from the payment thereof) the Vendors does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land hereby sold described in the Schedule Below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices the appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendors or any person or persons claiming under them, subject to the payment of rent etc. payable to the Superior Landlord The Government of West Bengal.

THE VENDORS does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendors the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendors shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendors shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer there from.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid landed property as fully mentioned in the Schedule Below as their own landed property having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendors or any other persons or person whomsoever claiming through or under them.

THE VENDORS do hereby further declare that the Vendors at the request and costs of the Purchaser, do execute or cause to be done such acts, deed or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendors by these presents.

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SCHEDULE

All that piece or parcel of Bastu Vacant land measuring 96.525 Decimal, situated within Mouza - Kharia, J.L. No. 7, Pargana - Baikunthapur, L.R. Sheet No. 23, situated at Road: **Ukil Para Road (Ukil Para More to Kadamtala)**, within the limits of Ward No. 17 of Jalpaiguri Municipality Area, P.S. Kotwali, District - Jalpaiguri, in the State of West Bengal. The Plot wise area is mentioned in the chart given below. *ROR - BASTU*

R.S. KHATIAN	R.S. PLOT	L.R. KHATIAN	L.R. PLOT	AREA
6386, 2825, 2926, 17138 & 2829	242, 245, 246, 244 & 243	46	295	8.41 Decimal
		47	295	17.49 Decimal
		46	296	13.76 Decimal
		47	296	22.84 Decimal
		46	293	4.50 Decimal
		47	293	5.825 Decimal
		46	297	10.50 Decimal
		47	297	1.60 Decimal
		46	298	10.00 Decimal
		47	298	1.60 Decimal
TOTAL AREA				96.525 Decimal

The said land is butted and bounded as follows:

North : Land of Telana Basu and others ;

South : Land of Aditya Shankar and others ;

East : 36 Feet Wide P.W.D. Metal Road with Drain;

West : 17 Feet Wide Metal Road;

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IN WITNESS WHEREOF, the Vendors do hereunto set their respective hands on the day, month and year first above written.

WITNESSES:

1. Jay Dey
S/O - Avijet Dey
Dey House
Gurupara

P.O - JALPAIGURI
AMJ. DIST. S - JALPAIGURI

2. Shuvo Kundu
S/O Sri. S. K. Kundu
Haidexpara, Siliguri

Avijet Dey

Shuvo Kundu

VENDORS

Drafted by me and printed in
my office:



Manoj Agarwal

MANOJ AGARWAL

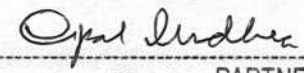
Advocate, Siliguri

(Enr No. F-505/434 of 1997)

PURCHASER


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

KANCHANJUNGA BUILDERS LLP



Signature PARTNER

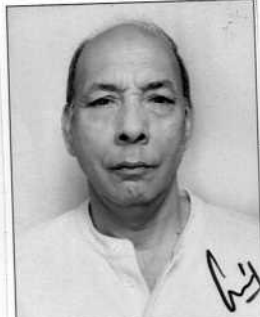
VENDOR

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND	[Redacted]				
	RIGHT HAND					

Am

Ajint Singh

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAN	[Redacted]				
	RIGH HAN					

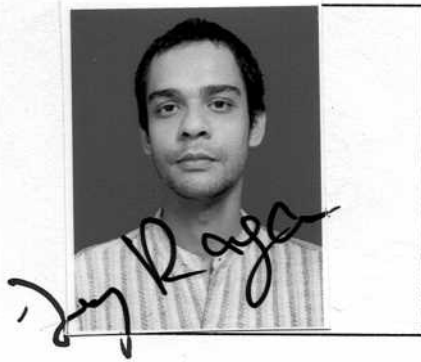
by

by

Signature


IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION





Signature of Identifier



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260060407628

GRN Details

GRN: 192025260060407628 **Payment Mode:** SBI Epay
GRN Date: 13/05/2025 13:35:45 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 8834572367937 **BRN Date:** 13/05/2025 13:36:17
Gateway Ref ID: 1010617860 **Method:** ICICI Bank - Corporate NB
GRIPS Payment ID: 130520252006040761 **Payment Init. Date:** 13/05/2025 13:35:45
Payment Status: Successful **Payment Ref. No:** 2001268029/4/2025
[Query No*/Query Year]

Depositor Details

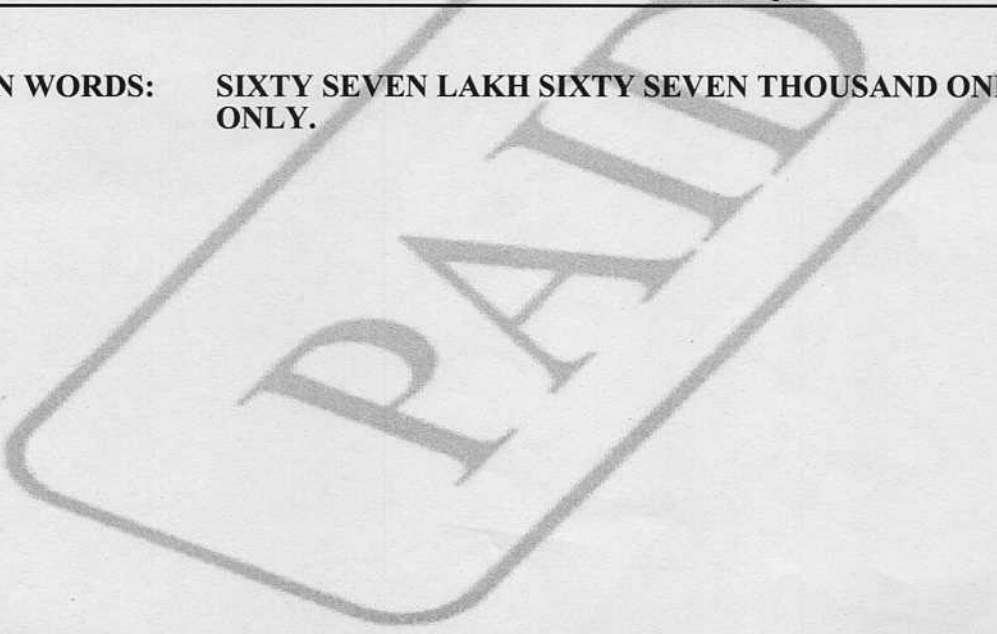
Depositor's Name: Mr KANCHANJUNGA BUILDERS LLP
Address: SHOP NO.2 1ST FLOOR METRO HEIGHTS 2ND MILE SEVOKE ROAD
SILIGURI PS BHAKTNAGAR DIST JALPAIGURI WB
Mobile: 7602241704
Period From (dd/mm/yyyy): 13/05/2025
Period To (dd/mm/yyyy): 13/05/2025
Payment Ref ID: 2001268029/4/2025
Dept Ref ID/DRN: 2001268029/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001268029/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	5907957
2	2001268029/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	844719
3	2001268029/4/2025	Mutation/Conversion -Receipt	0029-00-800-028-27	14479

Total 6767155

IN WORDS: SIXTY SEVEN LAKH SIXTY SEVEN THOUSAND ONE HUNDRED FIFTY FIVE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130520252006040761

GRIPS Payment Detail

GRIPS Payment ID:	130520252006040761	Payment Init. Date:	13/05/2025 13:35:45
Total Amount:	6767155	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8834572367937	BRN Date:	13/05/2025 13:36:17
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

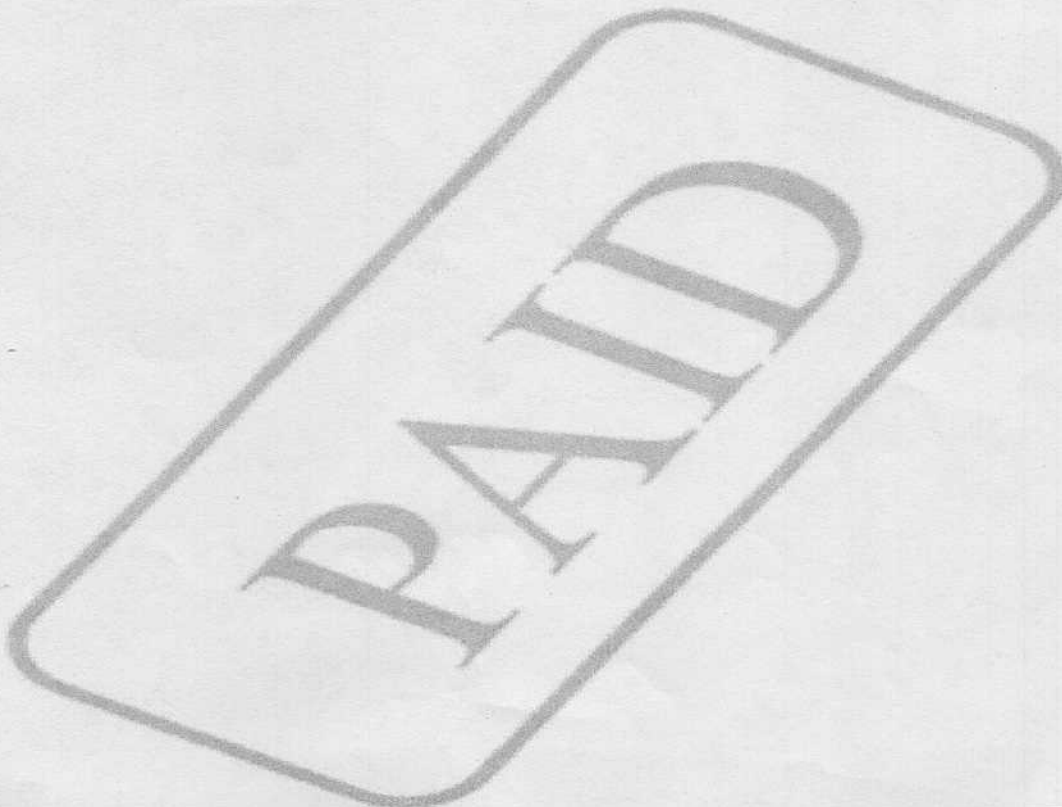
Depositor's Name: Mr KANCHANJUNGA BUILDERS LLP
Mobile: 7602241704

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260060407628	Directorate of Registration & Stamp Revenue	6767155
Total			6767155

IN WORDS: SIXTY SEVEN LAKH SIXTY SEVEN THOUSAND ONE HUNDRED FIFTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-0701-01828/2025	Date of Registration	23/05/2025
Query No / Year	0701-2001268029/2025	Office where deed is registered	
Query Date	07/05/2025 6:54:38 PM	A.D.S.R. JALPAIGURI, District: Jalpaiguri	
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], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 7,69,36,000/-		Rs. 8,44,70,526/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 59,12,957/- (Article:23)		Rs. 8,44,719/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



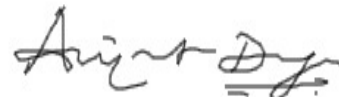



Land Details :

District: Jalpaiguri, P.S:- Jalpaiguri, Municipality: JALPAIGURI, Road: UKIL PARA ROAD(Ukil Para More to Kadamtala), Mouza: Khariya Sheet No-23, JI No: 7, Pin Code : 735101

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-295 (RS :-)	LR-46	Bastu	Bastu	8.41 Dec	62,50,000/-	68,68,127/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-295 (RS :-)	LR-47	Bastu	Bastu	17.49 Dec	1,30,00,000/-	1,42,83,418/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L3	LR-296 (RS :-)	LR-46	Bastu	Bastu	13.76 Dec	1,23,26,000/-	1,35,44,904/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L4	LR-296 (RS :-)	LR-47	Bastu	Bastu	22.84 Dec	2,05,00,000/-	2,24,82,965/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L5	LR-293 (RS :-)	LR-46	Bastu	Bastu	4.5 Dec	33,00,000/-	36,09,405/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L6	LR-293 (RS :-)	LR-47	Bastu	Bastu	5.825 Dec	42,60,000/-	46,72,174/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L7	LR-297 (RS :-)	LR-46	Bastu	Bastu	10.5 Dec	76,64,000/-	84,21,945/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,

L8	LR-297 (RS :-)	LR-47	Bastu	Bastu	1.6 Dec	11,68,000/-	12,83,344/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L9	LR-298 (RS :-)	LR-46	Bastu	Bastu	10 Dec	73,00,000/-	80,20,900/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L10	LR-298 (RS :-)	LR-47	Bastu	Bastu	1.6 Dec	11,68,000/-	12,83,344/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			96.525Dec	769,36,000 /-	844,70,526 /-	
		Grand Total :			96.525Dec	769,36,000 /-	844,70,526 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri AVIJEET DAGA (Presentant) Son of Late SUSHIL KUMAR DAGA Executed by: Self, Date of Execution: 20/05/2025 , Admitted by: Self, Date of Admission: 20/05/2025 ,Place : Office</p>	<p>Photo</p>  <p>20/05/2025</p>	<p>Finger Print</p>  <p>LTI 20/05/2025</p>	<p>Signature</p>  <p>20/05/2025</p>
<p>DAGA HOUSE, UKILPARA, City:- Jalpaiguri, P.O:- JALAPIGURI, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AFxxxxxx0L, Aadhaar No: 38xxxxxxxx0336, Status :Individual, Executed by: Self, Date of Execution: 20/05/2025 , Admitted by: Self, Date of Admission: 20/05/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Shri ARVIND DAGA Son of Late SUSHIL KUMAR DAGA Executed by: Self, Date of Execution: 20/05/2025 , Admitted by: Self, Date of Admission: 20/05/2025 ,Place : Office</p>	<p>Photo</p>  <p>20/05/2025</p>	<p>Finger Print</p>  <p>LTI 20/05/2025</p>	<p>Signature</p>  <p>20/05/2025</p>
<p>UKILPARA, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx2E, Aadhaar No: 31xxxxxxxx5830, Status :Individual, Executed by: Self, Date of Execution: 20/05/2025 , Admitted by: Self, Date of Admission: 20/05/2025 ,Place : Office</p>				



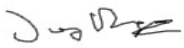
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KANCHANJUNGA BUILDERS LLP SHOP NO. 2, 1ST FLOOR, METRO HEIGHTS, 2ND MILE, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri DIPAK MUNDHRA Son of Shri BIJAY KUMAR MUNDHRA 3RD FLOOR, PLOT 9, PANCHWATI HOUSING COMPLEX,, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 59xxxxxxxx7075 Status : Representative, Representative of : KANCHANJUNGA BUILDERS LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JOY DAGA Son of Mr AVIJEET DAGA DAGA HOUSE, UKILPARA, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:- Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101		 Captured	
	20/05/2025	20/05/2025	20/05/2025
Identifier Of Shri AVIJEET DAGA, Shri ARVIND DAGA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND DAGA	KANCHANJUNGA BUILDERS LLP-8.41 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Shri AVIJEET DAGA	KANCHANJUNGA BUILDERS LLP-1.6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri AVIJEET DAGA	KANCHANJUNGA BUILDERS LLP-17.49 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND DAGA	KANCHANJUNGA BUILDERS LLP-13.76 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri AVIJEET DAGA	KANCHANJUNGA BUILDERS LLP-22.84 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND DAGA	KANCHANJUNGA BUILDERS LLP-4.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri AVIJEET DAGA	KANCHANJUNGA BUILDERS LLP-5.825 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND DAGA	KANCHANJUNGA BUILDERS LLP-10.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri AVIJEET DAGA	KANCHANJUNGA BUILDERS LLP-1.6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri ARVIND DAGA	KANCHANJUNGA BUILDERS LLP-10 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Jalpaiguri, Municipality: JALPAIGURI, Road: UKIL PARA ROAD(Ukil Para More to Kadamtala), Mouza: Khariya Sheet No-23, JI No: 7, Pin Code : 735101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 295, LR Khatian No:- 46	Owner:অরবিন্দ দাগা, Gurdian:শুশিল কুমার, Address:নিজ , Classification:বাস্ত, Area:0.08410000 Acre,	Shri ARVIND DAGA
L2	LR Plot No:- 295, LR Khatian No:- 47	Owner:অভিজিত দাগা, Gurdian:শুশিল কুমার, Address:নিজ , Classification:বাস্ত, Area:0.17490000 Acre,	Shri AVIJEET DAGA

L3	LR Plot No:- 296, LR Khatian No:- 46	Owner:अरविन्द दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.13760000 Acre,	Shri ARVIND DAGA
L4	LR Plot No:- 296, LR Khatian No:- 47	Owner:अभिजित दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.22840000 Acre,	Shri AVIJEET DAGA
L5	LR Plot No:- 293, LR Khatian No:- 46	Owner:अरविन्द दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.11570000 Acre,	Shri ARVIND DAGA
L6	LR Plot No:- 293, LR Khatian No:- 47	Owner:अभिजित दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.07420000 Acre,	Shri AVIJEET DAGA
L7	LR Plot No:- 297, LR Khatian No:- 46	Owner:अरविन्द दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.10500000 Acre,	Shri ARVIND DAGA
L8	LR Plot No:- 297, LR Khatian No:- 47	Owner:अभिजित दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.01600000 Acre,	Shri AVIJEET DAGA
L9	LR Plot No:- 298, LR Khatian No:- 46	Owner:अरविन्द दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.10000000 Acre,	Shri ARVIND DAGA
L10	LR Plot No:- 298, LR Khatian No:- 47	Owner:अभिजित दागा, Gurdian:शुशिल कुमार, Address:निज , Classification:बास्त, Area:0.01600000 Acre,	Shri AVIJEET DAGA

Endorsement For Deed Number : I - 070101828 / 2025

On 20-05-2025

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

Presented for registration at 12:00 hrs on 20-05-2025, at the Office of the A.D.S.R. JALPAIGURI by Shri AVIJEET DAGA , 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 8,44,70,526/-

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

Execution is admitted on 20/05/2025 by 1. Shri AVIJEET DAGA, Son of Late SUSHIL KUMAR DAGA, DAGA HOUSE, UKILPARA, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business, 2. Shri ARVIND DAGA, Son of Late SUSHIL KUMAR DAGA, UKILPARA, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business

Indetified by Mr JOY DAGA, , , Son of Mr AVIJEET DAGA, DAGA HOUSE, UKILPARA, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,44,719.00/- (A(1) = Rs 8,44,705.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 8,44,719/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2025 1:36PM with Govt. Ref. No: 192025260060407628 on 13-05-2025, Amount Rs: 8,44,719/-, Bank: SBI EPay (SBlePay), Ref. No. 8834572367937 on 13-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,12,957/- and Stamp Duty paid by by online = Rs 59,07,957/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2025 1:36PM with Govt. Ref. No: 192025260060407628 on 13-05-2025, Amount Rs: 59,07,957/-, Bank: SBI EPay (SBlePay), Ref. No. 8834572367937 on 13-05-2025, Head of Account 0030-02-103-003-02



Tshering Pema Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

On 23-05-2025

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,12,957/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1189, Amount: Rs.5,000.00/-, Date of Purchase: 22/04/2025, Vendor name: Tanmoy Roy
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Tshering Pema Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0701-2025, Page from 64821 to 64845

being No 070101828 for the year 2025.



Tshering Pema Bhutia

**(Tshering Pema Bhutia) 28/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
West Bengal.**

Government of West Bengal
OFFICE OF THE A.D.S.R. JALPAIGURI
District Jalpaiguri

Ref.: AIN 070120251018281077202 (Application for certified copy of registered deed) dated
5/29/2025

Total amount of duties/fees paid: Rs. 206.00/- (Rupees two hundred and six) only

Certified to be a true copy of the deed being No. 01828 for the year 2025 of OFFICE OF THE
A.D.S.R. JALPAIGURI.

Digitally signed by Tshering Pema Bhutia
A.D.S.R. JALPAIGURI
6/12/2025 12:11:52 PM